

**Fox, Greg**

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**From:** Thomas Woodall <tbwoodall@msn.com>  
**Sent:** Monday, May 13, 2013 12:01 PM  
**To:** Ken S. Ulman; Fox, Greg  
**Cc:** Ruth Lyons; Thomas Woodall  
**Subject:** Zoning Amendment 46.002

**Mr Ulman and Mr Fox**

**I have lived in Futon since 1959 when my father built our house on Lime Kiln Rd, and I bought the house from the estate about 12 years ago.**

**I have seen , and witnessed many changes. Some good some not so good, but changes. But now with this additional 1500 units, the traffic to the schools are bad now, it will be much worse.**

**Change is good , but we need a controlled change. No like Tyson Corner, and what they went thru and still have some problems.**

**We need, in my opinion, too look at this and the effect it will have on our community.**

**Thank you for your time**

Thomas Woodall

tbwoodall@msn.com  
**240 581-4141**

**Thomas Woodall**  
tbwoodall@msn.com

**571 334-4334**

✓

**Fox, Greg**

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**From:** Mike Miller <mmiller328@hotmail.com>  
**Sent:** Monday, May 13, 2013 12:00 PM  
**To:** Ken S. Ulman; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg; McLaughlin, Marsha  
**Subject:** Zoning Amendment 46.002

Dear County Representatives:

I am a county resident in Fulton, MD and I oppose Zoning Amendment 46.002.

I recently moved to Howard County from a densely populated area of Montgomery, County - White Flint. I chose Fulton, MD specifically for its reduction in street traffic, school system, community safety, modest pedestrian congestion and quiet neighborhoods.

I am saddened to hear about this proposed amendment and fear the negative impact it will have on our community. Indeed, a zoning amendment that permits the contemplated high density residential community will increase street traffic, sacrifice safety, overwhelm our local school system (potentially result in redistricting) and pollute our environment (threatening our wells and water supply). Indeed, given the current build-up of Maple Lawn and its current and future impact on our community, it strikes me as incredibly short-sighted to pass this amendment.

I am in opposition of RA-15, but would support a zoning of R-ED (2 housing units per acre). If the developer so chooses, it can then request the land be rezoned and explain the purported benefits of higher density housing. Your constituency should not have to expend personal resources in both time and money to maintain the status-quo.

Please do not allow this amendment to pass.

Best regards,

Mike Miller



**Fox, Greg**

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**From:** Marie desJardins <mariedj@cs.umbc.edu>  
**Sent:** Monday, May 13, 2013 11:58 AM  
**To:** Fox, Greg  
**Cc:** Marie desJardins  
**Subject:** Concerns about proposed Fulton rezoning (Zoning Amendment 46.002)

Dear Greg,

I am writing as a longtime Howard County citizen to express my concern about the proposed rezoning request that is currently under review for Fulton. I believe that the proposed RA-15 zoning is completely inappropriate for this area and does not in any represent "smart growth."

While I recognize the inevitability of increased development in the region, moving from a rural zone (3-acre lots) to high-density apartment housing does not make any sense at all. The current infrastructure -- schools, roads, (nonexistent) public transportation, emergency response, sidewalks/crosswalks, and electrical grid -- are not adequate to support this level of development. The environmental impact on the area, which directly borders the Rocky Gorge watershed, would be unconscionable.

The community has already grown significantly, with the existing and ongoing Maple Lawn development, and the increased density on the other side of 29 off of Ice Crystal Drive. That development was reasonably well planned out and made some sense for the community, balancing density with development and open space. Yet even that development has not been well supported by the county in terms of increased school capacity, traffic management, walkability, or public transportation.

To hear that there is now serious consideration of a plan that could add thousands of residents to the community is incomprehensible.

I can see why the property owners and developers want the request RA-15 zoning -- they will make a lot of money off the development and then move on, leaving the community to suffer from the poorly planned and inappropriate development.

What I \*cannot\* see is why the county would even be considering such a drastic change from the current zoning. A moderate increase in density (say, to R-ED zoning of two units per acre) would be consistent with the surrounding community and is what the developers should have requested in the first place.

I urge you not to support this unreasonable request for high-density housing in a region that cannot handle it. Please put the interests of the residents of this area ahead of those of the developers.

Sincerely,  
Marie desJardins  
9440 Lovat Rd.  
Fulton MD 20759  
301-617-2533  
[mariedj@cs.umbc.edu](mailto:mariedj@cs.umbc.edu)  
(Howard County Resident, 1970-1985 and 2001-2013)

int ✓ 46.002  
**Fox, Greg**

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**From:** Gail S. Williams <gailswilliams17@verizon.net>  
**Sent:** Sunday, May 12, 2013 1:25 PM  
**Subject:** Zoning Amendment 46.002

Honorable County Council/Zoning Board Members: I am writing to express my strong concern and objection to rezoning the subject property to RA-15. I've lived in the Scaggsville area since 1979 and seen much growth and development. In fact, I was actively involved for years in rezoning issues for this section of the County as a private citizen and officer of citizen associations.

As new people moved into the area, the character of the neighborhood was maintained consistent with the General Plan. Yes, the provision of infrastructure lagged behind much of the development, as sadly seems to be the case more often than not, yet we are squeaking by, even with the upgrade of Route 216 and the traffic circles.

Rezoning the subject property to RA-15 would greatly change the character of the neighborhood, for the worse, while taxing the current infrastructure far beyond its capacity from the perspective of roads and schools. Although not an expert, I worry about the water and sewer capacity, as well. Rezoning the Fulton area property to accommodate more than R-ED density zoning seems unconscionable to me. Have you traveled the traffic circles in the area, especially during morning and afternoon rush hour? Have you experienced the backup of traffic on Route 216 approaching the school complex?

I see no justification for changing the zoning to allow more density, especially since the infrastructure will not support such a significant change and the change is inconsistent with the County's General Plan.

I ask you to look at this petition through the eyes of the local residents and ask yourself if you'd support such a change were you living in this area.

I plan to follow this petition very closely and ask that you reject the rezoning request and maintain an R-ED zoning classification that is consistent with the character of the neighborhood and what the infrastructure will bear.

Thank you.

Gail S. Williams  
8416 Jandy Avenue  
Laurel, MD 20723

Fox, Greg

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**From:** Charles Abraham <charlesabraham@earthlink.net>  
**Sent:** Saturday, May 11, 2013 5:46 PM  
**To:** McLaughlin, Marsha; Ken S. Ulman; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg  
**Subject:** Zoning Amendment 46.002

Dear Ms. Marcia McLaughlin, Director, Department of Planning and Zoning

Dear Mr. Ken Ulman, County Executive

Dear Ms. Courtney Watson, District 1 Councilmember

Dear Mr. Calvin Ball, District 2 Councilmember

Dear Ms. Jennifer Terrasa, District 3 Councilmember

Dear Ms. Mary Kay Sigaty, District 4 Councilmember

Dear Md. Greg Fox, District 5 Councilmember

We are strongly opposing to build apartments in Fulton Maryland, Howard County

- Our main points are what this zoning will do to our town--increased traffic, influx of students to our schools and safety of students walking to school; lack of infrastructure in our town to support such an increase in people and housing units; and environmental pollution threatening our wells
- We are opposed to a rezoning of RA-15
- We recommend it be zoned as R-ED (2 housing units per acre) and then make the developer have to fight to have it zoned higher, rather than have the citizens having to fight to have it zoned appropriately (i.e., lower density)
- Please delay filing for the zoning until there has been time to conduct all of the important studies for a project of this magnitude

Best Regards,

Charles Abraham  
12344 Pleasant View Dr  
Fulton, MD 20759

**Fox, Greg**

✓ 5-15-13

**From:** Stocklin, Frank J. (GSFC-4500) <frank.j.stocklin@nasa.gov>  
**Sent:** Tuesday, May 14, 2013 3:45 PM  
**To:** McLaughlin, Marsha; Ken S. Ulman; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg  
**Cc:** gbpca.web@gmail.com  
**Subject:** Fulton Maple Lawn South Zoning Amendment 46.002

I have been a Fulton resident since 1976. Moved here after having a one on one discussion with the then County Executive Omar Jones-just went to his office & we sat down for 20 minutes talking about Howard County & why it would be a great place to live & raise a family. Today I still believe that Howard County is a good place to live albeit it is more crowded & congested but still a good place to live. I watched Maple Lawn North develop & was part of the citizens who fought the rezoning of the lager Farm proper & with the help of Ken Ulman ,the requested zoning was rejected. I appreciate the need to properly zone various parcels of land & allow them to be put to appropriate use consistent with an orderly development of infrastructure. I also expect that consideration for the existing community should be taken into account when making these decisions such that transitions from existing homes to new development is done in an intelligent sensitive manner. Your job as the Zoning Board is to do that & the citizens expect & trust that you will do to that. The RA -15 zoning of this 91 acre parcel does not seem to do that. I think most of the Fulton residents understand that Mr lager wants to maximize the amount of money that can be gotten from this but your responsibility is to ensure that years from now , long after Mr lager has left this planet , that Fulton will still be a good place to live. What we heard at our recent meeting with Mr lager & his attorney was basically this RA -15 zoning will be good for Fulton because it will create additional crowding which will then justify & require expansion of the schools & the existing roads & we will then be happy & Mr lager will be also. The idea of breaking this 91 acres into some combination of a small RA -15 adjacent to the Park & Ride & then having the rest be RED ( I understand that to be 2 homes/acre) as was discussed in the Planning Board meeting a few weeks back, was not acceptable or negotiable . I believe that many of the residents of Fulton understand the need for some combination of zoning such that the land is put to appropriate use but also that the community of Fulton does not turn into a US 1 or Rockville Pike disaster. I have attached a letter from Marsha McLaughlin to you & to " Dear Resident " for your convenience & look forward to your zoning board meeting where I am hoping you will make an appropriate balanced decision-one that we all can be proud of in years to come.

**From:** "Marsha McLaughlin" <mmclaughlin@howardcountymd.gov>  
**To:** "Marsha McLaughlin" <mmclaughlin@howardcountymd.gov>  
**Cc:** "Courtney Watson" <cwatson@howardcountymd.gov>, "Calvin B Ball" <cball@howardcountymd.gov>, "Jen Terrasa" <jterrasa@howardcountymd.gov>, "Mary Kay Sigaty" <mksigaty@howardcountymd.gov>, "Greg Fox" <gfox@howardcountymd.gov>  
**Sent:** Monday, May 13, 2013 4:45:16 PM  
**Subject:** Zoning Amendment 46.002

Dear Resident:

Thank you for your email expressing concern about Comprehensive Zoning map amendment 46.002. I know this is a difficult issue for many Fulton residents, and I would be happy to meet with representatives of the newly formed group Smart Fulton Growth to discuss your concerns.

Since I've received emails from 45 year residents, as well as recent arrivals, it may help to provide some background. Prior to the *1990 General Plan*, Howard County had no growth policy. Adoption of this plan was contentious, but it established key policies that were built upon in the *2000 General Plan* and more recently *PlanHoward 2030*. All three plans acknowledge that Howard County is extremely well located between Baltimore and Washington with highway, rail, port and airport connections to the rest of the world. Businesses want to be here and they need employees. If we shut down further residential growth, housing demand will just migrate to surrounding jurisdictions, whose residents will drive through Howard County to their jobs. We need to grow smarter. Higher density, mixed use development that is walkable and in close proximity to transit is essential... to accommodate growth, minimize sprawl, and protect the environment. However, it has to be well designed, liveable, attractive and a good neighbor.

The *1990 General Plan* identified the area around Maple Lawn Farms as a target for future mixed-use growth, because of its proximity to the Planned Service Area for Public Water and Sewer (PSA), ready access to MD 29, and jobs at Johns Hopkins Applied Physics Lab and elsewhere in the PSA, as well as transit service to Washington, DC at the MD 216 Park and Ride lot. Fast forwarding ... the Iager and Wessel farms have evolved into Maple Lawn, which is a successful, attractive, mixed-use community that is not yet complete. From a planning perspective, map amendment 46.002 is an additional phase of this community. There is also a 100 acre parcel owned by the Price family that was zoned MXD in 1993 that will eventually be added to the Maple Lawn community.

I UNDERSTAND and APPRECIATE your concerns about traffic, school capacity, safety, and the environment. Also as a result of the *1990 General Plan*, the County adopted Adequate Public Facilities (APF) legislation in 1992. This requires testing all development proposals regarding school and road capacity, as well as limiting the number of residential units that may be developed in any specific year, based on available "housing allocations" for various parts of the County. The pace of development in the Fulton area will be controlled by the number of APF regulations available each year. Zoning only establishes the type and amount of development, not when it will occur.

As part of APF regulations, new development is also required to contribute APF school and road fees (based on building sq foot area) to help fund the school and road capacity improvements that will be needed to accommodate growth.

Finally, there is one last component of the County's growth policy that is worth noting. As a result of Council Bill 1-2013, the amount of subdivision that can occur outside the Planned Service Area for Public Water and Sewer has been significantly limited. This involves both restrictions on major subdivisions in the RC zoning district, as well as increased funding for purchase of rural development rights by putting farms in the Howard County Agricultural Preservation Program. These initiatives will limit stress on schools and roads in the rural parts of Howard County. This should help significantly reduce pressures in the Fulton area.

I understand that change is rarely welcome. Map amendment #46.002, is for R-A-15. The property owner has no interest in doing all apartments - it would not be appropriate, attractive or financially viable. They envision a mix of apartments, townhouses and single family detached housing. I encourage Smart Fulton Growth to talk with the property owner about what an acceptable mix of these unit types would be and how they might best be located to buffer both neighboring properties and the environment. I'm happy to participate in that discussion if useful.

Marsha McLaughlin

Director

Department of Planning and Zoning

Howard County Government

Frank Stocklin

Tel # 301 286 6339

Fax # 301 286 1724

Cell # 443 722 2788



**Fox, Greg**

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**From:** Thomas Broullire <thomas.sbslaw@gmail.com>  
**Sent:** Tuesday, May 14, 2013 5:24 PM  
**To:** Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg; McLaughlin, Marsha  
**Subject:** Re: FW: Fwd: Zoning Amendment 46.002  
**Attachments:** 1990HowardGeneralPlanenvirsensitive.pdf; biologicalassessmentspage.pdf

Marsha and the members of the County Council,

Marsha's interpretation of the Howard County history of zoning in her previous email is incorrect. The MXD zoning located west of US Route 29 was intended for the Maple Lawn site, not beyond. In fact, the creation of the MXD was intended to stop encroachment of the PSA. That is why precedent reflects only minor expansions of the PSA for public and insitutional purposes or to preserve the environment.

See attached map taken from Howard General Plan 1990. The subject parcel of Amendment 46.002 was included as an "environmentally sensitive area" in Plan Howard 1990. Thus, zoning for these properities were recommended for R-ED zoning.

What has changed in 23 years that would now allow RA-15 zoning on a 91 acre parcel of land on a major watershed? Has the Patuxent River watershed moved over time away from our subject property? Is Howard County now permitted to implement zoning with intentional disregard for the impacts on the Chesapeake Bay?

I have attached a map reflecting the streams located on and around our subject parcel as impaired. I have also included a few quotes related to property west of US 29 taken from Plan Howard 1990, which are found below:

"The land use proposals call for one modification to the present sewer and water service boundaries in the Hammond Branch area west of US 29 and north of MD 216 to allow for the long-term development of a mixed-use area. This area drains by gravity to the Little Patuxent plant"

"Some form of environmental zoning should also be designated for the areas draining directly into the reservoirs along the Patuxent River. East of US 29, where these areas are served by public water and sewer, such zoning can be similar to that along the Patapsco and Middle Patuxent described above. **West of US 29, however, the Rural Residential and Rural Conservation Districts require a different set of environmentally sensitive development regulations ...** In addition to protection of environmentally sensitive features such as wetlands, approval of all development should be contingent on avoiding adverse impacts on the reservoirs or the surface or groundwater that lead to these reservoirs. Such issues would be a prime concern of the Environmental Effects Report required for proposed developments in these areas."

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Please feel free to respond. Thanks everyone.

On Tue, May 14, 2013 at 4:44 PM, Tommy Broullire <tommy@districttitle.com> wrote:

**From:** "McLaughlin, Marsha" <mmclaughlin@howardcountymd.gov>

**Subject:** Zoning Amendment 46.002



**Date:** May 13, 2013 4:45:16 PM EDT

**To:** "McLaughlin, Marsha" <[mmclaughlin@howardcountymd.gov](mailto:mmclaughlin@howardcountymd.gov)>

**Cc:** "Watson, Courtney" <[cwatson@howardcountymd.gov](mailto:cwatson@howardcountymd.gov)>, "Ball, Calvin B" <[cbball@howardcountymd.gov](mailto:cbball@howardcountymd.gov)>, "Terrasa, Jen" <[jterrasa@howardcountymd.gov](mailto:jterrasa@howardcountymd.gov)>, "Sigaty, Mary Kay" <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)>, "Fox, Greg" <[gfox@howardcountymd.gov](mailto:gfox@howardcountymd.gov)>

Dear Resident:

Thank you for your email expressing concern about Comprehensive Zoning map amendment 46.002. I know this is a difficult issue for many Fulton residents, and I would be happy to meet with representatives of the newly formed group Smart Fulton Growth to discuss your concerns.

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The *1990 General Plan* identified the area around Maple Lawn Farms as a target for future mixed-use growth, because of its proximity to the Planned Service Area for Public Water and Sewer (PSA), ready access to MD 29, and jobs at Johns Hopkins Applied Physics Lab and elsewhere in the PSA, as well as transit service to Washington, DC at the MD 216 Park and Ride lot. Fast forwarding ... the Iager and Wessel farms have evolved into Maple Lawn, which is a successful, attractive, mixed-use community that is not yet complete. From a planning perspective, map amendment 46.002 is an additional phase of this community. There is also a 100 acre parcel owned by the Price family that was zoned MXD in 1993 that will eventually be added to the Maple Lawn community.

I UNDERSTAND and APPRECIATE your concerns about traffic, school capacity, safety, and the environment. Also as a result of the *1990 General Plan*, the County adopted Adequate Public Facilities (APF) legislation in 1992. This requires testing all development proposals regarding school and road capacity, as well as limiting the number of residential units that may be developed in any specific year, based on available "housing allocations" for various parts of the County. The pace of development in the Fulton area will be controlled by the number of APF regulations available each year. Zoning only establishes the type and amount of development, not when it will occur.

As part of APF regulations, new development is also required to contribute APF school and road fees (based on building sq foot area) to help fund the school and road capacity improvements that will be needed to accommodate growth.

Finally, there is one last component of the County's growth policy that is worth noting. As a result of Council Bill 1-2013, the amount of subdivision that can occur outside the Planned Service Area for Public Water and Sewer has been significantly limited. This involves both restrictions on major subdivisions in the RC zoning district, as well as increased funding for purchase of rural development rights by putting farms in the Howard County Agricultural Preservation Program. These initiatives will limit stress on schools and roads in the rural parts of Howard County. This should help significantly reduce pressures in the Fulton area.

I understand that change is rarely welcome. Map amendment #46.002, is for R-A-15. The property owner has no interest in doing all apartments - it would not be appropriate, attractive or financially viable. They envision a mix of apartments, townhouses and single family detached housing. I encourage Smart Fulton Growth to talk with the property owner about what an acceptable mix of these unit types would be and how they might best be located to buffer both neighboring properties and the environment. I'm happy to participate in that discussion if useful.

Marsha McLaughlin

Director

Department of Planning and Zoning

Howard County Government

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Thomas J. Broullire, Esq. | Sushner, Broullire & Shepard PLLC | 3 Bethesda Metro Center, #730, Bethesda, MD 20814 |  
Direct Dial: 301 961 1925 | General Fax: 301 961 1927 | Cell: 301.908.6225 |

\*\*Offices at 1707 L Street, NW #1020, Washington, DC 20036 and 8300 Greensboro Drive, McLean, VA



## Biological Assessments



approx area of the circled spot  
south of 216



✓ 5-15-13

**Fox, Greg**

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**From:** Susan Lau <susan12518@gmail.com> on behalf of Susan Lau <susanlau@pobox.com>  
**Sent:** Tuesday, May 14, 2013 10:01 PM  
**To:** 'Barbara Schick'; 'Tom Teodori'; 'Rob Rosenberry'; 'Dottie Rosenberry'; 'Scott Miller'; 'Stephen M Schick'; 'Julie A Sisk'; 'Barrie Lau'; 'mel miller'; smartfultongrowth2013@gmail.com  
**Cc:** Fox, Greg  
**Subject:** RE: Zoning Amendment 46.002  
**Categories:** Printed

I got the same reply. Obviously their canned response going out to all. Sounds like the fix is in.

**Susan H. Lau**  
**SHL Consulting**  
**12518 Marlow Road**  
**Fulton, MD 20759**

**Phone: 301-317-8741**  
**Fax: 240-456-0994**  
**Email: susanlau@pobox.com**

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**From:** Barbara Schick [mailto:schickbas@comcast.net] *already in*  
**Sent:** Tuesday, May 14, 2013 4:37 PM  
**To:** Tom Teodori; Rob Rosenberry; Dottie Rosenberry; Scott Miller; Stephen M Schick; Julie A Sisk; Barrie Lau; Susan Lau; mel miller; smartfultongrowth2013@gmail.com  
**Cc:** Greg Fox  
**Subject:** Fw: Zoning Amendment 46.002

Wow. This response took less than 24 hours, and sounds like the deal has already been made. Pretty depressing. /Barbara Schick

----- Original Message -----

**From:** Clay, Regina M.  
**To:** Clay, Regina M.  
**Sent:** Tuesday, May 14, 2013 3:02 PM  
**Subject:** Zoning Amendment 46.002

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Thank you for your letter to the County Executive regarding Comprehensive Rezoning in Fulton Community. On behalf of County Executive we appreciate your concerns. We have asked Director of DPZ, Marsha McLaughlin to respond to your concerns and below is her response.

Thank you for your email expressing concern about Comprehensive Zoning map amendment 46.002. I know this is a difficult issue for many Fulton residents, and I would be happy to meet with representatives of the newly formed group Smart Fulton Growth to discuss your concerns.

Since I've received emails from 45 year residents, as well as recent arrivals, it may help to provide some background. Prior to the 1990 General Plan, Howard County had no growth policy. Adoption of this plan was contentious, but it

established key policies that were built upon in the *2000 General Plan* and more recently *PlanHoward 2030*. All three plans acknowledge that Howard County is extremely well located between Baltimore and Washington with highway, rail, port and airport connections to the rest of the world. Businesses want to be here and they need employees. If we shut down further residential growth, housing demand will just migrate to surrounding jurisdictions, whose residents will drive through Howard County to their jobs. We need to grow smarter. Higher density, mixed use development that is walkable and in close proximity to transit is essential... to accommodate growth, minimize sprawl, and protect the environment. However, it has to be well designed, liveable, attractive and a good neighbor.

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I UNDERSTAND and APPRECIATE your concerns about traffic, school capacity, safety, and the environment. Also as a result of the *1990 General Plan*, the County adopted Adequate Public Facilities (APF) legislation in 1992. This requires testing all development proposals regarding school and road capacity, as well as limiting the number of residential units that may be developed in any specific year, based on available "housing allocations" for various parts of the County. The pace of development in the Fulton area will be controlled by the number of APF regulations available each year. Zoning only establishes the type and amount of development, not when it will occur.

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Marsha McLaughlin  
Director

Department of Planning and Zoning  
Howard County Government

***Regina M. Clay***  
***Community Liaison***  
***Howard County Government***  
***3430 Courthouse Drive***  
***Ellicott City, MD 21043***

***Office 410-313-3934***



✓ 5-15-13

**Fox, Greg**

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**From:** Jan Thurman <janthurman@gmail.com>  
**Sent:** Tuesday, May 14, 2013 3:54 PM  
**To:** McLaughlin, Marsha; Kulman@howaredcountymd.gov;  
cwatson@howaredcountymd.gov; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg  
**Subject:** Zoning Amendment 46.002

Dear County Govt. Representative:

We are writing to you to voice our concerns against Zoning Amendment 46.002 and are opposed to a rezoning of RA-15. We build our own home here in the Beaufort Park area of Fulton over 35 years ago at great personal sacrifice. We chose to do that and live here in order to be in a rural type area and lifestyle. During the years as expected there has been growth in the community and Fulton area and controlled growth is understandable. However, most recently with the building of the Maple Lawn Community we have, on a daily basis, noticed increased stress on all the infrastructure systems, most specifically the roads, traffic and numbers and safety of walkers and bikers on the side of Rt 216. Our observation is that the current road system isn't even handling the current development appropriately and affectively and dumping thousands of people out on Rt 216 and Rt 29, which is already almost gridlock, doesn't seem appropriate.

With this rezoning we are envisioning thousands more residents to our town and quite frankly total gridlock, both on Rt 216 and Rt.29, much the same way as many of the Virginia suburbs have experienced. Too many people for the roadways is obviously fraught with danger.

Our community's only choice for water is well water. We are extremely concerned about the environmental pollution the increase of people and housing will cause which, of course, will affect our ground water. We have no fallback position for water for our households and with contaminated water, there is no doubt that our property would be rendered useless. This is a huge concern for us.

We are concerned that not enough study has been done before deciding to proceed with this extremely dense housing plan which would entirely change the infrastructure of our town, including traffic, schools, and well water. It would seem that a more reasonable approach would be to delay this decision in order to do more study in order to ensure that no Fulton resident is negatively impacted. We are recommending that this area be zoned as R-ED ( 2 housing units per acre) for all the above reasons.

Don Thurman  
Jan Thurman  
Ellsworth Ct, Fulton, Md.



✓5-15-13

**Fox, Greg**

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**From:** Carlos Cuenca <ccuenca@jhmi.edu>  
**Sent:** Tuesday, May 14, 2013 9:23 PM  
**To:** McLaughlin, Marsha  
**Cc:** Ken S. Ulman; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; mksigaty@howardcounty.gov; Fox, Greg  
**Subject:** zoning admendment 46.002

I am writing you asking to oppose zoning admendment 46.002

Fulton is a great place to live now even with the increased traffic from maple lawn which already can overwhelm route 216. The proposed zoning change from current zoning to RA-15 is a very dramatic increase in zoning change that will totally change Fulton. The amount of population increase and resulting traffic and congestion is not a gradual change at all and does not seem in spirit of the 2030 plan.

This dramatic increase in zoning population without prior investigation with respect to roads, schools, and especially environment and well water tables (we on Murphy Road are dependent on) is short-sighted and not in the best interests of anyone save the developer and seller.

We are much more in favor of zoning to R-ED as zoning was for 3-5 acre lots in past when most of us bought homes in this part howard county. Please consider these points and investigation these matters prior to any drastic zoning changes.

Thank you for your time.  
Carlos Cuenca and family  
Murphy Road, Fulton

✓5-15-13

**Fox, Greg**

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**From:** Elizabeth Cooper <e3cooper@msn.com>  
**Sent:** Tuesday, May 14, 2013 9:40 PM  
**To:** Terrasa, Jen; Sigaty, Mary Kay; Ken S. Ulman; Fox, Greg; Watson, Courtney; Ball, Calvin B; McLaughlin, Marsha  
**Subject:** Zoning Amendment 46.002  
**Categories:** Printed

I am writing as a concerned taxpayer, voter, and resident of the beautiful Fulton area. My family moved to Fulton from Montgomery County more than 12 years ago. We had lived in Montgomery County for over 20 years, and left that county to be closer to work and to escape the growing crowding and congestion. Now, having put down deep roots in Fulton – and having lived through the large townhouse development, and more recently Maple Lawn – we are facing yet another large, dense development. In the relatively short time we have lived here, we have seen development that makes the crowding we left in Montgomery County pale in comparison.

Developments of townhouses and single family homes on minute parcels of land have already stretched the schools and roads beyond capacity. The county has not given us any county facilities such as parks or libraries, yet we seem to be the area the county comes to when it wants more housing. Where is the balance?

High-density housing makes the area – and the county – less attractive. Overcrowding in the schools, and congestion on the roads lead people to look elsewhere for a place to live, work, and seek an education. Thorough studies need to be done to determine the longer-term impact of the proposed development, and time must be devoted to ensuring needed infrastructure is in place before a decision is made on zoning. Rezoning the subject parcel to RA-15 will threaten the environment, now and for the future. My family and I strongly oppose this proposal, and recommend the parcel be zoned a maximum of R-ED (2 units per acre).

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E. Cooper

**Fox, Greg**

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✓ 5-15-13

**From:** Rana Hasan <mujtehad\_i\_hasan@yahoo.com>  
**Sent:** Tuesday, May 14, 2013 10:48 PM  
**To:** Fox, Greg  
**Subject:** zoning amendment 46.002

**Categories:** Printed

Dear Mr. Fox,

As a resident of Fulton, I am writing to voice my strong opposition to Zoning amendment 46.002.

I strongly believe that approving zoning change to RA-15 will significantly and adversely affect the quality of life in our community and I am strongly opposed to that proposed zoning change.

Our roads are already overcrowded and keep in mind that is with the high-density development of Maple Lawn not even half-completed yet! Furthermore this area does not have the overall infrastructure to support such a massive expansion in population that this development proposal would result in.

Adding another high-density development without first formally studying the potential effects on the traffic, environment, and local schools seems highly inappropriate, and not in the best interests of either current or future residents of this community.

**I am opposed to the re-zoning to RA-15 and would ask that the parcel be zoned as R-ED**

I am also asking for you to delay the zoning filing/approval until appropriate formal studies have been done to determine the impact that this massive expansion would have on:

1. 1. Traffic patterns, and the capacity of the local roads to accommodate what would be a very significant increase in volume
2. 2. Environmental impact
3. 3. Impact on the local schools

ha Thank you for your consideration of these important issues.

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Sincerely,

Rana Hasan

## Fox, Greg

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**From:** ✓ Susan Lau <susan12518@gmail.com> on behalf of Susan Lau <susanlau@pobox.com>  
**Sent:** Tuesday, May 14, 2013 4:08 PM  
**To:** Fox, Greg  
**Subject:** Zoning Amendment 46.002

Dear Mr. Fox:

We are writing to express our opposition Zoning Amendment 46.002. The proposed zoning of RA-15 high density housing (15 units per acre) will destroy the quality of life in Fulton.

If this proposal is approved, we can look forward to drastically increased traffic, overcrowded schools, and environmental pollution threatening our wells and the Rocky Gorge watershed. The proposal, which is being aggressively pushed through by developers and one wealthy landowner, ignores the crippling effects on our existing infrastructure by doubling the population of Fulton with one development!

The fact that Mr. Lager "donated" the land for the water tower in order to pave the way for this development smacks of an unsavory pay-to-play mentality that is unworthy of our elected officials. Also compelling is the fact that the proposal is in direct conflict with Howard County Smart Growth 2030.

We have already experienced significant pressure on our infrastructure from Maple Lawn. That sprawling community is not yet built out, with office buildings and townhouses multiplying like rats. Similarly, high density development continues apace on the east side of Rt. 29. Enough is enough.

We believe the zoning density should be no greater than 2 units per acre (R-ED-2). Further, the proposal should be delayed until all of the appropriate impact studies are completed. Let the onus be on the developers to prove that their plans won't degrade the quality of life in our community.

We have lived in Fulton for 20 years. We have seen the results of the inexorable march of development. We understand that growth is inevitable but expect our elected officials to be good stewards of the land, appropriately balancing the interests of residents and developers. Please do not ruin our community by approving this ill-conceived plan.

Sincerely,

Susan and Barrie Lau

**Susan H. Lau**  
**SHL Consulting**  
**12518 Marlow Road**  
**Fulton, MD 20759**

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**Phone:** 301-317-8741  
**Fax:** 240-456-0994  
**Email:** [susanlau@pobox.com](mailto:susanlau@pobox.com)

**Fox, Greg**

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**From:** Howard E <aicheee@hotmail.com>  
**Sent:** Monday, May 13, 2013 3:21 PM  
**To:** McLaughlin, Marsha; Ken S. Ulman; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg  
**Subject:** Opposition to Zoning Amendment 46.002  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern (and my hope is that includes All of You),

As a voting resident of Howard County who will be adversely affected by the proposed Zoning Amendment 46.002, I would like to express my view on why this amendment should be postponed or defeated.

First and foremost, this rezoning will have a very negative impact on our residential area in terms of increased traffic, an influx of new students to our schools which will most certainly result in redistricting, and an increased safety risk to our children who walk to school due to the heavier traffic. Additionally, the infrastructure in our town will not support such an increase in people and housing units and the change will most assuredly negatively impact our environment, particularly to our wells.

I am opposed to a rezoning of RA-15 and would prefer to see a rezoning as R-ED which will allow for two housing units per acre and is in accordance with "Plan Howard 2030".

I am requesting that you please delay filing for the zoning until there has been time to conduct all or the important studies for a project of this magnitude.

Your prompt and immediate attention to this matter would be greatly appreciated.

Regards,

Howard Eaton  
11300 Castlewood Court  
Laurel (Howard County) MD 20723

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✓5-15-13

**Fox, Greg**

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**From:** venus li <venus11316@yahoo.com>  
**Sent:** Monday, May 13, 2013 5:24 PM  
**To:** Fox, Greg  
**Subject:** Strongly AGAINST rezoning in Fulton MD

Dear Concilmember:

- Our main points are what this zoning will do to our town--increased traffic, influx of students to our schools and safety of students walking to school; lack of infrastructure in our town to support such an increase in people and housing units; and environmental pollution threatening our wells
- We are opposed to a rezoning of RA-15
- We recommend it be zoned as R-ED (2 housing units per acre) and then make the developer have to fight to have it zoned higher, rather than have the citizens having to fight to have it zoned appropriately (i.e., lower density)
- Please delay filing for the zoning until there has been time to conduct all of the important studies for a project of this magnitude

Thanks

Eric Poon & Venus Li

**Fox, Greg**

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✓ 5-15-13

**From:** Vercilla Hawkins <vbhawkins2@gmail.com>  
**Sent:** Monday, May 13, 2013 5:24 PM  
**To:** McLaughlin, Marsha; Ken S. Ulman; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg  
**Subject:** Zoning Amendment 46.002

Howard County executives and representatives:

As a concerned citizen, parent , and member of the Howard County Community, I am opposed to the Zoning Amendment 46.002.

The reasons are as follows:

- This zoning will cause the following in Fulton, Md-increased traffic, influx of students to our schools and safety of students walking to school; lack of infrastructure in our town to support such an increase in people and housing units; and environmental pollution threatening our wells. I have 2 children, one is walking everyday and the other soon will be.
- I am opposed to a rezoning of RA-15
- We recommend it be zoned as R-ED (2 housing units per acre) and then make the developer have to fight to have it zoned higher, rather than have the citizens having to fight to have it zoned appropriately (i.e., lower density)
- Please delay filing for the zoning until there has been time to conduct all of the important studies for a project of this magnitude
- I moved to Howard County for its motto of choose civility- courteous behavior and its 2030 smart growth plan.

Sent from my iPad

Fox, Greg

✓ 5-15-13

**From:** Jeff W.M. Bulte, Ph.D. <jwmbulte@mri.jhu.edu>  
**Sent:** Monday, May 13, 2013 5:50 PM  
**To:** Ken S. Ulman; McLaughlin, Marsha; Fox, Greg  
**Subject:** Zoning Amendment 46.002

Dear County Representatives,

I am hereby expressing my utmost concern re: the proposed high-density rezoning of the area around Maple Lawn. Maple Lawn, while still in its development, is already feeling the effects of current residents occupying their new residences, and an influx of another 1000 or so (would this rezoning go through) would be devastating for the traffic on routes 216, 29, and Maple Lawn Drive.

The village center is small and is not like the 10 others in Columbia. It cannot sustain such a number of people. Maple Lawn was built as a self-sustained "village", unique in its kind, and was supposed to be a model new community. That won't exist anymore with high-density apartments next to us, and its inhabitants swarming into our village

Sincerely,

Jeff Bulte,  
Resident of Maple Lawn  
(7755 Tilghman St)

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Jeff W.M. Bulte, Ph.D.  
Professor of Radiology, Oncology, Biomedical Engineering, and Chemical & Biomolecular Engineering  
Director, Cellular Imaging Section, Institute for Cell Engineering  
[http://www.hopkinsmedicine.org/institute\\_cell\\_engineering/experts/jeff\\_bulte.html](http://www.hopkinsmedicine.org/institute_cell_engineering/experts/jeff_bulte.html)

The Johns Hopkins University School of Medicine Russell H. Morgan Department of Radiology and  
Radiological Science Division of MR Research  
217 Traylor Bldg, 720 Rutland Ave  
Baltimore, MD 21205

Phone 443-287-0996  
Fax 443-287-7945  
email [jwmbulte@mri.jhu.edu](mailto:jwmbulte@mri.jhu.edu)

Assistant: Carolyn Hammond ([Chammon9@jhmi.edu](mailto:Chammon9@jhmi.edu)), 410-955-4247



**Fox, Greg**

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**From:** ✓ Barbara Schick <schickbas@comcast.net>  
**Sent:** Monday, May 13, 2013 6:18 PM  
**To:** Fox, Greg  
**Cc:** Stephen M Schick  
**Subject:** Zoning Amendment 46.002

May 13, 2013

Greg Fox  
Howard County District 5 Councilmember

Dear Greg:

As residents of Fulton, Howard County, MD, we are writing to let you know that we oppose the rezoning to RA-15 that is proposed in Zoning Amendment 46.002.

We are very concerned about what this zoning will do to our town--increased traffic, influx of students to our schools and safety of students walking to school; lack of infrastructure in our town to support such an increase in people and housing units; and environmental pollution threatening our wells.

We would be more comfortable with R-ED zoning (2 housing units per acre). It should be up to any developer to fight to have it zoned higher with specific plans that would give citizens a clear and unambiguous plan for what will actually be developed. Citizens should not have to fight to have current lower density zoning be upheld.

Please delay filing for the zoning until there has been time to conduct all of the important studies for a project of this magnitude and impact.

Sincerely,

Barbara & Stephen Schick

8100 Huntfield Dr.

Fulton, MD 20759

✓ 5-15-13

**Fox, Greg**

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**From:** James Xanthos <jaxco@hotmail.com>  
**Sent:** Monday, May 13, 2013 8:41 PM  
**To:** James Xanthos; angelsmile4u4u@yahoo.com  
**Subject:** Zoning Amendment 46.002 - Opposition to Rezoning

Hello,

I am writing to you in opposition to zoning amendment 46.002. This is a case in which the citizens of this area of Howard County are strongly united in opposition to a move which will destroy the character of our neighborhood.

I have lived in Howard County for 25 years and I just love living here. We have two young children, ages 5 and 2, and we recently built a custom house in this particular area of the county because we wanted to raise our children in an area that has a rural feel.

The addition of 1,000 housing units in such a small area will ruin the wonderful nature of this area. We are not opposed to having additional apartments in Howard County - just NOT in this section of Howard County. There are plenty of other areas which could support this development without destroying the character of the neighborhood for the existing residents.

Please listen to the people - vote against this zoning change.

Thanks.

Jim Xanthos

✓ 5-15-13

**Fox, Greg**

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**From:** David Galosky <dgalosky@msn.com>  
**Sent:** Monday, May 13, 2013 10:05 PM  
**To:** Fox, Greg  
**Subject:** Zoning Amendment 46.002

Greg Fox, District 5 Council member

Dear Mr. Fox.

It is with great concern to our neighborhood, the Hammond Hills Community, that you are in favor of having 1,500 apartments build in Fulton. It is illogical. This will increase the traffic significantly! At a minimum there will be 3,000 cars on the road especially around the 3 circles within the immediate area. Our schools will be immediately overcrowded not to mention that our children will be redistricted. We oppose a rezoning of RA-15. We recommend the area to be zoned as a R-ED or 2 housing units per acre. Please delay filing for the zoning until there are appropriate studies that reflect an intelligent course of action.

Quite frankly, Ms. Fox, I am surprised in the manner at which this project, building 1,500 apartments, was orchestrated and how those who proposed it manipulated the Howard County Government. This is shameful and should not be a weight to be carried by those who wish to continue their political careers.

Sincerely,

David Galosky and Mary Galosky  
8205 Hammond Branch Way  
Laurel, MD 20723

✓5-15-13

**Fox, Greg**

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**From:** Nancy Davis <nancyleedavis@comcast.net>  
**Sent:** Tuesday, May 14, 2013 7:42 AM  
**To:** Fox, Greg  
**Subject:** Fulton Rezoning

Dear Councilman Fox:

Please add my voice to those in opposition to the proposed rezoning in Fulton to RA-15.

I am a resident of the area, residing on Sanner Road.

Residents on our Road have already been adversely affected by increased traffic, being unable to

exit our own driveways safely. Such density as being proposed will overburden all roads in the area.

Traditonal road studies do not measure impact in a meaningful may.

Density such as re<sup>l</sup> requested will put stress on the recharge areas for existing wells, the Patuxent River and the reservoir.

Zoning of R-Ed would be preferable.

Very truly yours,

Nancy Davis

Fox, Greg

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✓5-15-13

**From:** Ruth Lynne Reilly <lreilly@umd.edu>  
**Sent:** Tuesday, May 14, 2013 10:08 AM  
**To:** Fox, Greg  
**Subject:** Zoning Amendment 46.002

Greg Fox, District 5 Councilmember  
Howard County

Dear Mr. Fox,

Talking out of both sides of your mouths.....

One side is saying - Let the county give you trees, compost bins, rain barrels. Join us to clean up the rivers and streams. Protect our wetlands. Help us protect our environment.

While the other side is saying - Let the county (lagers) build apartment buildings and townhomes so you can have more people, more traffic, more pollution to threaten the wildlife and environment, and invite more CRIME. Just since Maple Lawn has been built we have all experienced and increase in crime! I have started keeping our doors locked at ALL times.

Apparently I missed the meeting when it was decided to **destroy** Howard County by allowing housing to take over our beautiful land. My husband and our family moved to Howard County to get away from the housing boom that was being allowed to overrun beautiful green spaces we enjoyed as children and young adults in Montgomery County. Although we have only been residents of Howard County for 14 years, we have seen the beauty of Howard County RAPIDLY decline due to housing, mostly in the favor of the lagers.

What attracted us to Fulton/Highland/Clarksville soon disappeared with the invading and horrific Maple Lawn. Maple Lawn has brought increased traffic due to the increase in housing units that it brought with it. Have you ever had to use Rt 216 during the week?!?! It's awful! I have had to leave 30 minutes earlier to make it through all the traffic. It's ridiculous, and now you want to add more housing which will add more traffic?! If you dare go into any business in Maple Lawn in the morning, the people using Rt 216 refuse to let you out! The mere fact that you are CONSIDERING adding more housing to that area just completely baffles the mind. Oh that's right, it's the lagers wanting to "leave a legacy". What a crock of bullpucky that they are handing you! It's all about padding their bank accounts!!! They could care less about the rest of us and you are in a position to stop them, but won't!!

Our wells are in danger, do you care about that?

Are we going to rename the County next? If so, I guess it will be called lager County, since apparently they are the ones truly running the county, not the elected officials like yourself. I had heard that Howard County was guilty of having a "Good ole boys" system, I guess the resident are right. If you have any morals at all you will **STOP** this injustice to Howard County!

My family is OPPOSED to rezoning of a RA-15. We recommend that it be held to **ONE** house per 3 acres, like everyone else. Please do not allow apartments OR townhomes to be built on the property.

Lynne Reilly  
12100 Hall Shop Road  
Clarksville, MD 21029

✓ 5-15-13

**Fox, Greg**

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**From:** cherryguy@comcast.net  
**Sent:** Tuesday, May 14, 2013 10:37 AM  
**To:** Fox, Greg  
**Subject:** Zoning Amendment 46.002

Dear Councilmember Fox,

I understand that the Howard County Planning Board will be giving their recommendations to the County on the map Zoning Amendment 46.002 by May 17, 2013 that will then pass through the County and will then be put in front of the County Council for their vote.

I am opposed to a rezoning of RA-15 due to increased traffic, influx of students to our schools and safety of students walking to school; lack of infrastructure in our town to support such an increase in people and housing units; and environmental pollution threatening our wells.

I recommend it be zoned as R-ED (2 housing units per acre) and then make the developer have to fight to have it zoned higher, rather than have the citizens having to fight to have it zoned appropriately (i.e., lower density).

Please delay filing for the zoning until there has been time to conduct all of the important studies for a project of this magnitude.

Sincerely,

Guy Filomena  
8379 Sand Cherry Lane  
Scaggsville, MD 20723

**Fox, Greg**

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✓ 5-15-13

**From:** Stan <ozziesrule@yahoo.com>  
**Sent:** Tuesday, May 14, 2013 11:05 AM  
**To:** Fox, Greg  
**Subject:** Zoning Amendment 46.002

Dear Mr. Fox,

I am writing to you to express my opposition to the Fulton development of Parcel 113. The surrounding area is already developed enough. Maple Lawn already has the proposed housing and also the area behind the Food Lion. In addition, Cherry Tree View is being built off Scaggsville Road and another development just down the road from that. We do not need more homes, but more natural forests and parks.

Please delay filing for the zoning until there has been time to conduct all of the important studies for a project of this magnitude.

Thanks,

Stan Ehrenfeld

✓ 5-15-13

Fox, Greg

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**From:** GP <gpcotr@gmail.com>  
**Sent:** Tuesday, May 14, 2013 12:12 PM  
**To:** Ken S. Ulman; Fox, Greg; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; McLaughlin, Marsha; allan.kittleman@senate.state.md.us; elizabeth.bobo@house.state.md.us; shane.pendergrass@house.state.md.us  
**Subject:** County Zoning Amendment 46.002 in Fulton, MD

Dear Howard County Executives

We have recently been informed that a 91 acre parcel of land directly behind my house and across the street from our school campus (elementary, middle, high school, and a special needs school) is proposed to be rezoned to R-A-15 for high density apartments, town houses, and some single family homes. This does not sit well with the neighbors. In fact, we have nearly 1200 citizens on a petition opposing this Howard County rezoning proposal. We have spoken at all the Howard County planning board hearings and they know that we are staunch opposition by the large number of people wearing red shirts that we always wear to band us together.

This property is owned by Eugene lager, brother of Charles lager, long-time farmers/landowners in Fulton, Maryland. This new rezoning would allow for up to 1,340 more property units in a small amount of space (91 acres). This will create havoc on this town as traffic is already busy after the farmer's brother's parcel of 600 acres, 7 years ago, was developed into Maple Lawn, Maryland. That project is only *halfway* complete so the citizens are looking at another 700 property units to increase our traffic, schooling system, infrastructure, and environmental concerns before that project is done (between the two lager property proposals, we will see a total of over 2000 more property units). PlanHoward 2030 states that new PSA properties must give a gradual transition from farm zones (RE-DEO) to higher zones (R-ED). This is not providing any transition by putting our farm properties into the extremely high density area (it's more like putting a lamb into the lion's den).

What can we do to prevent this from happening. We have already begun collecting money for an attorney to help us fight this "plan." We went to a meeting by the developer's attorney who showed us their "plan" of the property with 890 new housing units, but he would not commit to a number of the units they want to build. They told us they did NOT conduct any traffic studies, environmental impact studies, or school capacity studies. In addition, the County Representatives and the County Zoning Director are referring any citizen questions about this property **the developer's attorney**, which we feel is the most inappropriate thing to do. At this point in time, we are not as concerned with their **development plans** as we are with the County's **rezoning plans** and we are getting no helpful information from the County.

Sincerely,

Greg Pereira  
8177 Murphy Rd.  
Fulton, MD 20759  
(301)483-3951



Fox, Greg

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✓ 5-15-13

**From:** kathleenahoffman@gmail.com on behalf of Kathleen Hoffman <khoffman@umbc.edu>  
**Sent:** Tuesday, May 14, 2013 11:35 AM  
**To:** Fox, Greg  
**Subject:** Zoning Amendment 46.002

Councilmember Fox,

I am writing to voice my opposition and concern over zoning amendment 46.002. I am opposed to a rezoning of RA-15, and instead recommend it be zoned as R-ED (2 housing units per acre). I believe it would be irresponsible to allow continued development of properties in and near my community of Fulton Maryland until we have absorbed and understood the full impact of other developments in the county, such as Maple Lawn, which is only half built. While I understand that our area is "ideal" for further development because of its proximity to Rte 29 and I-95, I remind you that Rte 29 has already become impassible in morning and evening rush hours.

The position of the developer and the Planning Board has been to approve the higher-density housing and let the other issues such as traffic, and overcrowded schools "work themselves out". Unfortunately, both my family and my neighbors will be the ones who have to live through the issues as they "work themselves out". I applaud the Council Members and the Planning Board for far-reaching thinking in documents such as Plan Howard 2030. However, many of the principles espoused there are necessarily broad and general; before specific application can be obtained, greater attention should be paid to the residents who are already acutely aware of current and impending issues.

Furthermore, the position of the Planning Board is that it is the responsibility of the citizens to negotiate for lower density directly with the developer, and in so doing, they have already yielded the high ground of negotiation to the developer by recommending a density of housing far beyond what we believe our community can accommodate. Prudence would dictate that we go through our county officials for this, and that proper studies be done in advance for environmental concerns, traffic impact, and school impact.

Sincerely,

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Kathleen Hoffman  
Fulton Resident

✓ 5-15-13

**Fox, Greg**

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**From:** Laurie Church <lchurch@hostetlerchurchllc.com>  
**Sent:** Tuesday, May 14, 2013 12:41 PM  
**To:** Ken S. Ulman  
**Cc:** McLaughlin, Marsha; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg  
**Subject:** Zoning Amendment 46.002

Dear County Executive Ulman:

This letter is to voice my opposition to Zoning Amendment 46.002. I live about 1 mile from Maple Lawn and am gravely concerned about the suggested apartments for the Fulton area. There are already huge issues with the traffic during rush hour and beyond. The traffic calmings are already over-congested, which leads to multiple accidents on any given day.

This zoning will not only increase traffic but also the influx of students to our schools (which are already overcrowded) and affect the safety of students walking to school. The infrastructure in our town does not support such an increase in people and housing units and will add to the environmental pollution threatening our wells.

I am opposed to a rezoning of RA-15 and recommend that it be zoned as R-ED (2 housing units per acre at most) to keep the area as it has been for many, many years and preserve what little land remains in Howard County. It is sad enough that a good portion of the farm land has already been commercialized. The citizens should not have to fight the developer to have this land zoned appropriately. The developer should have to fight and reach out to the citizens with a plan (which in this case should be to contain the growth).

Please delay filing for the zoning until there has been time to conduct all of the important studies for a project of this magnitude. Your attention to this request is greatly appreciated.

Laurie Church

Hostetler & Church, LLC  
6030 Daybreak Circle  
Suite A150/106  
Clarksville, MD 21029  
(443)864-4589  
(443)864-4602 (fax)

Securities and Investment Advisory Services offered through NFP Securities, Inc. a Broker/Dealer, Member FINRA/SIPC and Federally Registered Investment Advisor. Hostetler & Church, LLC is a member of Partners Financial, a division of NFP Insurance Services, Inc., which is a subsidiary of National Financial Partners Corp., the parent company of NFP Securities, Inc.

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Fox, Greg

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**From:** ✓Christine Pereira <chrisper02@gmail.com>  
**Sent:** Tuesday, May 14, 2013 10:39 AM  
**To:** Ken S. Ulman; Fox, Greg; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; McLaughlin, Marsha; allan.kittleman@senate.state.md.us; elizabeth.bobo@house.state.md.us; shane.pendergrass@house.state.md.us  
**Subject:** Howard County Land Zoning Amendment 46.002

May 14, 2013

Dear Howard County Executives:

I live in Fulton, MD, a town that has a long-time reputation of being a beautiful and peaceful SMALL TOWN. Unfortunately, land has become such an affluent commodity, that housing development threatens to annihilate the former beauty of our town. It makes common sense that in a parcel of property, the beauty of the land should not take a back seat to mass, high-density development. Unfortunately common-sense, or good-**sense**, property development does not speak as loudly as good **cents** (\$\$\$\$\$\$) financial gains. What prior populaces have been able to stay pure for so long, is taken away as soon as a hungry developer presses in shovel into the soil.

Please do **not** approve the rezoning proposal 46.002. It will negatively affect our traffic, schooling system, citizen safety, and environment. This high-density development is **not** a gradual transition in harmony with surrounding neighborhoods.

We have recently seen several major vehicle accidents, a few with fatalities, in the area just a mile or two from this parcel of property. If the County approves amendment 46.002, it will practically double the traffic on our roads which will only perpetuate more tragic, traffic accidents. The recent addition of the Maple Lawn community of Fulton forced us to have to live with four traffic circles in a ½ mile stretch of road. No sidewalks in this area only adds to the danger for pedestrians and school-aged children who are walking on Route 216 (4 lanes of road) across these traffic circles to get to school.

There are too many factors that would need to be satisfactorily resolved before you could get a community "buy-in" to this proposal. Increased traffic with no plans to remedy this problem, insufficient infrastructure to support a population of this size, and not enough space in our very fine schools for the influx of students that would come as a result of this development. All of these reasons do not even touch on the environmental impact that this mass development will cause. Approving amendment 46.002 would be a nonsensical decision on the County's part. Not responding to the needs of nearly 1200 voting citizens (from our website's petition) would be irrational. Please look at this parcel rezoning from the voting citizens perspective. High-density development on this parcel is not prudent.

I am the Administrator of Voters for Common-Sense Growth, a grass roots organization dedicated to ensuring that the future of Fulton proceeds sensibly, avoiding the irreversible rush to high-density, urban-style development characterized by apartments and closely-packed townhouses. The means to this end begins with proper zoning as approved democratically by those who live here. Please hear the opposition's side of this proposal and contact us if you need more information. I thank you, in advance, for your consideration.

**Fox, Greg**

✓ 5-15-13

**From:** Thomas Teodori <TTeodori@chasenboscolo.com>  
**Sent:** Tuesday, May 14, 2013 10:45 AM  
**To:** McLaughlin, Marsha; Ken S. Ulman; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg  
**Cc:** 'keri teodori'; 'smartfultongrowth2013@gmail.com'  
**Subject:** Zoning Amendment 46.002

To all Concerned – thank you for serving the community in your official capacities. I moved Howard County and specifically to Fulton (Huntfield Drive) in 1999 because of the rural nature of the area and the outstanding public school system. I'm married and have four children between the ages of 10 – 16. I've welcomed the changes and evolution of Fulton during the past 14 years since they've improved the community. That includes first redoing the intersection at 216 and 29, then the initial build out of Maple Lawn, the new residential and commercial areas, the traffic circles, etc. All have been undertaken in a manner that has improved the community. However, I'm extremely concerned that the proposed rezoning to RA-15 will have far more negative consequences than positives for the Fulton community. First and foremost, the school complex will be overwhelmed likely causing another round of redistricting. Second, the additional volume of traffic on 216 will cause public safety concerns for the area between Lime Kiln to the traffic circles at Route 29. These concerns are for vehicular traffic on 216 and the heavy volume of traffic at the circles during peak cycles including morning and afternoon rush hours and the 3 time cycles for elementary, middle and high school students arrive and depart school. Additionally, there is concern for pedestrian traffic as the students and or pedestrians cross 216 to get to the schools, Highs, Harris Teeter, McDonalds and the other Maple Lawn shops.

Since I live between the proposed development and the reservoir, I'm also concerned about possible contamination of my well and the run off and pollution into the reservoir. Regardless of the builder's promises about state of the art septic systems and controls, the reality is, the reservoir will be contaminated and likely my well as well with RA-15.

R-ED would be much more in line with the public's interest from a school, public safety and environmental standpoint. Since I'm mindful of the fact that Maple Lawn still has several hundred or more homes still to be constructed as part of the planned build out, the infrastructure will be overwhelmed with RA-15.

Thanks for your consideration of this matter and since this is the primary concern in my local political environment, its becomes a single issue for me. As a result, I would not be able to vote in future elections for any representative that supports RA-15.

**Thomas Teodori, Esquire**



[tteodori@chasenboscolo.com](mailto:tteodori@chasenboscolo.com)

[www.chasenboscolo.com](http://www.chasenboscolo.com)

7852 Walker Drive #300 / Greenbelt / MD / 20770  
3010 Crain Highway #301 / Waldorf / MD / 20601  
103 West Broad Street #100 / Falls Church / VA / 22046  
240-624-2342  
301-474-1230 (fax)

## Sigaty, Mary Kay

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**From:** Katie Strickland <sandcstrick@gmail.com>  
**Sent:** Monday, April 15, 2013 8:12 AM  
**To:** Sigaty, Mary Kay  
**Subject:** Re: deny rezoning in Fulton

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

We must trust you to take into consideration the interests of ALL of the citizens of Howard County and not just those of one wealthy and influential land owner. The vast majority of the citizens of Fulton oppose this rezoning and must live with its consequences long after the land owner has moved on. Since the county has not extended city water to our properties and has no immediate plan to do so, our lives depend on access to water from our wells, unpolluted by run off from high density zoning. This is not the proper use of this land!

FYI- There are a lot of people who currently live in Howard County and pay a LOT in taxes who are seriously considering moving out of the county if this type of spot zoning and disregard for our interests continues.

On Sat, Mar 30, 2013 at 1:19 PM, Katie Strickland <sandcstrick@gmail.com> wrote:

We, the citizens, taxpayers, and voters of Howard County strongly oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

We are opposed to this proposed land rezoning based on the following concerns:

- Increased traffic on already stressed and congested roads near this property-- It is obvious from the morning and evening traffic patterns that the majority of Howard County residents work in D.C., or at Fort Meade (not Baltimore). Consequently, all of the major north/ south and east/ west commuting routes are already gridlocked during rush hour. And Route 29 is no exception. Adding an additional 1,000 plus cars will only exacerbate the problem to the breaking point. On Route 216, we already have to contend with four traffic circles in less than two miles to accommodate the additional traffic generated by Maple Lawn, are we now going to have to deal with a fifth one for apartment dwellers? Getting out of Murphy and Lime Kiln Roads onto to Rt. 216 will become impossible.
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland-- This is especially critical to the immediate neighbors of this land parcel who must rely on wells as their only water source. Plus, the area runoff goes directly into the reservoir which will affect of all of the people serviced by the WSSC.
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure.
- The influx of students into our already full public schools-- Where will our children be bused???
- The general lack of existing infrastructure to sustain additional housing units. This really needs to be fixed before approving any rezoning.

Please consider all of the ramifications to everyone involved with this decision and deny rezoning the land to R-A-15.

## Sigaty, Mary Kay

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**From:** Ellen/Michael Consoli <elmo5013@aol.com>  
**Sent:** Thursday, May 02, 2013 4:01 PM  
**To:** Fox, Greg; Ken S. Ulman; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay  
**Subject:** The Fulton Rezoning plan - It Stinks!

To Howard County Representatives,  
Dear Sir or Madam:

I moved to the Fulton area 3 years ago. I had loved the area since 1992 when, looking for our first house my husband and I drove west on 216 and found the town of Fulton. I fell in love with the area, the surrounding neighborhoods, and hoped that one day it would happen, I'd get to live here. It was not until 2009 that we were able to afford to live here nor find a house that suited us. We have a household of seven (7) people - 4 actively voting adults and one about to be of voting age during the next election cycle, and two other children in school who are ALL strongly against the idea of the unnecessary change in the Fulton area.

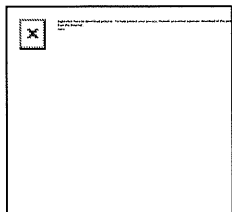
When we considered Howard County, we'd heard that zoning was limited to 3 acre lots meant to maintain a manageable level of growth and use of resources (including fire and rescue, infrastructure, safety issues, protection of the reservoirs, wildlife and greenspace, etc.)

We'd heard of the excellent student:teacher ratio and, coming from a catholic education with high standards, were eager for a school that challenged our children to that level or better.

Three years after moving here, we hear there is unwarranted growth planned beyond the current Maple Lawn district, for the area to include over 1300 more proposed units, which would add thousands of people to the area, placing a strain on all the things that make it the nicest place to live in the DC Area. My youngest was eagerly looking forward to the promised return of her redistricted classmates for Middle school. This rezoning will see to it that that never happens.

This "proposed plan" being shown in the papers, is just that, **a proposal** which means it can change, at will once the zoning is already in place (and not in a "number of units going down" type of change.) This is no more than a bait and switch tactic of, 'look how we are going to limit the excess building' while still keeping our fingers crossed behind our backs that you don't know or care what R-A-15 means. This kind of "growth" is just double speak for 'how many units can we compact into this area for dollars. It is sad and infuriating that one family can sway the elected lawmakers decisions.

***I STRONGLY URGE you to STOP this RA15 included proposal now before the schools are bursting, the school system falters, the roads are made impassable, and the natural resources are dissipated beyond reclamation. There is NO REASON change the zoning this drastically. I am however for the balanced growth vs. green space that is encouraged in the zoning of 3 acre lots, or even 1 acre lots, JUST NO APARTMENTS or more townhouses. Give families who would buy here a yard with room for kids to run in, for the natural resources to have a chance, and to ease the***



Sincerely,  
Ellen Consoli

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Friday, April 19, 2013 3:25 PM  
**To:** beengland@comcast.net  
**Subject:** RE: HCCA board members letter Plan Howard 2030

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

-----Original Message-----

From: [beengland@comcast.net](mailto:beengland@comcast.net) [mailto:[beengland@comcast.net](mailto:beengland@comcast.net)]  
Sent: Friday, April 19, 2013 3:18 PM  
To: [howard-citizen@yahoogroups.com](mailto:howard-citizen@yahoogroups.com)  
Cc: CouncilMail  
Subject: HCCA board members letter Plan Howard 2030

Here is Stu's letter for those who did not see it on line.

The overview of the Plan Howard 2030 General Plan states: "The purpose is to articulate policies and actions to move us to further sustainability while enhancing the quality of life."

The question is: What is Howard County's true vision? I ask because as comprehensive rezoning has taken place to date, it appears the vision is to merely grow, grow, and develop, regardless of inadequate infrastructure. Refer to Section 8 of Plan Howard 2030 — "Public Facilities and Services" as infrastructure comprises not only roads and schools, but other categories such as transportation, police, fire, health services, water and sewer, solid waste, etc. The Adequate Public Facilities Ordinance should be expanded to include all these categories to achieve accountability.

Just look at some of the proposals approved by the Department of Zoning: **Maple Lawn in Fulton** with over 1,200 apartment units (Howard County Times, April 11), Route 1 in North Laurel, Savage, Cooksville, and Elkridge, etc. These comprehensive rezoning proposals, plus the immense amount of in-fill construction and the ongoing proposed developments, clearly depict our county's vision is all about "cents" vs. "sense." North Laurel is facing an increase of over 6,000 additional residents. If the additional development in Maple Lawn is approved, combined with the ongoing and future developments in North Laurel, this will total an additional 10,000 new residents in the southeast corridor.

How can our quality of life be enhanced with the absence of adequate infrastructure? Will common sense prevail or does our leadership really care? Does Plan Howard 2030 really mean anything or was it just an exercise in futility?

Stuart M. Kohn

North Laurel

Sent from Xfinity Connect Mobile App

## Sigaty, Mary Kay

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**From:** Paul Spelman <pspelman@verizon.net>  
**Sent:** Tuesday, April 16, 2013 9:42 AM  
**To:** Sigaty, Mary Kay  
**Subject:** rezoning of 91 acres next to water tower on rt 216 (Maple Lawn II

MS Sigaty,

I'm a concerned resident of Fulton, MD and I have tried to do my homework on the rezoning proposal number 46.002. which basically takes a development with the density of Maple Lawn( which is located on about 602 acres) and crams that amount of density on to about 91 acres. This is wrong on so many fronts that it has filled pages and pages of testimony at the rezoning hearing. The Maple Lawn development is just slightly over 50% complete. Proposing another development with about the same density on the other side of a rural two lane congested road lacks common sense. I took the time to visit Marsha McLaughlin and she was kind enough to see me. However, she did not have an answer to my question as to where will all this development stop? There is another 100 acre farm attached directly to this 91 acre site. How do you tell that owner they can't develop their land after zoning has established a precedent with the attached parcel. (As a matter of fact they have said they are waiting for this rezoning so they can apply.) I am wondering if I might be able to visit with you and find out more facts. Marsha McLaughlin pointed out to me that Mr. Fox and you put some specific language that shows up on pg 73 of Plan Howard. It seems this rezoning is outside the spirit of that language. Can we please meet? Maybe you have other facts that will shed light on this rezoning proposal? Thanks.  
Respectfully,

Paul Spelman  
(301) 529-7776



## Sigaty, Mary Kay

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**From:** cw <colleenw1@verizon.net>  
**Sent:** Thursday, May 02, 2013 10:34 PM  
**To:** Watson, Courtney; Fox, Greg; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Ken S. Ulman  
**Subject:** developement in Fulton

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

I moved to the Fulton area 2 years ago. I am a teacher in Montgomery County and my husband is an electrical engineer. We lived in Montgomery County for the last thirty years. However, my husband grew up in rural Pennsylvania, and longed to move to a spot less crowded than our subdivision in northern Silver Spring. We looked for eight years to find just the right spot, Fulton. The atmosphere is quiet, full of trees and wildlife. It was a stretch for us to move here, not only to purchase a more expensive home, but also noting that the tax rate was much higher than Montgomery County. However, the less dense population with its peaceful atmosphere sold us on this area. We decided this wonderful area was worth the higher taxes. So far we have been very pleased.

I am very concerned that we made a decision that is now threatened by the overdevelopment of Fulton with the high density housing project being proposed. Apparently, there is more than one housing project slated for our area. I know the students in my neighborhood have already been redistricted to another elementary and middle school, since the closer schools near Maple Lawn are overcrowded. I also realize we are soon to be taxed at a higher rate for water drainage issues due to the current development. I live on four areas, three of which are forest preserve land. I am happy to have my property be a part of maintaining the atmosphere of this county. Since Maple Lawn is not even finished being developed, I cannot imagine how our tranquil piece of Howard County will be eroded away by over-crowded schools, roads, and water capacity. I feel somewhat betrayed by buying into a rural slice of heaven, only to have this area turn into another Silver Spring. How can this rezoning of beautiful rural land into a busy subdivision be a part of the Howard County long range plan? I fear the short sighted plan to make a quick buck for some, will in the long run, just cause Fulton to lose its desirability and create another over populated extension of Montgomery County. While this may seem profitable to some in the short run, there are always many expenses to the county and taxpayers when an area outgrows its resources. Please consider the loss of such a beautiful community that is such a valuable asset to our county. One only needs to look at the financial problems of Montgomery County to see what happens when decisions that result in overcrowding for the gain of some cause major problems with roads, schools, and other resources. Please vote in a way that will bless the citizens of this area and let us keep our beautiful and thriving community growing at a rate that will not endanger our resources and quality of life.

**Sigaty, Mary Kay**

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**From:** Tara Diel <taradielpt@gmail.com>  
**Sent:** Wednesday, May 01, 2013 9:47 PM  
**To:** Tara Diel  
**Subject:** In Opposition of Zoning Amendment 46.002

I am writing this email to let you know that I oppose Zoning Amendment 46.002, which would allow reckless over-development in Fulton. This proposal, aggressively pushed through by developers and one wealthy landowner, would change the zoning from farmland to high-density development, **ignoring the crippling effects on our existing infrastructure by doubling the population of Fulton with one development!** It is blatantly in violation of **Howard County's Smart Growth 2030**. As voters, taxpayers and residents who will live with the mess long after the developers have left with money in hand, we require that zoning officials consider the consequences of high-density growth here on Rocky-Gorge-Reservoir pollution, congestion on already crowded country roads, school overcrowding, and an infrastructure failing support rapid residential growth.

Thank you for your attention to this matter.

Sincerely,  
Tara Diel  
8424 Jandy Ave,  
Laurel, MD 20723  
443-790-4472

Fox, Greg

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**From:** schickbas@comcast.net  
**Sent:** Sunday, March 24, 2013 4:05 PM  
**To:** Fox, Greg  
**Subject:** Rezoning for Apartments on Rt 216

Data from form "Contact Howard County Government" was received on 3/24/2013 4:04:50 PM.

Contact Howard County Government

Field	Value
HCGEmailAddr	<a href="mailto:gfox@howardcountymd.gov">gfox@howardcountymd.gov</a>
YourEmailAddr	<a href="mailto:schickbas@comcast.net">schickbas@comcast.net</a>
Name	Barbara Schick
Subject	Rezoning for Apartments on Rt 216
MessageBody	<p>March 22, 2013 Greg Fox District 5 3430 Courthouse Drive Ellicott City, Maryland 21043 We, the citizens, taxpayers, and voters of Howard County oppose the rezoning and subsequent rental apartment development proposed by R-A-15 on the Murphy Road and Maple Lawn water tower land. Most of the Fulton residents are on the opposition side of this proposed land rezoning. Our opposition is based on substantiated concerns about: Increased traffic on already stressed and congested roads Detrimental effects on our environment including air and water pollution, water shortages and the loss of valuable farmland Health and safety of our citizens and children threatened by increased traffic and crime resulting from a bursting infrastructure Influx of students into our already-full public school system General lack of existing infrastructure to sustain additional housing units. Could you please deny rezoning the land to R-A-15, thereby eliminating the threat of apartment development? Sincerely, Barbara &amp; Stephen Schick</p>

Email "Rezoning for Apartments on Rt 216" originally sent to [gfox@howardcountymd.gov](mailto:gfox@howardcountymd.gov) from [schickbas@comcast.net](mailto:schickbas@comcast.net) on 3/24/2013 4:04:50 PM.

✓

46.002

**Fox, Greg**

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**From:** Jennifer Yorke <jamyorke@verizon.net>  
**Sent:** Sunday, March 24, 2013 12:29 PM  
**To:** Fox, Greg  
**Subject:** AGAINST Fulton rezoning

March 24, 2013

Mr. Greg Fox:

I am a citizen, taxpayer, and voter of Howard County and I oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre).

I oppose the rezoning for the following reasons:

1. The roads in Fulton especially along 216 are already overwhelmed by traffic at certain times of the day. The circles that were installed on 216 will not be able to accommodate any large increases in vehicular traffic as would occur if apartments are built in that area.
2. I moved to Highland because the area had less congestion and more open spaces than neighboring Columbia. I worry all the time about the added environmental stresses that increased expansion causes. Not to mention the loss of the beautiful farmland that is in our community.
3. The development of Maple Lawn has been expansive but adding apartments will only over-stress many aspects of our community - Law enforcement, the public school system and general infrastructure of our government.

I ask that you deny rezoning in my community.

Sincerely,  
Dr Jennifer A. Yorke  
12443 Petrillo Drive  
Highland, MD 20777

✓  
46.002  
**Fox, Greg**

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**From:** Ruth Lyons <RLyons@OxfordClub.com>  
**Sent:** Saturday, March 23, 2013 11:23 PM  
**To:** Fox, Greg  
**Subject:** Rezoning in Fulton, Amendment Proposal 46.002

Dear Representative Fox,

My husband and I have been taxpayers, voters and property owners in Howard County for 17 years. I am an active community volunteer with the Route 1 Day Center, Pets on Wheels and as a youth coach with Howard County Parks and Recreation. Our two children attend HCPSS.

Like my neighbors, I am very concerned about rezoning proposal amendment 46.002 for many of the same reasons that will be voiced at the hearing on March 27. There's a very fundamental issue that I want to raise as well. Zoning is a promise, a covenant if you will, with the community, with each individual property owner who has chosen to buy a home based on the zoning in place when they bought – and the county should respect that promise. Changing zoning laws should not be done without serious consideration of all aspects of impact, short term and long term. A lot of people make one of their most important life decisions – where to live - based on zoning laws.

I respectfully ask that the county government show us the Community Benefit – the benefit to Howard County residents that this particular rezoning will provide.

All we can foresee is cost, not benefit. The cost of 3,000 more vehicles on our small roads (which don't even have a shoulder). The cost of even more crowded classrooms. The cost of losing our rural community. The cost of more farmland disappearing forever. The cost of adding more stress on an already maxed-out infrastructure.

I'm all for "Smart Growth" but adding high-density housing without supporting infrastructure is "Dumb Growth".

The interests of one landowner should not be lifted above the interests of the entire community. This owner enjoys the same rights as the rest of us. He can sell the property if he desires. It can be sold to another farmer if the owner wishes to cash out. Why should a single property owner get the privilege and profits of rezoning before selling?

There are two winners if the Board approves this rezoning: the developer and one landowner. The community loses, and picks up the cost. Changing zoning laws for the interest of a few at the expense of many isn't democracy.

I encourage the county to reject this rezoning and focus on other Smart Growth projects, even some that don't involve rezoning. Take a drive down Route 1 where the density exists in current zoning, for example. Look at the potential to revitalize that area of Howard County and encourage developers to invest there by offering incentives. The bus lines are there. The businesses are there. That would be "Smart Growth" and a benefit for many without the huge costs involved in this proposed project.

Sincerely,  
Ruth Lyons  
443-745-4806

✓  
46.002  
**Fox, Greg**

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**From:** Victoria Downing <Victoria@remodelersadvantage.com>  
**Sent:** Saturday, March 23, 2013 5:49 PM  
**To:** Fox, Greg  
**Subject:** Please deny rezoning of land near Maple Lawn.

March 22, 2013

Mr. Greg Fox:

Please stop the crazy rezoning being discussed for the land near Maple Lawn. This area is not ready for this type of move. Adding hundreds of new residents would make living here a nightmare. There is no public transportation to speak up so everyone will need to be driving to get anywhere. Already the roads are a parking lot at 7:00 in the morning. The schools are at capacity – even using temporary classrooms. Adding so many students would force redistricting again, a major hassle.

I can't help but believe that the environment would be greatly affected. . . and the fact that this land is so close to the reservoir is another problem.

If the infrastructure existed to handle the amount of people, the amount of blacktop, the amount of additional cars, I might feel differently but for now, please deny rezoning the land to R-A-15.

Sincerely,

Victoria Downing  
8504 Edenton Road  
Fulton, MD 20759

✓ 46.002

**Fox, Greg**

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**From:** Jane Leshchiner <jane@chazspot.com>  
**Sent:** Saturday, March 23, 2013 11:59 AM  
**To:** Fox, Greg  
**Subject:** R-A-15

Mr. Fox,

We, the citizens, taxpayers, and voters of Howard County oppose the rezoning and subsequent rental apartment development proposed by R-A-15 on the Murphy Road and Maple Lawn water tower land.

Most of the Fulton residents are on the opposition side of this proposed land rezoning. Our opposition is based on substantiated concerns about:

- Increased traffic on already stressed and congested roads
- Detrimental effects on our environment including air and water pollution, water shortages and the loss of valuable farmland
- Health and safety of our citizens and children threatened by increased traffic and crime resulting from a bursting infrastructure
- Influx of students into our already-full public school system
- General lack of existing infrastructure to sustain additional housing units.

Could you please deny rezoning the land to R-A-15, thereby eliminating the threat of apartment development?

Sincerely,  
Jane Leshchiner  
8575 Clarkson Drive  
Fulton, MD 20759

✓ ent 46.002

**Fox, Greg**

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**From:** Roxanne Ward Zaghab <zaghabconsulting@comcast.net>  
**Sent:** Tuesday, May 07, 2013 11:38 PM  
**To:** Melanie McKibbin; Fox, Greg  
**Cc:** ali@mris.com  
**Subject:** Re: Maple Lawn 2

Mr Fox,

We echo Mrs. McKibbin's sentiments. How disappointing to be long-term tax paying citizens who are eaten alive by oversized development all around us. We are without public water and sewage yet the largest watertower bears the name of a development, not a local government. The county leverage nothing for the big growth at Maple Lawn. We have no sidewalks or biking Trails. How did the community benefit? More cars, more stop lights?

You should know that There is a marathonon Saturday sponsored by Greenebaum which will close down our entire neighborhood. Did you know that no one has even informed us as to what will happen to us and our families. Is This is how the community is operated? Bulldoze through big plans without the respect of those of us who LiVE here. Please do inform me as to what the plans are for Saturday. Our law enforcement should contact each home where people live if we are going to be shut down for Greenebaum's pet project.

Please do not sell out to developers. Let the community plan the community!

Please do have law enforcement call about the race. I want to hear from them as soon as possible.

Sent via iPad technology.  
--Roxanne Ward, DM, CKM  
240-568-6474

On May 7, 2013, at 4:42 PM, "Melanie McKibbin" <[melmck@verizon.net](mailto:melmck@verizon.net)> wrote:

Dear Mr. Fox,

I live in Fulton, MD...the Mooresfield Development in particular. I am writing and pleading for our representatives to put a stop to the continuous building that is happening in and around Fulton.

My Husband and I moved to Fulton as newlyweds in 1993 to escape the craziness of Silver Spring. We purchased a single family home on 2 acres in the Mooresfield Development that backs to the current lager Farm. Our reason for moving to Fulton was for the open space, the quiet of the area, and the school systems knowing we would eventually have a family. We could see the stars and hear the crickets at night, and during the day, we could hear the birds.

Then came Stewart Greenbaum and Maple Lawn. There went our dark skies at night, and the sounds of nature only to be replaced with lights from Maple Lawn lighting the skies and the constant sound of trucks backing up and the sound of bangs from hammers and trucks "dumping" supplies in the continuous building of Maple Lawn. In going to one of the initial meetings regarding the building of Maple Lawn, I will never forget Mr. Greenbaum replying to a question about the overcrowding of the school system by stating "most of the homes in Maple Lawn will be empty nesters"...I will never forget this because even then I knew "empty nesters" do not buy 3000-5000 SF homes with 3-4 levels of stairs. It made no sense. Today, the elementary kids in our neighborhood, who have a view of the school campus and could walk there if not for the farmland, are being shipped to another school in another town. We were lied to once before, should we will be lied to again?



8325 Murphy Rd  
Fulton, MD 20759  
April 11, 2013

[councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov)

Dear Ladies and Gentlemen of the County Council,

We, as citizens, taxpayers, homeowners and voters of Howard County, oppose the proposed rezoning of the 91.25 acres between Murphy Road and Old Columbia Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (amendment 46.002).

Howard County's Plan 2030 states that it is committed to "Maintaining the existing very high quality of life" (page 3) yet, rezoning the Fulton property would negatively impact that high quality of life as a result of:

- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The influx of students into our already-full public school system
- The general lack of existing infrastructure to sustain additional housing units.

This property has been included in the Planned Service Area for public water and sewer in order to avoid adding more septic systems and wells to an environmentally critical area so close to the Rocky Gorge Reservoir. The property has a stream that flows directly into the Reservoir and ultimately into the Chesapeake Bay. The property was not included so that it could be developed with more than 1000 residential units so close to the stream and reservoir.

According to Plan 2030, page 73, "These properties, because of their location at the interface of the rural residential zone and the planned service area, should be designed and zoned to establish a transition that is compatible with and enhances surrounding communities." Apartments are not compatible with, nor will they enhance, the surrounding community. Additionally, the County's residential growth projections for Plan 2030 (as cited in the Water Resources Element, Appendix A, page 46) do not account for apartment development in Fulton. This type of development would be counter to the County's commitment to growth management.

Say no to changing the zoning on the Maple Lawn Farms, Inc. property in Fulton.

Thank you,

Suzanne and Randall Jewell and family

## Regner, Robin

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**From:** moparreco28@yahoo.com  
**Sent:** Thursday, April 11, 2013 11:42 PM  
**To:** Regner, Robin  
**Subject:** No Apartments in Fulton

Data from form "Contact Howard County Government" was received on 4/11/2013 11:41:54 PM.

Contact Howard County Government

Field	Value
HCGEmailAddr	<a href="mailto:rregner@howardcountymd.gov">rregner@howardcountymd.gov</a>
YourEmailAddr	<a href="mailto:moparreco28@yahoo.com">moparreco28@yahoo.com</a>
Name	Maureen & Steve Parreco
Subject	No Apartments in Fulton
MessageBody	<p>We recently moved from a highly congested area in Silver Spring Md to Fulton in Dec 2012. We wanted to give our 3 children a quieter, less congested neighborhood. We spent from March 2012-Dec 2012 renovating our dream home in Fulton. We love the slower, peaceful and beautiful rural feeling of Fulton. I could go on and on about why we chose and love Fulton. My husband and 3 young children finally have our dream house, neighborhood and the best of schools nearby. Please consider those of us who came to Fulton to escape the big city life and raise our families in this beautiful little gem of land that is not populated with condos and apartments. Sincerely, Maureen &amp; Steve Parreco 8548 Reservoir Rd Fulton, Md. 20759 301-452-2864</p>

Email "No Apartments in Fulton" originally sent to [rregner@howardcountymd.gov](mailto:rregner@howardcountymd.gov) from [moparreco28@yahoo.com](mailto:moparreco28@yahoo.com) on 4/11/2013 11:41:54 PM.

Regner, Robin

46.002

**From:** Tolliver, Sheila  
**Sent:** Thursday, April 11, 2013 10:55 AM  
**To:** Michele Glazer  
**Subject:** RE: Oppose Rezoning!

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 issue.

Sheila Tolliver  
Administrator  
Howard County Council

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**From:** Michele Glazer [[mailto:michg\\_515@yahoo.com](mailto:michg_515@yahoo.com)]  
**Sent:** Thursday, April 11, 2013 9:40 AM  
**To:** CouncilMail  
**Subject:** Oppose Rezoning!

I oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

Opposition is based on substantiated concerns about:

- The influx of students into our already-full public school system
- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The general lack of existing infrastructure to sustain additional housing units

As the citizens, taxpayers, and voters of Howard County we are opposed to this rezoning and as our councilmember you should vote "no" with your constituents and not the developers. Deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.

Sincerely,  
Michele and Marc Clark

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Thursday, April 11, 2013 8:29 AM  
**To:** Michele Kempf  
**Subject:** RE: Citizen Concern Over Proposed Zoning Amendment 46.002

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 issue.

Sheila Tolliver  
Administrator  
Howard County Council

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**From:** Michele Kempf [<mailto:mdkempf@verizon.net>]  
**Sent:** Wednesday, April 10, 2013 4:33 PM  
**To:** Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg; Chaconas, Terry; Pruim, Kimberly; Maxfield, JoAnn; Clay, Mary; Knight, Karen; Regner, Robin; CouncilMail  
**Cc:** [mdkempf@verizon.net](mailto:mdkempf@verizon.net)  
**Subject:** Citizen Concern Over Proposed Zoning Amendment 46.002

Council Members,

Enclosed are two letters. One is from my son, a high school senior greatly concerned with the proposed expansion of the Maple Lawn development to an area that threatens our watershed. The second is my own. I hope that you take into account the concerns of local citizens, who wish to maintain our area as a great place to live. As I write to you, I see a "for sale" sign on the home across the street from me. One of that family's considerations in leaving this area is the inability of our local infrastructure to cope with the booming development in Fulton. I sincerely hope that more of my great neighbors don't vote with their feet.

Respectfully,

Michele Kempf  
11926 Queen Street  
Fulton, MD 20759  
301-725-9712

Howard County Council Members,

As a resident of Fulton, Maryland for several years, I have come to appreciate the beauty of this area, as well as the convenience of local shopping and services that Maple Lawn affords. I have become deeply involved in volunteer activities associated with the health of the Chesapeake Bay, and find the environmental and infrastructure implications of zoning plan amendment 46.002—the development of 91 acres of farmland to high-density housing—simply alarming.

The county's own water management plan (WRE) calls for "developments on properties added to the current PSA, large redevelopment sites within the PSA and large sites with zoning intensification within the PSA" to "minimize increases in flow and the nutrient concentration in flow sent to [wastewater treatment] plants." I see nothing in the proposal regarding water conservation and reuse, on-site-treatment of wastewater, etc. Indeed, I see no indication that any environmental study was conducted. How can our county leaders approve such a project, which backs up to our reservoirs and includes streams that feed the Chesapeake Bay, without thorough environmental examination?

I am also concerned that our town's roads are not designed to handle the additional traffic. Already, we see multiple accidents, including struck pedestrians, in and around the roundabouts. Already, we have congestion each morning and evening on Rt 216. Add to the mix high-density housing across the street from retail outlets, and you have a recipe for disaster. I have no objection to developing higher-density housing within the existing Maple Lawn community, which is farther from the reservoir, provided such development conforms to the guidance cited above. We need to make available affordable housing for our teachers, firefighters, and policemen. But we must do so in an environmentally sustainable way. With forethought and planning—not rushing to satisfy the greed of developers—we can make the Maple Lawn area a model of sustainable development.

I urge you to act on this issue before it is too late. Be the responsible leaders we elected!

Respectfully,

Michele Kempf

11926 Queen Street

Fulton, MD 20759

301-725-9712

I also hear that, with the exception of the elementary school, the schools nearby Maple Lawn are hugely overcrowded due to recent redistricting. I highly doubt that they will be able to accommodate the children that will, no doubt, live in these apartments.

All this in mind, how can anybody allow this project to go forward? We should stop it before it goes too far.

## Regner, Robin

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**From:** James Kempf <jekempf@verizon.net>  
**Sent:** Wednesday, April 10, 2013 4:58 PM  
**To:** CouncilMail; Regner, Robin; Sigaty, Mary Kay  
**Cc:** mdkempf@verizon.net; dtongeo@verizon.net  
**Subject:** RE: Amendment 46.002, RA-15 rezoning for apartments in Fulton

Ms. Sigaty, Members of the Howard County Council and Zoning Board,

My name is Jim Kempf, and I live on 11926 Queen Street in Fulton. I have been a Howard County resident for 37 years.

I would like to state my objections to amendment 46.002 to the County Zoning Code, which would allow high-density apartments to be built on what is now farm land. As I understand it, under the proposed amendment, the 91-acre parcel would be rezoned from RR-DEO to RA-15, allowing up to 15 apartment units per acre, creating potentially 1365 new residential units.

My objections fall into the following categories:

**Density:** The addition of that many new residential units would substantially change the character of life in Fulton. Many of us moved to Fulton to enjoy the suburban, uncongested life-style. You would be changing that life-style and creating a significantly higher density, congested area.

**Congested roads:** Rt 216 is already congested at rush hour. Adding that many new residences and up to 3000 more cars would bring traffic to a slow crawl and not just at rush hour. Does the County plan to widen Rt 216?

**Overcrowded schools:** As I understand it, Reservoir High is already using modular classrooms to meet the current student population. Where would all the additional students be accommodated?

**Safety:** The apartments would be situated on the south side of Rt 216, which as noted previously, is already a busy highway. The Maple Lawn shops and restaurants are on the north side of the highway. Are the County or the developers planning to build an overpass to allow children and others to safely cross Rt. 216? If so, I haven't heard of it.

**Environmental threat to Rocky Gorge Reservoir:** Has an environmental study been done on the impact of an additional 1365 residential units on Rocky Gorge? If the sewers fail in a major storm, where would the run-off go if not downhill into the Reservoir. Have the developers received clearance to proceed from the WSSC?

**Water use:** What about the additional demand for water created by the apartments? Even with the new water tower, will there be enough water?

I know that Zoning Board members are volunteers, and that you have a difficult job reconciling competing interests and satisfying County growth objectives. I would simply ask on behalf of my family and my Fulton neighbors that you consider this amendment carefully before irrevocably changing the character of the life in Fulton that we cherish.

Thank you for your consideration.

--Jim Kempf

**Regner, Robin**

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**From:** Tolliver, Sheila  
**Sent:** Thursday, April 11, 2013 8:39 AM  
**To:** tim.suncoastbuilder@gmail.com  
**Subject:** RE: Apartments in Maple Lawn

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 issue.

Sheila Tolliver  
 Administrator  
 Howard County Council

**From:** [tim.suncoastbuilder@gmail.com](mailto:tim.suncoastbuilder@gmail.com) [<mailto:tim.suncoastbuilder@gmail.com>]  
**Sent:** Thursday, April 11, 2013 8:33 AM  
**To:** CouncilMail  
**Subject:** Apartments in Maple Lawn

Data from form "Contact Howard County Government" was received on 4/11/2013 8:32:53 AM.

Contact Howard County Government

Field	Value
HCGEmailAddr	<a href="mailto:councilmail@howardcountymd.gov">councilmail@howardcountymd.gov</a>
YourEmailAddr	<a href="mailto:tim.suncoastbuilder@gmail.com">tim.suncoastbuilder@gmail.com</a>
Name	Tim Passalacqua
Subject	Apartments in Maple Lawn
MessageBody	This re-zoning of the Maple Lawn area is an outrage. If any of you have the slightest bit of common sense, you will clearly see every aspect of our infrastructure (school systems, roads, utilities, services, etc) are already bulging at the seams. Is it always about the money???? For once, do what is best for the community and not for the wallet of others!!!

Email "Apartments in Maple Lawn" originally sent to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) from [tim.suncoastbuilder@gmail.com](mailto:tim.suncoastbuilder@gmail.com) on 4/11/2013 8:32:53 AM.

**Regner, Robin**

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**From:** Tolliver, Sheila  
**Sent:** Thursday, April 11, 2013 7:59 AM  
**To:** Peter Ko  
**Subject:** RE: Opposed to Rezoning of 91.25 acres in Fulton

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 issue.

Sheila Tolliver  
Administrator  
Howard County Council

-----Original Message-----

From: Peter Ko [<mailto:peterko01@yahoo.com>]  
Sent: Thursday, April 11, 2013 7:50 AM  
To: Fox, Greg; CouncilMail; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay  
Cc: [peterko01@yahoo.com](mailto:peterko01@yahoo.com)  
Subject: Opposed to Rezoning of 91.25 acres in Fulton

Dear Councilmember,

I oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

Opposition is based on substantiated concerns about:

- The influx of students into our already-full public school system
- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The general lack of existing infrastructure to sustain additional housing units

As the citizens, taxpayers, and voters of Howard County we are opposed to this rezoning and as our councilmember you should vote "no" with your constituents and not the developers. Deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.

Sincerely,  
Peter Ko  
11200 Chaucers Ridge Ct  
Laurel, 20723  
[peterko01@yahoo.com](mailto:peterko01@yahoo.com)



Howard County Council Members,

I am a 17 year-old student living in the area nearby Maple Lawn. As a volunteer for the Chesapeake Bay Foundation and Robinson Nature center, I am very interested in the environment and I am opposed to the proposed amendment to the county zoning plan, 46.002.

I would like to voice my concerns regarding the new apartment development associated with Maple Lawn. There are many factors that make this a bad idea. The main concerns I have are for the environment. During and post-construction, the new apartments pose a considerable threat to the Chesapeake Bay. The waste water runoff will be astronomical in volume and will contain harmful chemicals. All of this goes into the streams and eventually into the bay. There's also the matter of sheer water consumption. The water tower near Maple Lawn is enormous, but I doubt as to whether it was designed with additional housing in mind.

I also hear that, with the exception of the elementary school, the schools nearby Maple Lawn are hugely overcrowded due to recent redistricting. I highly doubt that they will be able to accommodate the children that will, no doubt, live in these apartments. All this in mind, how can anybody allow this project to go forward? We should stop it before it goes too far.

Sincerely,

A concerned citizen

Cooper Roireau  
11926 Queen Street  
Fulton, MD 20759  
301-725-9712

Living Amendment  
R.A-15

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April 11, 2013

*File Comp zoning*  
*pls cc: Police*  
*Shir*  
*CMBS*  
*ST*  
*46.002*

Jen Terrasa  
Council Representative  
Howard County Department of  
Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043

2013 APR 15 P 3:48  
HOWARD COUNTY COUNCIL  
RECEIVED

Re: Opposition to Amendment 46.002

I have lived at my house on Murphy Road in Fulton for over 15 years. I got married and had two children while living in this home and I thought I would enjoy living and raising my family throughout our lives. The schools were great, the traffic was minimal, and the lush green of the fields as far as the eye can see was amazing. I loved being in the country without being too far out of the city.

Several years ago, a landowner developed an area called Maple Lawn that sat on 500 acres of farmland, forcing our small town to build four traffic circles in a half mile stretch of road to attempt to accommodate all of the additional vehicles that would be driving our one main road (Route 216, Scaggsville Road). There are also a number of large buildings, commercial businesses, and fast food establishments which added a lot of distress to existing families in this one time, calm and peaceful town. Existing families were handling and managing the change as best we could, even though it forced the County to redistrict the schools (Fulton Elementary School had to redistrict 50% of its students) to help accommodate the now great number of students.

Last week we found that the same landowner is now proposing to rezone the 91 acres of farmland (across the street from the Maple Lawn development) into R-A-15 zone which is appropriate for residential: apartments (15 property units per acre). This would allow up to 1400 housing units comprised of apartments, townhouses, and single family homes to this small area. There are many reasons why this is not appropriate for our area, including:

**Traffic**— This rezoning would potentially require our roads to handle 1400 to 3500 more vehicles. How much traffic can we handle on roads that now are already busy and, oftentimes, clogged with traffic? In addition, Murphy Road is a road that neighbors have worked hard to make a successfully safe travel route, by limiting the number of vehicles that were using it as a cut through to Route 216. This new property development will encourage more drivers to use Murphy Road as a cut through to avoid not only traffic, but also construction of the development.

**Schools**—Our schools have already been redistricted last year and are operating at full capacity (the high school even has to use portable trailers to hold some classes because

the school is not big enough). Where are these new residents (or our existing residents who live across the street) going to go to school?

A large group of Fulton residents do not want to see the development of this land into such a high density housing area of our town. As the County knows, Fulton is largely farmland. We don't want to set a precedent that if this large farm area can be divided into 1340 housing units (or 15 housing units per acre), it will only be a matter of time before the next farmer to takes the reins and will have his/her property developed in similar fashion. How is this going to change the neighborhoods? Adjacent to this property is a farm of 97 acres. Will this property try to rezone for the same property code as 46.002? These reasons, coupled with the fact that the Maple Lawn development which was approved for 1340 units is only half way complete (i.e., we will see twice the amount of traffic, school shortages, and infrastructure incapacity as we already see now). How many more circles can we handle before getting too dizzy to want to stay here. This isn't what the County meant when it said we should have "gradual transition" to higher density housing.

Speaking of gradual transition, Murphy Road will soon have to endure another traffic circle (or maybe a light) at the beginning of the street and a new recreations park (equestrian center) at the midpoint of a road that is only 1 ½ miles long. The community has already had to prepare itself for a major influx of people, traffic, and business development with Maple Lawn. How are we to sit back and allow the major change happen to our community again? When I moved here, I had a farm in front of my house and a farm behind my house. Then with major property development at Maple Lawn, we have watched another small town grow within the confines of our town. What is this 46.002 going to do, make Fulton sprout and support another town? What about the nice, safe, peaceful life we've wanted for our children? Will we ever be able to find it again after all this development?

Please let the existing residents of Fulton help the County to determine a better zoning classification of this property. Perhaps an R-ED zone would help prepare existing residents with a more gradual transition to the massive building and population explosion. Please do not discount the fact that many more studies need to be completed before a decision of this magnitude is approved.

Christine Pereira

Fox, Greg

✓  
met

46.002

**From:** Hoffman, Robert <Robert.Hoffman@metronaviation.com>  
**Sent:** Sunday, May 12, 2013 10:54 AM  
**To:** Fox, Greg  
**Subject:** Zoning Amendment 46.002

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

Councilmember Fox,

I am writing to voice my opposition and concern over zoning amendment 46.002. I am opposed to a rezoning of RA-15, and instead recommend it be zoned as R-ED (2 housing units per acre). I believe it would be irresponsible to allow continued development of properties in and near my community of Fulton Maryland until we have absorbed and understood the full impact of other developments in the county, such as Maple Lawn, which is only half built. While I understand that our area is "ideal" for further development because of its proximity to Rte 29 and I-95, I remind you that Rte 29 has already become impassible in morning and evening rush hours.

The position of the developer and the Planning Board has been to approve the higher-density housing and let the other issues such as traffic, and overcrowded schools "work themselves out". Unfortunately, both my family and my neighbors will be the ones who have to live through the issues as they "work themselves out". I applaud the Council Members and the Planning Board for far-reaching thinking in documents such as Plan Howard 2030. However, many of the principles espoused there are necessarily broad and general; before specific application can be obtained, greater attention should be paid to the residents who are already acutely aware of current and impending issues.

Furthermore, the position of the Planning Board is that it is the responsibility of the citizens to negotiate for lower density directly with the developer, and in so doing, they have already yielded the high ground of negotiation to the developer by recommending a density of housing far beyond what we believe our community can accommodate. Prudence would dictate that we go through our county officials for this, and that proper studies be done in advance for environmental concerns, traffic impact, and school impact.

Sincerely,

Dr. Robert Hoffman

**ROBERT HOFFMAN**  
*Director of Advanced Research Group*  
**Metron Aviation**

**MOBILE** +1 703 338 3779  
**OFFICE** +1 703 234 0760

[hoffman@MetronAviation.com](mailto:hoffman@MetronAviation.com)  
[www.MetronAviation.com](http://www.MetronAviation.com)

✓ int 46-002  
**Fox, Greg**

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**From:** Francisco Ward <drforward@comcast.net>  
**Sent:** Sunday, May 12, 2013 12:17 AM  
**To:** Ken S. Ulman  
**Cc:** Watson, Courtney; Ball, Calvin B; McLaughlin, Marsha; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg  
**Subject:** Opposition To Rezoning The Fulton Property For High Density Housing  
**Importance:** High  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Lets get real. I live in Fulton with my wife and 5 children and my relatives all live in HC. Responsible growth is the hallmark of PlanHoward2030. You can't let short term profits trump long term quality of life issues in HC overall and Fulton in particular. Why ruin a area that is already developing (Maple Lawn 1/2 finished) by proposing to insert R15 where R2 or at most R 3 is the most appropriate residential zoning! Drive on 216 during peak travel hours and you will see problems already developing. Grid lock should not be allowed 24-7. Our schools can't absorb the type of influx R15 would bring without pushing rezoning efforts over the top - lottery busing options is not what we bargained for when I moved my family to HC in 1996 or Fulton in 2005.

What's going to happen to the other parcels in the area if we abandon HC2030 smart growth guideline? Just ruin HC as a premier place to raise your family. Drop the value of everyone else's property by more than the profits generated for a few. This type of governance is totally irresponsible!

As a physician who is active in the community with 5 children in HC sports, I come in contact with many other voters and change will be made at election time if anyone votes to ruin Fulton and HC in general. No community will be safe if R15 is even considered (even if a ploy to push for anything over R2 zoning. PlanHoward2030 was produced to make HC a sustainable place to live and work while protecting the local and regional environment. Inappropriate spot zoning changes completely contract what HC residents were asked to support with PlanHoward2030.

Please vote again harmful Growth. Our community health (and not just Fulton but all of HC) and Maryland's environmental health is at stake.

Dr. Francisco Ward  
8214 Reservoir Road  
Fulton, MD 20759

**Fox, Greg**

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✓  
ent 46.002

**From:** Cheryl Burchell <clab@eastlink.ca>  
**Sent:** Saturday, May 11, 2013 4:40 PM  
**To:** Ken S. Ulman  
**Cc:** McLaughlin, Marsha; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg  
**Subject:** Zoning Amendment 46.002

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

You need to listen to the members of SMARTFULTONGROWTH who are opposed to rezoning RA-15. To do otherwise would be irresponsible on your part. **PLEASE** let the group be heard!

✓ not

**Fox, Greg**

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**From:** Charles Noonan <charlie@chazspot.com>  
**Sent:** Saturday, May 11, 2013 3:43 PM  
**To:** McLaughlin, Marsha; Ken S. Ulman; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg  
**Subject:** Zoning Amendment 46.002

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

Hi,

I'm deeply concerned about the impact of the proposed zoning in Fulton. I think it is pretty clear that Fulton cannot manage this level of development. The traffic will be terrible, and the schools will be very overcrowded. What about the impact of the environmental pollution threatening our wells? Has that been fully considered/researched?

The smart and fair thing to do is delay filing for the zoning until there has been time to conduct all of the important studies for a project of this magnitude.

I am opposed to a rezoning of RA-15.

Thank you,

Charlie



✓ 46.002

**Fox, Greg**

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**From:** Nicole Robertson-Obas <nicolle323@msn.com>  
**Sent:** Monday, May 13, 2013 9:00 AM  
**To:** McLaughlin, Marsha  
**Cc:** Ken S. Ulman; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg  
**Subject:** Zoning Amendment 46.002

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

Dear County Council Representatives,

PLEASE STOP ALLOWING DEVELOPERS TO TAKE AWAY OUR FARMLANDS AND PEACEFUL BEAUTIFUL RURAL LIVING!! Fulton is NOT a city but a rural suburb. PLEASE leave it that way. HELP KEEP HOWARD COUNTY A UNIQUE PLACE TO LIVE.

I am very concerned about the potential development on 216 at Maple Lawn. I moved to this area for it's rural nature. Is the county going to take all the beautiful farm land away. Everyone does not desire to live in high density areas. The county wants housing for all types then that should also include those that desire a rural setting. If I wanted dense populations I would live in DC or Baltimore.

See reasons below:

- This zoning will increased traffic, influx of students to our schools and safety of students walking to school; lack of infrastructure in our town to support such an increase in people and housing units; and environmental pollution threatening our wells.
- I am opposed to a rezoning of RA-15.
- I would like to see a lower density proposed such as R- ED since the original zoning was RR one house per acre.

Please reconsider RA-15 zoning.

Thank you,  
Concerned citizen,  
Nicole Obas  
Limie Kiln Rd.

**Fox, Greg**

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**From:** Davidson, Keith E <Keith.Davidson@gdit.com>  
**Sent:** Monday, May 13, 2013 7:14 AM  
**To:** Fox, Greg  
**Subject:** Zoning Amendment 46.002

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

Honorable Council Member Fox

If the Planning Board makes a recommendation to change zoning of 91 acres across Route 216 from Reservoir High School from rural residential to R-A-15 please take into consideration the opposition of the change by current residents of the Scaggsville, South Howard County.

Our main points are what this zoning will do to our town--increased traffic, influx of students to our schools and safety of students walking to school; lack of infrastructure in our town to support such an increase in people and housing units; and environmental pollution threatening our wells We recommend it be zoned as R-ED (2 housing units per acre) and then make the developer have to fight to have it zoned higher, rather than have the citizens having to fight to have it zoned appropriately (i.e., lower density) Please delay filing for the zoning until there has been time to conduct all of the important studies for a project of this magnitude

Keith Davidson

Principal Technician, Field

General Dynamics Information Technology

240 Luke Ave. Ste. 106

JBAB Bldg 1304

Washington DC 20032

(202) 767 8571 direct

(202) 480 5041 mobile

(202) 404 6289 fax

[keith.davidson@gdit.com](mailto:keith.davidson@gdit.com)

[www.gdit.com](http://www.gdit.com)

**Fox, Greg**

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**From:** Harris, Philip <Philip.Harris@urs.com>  
**Sent:** Monday, May 13, 2013 6:41 AM  
**To:** Fox, Greg  
**Subject:** Zoning Amendment 46.002

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

Hi Greg,

I am a long time resident of Fulton and  
here are my concerns about the Zoning amendment:

I Am very concerned about the increased traffic,

The influx of students to our schools and safety of students walking to school

The lack of infrastructure in our town to support such an increase in people and housing units.

The environmental pollution threatening our wells (which I am on well water)

I am opposed to a rezoning of RA-15

I would recommend it be zoned as R-ED (2 housing units per acre) and then make the developer  
have to fight to have it zoned higher, rather than have the citizens having to fight to have it zoned  
appropriately (i.e., lower density)

I would appreciate it if you could delay filing for the zoning until there has been time to conduct all of  
the important studies for a project of this magnitude.

Thanks very much for listening.

Phil Harris

9490 Lovat RD.

Fulton, Md. 20759

Fox, Greg

✓ int

46.002

**From:** Laura Hartman <lhartman818@gmail.com>  
**Sent:** Sunday, May 12, 2013 10:19 PM  
**Subject:** Zoning Amendment 46.002 (Concerns for Fulton Building Plan)

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

To whom it may concern,

My name is Laura Hartman and my family and I just moved to Maple Lawn in September of 2012.

I've been reviewing the flurry of information regarding the potential for an apartment development/high-density infrastructure across from the Fulton schools and like many others am extremely unhappy about it. I have first-hand experience about what this can do to a great community as this was a main reason we left our previous home for Maple Lawn. I promise you, no good will come from creating a high-density development in our community.

Up until September 2012, we had been living in Alexandria, VA in a planned community called Kingstowne. We moved there when it was only 5 years old and still in the beginning phases of development, similar to Maple Lawn. It boasted all the same amenities and great living features that Maple Lawn has today and was a great place to live, until the point when they built too much. It went from being a nice, clean and safe community to one that included lots of transient residents, too much traffic and way too many retailers. All of which they promised years prior would never be an issue.

The additions of more retailers and more economical-friendly homes did nothing but destroy what we once had. And while I cannot say there was one main reason for the downfall, I can say having apartments and an overflow of living accommodations did not help. It created a more transient community where people moved in and out of constantly, and didn't have the same commitment to the community that us homeowners did. For them it was a way to reap the benefits of a great community at a cheaper price without the commitment or care. It went from a family-friendly community to one that created diversity in a bad way and that spilled over into the schools as well...another reason we left Kingstowne for Maple Lawn.

The traffic also became a huge issue. Just trying to getting around town became a nightmare particularly during rush-hour and on the weekends. Between the overflow of cars, numerous lights and crazy intersections, driving anywhere within the community became exhausting and frustrating. And I promise, it will happen to Maple Lawn as well.

I recognize that something will ultimately be built on this land, but make them single-family homes (R-ED 2 housing units per acre), something that creates longevity in the community. It saddens me to think that we left Kingstowne for a better place, away from all the negativity only to realize that this may become our reality once again.

If you would like to discuss my thoughts further, you are welcome to contact me via e-mail or cell at 703-861-3150.

Thank you for your time.

Laura S. Hartman  
Maple Lawn Resident

**Fox, Greg**

---

**From:** Jenne, Stephen (HQ-DL000) <stephen.jenne-1@nasa.gov>  
**Sent:** Thursday, May 09, 2013 2:10 PM  
**To:** Fox, Greg  
**Subject:** Proposed RA-15 Zoning for 'Maple Lawn South'

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

Dear Councilmember Fox,

I am writing to you to express my dismay at the proposed high-density rezoning request for the "Maple Lawn South" property. I understand that this request would put the residential density level for that property at its highest, when it is currently zoned at its lowest, bypassing all intermediate levels! Wow! Talk about shooting for the moon!

When we moved to Fulton 8 years ago, we knew that Maple Lawn was going to happen, but remember being comforted by the fact that it was billed as "smart growth", and gave all appearances as dense but CONTAINED to the point we could live with. Over the 8 years living here, it has been just that---enjoying the amenities that come along with Maple Lawn, while not feeling a huge impact. However, keeping in mind that Maple Lawn is only ½ built out, we are keenly aware of the fragile balance between the build-out of Maple Lawn, and the 'infrastructure impact' it is/will be having on the schools, roads and environment. This rezoning request to allow high density housing will blow that fragile balance out of the water.

I will not focus on how this rezoning request came about at the 11<sup>th</sup> hour, with no vetting through the community. That is already documented. What really matters is how will this impact the area? As a resident who lives right in Fulton, I can easily tell you how:

#### Environment

-it will negatively impact the environment. There is a major reservoir, farmland, and well water all throughout that area. Allowing high density in that area would be irresponsible. And if an attempt to make this proposed development 'environmentally friendly' or even environmentally-neutral, lots of \$ will need to be spent (ie, superior storm drains), the cost of which will ultimately be passed down to the residents. Why disrupt the natural state of the land for this? Besides that, think of the environmental impact of more cars on the road, more trash in the area, etc. This will not mesh with Howard County's 'clean' image. Our neighborhood association just adopted Lime Kiln road for regular cleaning, as we are frustrated by the increasing trash found on the road. This is no doubt due to the increasing cut-through traffic of commuters coming from/going to Maple Lawn. To imaging doubling the

amount of population and trash would be a further insult to those who wish to keep Howard county's streets looking clean.

## Traffic

-When 216 was redesigned with the emergence of Maple Lawn, some road planners got a little "mouse-click happy" with the traffic circle icon with whatever road development software tool they were using! 4 'clicks' later, traversing 216 in that short stretch from 29 to the school cluster is very frustrating, and dangerous. I could tell numerous anecdotal stories, but I imagine you have access to the statistics that would back up the number of accidents occurring in these circles. And somehow the 2 west-bound lanes turn into 1 lane RIGHT BEFORE THE SCHOOL CLUSTER, causing a daily logjam of traffic in the mornings and afternoons, when school convenes and then lets out. So I can tell you with 100% confidence that adding high density housing in that very area will make a bad problem exponentially worse. It would become a laughingstock in the annals of Howard county development. It just dawned on me also that allowing high density right across from the schools will create lots of kids walking along/across 216, which is an accident waiting to happen and at the very least will create even more delays on 216, as traffic will have to stop by crossing guards, longer cycles on the stop lights, etc.

## Schools

-While I realize that redistricting the schools is a necessary evil that needs revisiting time-to-time, there is no need to exacerbate and accelerate this thankless process. By allowing high density right across the street from the schools, kids living in that new development will obviously push out the kids that live just a little further away. We live off of Lime Kiln road, and when we moved in, I never thought Fulton would get so crowded, that we could get pushed into another school district, but that would most likely be the case. 2 years ago, our community had to fight just to keep our Elementary kids at Fulton, and this was without taking into consideration of this 'maple lawn south' rezoning request. We live so close to Fulton Elementary, but our kids would've been moved to Pointers Run, which is further away (and in the wrong direction for most who work in DC or Baltimore). But it's clear allowing high density right across from the schools will quickly put us back into the redistricting conversation, probably even having us redistricted away from Lime Kiln MS and Reservoir HS too! This impact is not fair to residents who live close to their current schools and then have the rug pulled out from under them, totally disrupting their lives by having to travel further to different schools. At a higher level, it will court many new kids into the school system, which is already bursting at the seams, yet doesn't have the tax revenue to keep building new schools. It just doesn't make sense to overcrowd the schools, and is totally preventable. And I would like to know that if, indeed, the 3 schools there are 'under capacity', why are there trailers outside?

So as I'm sure you are aware now, allowing this rezoning does not make sense on so many levels. Even though Fulton is still relatively small population wise, the fact that so many residents have spoken up about this (even though they had very little time to digest this 'under the radar' rezoning request) speaks volumes to how much of a no-brainer this is. Other than the property owner and his lawyer, I have yet to hear of ONE RESIDENT at any meeting or newspaper article commentary section who is FOR this. Allowing this high density rezoning will create an angry voter-base who will not forget who allowed this to happen. And its bad legacy would remind people years from now, "what were they thinking?"

I am confident the outcry against this will cause you to not allow the rezoning request to go through.

Thanks for listening. Regards,

Steve Jenne  
12389 Kondrup Dr.  
Fulton, MD 20759



Fox, Greg

Vmi

46.002

**From:** Shelli Cinotti <shellilord@thenightlifeband.com>  
**Sent:** Wednesday, May 08, 2013 10:38 PM  
**To:** Fox, Greg  
**Subject:** FW: Apartments in fulton

**Importance:** High

Dear Mr. Fox,

I am writing you to express my deep concerns and objections of the proposed high density apartments in Fulton on the lager Farm parcel of land.

Our family moved to Fulton thirteen years ago enamored with the 'country feel' of the town. With lots of wide open spaces, cows, farms, horses and no congestion, Fulton made for an ideal community to raise a family. It has been a quiet and safe community that, we here in the Moorsfield development, cherish as our own little slice of heaven. With the addition of the Maple Lawn community, we saw a much larger traffic footprint that made a considerable increase in volume in traffic and traffic related accidents along Rt. 216 and it's connecting roadways including Rt. 29, Johns Hopkins Road. The 'fix' was adding several traffic circles on Rt. 216, which unfortunately still confuse most drivers and don't really help the increased traffic population. In fact, at this point, there is still only one entrance into all four schools on 216 (Fulton Elementary, Lime Kiln MS, Cedar Lane and Reservoir HS). In rush hour, traffic is backed up for miles just trying to get our kids into school on time because of that poor design. I can only imagine what a mess high density apartments would cause on our overstressed roads!

During the Maple Lawn conversations, I clearly remember Mr. Greenbaum stating that Maple Lawn would not impact traffic or schools because it was going to be largely occupied by "empty nesters". Really?? Within just a few short years our entire community was redistricted to Pointers Run ES because of that development. I realize that there will always be growth, but the fact of the matter is that the negatives far outweigh the positives in the rezoning of the parcel in question. Not only would it negatively impact our traffic, our reservoir and our environment, but it would clearly negatively impact our school system (again), forcing another redistricting, as well as seriously stress our septic systems and wells. We residents pay approximately \$6,000 a year in property taxes and it is our right to speak out against building that is strictly for selfish gain. It is only good for lining the pockets of the property owner, lawyers and builders that are looking at this project from a monetary position only.

There are many other options that would make the property owner very wealthy without compromising the entire community as a whole. What about the common good? Why not consider the senior community that was discussed years ago? That would bring in the money but not increase the traffic or school problems. How about the 3 acre Single Family Homes that were discussed? Certainly 50 new houses would be much more accepted than a mix of over 1,300 houses, townhomes, condos and high density apartments no matter how 'high end' or aesthetically pleasing they may look. How about a park or community center for our children? The closest parks we have now are off Rivers Edge Road up Rt. 29 North outside the community or down Hall Shop Road in Highland.

I haven't mentioned anything about crime, but you know as well as I do that wherever there are apartments, there is a significant clime in the crime rate. Half the time, we go to bed without locking our doors. And although we don't make a practice of it, it is certainly a very comforting feeling knowing that there is next to no crime in our area.

Please strongly represent the Fulton community as being opposed to the revised zoning plans. It does not make sense long term for this community.

Sincerely,

Shelli & Anthony Cinotti  
11801 Wayneridge Street  
Fulton 20759  
301-490-5492

**Knight, Karen**

ent ✓ 46.002

**From:** C J <t18tranny@yahoo.com>  
**Sent:** Tuesday, May 07, 2013 10:53 AM  
**To:** Fox, Greg  
**Cc:** Danielle Eastridge; shellilord@thenightlifeband.com; melmck@verizon.net; melmck@von.neerizt  
**Subject:** Apartments in fulton

Dear Mr. Fox,

I am writing you to express my concerns and disapproval of building apartments in Fulton. I am sure you have heard many opinions on this matter. I have been a resident of Fulton since 1998 when my brother and I built a house in the neighborhood of Mooresfield. My property backs up to the actual "Yager Farm" currently known as "Maple Farm". I purchased the property from my father who bought it in 1966 when he moved here(Maryland) from California. I grew up in West Laurel, which was a nice neighborhood when I was little, but I noticed it starting to change; schools started to go downhill and neighborhood crime elevated. I always thought when I graduated college, I needed to move out of Maryland, but really, I just needed to move out Laurel. I feel extremely lucky that I was able to build a house on a 1 acre lot in Howard County, where we have great schools, quiet neighborhoods, country roads, and room to breathe. We also have the convenience of the cities of Washington and Baltimore near by, but feel like we live in the country. I pay nearly \$6000 in property taxes a year, but feel it's worth it to have the neighborhood, community, and schools to raise a family in. I was not happy to learn when Maple Lawn project was introduced back in early 2000 and watched as the farmland was transformed into, townhouses, professional buildings, businesses, and single family homes spaced so close together. I watched the schools being built and added on to almost immediately to accommodate the rapid growth in families with children. Traffic circles went in, roads were widened, and bridges were built and 5-10 minutes were added to my commute. I knew there would be some change in such a desirable area to live. I have accepted the Maple Lawn community project with the understanding that all other housing was promised to be low density in Fulton by the builder of Maple Lawn. Once again things have changed cause there is money to be made. Apartments just don't make sense, no matter how high end or architecturally pleasing they appear in Fulton. Fulton is relatively rural area and people move here for that specific reason. The roads, schools, environment, and the residents would all be effected in a negative way by this plan. Apartments should be built in a more city-like areas like Columbia or Jessup where people want to be close to everything like shopping, public transportation, gyms, etc. The parcel in question is zoned for single family on 3 acre lots for a reason and I see absolutely no good reason at all to change this zoning. This apartment project does not make sense, but it would make dollars and I truly believe this is the only agenda both the builder and land owner care about. I will be very involved in this fight and will remember how things end up when it is time to vote. We need strong representation FOR the people and I hope you and your fellow colleagues are up for the job. I speak for the entire Mooresfield neighborhood which is 110 families strong. Thank you for time in reading this email and please forward this to the other members of the board.

Yours truly,

Thomas J. Huber  
11725 Wayneridge Street  
Fulton, Maryland 20759  
301-617-9388

Fox, Greg

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gt  
✓

46.002

**From:** Victoria Downing <Victoria@remodelersadvantage.com>  
**Sent:** Tuesday, May 07, 2013 11:20 AM  
**To:** Fox, Greg  
**Subject:** No apartments in fulton

Greg, I believe you're on our side but I want to reiterate that building apartments on that parcel in Fulton is a bad idea! The traffic in the mornings is crazy already. The effect on the environment and the reservoir could be tragic. The school campus cannot handle the inflow. There are many reasons not to do this. . . and it seems as though it's being ramrodded through. Please do all you can to help us stop this development.

Victoria Downing  
President  
**Remodelers Advantage Inc.**  
14440 Cherry Lane Court Suite 201  
Laurel, MD 20707  
301-490-5620 x105  
[Victoria@RemodelersAdvantage.com](mailto:Victoria@RemodelersAdvantage.com)

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Fox, Greg

✓ sent 4/6.002

**From:** Melanie McKibbin <melmck@verizon.net>  
**Sent:** Tuesday, May 07, 2013 4:42 PM  
**To:** Fox, Greg  
**Cc:** zaghabconsulting@comcast.net; Charlotte Hoyson; Cheri Horne; Christina Mudd; Colleen Green; Debbi & Matt Lavine; Kathy Stanley; Katie Davis; Shelli Cinotti; tammy hobbs; Tom Huber  
**Subject:** Maple Lawn 2

Dear Mr. Fox,

I live in Fulton, MD...the Mooresfield Development in particular. I am writing and pleading for our representatives to put a stop to the continuous building that is happening in and around Fulton.

My Husband and I moved to Fulton as newlyweds in 1993 to escape the craziness of Silver Spring. We purchased a single family home on 2 acres in the Mooresfield Development that backs to the current lager Farm. Our reason for moving to Fulton was for the open space, the quiet of the area, and the school systems knowing we would eventually have a family. We could see the stars and hear the crickets at night, and during the day, we could hear the birds.

Then came Stewart Greenbaum and Maple Lawn. There went our dark skies at night, and the sounds of nature only to be replaced with lights from Maple Lawn lighting the skies and the constant sound of trucks backing up and the sound of bangs from hammers and trucks "dumping" supplies in the continuous building of Maple Lawn. In going to one of the initial meetings regarding the building of Maple Lawn, I will never forget Mr. Greenbaum replying to a question about the overcrowding of the school system by stating "most of the homes in Maple Lawn will be empty nesters"...I will never forget this because even then I knew "empty nesters" do not buy 3000-5000 SF homes with 3-4 levels of stairs. It made no sense. Today, the elementary kids in our neighborhood, who have a view of the school campus and could walk there if not for the farmland, are being shipped to another school in another town. We were lied to once before, should we will be lied to again?

I understand that times change, things develop, but the only people profiting from this RA-15 rezoning are the lawyers, the developers and of course, the owners. This development will take an ever increasing toll on our environment, our infrastructure, our public services such as police and fire, and the lifestyle of the people who live and work in Fulton, who chose Fulton because of the way it currently is...not the future Rockville it is becoming.

When does it end? When Howard County runs out of property? How could something zoned as 1 per 3 acres turn into 15 per acre? This is completely self serving and EVERYONE KNOWS IT, even our representatives. Please do what is right for all of Howard County, and Fulton in particular and help to stop this zoning.

I thank you for your consideration and time,

James and Melanie McKibbin  
7521 Cherry Tree Drive  
Fulton, Maryland 20759  
(301)497-1584

ox, Greg

Vent

46.002

**From:** Katie Davis <teamdavis5@verizon.net>  
**Sent:** Tuesday, May 07, 2013 11:12 PM  
**To:** Shelli Cinotti  
**Cc:** 'Melanie McKibbin'; Fox, Greg; zaghabconsulting@comcast.net; 'Charlotte Hoyson'; 'Cheri Horne'; 'Christina Mudd'; 'Colleen Green'; 'Debbi & Matt Lavine'; 'Kathy Stanley'; 'tammy hobbs'; 'Tom Huber'  
**Subject:** Re: Maple Lawn 2

Way to go, Melanie! Do we need to send things to ALL the council members? Don't all the council members have a vote on this proposal?

Katie

On May 7, 2013, at 5:40 PM, Shelli Cinotti <[shellilord@thenightlifeband.com](mailto:shellilord@thenightlifeband.com)> wrote:

Well said, my girl. Now let's see if the county representatives do what is right for the 'common good' of our community or whether they will opt for what puts more money in their pockets no matter the outcome for our town.

Shell

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**From:** Melanie McKibbin [mailto:[melmck@verizon.net](mailto:melmck@verizon.net)]  
**Sent:** Tuesday, May 07, 2013 4:42 PM  
**To:** [gfox@howardcountymd.gov](mailto:gfox@howardcountymd.gov)  
**Cc:** [zaghabconsulting@comcast.net](mailto:zaghabconsulting@comcast.net); Charlotte Hoyson; Cheri Horne; Christina Mudd; Colleen Green; Debbi & Matt Lavine; Kathy Stanley; Katie Davis; Shelli Cinotti; tammy hobbs; Tom Huber  
**Subject:** Maple Lawn 2

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When does it end? When Howard County runs out of property? How could something zoned as 1 per 3 acres turn into 15 per acre? This is completely self serving and EVERYONE KNOWS IT, even our representatives. Please do what is right for all of Howard County, and Fulton in particular and help to stop this zoning.

I thank you for your consideration and time,

James and Melanie McKibbin  
7521 Cherry Tree Drive  
Fulton, Maryland 20759  
(301)497-1584

Bloor  
46.002

**Fox, Greg**

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**From:** Fox, Greg  
**Sent:** Saturday, March 30, 2013 2:18 PM  
**To:** M Bloor  
**Subject:** RE: Vote NO against 46.002

Ms. Bloor:

Very nicely written. Hopefully, you received my comprehensive zoning update which states my opposition to the R-A-15 zone. If you have not, please let me now and my office will get it to you.

Also, if you have not done so already, I would encourage you to share your concerns with Marsha McLaughlin (Director, Planning and Zoning), the other council members, the county executive and the Planning Board. I would also encourage you to testify at the hearings that are still taking place. I have made Ms. McLaughlin aware of both mine and the neighbors of the property frustrations with the untimely notification. I have encouraged her to hold a third hearing that would be on or after April 16.

As an aside, you should be aware that in addition to this request, there are likely to be 210 housing units built in the near future on already zoned MXD-3 property (no zoning change needed) around the Chic-Fil-A, 90-150 units on the Buch Property just north of the Cherry Tree Shopping Center (depends if they get R-A-15 or R-A-25...I could support the R-A-15 there based on a number of factors, but not R-A-25) and 50 or 60 additional age restricted units off of Ice Crystal Drive. That is all in addition to what has not been completed in Maple Lawn.

I hope this helps.

Regards,

Greg

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From: M Bloor [mishook7@gmail.com]  
Sent: Tuesday, March 26, 2013 2:38 PM  
To: Fox, Greg  
Subject: Vote NO against 46.002

Dear Council Member Fox,

I am writing to urge you to vote No against the proposed amendment 46.002, the rezoning of the lager farm field across the street from Fulton Elementary School on Route 216. I am a 12 year resident of Howard County and I currently live in your District on Murphy Road, directly adjacent to the proposed development.

I was extremely unhappy to receive notification of this proposal on March 16th 2013, which is only 11 days before the first board meeting on March 27th, contrary to the DPZ Comprehensive Zoning Process guidelines posted online, which specifies the DPZ shall send notice to all adjacent property owners 30 days in advance of the hearing.

The time to think about the appropriate way to develop this property is NOW, not when the development plans are submitted. Once you rezone to R-A-15, there is likely nothing to stop the developer from trying to get the maximum economic payout by shoehorning multiple high-density apartment complexes and townhomes on every square foot available.



Consider the inconsistencies and impact of the proposed development:

- **Consistency of Development With Surrounding Areas:** There is no property adjacent to the farm site in any direction that is even close to the density of R-A-15, so it is completely inappropriate to put it there since there is no transitional nature from the single family residences along Murphy to a higher density. In fact, the DPZ is currently rejecting other proposed map amendment applications due to similar transitional issues within a neighborhood (e.g., 38.004 and 38.012), which the DPZ notes that the property being petitioned for mobile homes is in a single family detached neighborhood. Similarly, amendment 28.001 is not supported for development from RR-DEO to B-1 because it “does not adjoin retail”.
- **Density:** The Density of Maple Lawn is zoned RR-MXD-3 which allows for 3 dwellings per acre. 46.002 would allow for a density of 15 dwellings per acre, which is 5 times the density of Maple Lawn and absurdly high for a space ~ 91 acres!
- **Fulton/Lime Kiln/Reservoir School Overcrowding:** The Maple Lawn community is only about 50% complete and already Reservoir High School is projected to be at 100% capacity by 2015, only TWO YEARS from now (Reference: HCPS Supplement to 2012 Feasibility Study). And that is without this new R-A-15 complex!
- **Traffic Backups:** As a resident of Murphy Road, I currently have to wait 5 minutes to take a right onto 216 during the morning rush. With high density housing resulting from the 46.002 proposal, hundreds of children will live in the school “walking zone”, necessitating a decrease in traffic speed from 45 mph to 15- 25 mph and the traffic light would need to accommodate extra time for crossing guards/children. In addition, since all three schools are on the campus (elementary, middle, and high), this speed limit would be in effect for the entire rush hour period (07:15 - 09:30 and 14:10 - 16:00). This would bring traffic to a complete standstill along 216, which is a route used by many to shortcut the commute between Howard and Montgomery Counties.
- **Impact to Well Water Tables for Current Residents on Murphy Road:** Residents along Murphy Road have well and septic on ~1 acre lots. By covering the entire farm field with apartments, townhouses, and asphalt, the impact on the well water table is likely to be significant, not to mention the possibility for contaminated water. In addition, Murphy Road would then become the only road with well and septic, surrounded by public sewer and water available to St. Paul’s Lutheran Church and now this new proposed development. If you are intending to make this area a high density area, then be consistent and provide the same zoning and public water and sewer services to those along Murphy Road. You can’t have it both ways and keep our road in an isolated pocket and call it ‘rural’, because it won’t be.
- **Contrary to the Resource Conservation Initiative Highlighted in PlanHoward 2030:** Obliterating farmland and replacing it with jam-packed apartment complexes is not consistent with the general plan in which “the land and character of the Rural West will be protected through strategies to enhance the farm economy and to balance agricultural, residential, and commercial uses”. Replacing all local farm land in Fulton with Maple Lawn type high-density housing and apartments is NOT a balanced approach, it is an approach that is driven by financial gain.

I do not begrudge the owners the right to develop their property, but the DPZ needs to provide reasonable zoning guidelines that are consistent with the infrastructure limitations and zoning of adjacent properties. R-A-15 is a completely inappropriate choice for all of the reasons highlighted above. Please vote NO against proposal 46.002.

Many residents along Murphy Road and in the Greater Beaufort Park Citizens Association are working together to bring attention to this inappropriate zoning request. Please preserve the character of the city of Fulton and stop it from growing into a congested suburban sprawl with traffic backups and overpopulated schools.

Sincerely,

Michelle Bloor

mishook7@gmail.com<mailto:mishook7@gmail.com>

Knight, Karen

✓ 46.002

From: sandcstrick@gmail.com  
Sent: Saturday, March 30, 2013 1:04 PM  
To: Fox, Greg  
Subject: deny rezoning land in Fulton to R-A-15

Data from form "Contact Howard County Government" was received on 3/30/2013 1:04:23 PM.

Contact Howard County Government

Field	Value
HCGEmailAddr	<a href="mailto:gfox@howardcountymd.gov">gfox@howardcountymd.gov</a>
YourEmailAddr	<a href="mailto:sandcstrick@gmail.com">sandcstrick@gmail.com</a>
Name	Katherine Strickland
Subject	deny rezoning land in Fulton to R-A-15
MessageBody	<p>Dear Mr. Fox: We, the citizens, taxpayers, and voters of Howard County strongly oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.) We are opposed to this proposed land rezoning based on the following concerns:</p> <ul style="list-style-type: none"><li>• Increased traffic on already stressed and congested roads near this property-- It is obvious from the morning and evening traffic patterns that the majority of Howard County residents work in D.C., or at Fort Meade (not Baltimore). Consequently, all of the major north/ south and east/ west commuting routes are already gridlocked during rush hour. And Route 29 is no exception. Adding an additional 1,000 plus cars will only exacerbate the problem to the breaking point. On Route 216, we already have to contend with four traffic circles in less than two miles to accommodate the additional traffic generated by Maple Lawn, are we now going to have to deal with a fifth one for apartment dwellers? Getting out of Murphy and Lime Kiln Roads onto to Rt. 216 will become impossible.</li><li>• The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland-- This is especially critical to the immediate neighbors of this land parcel who must rely on wells as their only water source. Plus, the area runoff goes directly into the reservoir which will affect of all of the people serviced by the WSSC.</li><li>• The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure.</li><li>• The influx of students into our already full public schools-- Where will our children be bused???</li><li>• The general lack of existing infrastructure to sustain additional housing units. This really needs to be fixed before approving any rezoning. Please consider all of the ramifications to everyone involved with this decision and deny rezoning the land to R-A-15.</li></ul> <p>Sincerely, Katherine Strickland</p>

Email "deny rezoning land in Fulton to R-A-15" originally sent to [gfox@howardcountymd.gov](mailto:gfox@howardcountymd.gov) from [sandcstrick@gmail.com](mailto:sandcstrick@gmail.com) on 3/30/2013 1:04:23 PM.

Knight, Karen

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✓ 46.002  
~~46.002~~  
Hiden

From: Kevin Hiden <hiden@comcast.net>  
Sent: Friday, March 29, 2013 9:12 AM  
To: Fox, Greg  
Cc: Knight, Karen  
Subject: Murphy Road Citizens & Mr. Erskine meeting

Greg,

Brief update,

Mr. Erskine did call yesterday around 2:00 Pm and offer to meet with some of the folks or as many as we wanted. I set it up for 1:00 Pm today and expressed my concern that I didn't want to be the only one there. Several of the neighbors are skeptical or nervous about meeting and giving away top secret information that we have?? After several of the neighbors said it was not a good time for them , Good Friday, kids home on break they said they couldn't meet, I didn't want to be the only one in attendance and appear to be the representative to the group so I emailed Mr. Erskine and the contract purchasers that he had copied on an earlier email so they would know last night the 1:00 PM Friday meeting was off.

I am out of town next week with a mission trip to North Carolina to rebuild a home from the Hurricane Irene storm so I am unavailable. The neighbors have spoken to a few attorneys about possible hiring an attorney to represent them. They would like an attorney to attend the meeting with the, understandable.

My opinion is that the meeting would be a good start to a discussion on finding some middle ground, a few of the neighbors want 0, nothing, nada to happen to the farm property. Possibly the attorney can encourage them to discuss possibilities with the contract purchasers and look for some middle ground if possible.

Thanks, Kevin

Kevin Hiden  
KH Real Estate  
Design & Development  
PO Box 141  
Fulton, MD 20759 USA  
301-461-7085

46.002

✓  
**Knight, Karen**

*Comp Zoning*

**From:** Kevin Hiden <hiden@comcast.net>  
**Sent:** Saturday, March 16, 2013 11:59 AM  
**To:** Fox, Greg  
**Cc:** Knight, Karen  
**Subject:** FW: Apartments moving in our farm???

Greg,

This was sent to me by several of the neighbors, do we have any options here, Maple Lawn has already impacted us enough, do we have to have apartments and increased traffic and overcrowding at the schools?

Rt 216 can't even handle the Grace Community Church when they let out, every week there is another accident on the circle? Have they done a traffic impact study? Are they required to? As soon as the HOV lane is added to rt 95 and rt 29 then we could consider more density? T 29 is failing now at rush hour? How can they add more?

The neighbors are fired up. Thanks, Kevin

Kevin Hiden  
GBPCA  
President  
Po box 201  
Fulton, MD 20759 USA

Hi Murphy Road Neighbors--

For your information, most of us received a letter today regarding the introduction of apartments to the farm on Murphy Road behind our houses. They are trying to rezone the farmland into "an apartment complex." We knew that something would eventually be built on the farm lot, we just didn't expect such an influx of people that an apartment complex would bring. The land is currently zoned for Rural Residential-Density Exchange Option (farmland), but our letter informed us that the proposed rezoning of this land will make the 91 acres of farmland zoned "to accomodate additional residential density consistant with PlanHoward 2030, calling for the reduction of land resourses by promoting more compact development in appropriate targeted growth and revitalization areas."

This is a quite a quandary we are in. The letter states that there are 2 pulic hearings regarding this rezoning proposition and we are asking that we all try to attend these meetings to hear what is proposed and, perhaps, speak our minds about this land rezoning issue and its repercussions to our traffic patterns, schools, shopping, etc. I am attaching a copy of this letter for your information.

I am open to meeting about this to determine if there is anything we can do to prevent this, although, I am not sure we are in any position to change the proposition. Please contact your neighbors and let them see a copy, if you can. If anyone has ideas on how to approach this new building plan, please reply to us all and we can kick things back and forth. Thanks and good luck to us all?!!#??

Christine Pereira

46.002

**Knight, Karen**

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**From:** Kevin Hiden <hiden@comcast.net>  
**Sent:** Friday, March 22, 2013 5:44 PM  
**To:** Fox, Greg; Knight, Karen  
**Subject:** Murphy Road Apartment Meeting. FW: Rezoning

Greg,

I didn't want to swamp you with all of the back and forth, here is a short summary that Colin greene and I had earlier today. Also the links to two websites they have set up.

Thanks, Kevin

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**From:** Colin Greene [mailto:colin.greene@hok.com]  
**Sent:** Friday, March 22, 2013 10:24 AM  
**To:** Kevin Hiden  
**Subject:** RE: Rezoning

Thanks, Kevin.

A few thoughts – although I realize how different this development is through the lens of our own personal views and our different proximities to the site...but, permit me to be honest and brief.

I would encourage your counsel to check some of the “substantiations” on the petition sheet. Flat out, I don't think they are true, and more, I don't think they are substantiated (with data) or rectifiable with new development. But your counsel will probably be able to guide you through all that...personally, I find A LOT of problems with the wording.

The website does NOT reflect the residents of Fulton, MD, as is stated, rather emphatically. It may reflect the feelings of “some”, but it's leaping to “all” but not putting a qualifier in there. I live in Fulton, and neither this website, nor the talking points reflect my view...or the views of many more of my neighbors. Again, I'd recommend your counsel help out with that, too, in the interest of accuracy and fairness.

I won't offer any further advice on these matters, as they are better handled by your counsel, and I need now to focus my energy on my own neighborhood's discussion topics, etc.

Best of luck. And thank you for your candor. I realize this is a tough one for everybody and realize that we may disagree, but I sincerely hope for the right resolution.

Regards,

Colin Greene

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**From:** Kevin Hiden [mailto:hiden@comcast.net]  
**Sent:** Friday, March 22, 2013 9:50 AM  
**To:** Colin Greene  
**Subject:** RE: Rezoning

<http://stopfultonapartments.info/>

<http://www.ipetitions.com/petition/stopfultonapartments/>

Colin, This is my personal summary, not speaking for GBPCA. The meeting went on for about two hours total and they developed some common talking points which are on the petition website. They developed a website and set it up last night and will putting links and video footage of traffic. They are speaking to counsel today that may represent them, I suggested this strongly, they have spoken with the former attorney that represented the opposition to Maple lawn Farms and he is interested. We discussed the need for a traffic professional engineer, environmental engineer or impact report and impact on already overcrowded schools. Lack of sufficient infrastructure, roads, sidewalks and utilities. Lack of public transportation and the safety of the children with the increased traffic. Some of the neighbors from the murphy road area have had conversation with some of the lagers, I don't know which ones.

There is an attorney on Murphy Road, Chris Seldalk I believe is his name and another Christine Pereira who seem to be the leading voices so far.

Let me know how I can assist, thanks, Kevin

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**From:** Colin Greene [mailto:colin.greene@hok.com]  
**Sent:** Friday, March 22, 2013 9:23 AM  
**To:** Kevin Hiden  
**Subject:** RE: Rezoning

What was the outcome of your meeting last evening? Do you guys have an official or unofficial opinion you'd care to share?

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**From:** Kevin Hiden [mailto:hiden@comcast.net]  
**Sent:** Thursday, March 21, 2013 12:26 PM  
**To:** Colin Greene  
**Subject:** RE: Rezoning

Colin,

Thank you for your time and quick response. If you have 20 or 30 minutes I will come to any location that is good for you. I work out of my house on reservoir road and our community association, GBPCA is meeting tonight at Sandy Postman's house, 8523 Edenton rd at 7:00 PM. Becca apparently lives off of Murphy road and we have had email correspondence and a brief telephone conversation. We are attempting to coordinate the most effective way to correctly challenge and organize the proposed zoning changes. We have not hired any counsel or attorney.

Any help or time is greatly appreciated so we kick this off on the right foot.

Thanks, Kevin  
Cell 301.461.7085

Kevin Hiden  
GBPCA  
President  
Po box 201  
Fulton, MD 20759 USA

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**From:** Colin Greene [mailto:colin.greene@hok.com]  
**Sent:** Thursday, March 21, 2013 12:12 PM  
**To:** Hiden@comcast.net  
**Subject:** Rezoning

Mr. Hiden – I was given your contact info from Seni. I'm happy to discuss my thoughts on the re-zoning application. However, I'm at work all day and am slammed with a lot of business stuff today – and work comes first. I would be happy to communicate via email, since I can't commit to any particular time...feel free to send me a note!

I also received a list of questions (and provided answers to via email) from Becca Salkeld. Not sure if you know one another. She is from Hunterbrooke. I don't know her, except via her email to me asking some questions and for my opinions. In any case, her last line was: There is a meeting tonight in the Greater Beaufort Park area to discuss and organize. Are you all from the same HOA or group?

Thanks!

Colin Greene



Knight, Karen

46.002

From: santa8357@yahoo.com  
Sent: Tuesday, March 26, 2013 6:55 PM  
To: Fox, Greg  
Subject: Compressive Zoning

add to  
Maple Lawn  
list

read you e-mail about the compressive zoning. I also read your recommendations.

The community tried to negotiate with the developer of Maplelawn. They made us believe that they were serious about a proposal the community made. They asked us to wait to conclude the negotiation on density of the lots. The Community waited in good faith.

The Community waited in good faith on what the developer said. Many week later they came back and refused the Community offer. THE COMMUNITY FELT THEY JUST STALLED FOR TIME, AND WERE NOT SERIOUS ABOUT THE OFFER. AS A RESULT, THE COMMUNITY COULD HAVE BEEN BETTER PREPARED IF THEY DID NOT LOSE VALUABLE TIME BECAUSE THE DEVELOPER DID NOT NEGOTIATE IN GOOD FAITH.

PLEASE! PLEASE! BE AWARE OF THIS AND BE AWARE OF THE DEVELOPERS TRICKS!!! Dick Talking is an incredible lawyer. He knows how to get his way.

Santa Ottens

Knight, Karen

**From:** Fox, Greg <Greg.Fox@Constellation.com>  
**Sent:** Sunday, March 17, 2013 3:26 PM  
**To:** Becca Salkeld  
**Cc:** Steve Battista; Steve & Jean Battista; paul spelman; Elizabeth Broullire; Tommy Broullire; Mary Ellen Salkeld; Julie Sisk; Scott Salkeld; ~~Fox, Greg; Knight, Karen~~  
**Subject:** RE: Proposed Rezoning for Apartments on Iager Farm

Becca:

Thanks. Would it be okay if I have my assistant add you and the others on your list to our District 5 newsletter? I am actually in my kitchen drafting a special edition of the newsletter dealing with the Comprehensive Zoning Process that will help you understand what is going on as well as information on how to support or oppose any of the numerous changes throughout the county that are being proposed.

I will also be providing some specific information surrounding the two most controversial properties that have requested changes in District 5, the Maple Lawn Property and the Woodmont Academy property. This should help you in your and many other's efforts. Also, you might want to touch base with Kevin Hiden (Beaufort Park) who is working with his community. They were the ones that successfully negotiated how the Maple Lawn development occurred in the first place.

Please respond to Karen and me (my Council email) if we can add you to our list. I have both of our emails in the "CC".

Thanks,

Greg Fox  
Phone 410.470.2513  
Mobile 443.690.6141  
Director - Business Development  
Efficiency Made Easy

**Efficiency Made Easy™**  
By Constellation



46.002

Comp Zoning

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**From:** Becca Salkeld [mailto:beccasalkeld@yahoo.com]  
**Sent:** Sunday, March 17, 2013 3:18 PM  
**To:** Fox, Greg  
**Cc:** Steve Battista; Steve & Jean Battista; paul spelman; Elizabeth Broullire; Tommy Broullire; Mary Ellen Salkeld; Julie Sisk; Scott Salkeld  
**Subject:** Proposed Rezoning for Apartments on Iager Farm

Hi Greg. I hope all is well. I recently received the attached letter, from a neighbor on Murphy Road, regarding development of the farmland on 216. Rezoning of this land to accomodate high density housing would have a tremendously adverse effect on the traffic on 216, the schools and the natural environment. Do you have additional information on this matter? Are you aware of the type of "apartments" being considered or the progress that has been made by the land owner in his pursuit? Is there advice you can give on how to gather additional information and take steps to prevent the passage of the rezoning proposal?

I have done some initial research which I have included below. Anything you can offer would be appreciated.

The zoning request form states the justification for the requested rezoning of this property is consistent with Plan Howard 2030 Policy 6.1 and 6.5. Where can I find policies 6.2, 6.3, 6.4, etc. to see if it is consistent with those too? I have found the general provisions for the Plan Howard 2030 where the legislative intent is listed. There are 8 intentions, which I've listed below.

1. To provide adequate light, air and privacy; to secure safety from fire and other danger, and to prevent over-crowding of the land and undue congestion of population;
2. To protect the character, the social and economic stability of all parts of the County; to guide the orderly growth and development of the County, and to protect and conserve the value of land and structures appropriate to the various land use classes established by the General Plan for Howard County, and by these comprehensive zoning regulations;
3. To promote the most beneficial relationship between the uses of land and structures, and the road system which serves these uses, having particular regard for the potential amount and intensity of such land and structure uses in relationship to the traffic capacity of the road system, so as to avoid congestion in the streets and roadways, and to promote safe and convenient vehicular and pedestrian traffic movements appropriate to the various uses of land and structures throughout the County;
4. To provide a guide for public action in the orderly and efficient provision of public facilities and services, and for private enterprise in undertaking development, investment and other economic activity relating to uses of land and structures throughout the County;
5. To provide for adequate housing choices in a suitable living environment within the economic reach of all citizens;
6. To provide open space that helps preserve natural, environmental, historic, architectural and other landscape resources of the County as well as providing adequate space for recreation;
7. To ensure that all development and land uses protect or enhance the natural, environmental, historic, architectural and other landscape resources of the County, especially highly fragile and environmentally important features such as floodplains, wetlands or steep slopes.
8. To preserve agricultural land.

My initial interpretation is that the zoning request in question goes against many of these intentions, especially 1, 3, 6, 7 & 8. If passed, rezoning would also negatively impact all of us who have chosen to live in this small, quiet, rural community.

Regards,  
Becca

This e-mail and any attachments are confidential, may contain legal, professional or other privileged information, and are intended solely for the addressee. If you are not the intended recipient, do not use the information in this e-mail in any way, delete this e-mail and notify the sender. -EXCIP

✓ 46.002

**Fox, Greg**

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**From:** fnichols <fnichols1@verizon.net>  
**Sent:** Tuesday, March 26, 2013 11:47 AM  
**To:** CouncilMail; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg; Chaconas, Terry; Pruim, Kimberly; Maxfield, JoAnn; Clay, Mary; Knight, Karen; LeGendre, Stephen; Glendenning, Craig; King, Denise; Regner, Robin  
**Subject:** Please deny Rezoning the land R-A-15

Dear Council Members, Representatives and Administrators,

As citizens, taxpayers, homeowners in Howard county and residents in Fulton, Maryland we strongly oppose the rezoning of the land and subsequent rental apartment development proposed by R-A-15 on the Murphy Road and Maple Lawn water tower land. The loss of valuable farmland will be greatly affected.

We have lived in Howard County for over 30 years and have seen the traffic increase tremendously. If you are traveling to work in Washington, D.C. in the morning between 6:30 and 10:00 a.m., the traffic is horrendous. It can take, at the least amount; 40 minutes to get to the Metro stop in Silver Springs on a good day and on a bad day can be upwards of an hour. Then you have to add on to that additional time to get to D.C. With additional housing especially apartments this will increase remarkable with the addition of 2400-3600 vehicles. The emissions and air quality will be greatly diminished. In an age where, allergies and air quality is so important this will have a definite adverse impact. In addition, in Fulton, we already have a problem with water. This will only increase with this proposal.

The general lack of existing infrastructure to sustain additional housing and the already overburdened school system in our area will be greatly affected and overstressed.

Please deny rezoning the land to R-A-15, thus eliminating the threat of apartment development.

Sincerely,

Peter Nichols

Fotini Nichols

Knight, Karen

✓ 46.002

**From:** akhan8118@hotmail.com  
**Sent:** Monday, March 25, 2013 6:29 PM  
**To:** Fox, Greg  
**Subject:** Rezoning of 91.25 Acre farmland in Fulton from RR-DEO to R-A- 15

Data from form "Contact Howard County Government" was received on 3/25/2013 6:28:28 PM.

Contact Howard County Government

Field	Value
HCGEmailAddr	<a href="mailto:gfox@howardcountymd.gov">gfox@howardcountymd.gov</a>
YourEmailAddr	<a href="mailto:akhan8118@hotmail.com">akhan8118@hotmail.com</a>
Name	Mir Asgar Ali Khan
Subject	Rezoning of 91.25 Acre farmland in Fulton from RR-DEO to R-A- 15
MessageBody	<p>Mr. Fox, I am writing to you regarding the rezoning of the 91.25 Ac. property in Fulton. I strongly oppose this move since it is going to cause traffic congestion, serious environmental impacts, school overcrowding and infrastructure deficiencies. The biggest impact from this rezoning is the impact to the Patuxent watershed which is the source of drinking water. The area on the other side of the river in Montgomery County has zoning restrictions to address this impact. The zoning is single family with no public sewer to discourage development. I am extremely concerned at the lack of environmental sensitivity for this area. The environmental impact from this combined with the other issues will be detrimental to the area. As a long time resident of Fulton and Howard County Taxpayer I strongly oppose this development. Thanks.</p>

Email "Rezoning of 91.25 Acre farmland in Fulton from RR-DEO to R-A- 15" originally sent to [gfox@howardcountymd.gov](mailto:gfox@howardcountymd.gov) from [akhan8118@hotmail.com](mailto:akhan8118@hotmail.com) on 3/25/2013 6:28:28 PM.

✓  
46.002  
**Knight, Karen**

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**From:** Corinna Dragulescu <corinna0607@gmail.com>  
**Sent:** Tuesday, March 26, 2013 1:48 PM  
**To:** PlanningBoard; Fox, Greg  
**Subject:** Please deny zoning amendment 46.002

March 26, 2013

Mr. Greg Fox:

We, the citizens, taxpayers, and voters of Howard County oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

The majority of Howard County residents in this area are opposed to this proposed land rezoning, and that opposition is based on substantiated concerns about:

- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The influx of students into our already-full public school system
- The general lack of existing infrastructure to sustain additional housing units

I am particularly troubled by the effect this will have on the area schools. We have just seen a huge redistricting shift from West to East at the elementary school level. Almost 50% of the Fulton ES and surrounding Elementary School's student bodies changed. By the time the Maple Lawn development is complete, Fulton ES will be over 100% capacity and Reservoir High school will be over %116. Once a school exceeds 115% it is considered closed to further development in the area. Please take this fact under consideration. It is not hard to argue that the possible 1,365 apartment units could yield approx. the same number of children into the system as Maple Lawn yielded (about 300 into the Elementary school). Receiving 300 new kids at Fulton ES, which has a capacity of 772 kids, means another 50% shift has to occur. Looking at the school polygon maps, neighborhoods would have to be split to get anywhere near 300 kids. Parts of the Maple Lawn community, which has the highest density of students, would have to be split as well to make this work. Alternatively the 300 kids that just came from Hammond and Gorman could be sent back East, creating huge crowding issues in the east again, which is not desirable either.

As far as Reservoir High is concerned, there are several issues with the current structure that were noted in an education program study done by HCPSS in 2008 ([http://www.hcpss.org/schools/fac\\_15\\_rhs.pdf](http://www.hcpss.org/schools/fac_15_rhs.pdf)):

*"It is estimated that a building addition of between 15,000 and 20,000 gsf would be required to increase the size of all program areas to meet the current ed. specs. The auditorium itself is undersized by -2,124 sf, but would be cost prohibitive to enlarge. There are 749 seats as compared to the educational specification of 900. The science program is undersized by -2,075 sf (12.6%). Biology and chemistry labs are undersized and there is no greenhouse. Reservoir High School has a*

*significantly higher number of students than the facility was designed to accommodate. Temporary, portable classrooms have been brought to the site to help address the deficiency in classroom space."*

Reservoir High currently has a capacity of 1,332. Currently there are 1,512 kids enrolled. There are 3 portable class rooms already that accommodate the additional kids. Where are an additional 300 kids going to go? What about the ability to render quality educational service in a facility that is already not meeting current educational specifications?

Also, please consider in your decision the fact, that other than the Park and Ride service, there is no other access to public transportation. Anybody living there will be in need of a car or two, adding to the dangerous traffic that already exists. The Zoning board is supposed to consider "Protection of the environmental integrity of the subject property and adjoining". Fulton is a rural area, mostly zoned with 1 house per 3 acres (except Maple Lawn) and multiple small farms. Paving 91 acres and adding 1,365 apartments, plus anywhere from 1,365 to 2,730 cars commuting/parking on those 91 acres is certainly not maintaining the environmental integrity. Other environmental concerns are the effect on quality and regeneration of well water on the surrounding properties.

This is not another small development project, this development will redefine the rural character of Fulton forever. Please deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.

Sincerely,

Corinna Dragulescu

Gunning

46.002

**Fox, Greg**

**From:** Sean Gunning <gunnis01@yahoo.com>  
**Sent:** Monday, April 01, 2013 7:43 AM  
**To:** Fox, Greg  
**Subject:** Re: Opposition of re-zoning in Fulton

Mr. Fox,

Thank you for the reply. It is reassuring to know that we have people like you in the government who listen. I thank

you for your response.

-Sean Gunning

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**From:** "Fox, Greg" <gfox@howardcountymd.gov>  
**To:** Sean Gunning <gunnis01@yahoo.com>  
**Sent:** Saturday, March 30, 2013 2:50 PM  
**Subject:** RE: Opposition of re-zoning in Fulton

Mr. Gunning

Very nicely written. Hopefully, you received my comprehensive zoning update which states my opposition to the R-A-15 zone. If you have not, please let me know and my office will get it to you.

Also, if you have not done so already, I would encourage you to share your concerns with Marsha McLaughlin (Director, Planning and Zoning), the other council members, the county executive and the Planning Board. I would also encourage you to testify at the hearings that are still taking place. I have made Ms. McLaughlin aware of both mine and the neighbors of the property frustrations with the untimely notification. I have encouraged her to hold a third hearing that would be on or after April 16.

As an aside, you should be aware that in addition to this request, there are likely to be 210 housing units built in the near future on already zoned MXD-3 property (no zoning change needed) around the Chic-Fil-A, 90-150 units on the Buch Property just north of the Cherry Tree Shopping Center (depends if they get R-A-15 or R-A-25...I could support the R-A-15 there based on a number of factors, but not R-A-25) and 50 or 60 additional age restricted units off of Ice Chrystal Drive. That is all in addition to what has not been completed in Maple Lawn.

I hope this helps.

Regards,

Greg

---

**From:** Sean Gunning [gunnis01@yahoo.com]  
**Sent:** Wednesday, March 27, 2013 9:46 AM  
**To:** CouncilMail  
**Subject:** Fw: Opposition of re-zoning in Fulton

I am writing in response to the re-zoning and subsequent rental apartment development proposed by R-A-15 on the Murphy Road and Maple Lawn water tower land.



Dear Council Members,

I moved to Howard county/Fulton about five years ago from Beltsville. Although the two towns are just ten miles apart, and most people who live in them commute to either Baltimore or DC, they could not be more different. Fulton is a peaceful community which does not suffer from Beltsville's traffic, over-development, poor schools, and rising crime. I remember the first time I drove to my new house in Fulton, I had the feeling that I finally live in an area where I was proud to raise my family.

Since I moved to Fulton, the Maple Lawn development has progressively expanded. I like Maple lawn and it has brought much to our community. It was planned in logical way. However, poor road design with three traffic circles has brought congestion on route 216 which is progressively worsening. Please drive on 216 west around 7am during a school day and you will see lines of cars backed up through multiple traffic circles. I only anticipate this to worsen; I do not have the facts but have heard that Maple Lawn is not even 1/2 developed.

Now there is this proposal to put another 1400 high density housing units (which is the size of all of Maple lawn) in a small area south of 216. This just astounds me.....

We can learn much from the successes and failures of the past. Howard County is consistently ranked as one of the best places to live for a reason.

It is because of men like Jim Rouse who proposed reasonable planned development. Is Fulton (and other areas of Howard County) going to follow a sensible plan for development? If left to developers, traditional greed driven development follows a usual pattern. Farmland and open tracts are developed piece meal with maximization of profit and little to no regard for the impact on the community. This type of development results in typical urban sprawl with a whole host of negative impacts to schools, traffic, crime, etc...

As of the 2010 census, Fulton (20759) had a population of 3350 people who resided in mainly single family homes/townhomes. The new development re-zoning request proposes to add another potential 1400 high density apartment adding, 1400-5500 individuals to a small area. This one proposed re-zoning could lead to a housing development which can potentially double the existing population of Fulton!!!!

This is in addition to further Maple Lawn development which has much room to grow.

There are so many reasons that this is wrong for Fulton.

I am not going to re-hash the usual infrastructure, school crowding, potential crime, environmental impact, arguments which I am sure you will hear.

We need a leader who has vision and leadership to support sensible development. Columbia is a good model. Any further development in Fulton should be accomplished in a manner which serves the interests of the county, the schools, and which does not destroy the character of the existing community. Sensible, planned development is more important than haphazard suburban sprawl.

Thank you for listening to me,

Sean Gunning

Bordenave

46.002

**Fox, Greg**

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**From:** Bessie Bordenave <Bessie.Bordenave@fcc.gov>  
**Sent:** Monday, April 01, 2013 7:20 AM  
**To:** Fox, Greg  
**Subject:** RE: Proposal Zoning Change to R-A-15 in Fulton

Good Morning Mr. Fox:

Thank you for taking the time to respond to my e-mail and I am glad to know that as a member of the Howard County Council, you strive to address the issues and concerns of the Howard County citizens.

I would like to receive a copy of your comprehensive zoning update which states your opposition to the R-A-15 zone in Fulton. You also indicated that you are putting together a separate list for the Maple Lawn property, and I would like to receive a copy of that information.

Thanks again.

Bessie Bordenave  
443/280-1935

-----Original Message-----

From: Fox, Greg [mailto:gfox@howardcountymd.gov]  
Sent: Saturday, March 30, 2013 2:23 PM  
To: Bessie Bordenave  
Subject: RE: Proposal Zoning Change to R-A-15 in Fulton

Ms. Bordenave:

Thank you. I'm very aware of the situation. Hopefully, you received my comprehensive zoning update which states my opposition to the R-A-15 zone at this site. If you have not, please let me now and my office will get it to you.

Regards,

Greg

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From: Bessie Bordenave [Bessie.Bordenave@fcc.gov]  
Sent: Friday, March 29, 2013 10:41 AM  
To: Sigaty, Mary Kay; CouncilMail  
Subject: FW: Proposal Zoning Change to R-A-15 in Fulton

Below is some information that was sent to me from one of my co-workers that he would like to share with you. I don't know the protocol for how this issue is to be followed, but I thought as a representative for the citizens of Howard County, you should be aware of some of the concerns by its citizens.

Thanks

---

From: Mark Neumann  
Sent: Friday, March 29, 2013 9:50 AM  
To: Bessie Bordenave  
Subject: Proposal Zoning Change to R-A-15 in Fulton

Bessie,

Here is what is going on in Fulton with the proposed development that we discussed. It is a modified version of what I sent to zoning and Greg Fox. with updates based upon what I've learned since. I know that it's long, but this is pretty complicated. Any help you can give is greatly appreciated. Since we're going to need at least 3 votes on the County Council if you have any insight on how we can get meetings with each of the council members and the County manager it would be great. Thanks again for your help.

Mark

I am writing to express my concern both with the proposals and the process for the Comprehensive Zoning Plan. My wife and I relocated to Maryland this past year and purchased 8045 Murphy Road in Fulton in July. We researched the property thoroughly and purchased in large part because the parcel behind the house (No. 46.002, 11595 Scaggsville Road) was zoned RR-DEO. Furthermore, we found that this land south of 216 was outside of the PSA, which meant that development was further limited.

Unbeknownst to us, in July, right about the time that we moved in, the County changed the PSA map to include this parcel south of 216, which would allow the zoning change to higher density residential. As opposed to doing this openly through an individual bill, which would have required that the neighbors be noticed and have the opportunity to comment, this change was incorporated as a Part of PlanHoward 2030 and occurred without any of the community being made aware.

Conveniently the County excluded the adjacent homes on Murphy Road, which I will address later in this letter. We only found out on March 12th that the County is planning on changing the zoning to R-A-15 as part of the Comprehensive Zoning Plan. I can assure you that we would not even have considered the home had the zoning been R-A-15 at that time. If this move goes through, aside from the elimination of everything that we moved to this neighborhood for, we fear what this may do to the value of our home.

First, with regard to process, neither I, nor any of our neighbors that I have spoken with, were properly notified of the proposed zoning change or of the upcoming meetings, which appears to be in violation of County zoning regulations. We only received a notification a week before the hearings after we complained that no notice was sent. We were told that small signs were placed on the parcel in January but we never saw them. My wife leaves for work via Murphy Road and returns via Lime Kiln. I leave for work via 216, but before sun-up and return via Murphy Road. As a result, not only did we not see the signs, we were not in a position to see the signs while they were up.

I would appreciate an explanation for how such a major change can be proposed without the neighbors that are directly affected being notified and how this process can go forward at this point without that notification

With regard to the proposal, the zoning map amendment request form states that the reason for the proposed change is:

"With the adoption of PlanHoward 2030, the subject property was incorporated into the Planned Service Area (PSA) for water and sewer. Consequently, the existing RR-DEO zoning is no longer appropriate. Petitioner is requesting R-A-15 zoning because it is the most appropriate for the property. (1)The subject property is located in close proximity to existing public schools, a park and ride, and the Maple Lawn Commercial District. (2) Because of its location, the subject property is well suited to accommodate additional residential density and is consistent with PlanHoward 2030 Policy 6.1, which calls for the reduction in competition for land resources by promoting more compact development in appropriate targeted growth and revitalization areas. Further, rezoning the subject property to R-A-15 would promote the Policy 6.5 of PlanHoward 2030 by encouraging compact development with adequate green spaces and connectivity within and between developments

which provide residents with a high quality of life and allows residents to take advantage of the benefits of compact development."

Addressing these individually:

) The R-A-15 zoning is absolutely not the most appropriate for the property. What the applicant fails to disclose is that the properties abutting the parcel are all single family homes zoned RR-DEO with the exception of the church on the east side. Further to the east zoning is R-20 with RR-MX-3 zoning for the current MapleLawn development. None of the existing zoning approaches the density of R-A-15 and R-A-15 is completely inappropriate for this parcel.

2) These homes are a part of a long established neighborhood. Policy 10.1 of PlanHoward 2030 is to "Protect and enhance established communities through compatible infill, sustainability improvements, and strategic public infrastructure investments."

Section d) Flexible Infill. Consider zoning modifications that would provide more flexibility in order to allow limited, compatible infill that enhances an existing community.

Further, Section 10 states, "Established Communities predominately consist of existing single-family neighborhoods or business areas to be respected, with limited infill and enhancement,"

Section 3.6 also calls for the preservation of parcels that are environmentally sensitive, such as this on that drains into Rocky Gorge Reservoir:

"Use of the density exchange option for neighborhood preservation parcels could allow these types of parcels to be permanently protected while their allowable development potential is sent to a more appropriate development site."

Incorporation of this Parcel into the PSA was part of Section 6 of PlanHoward 2030. That section clearly envisioned that attempts to inappropriately re-zone this and other parcels were as possible as a result of this change and just as clearly proscribes such changes.

"PlanHoward 2030 proposes three minor expansions of the Planned Service Area (adjoining Ellicott City, Clarksville, and Maple Lawn). To achieve Bay restoration goals it is preferable to include these properties in the PSA, rather than have them utilize septic systems particularly where the area drains to reservoirs or high quality stream systems. These properties, because of their location at the interface of the rural residential zone and the planned service area, should be designed and zoned to establish a transition that is compatible with and enhances surrounding communities. In addition, they should create an environmental benefit through environmental site design that mitigates impervious surfaces so that storm water will be captured onsite and not affect nearby waterways."

6.1(a) Limited Planned Service Area Expansion. Zoning requirements for approved PSA expansions should include a development proposal that is consistent with the General Plan and establishes a transition that is compatible with and enhances surrounding communities and provides an environmental benefit.

The applicant argues that R-A-15 is the most appropriate for this parcel whereas the surrounding land uses and PlanHoward 2030 clearly demonstrate that this is the least appropriate zoning. R-A-15 is incompatible with the existing RR-DEO, R-20 and RR-MX-3 zoning in the area and R-A-15 zoning clearly violates the intent of Sections 3, 6, and 10 of PlanHoward 2030.

One more consideration with regard to zoning: Although the property in question is a single parcel, the County should not be under any obligation to have the same zoning designation for the entire parcel. Subdividing the parcel and varying the density across the lots with increased density to the east, gradually decreasing to the west could further serve to preserve the character of this area.

As noted above, one last comment with regard to the change in PSA last summer. The decision to modify the PSA without notifying the residents of the change and allowing us to comment also may have violated noticing requirements. Furthermore, the decision to deliberately exclude homes adjacent to the development further burdens our homes since we are all on well systems. Any development is likely to affect runoff and drainage from this parcel on which our wells rely. Many wells in this area already have poor yield and require a number of filters for water quality. Regardless of the final zoning decision and proposed development, the PSA boundary should be reconsidered to fairly include all properties abutting 46.002 so that we are protected from the effects of this development.

Lyons

46.002

Ruth Lyons  
7805 Browns Bridge Road  
Highland, MD 20777

March 30, 2103

Dear Council Member Greg Fox,

Thank you for your representation and careful consideration of my point of view. I have been a county resident for more than 19 years and I strongly oppose proposed Rezoning Amendment 46.002 taking 91 acres of Farmland from RR-DEO to R-A-15.

Many of my neighbors -- voters, taxpayers and residents -- have joined together as **Citizens for Common-Sense Growth**. Over the past few days, **over 268 residents affected by this have signed a petition opposing this rezoning ... and new signatures are being added hourly**. You can check it out here:

<http://www.ipetitions.com/petition/stopfultonapartments/signatures>

As a group, we embrace, support and believe in the philosophy and objectives of Howard County's Smart Growth initiative. However, this particular application doesn't represent Smart Growth. As one petition signer put it, "this is Dumb Growth". We oppose this development for "common-sense" reasons.

We are not homeowner snobs, we don't want to halt development, and we have not gathered together to exclude new residents from our community. Rather we have serious concerns about 46.002 for reasons County officials should consider carefully.

This proposed zoning is totally incompatible with current zoning. PlanHoward 2030 stipulates, "Maple Lawn, because of its location at the interface of rural residential zone and the planned service area, should be designed and zoned to establish a transition that is compatible with and enhances surrounding communities".

All other surrounding residential zoning is limited to a density of 2.2 per acre. Going from 2.2 to 15 is not a compatible transition! Further, the property referenced by 46.002 is currently zoned 1 home per every 3 acres -- going from that to R-A-15 is jumping several zoning steps and would set dangerous precedent leading to unsustainable growth initiatives elsewhere in the County.

- \* Approving this proposal would support irresponsible land use.
- \* Approving this would threaten current water supplies and reservoir conservation.
- \* Approving this would create traffic congestion and safety concerns.
- \* Approving this will create the need for the county to build additional schools.
- \* Approving this would create the need for infrastructure additions and improvements.

Further, it would be consistent with DPZ's other non-recommended applications to deny this, based on 3 DPZ-cited rejection reasons:

1. Use not appropriate without resolution of traffic safety issues.
2. Use does not conform to use supported by zoning in surrounding areas
3. Use is outside the planned service area for sewer.

But the most compelling reason of all is that there simply is not enough supporting data to make a reasonable common-sense decision yet. We submit that more information is needed to analyze the impact before considering this zoning proposal.

**Specifically, we as *Voters for Common-Sense Growth*, call for the following information to be researched, compiled, publicly provided -- and carefully reviewed before approval is considered:**

1. Environmental impact study
2. Traffic impact study
3. Assessment and recommendations by HCPSS board
4. Cost and timeline projections of infrastructure additions needed for fire, police, power, water, sewer, roads, water runoff constraints, snow removal services, etc.
5. Independent consultant analysis and report on the current impact of the Maple Lawn properties that are still under construction – what has been the impact of that development on our environment, traffic congestion, school redistricting, and other concerns of our community?

In short, we call for a comprehensive cost/benefit analysis that considers the long-term and short-term impacts of developing this property with high-density housing consistent with R-A-15 zoning.

We are imploring the County to do its homework and carefully consider that 46.002 DOES NOT represent Smart Growth for Howard County.

Thank you for carefully weighing the costs and benefits of such rezoning before moving forward. The community appreciates your dedicated service on behalf of all residents, voters and taxpayers.

Sincerely,  
Ruth Lyons  
443.745.4806  
rlyons@oxfordclub.com

Hayes

46.002

Fox, Greg

**From:** WALTER HAYES <wdh3114@msn.com>  
**Sent:** Saturday, March 30, 2013 10:05 PM  
**To:** Fox, Greg  
**Subject:** RE: Fulton Zoning

I couldn't ask for more detail. I am very impressed with the previous documentation as well as this information. I will follow your advise and make the additional contacts.

Thank you. You can count on my for future support.

> From: gfox@howardcountymd.gov  
> To: [wdh3114@msn.com](mailto:wdh3114@msn.com)  
> Date: Sat, 30 Mar 2013 14:46:42 -0400  
> Subject: RE: Fulton Zoning  
>  
> Mr. Hayes:  
>  
> Hopefully, you received my comprehensive zoning update which states my opposition to the R-A-15 zone. If you have not, please let me know and my office will get it to you.  
>  
> Also, if you have not done so already, I would encourage you to share your concerns with Marsha McLaughlin (Director, Planning and Zoning), the other council members, the county executive and the Planning Board. I would also encourage you to testify at the hearings that are still taking place.  
>  
> As an aside, you should be aware that in addition to this request, there are likely to be 210 housing units built in the near future on already zoned MXD-3 property (no zoning change needed) around the Chic-Fil-A, 90-150 units on the Buch Property just north of the Cherry Tree Shopping Center (depends if they get R-A-15 or R-A-25...I could support the R-A-15 there based on a number of factors, but not R-A-25) and 50 or 60 additional age restricted units off of Ice Chrystal Drive. That is all in addition to what has not been completed in Maple Lawn.  
>  
> I hope this helps.  
>  
> Regards,  
>  
> Greg  
>  
> 

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From: WALTER HAYES [[wdh3114@msn.com](mailto:wdh3114@msn.com)]  
> Sent: Wednesday, March 27, 2013 2:36 PM  
> To: Fox, Greg  
> Subject: Fulton Zoning  
>  
> Mr. Fox,  
>  
> My name is Walt Hayes. I reside at 11787 Scaggsville Road, Fulton MD 20759. I just heard that the board is considering allowing the construction of an apartment complex right next to my property. Natuarally, I am very concerned and want to oppose this.  
>  
> I am pro-growth, but not apartment pr-growth. This action would completely change the nature of my neighborhood. Every aspect of why my family moved here would be wiped away. Can you enlighten me on what I can do as just a resident? What is the likelihood that this rezoning would succeed.?  
>



> Walt Hayes  
> (202) 439-4760

✓  
46.002  
Kunda

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**Fox, Greg**

**From:** Kunda, Charles <Charles.Kunda@morganstanley.com>  
**Sent:** Tuesday, April 09, 2013 12:07 PM  
**To:** Fox, Greg  
**Subject:** Amendment no.: 46.002 Rezoning - Rural Residential Density to RA-15

Mr. Fox

I attended the March meeting for Amendment no.: 46.002 Rezoning - Rural Residential Density to RA-15 and heard what both sides had to say. When I found out there will be 900+ units, some which would be four story high density apartments, I thought this is not a good thing for any surrounding schools, neighbors hoods, community, traffic, kids safety and crime. The only ones to benefit would be land owners, who have enjoyed unbelievable profits due to the increased value of their land. Why? Because people have built Howard County into a place where people will pay extra to live and are willing to extend their commutes into Baltimore & Washington DC, so that their children can attend some of the best schools in the State!

I was also very surprise to find out how quickly this re-zoning application came into being. One of the resident that spoke & lives off of, I believe also a lawyer, mention this this re-zoning application request as a process called "spot zoning", which as far as I can tell, spot zoning is illegal in Maryland, Spot Zoning from Wikipedia: **Spot zoning** is the application of zoning to a specific parcel of land within a larger zoned area when the rezoning is usually at odds with a city's master plan and current zoning restrictions. The rezoning may be for the benefit of a particular owner, and at odds with pre-existing adjacent property owners". This is clearly the case, to benefit the land owner, not Howard County Residents and should not be approved in any increased density.

My wife and I both attend and graduation High School in Howard County, University of Maryland, College Park and have lived in Maple Lawn since January 2006 with our 7 year old twin boys. Also, since Maple Lawn is about 50% built, any type of school, traffic, water, sewer study done over the next 3 years, will be outdated by the timeline of the build out of this property given by the developer and cannot be relied on by the county.

Thank you for your time.

Regards,

**Charles J. Kunda**  
**Cell 301-919-7245**

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✓ Kaplan 46.002  
**Fox, Greg**

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**From:** Ira Kaplan <sandorakaplan@gmail.com>  
**Sent:** Monday, April 08, 2013 8:29 PM  
**To:** Fox, Greg  
**Cc:** Julie Kaplan  
**Subject:** Re-Zoning Iager Property

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Greg,

I've done a little bit of research about this issue. Have you come across these arguments in public meetings, correspondence, etc.?

- violates Obama Executive Order - specific attention to drinking water resources and Chesapeake Bay
- violates Clean Water Act - emphasis to deter contamination of drinking water resources
- violates EPA regulations - high density development adjacent reservoirs limited to 8 homes per acre under specific circumstances
- violates WSSC buffer policy - within WSSC protection zone (Upper Rocky Gorge) which extends to Rte. 216
- inconsistent with Montgomery County re-zoning block in Burtonsville (2012) to preserve reservoir integrity
- inconsistent with Mont. Co. & WSSC Reservoir restoration project to clean contaminated tributaries from Damascus & Olney areas - limited funds prevent required clean ups due to overdevelopment; report also notes significant pollution in lower reservoir tributaries
- how will Howard County defend its decision (legally) to change zoning?

I've contacted WSSC regarding potential violation of its charter.

Ira

Sent from my iPhone

✓ letter

46.002

**Fox, Greg**

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**From:** Bob Williams <buffalobob@gmail.com>  
**Sent:** Monday, April 08, 2013 5:04 PM  
**To:** Fox, Greg  
**Subject:** Opposition to rezoning Maple Lawn

Hello Mr. Fox,

Unfortunately I will not be able to attend the hearing this evening regarding the re-zoning of the Maple Lawn parcel.

I would like to express my EXTREME OPPOSITION to the petition to rezone.

I have two children slated to go to Reservoir HS. If the zoning measure is approved I am certain that my kids will be redistricted out of their current school district.

I take pride in being a resident of Howard County and the reputation that we have built. However with the continued expansion of town homes and high density housing our stature in the state and country will certainly decay.

Rumors are floating around that the "back room" deal is already done. I can only hope that this is not the case and you choose to listen to your constituents and residents of South HoCo.

Please put the needs of the residents and community ahead of the developers and corporate greed.

With kind regards,

Bob Williams  
11305 Knights landing Ct.  
Laurel, MD 20723

✓

Neiman  
46002

**Fox, Greg**

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**From:** Ted Neiman <ted.neiman@gmail.com>  
**Sent:** Monday, April 08, 2013 2:05 PM  
**To:** Fox, Greg  
**Subject:** Against High Density apartment proposal for Maplelawn

Hello,

I would like to state that I am very much against the proposal to change the zoning at Maplelawn to allow high density apartments.

Such a project would:

- Seriously reduce property values for the nearby residents.
- Overcrowd the schools.
- Increase traffic congestion.
- Increase crime in the area.
- Have little positive impact on the tax base.

The only benefactors of this project are the developers.

Respectfully submitted,

Ted and Lisa Neiman  
11337 Bishops Gate Ln.  
Laurel, Md. 20723

✓ Brightful 46.002  
**Fox, Greg**

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**From:** De'Porres Brightful <dp.brightful@hotmail.com>  
**Sent:** Monday, April 08, 2013 1:55 PM  
**To:** Fox, Greg  
**Cc:** Lesia A. Brightful  
**Subject:** Apartments in Fulton?

Dear Greg,

My wife and I live in Highland, MD off of Lime Kiln Rd. It was recently brought to our attention that a rather large (1500-unit) apartment complex is being considered to be built on Maple Farms. We wanted to express our absolute strongest objection to this request and ask for your support in blocking this action.

To be frank, we both find it unimaginable that an apartment complex is even being considered for that location. The schools, traffic and infrastructure in that area are already taxed. And now we want to potentially double or triple that strain on these resources? In addition, we specifically moved to this section of Howard County because of the beautiful, rural feel. Had we known that an apartment complex was even a remote consideration, we would have decided to move elsewhere. (We moved into our existing home one year ago.)

I grew up in Baltimore County in Woodlawn. This email is coming from a person that saw the first-hand impact that large apartment and rental complexes can have on infrastructure, particularly schools. I don't need expensive studies from consulting companies to demonstrate the potential impact. I actually lived through it just 20 miles from here back in the 1970s - 1980s. The impact was undeniably and irreparably bad for the elementary, middle and high schools. So much in fact, that my parents scraped together the little money they had to put us into a local Catholic school. This put an enormous financial strain on them, but thank God they made the sacrifice. Ironically, I'm now faced with the same challenge.

It would be far better for our educational system, schools, environment, existing property values and traffic to put something else in that space. We need something that is consistent with the beautiful, rural feel of Fulton; something other than a gaudy, mammoth apartment complex. My personal experience with such complexes is that they start off OK, but gradually overtime they slide downward. Once that happens, it impacts so many other things around it, and there is literally nothing that can be done about it. The owner of the complex makes out well, while his/her neighbors bear the brunt.

We urge you to deny this request. While it may be profitable for the owner of the land, it does so at the expense of his neighbors. I find that unfair and unwise. The majority of people you represent want to see smarter plans for this land. I'm certain that something else can be built there that will be profitable for the owner while also being positively received by the majority of the community. We need a win/win, not a win/lose.

I would love to know where you stand on this issue. Also, we will attend the hearing this evening. If you are there, we'd love to meet you in person.

Take care and please help stop this action. We are a lot smarter than this and can make much wiser choices with what we allow to be built on that land.

De'Porres & Lesia Brightful

12890 Lime Kiln Rd.  
Highland, MD 20777

✓

Froom  
4/8/08

**Fox, Greg**

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**From:** Sharon Froom <sfroomcpa@gmail.com>  
**Sent:** Monday, April 08, 2013 1:13 PM  
**To:** Fox, Greg; Sigaty, Mary Kay; cbulbul@verizon.net  
**Subject:** Rte 216 ZONING

Attention Zoning Board: I concur with the views of my neighbor Christine Bulbul as per her letter below.

Sharon Froom  
11308 Knights Landing Ct.  
Laurel, MD 20723

Dear Zoning Board

I am writing to you to express my **non-support** for the proposed rezoning in the Fulton community (RA-15); i.e., high-density housing abutting Rt. 216, across from the Fulton, Lime Kiln, and Reservoir High School complex. I am sure you have noticed that we already have a high density complex in this area, it's Called Maple Lawn. What I am not so sure you are fully aware of is the impact Maple Lawn has had on county resources, roads, safety and protection, schools, and other services.

Have you noticed the impact Maple Lawn has had on Rt. 216? Unless you live, work, go to school, and drive in this area every day and are on those roads between 6:45 and 9 am and between 4:30 and 7 pm, you have no idea the impact (not to mention four traffic circles) that development has had on the area. The only good thing about Maple lawn is that since property in that complex is owner owned, it has increased the Howard County property taxes and income taxes, because let's face it, in order to afford a home in Maple Lawn, you have a nice income coming in, Howard County taxes are high, and that equates to lots of revenue for Howard County.

Will the lower income of 3,500 residents offset the extremely large impact on resources used by those 3,500 additional, lower incomes, residents? **Absolutely not!**

Let's take a moment to think about the impact these people will have on county resources. 1,400 apartments, 3,500+ people, 2,000 new students to the school district. Many of those students will need free or reduced lunch and special services at school. Many of those children will lack parental supervision because of single parent households, or the requirement for two parent household to have both parents working to afford the area. The need for additional police presence, child services, social services for adults, food stamps, and family support services will all be there in a high density apartment complex. Will the income tax they provide to the county off-set the services they will need, the resources they will consume? **NO!**

Will approximately 1,800 drivers have a profound impact on Rt. 216? **Absolutely!**  
Is there any decent public transportation other than a park and ride lot to move over 1,800 adults? **No!** Is there any planned? **No!**

Will an apartment complex, or any other high density zoning, impact the reservoir, the environment and the tranquility of that area which is made up of single family homes to the south, west and north of the proposed development? **Yes, it most certainly will!**

Have you noticed that the housing to the north, south, and west is all single family, acreage housing? Do you think a large unsightly apartment complex is in keeping with the area? **It is absolutely not in keeping with the area.**

Ask the police what goes on at Looney's Pub when there is a big game, March Madness, or on any given Friday or Saturday night. Will approximately 1,166 drinking age adults cause even more



problems? **YES! YES! YES!** I can see the ambulances now as the drunks try to cross 216 on their way back to their apartments.

I could go on and on, but I am assuming you have received many letters of non-support for this proposal and you may be tired of reading them. The bottom line is this rezoning is not in keeping with the existing surrounding area and the dense population will greatly impact the surrounding community and Howard County. **I urge you to vote no to this proposal.** I urge you to only approve single family one acre lots for this land. I urge you to take the time and really think about the impact this will have. I do not want my tax dollars (my high tax dollars) being used in this way. I don't. I moved to Howard County for a reason and that reason was great schools, safe community, open space, and at the time that I moved here, a community and a County Board that felt the same way I do. I know my community feels the same way I do, and I hope they let their voices be heard loud and strong. I hope the Zoning Board still feels the same way I do, otherwise we will just be one more county in Maryland with lots of problems and a whole lot of good people moving on to better places.

Sincerely,

Christine Bulbul  
11356 Bishops Gate Lane  
Laurel, MD 20723

Sharon C. Froom, CPA

Phone: 301-549-4747

Fax: create a pdf and attach to an email.

Email address: [sfroomcpa@gmail.com](mailto:sfroomcpa@gmail.com)

Please update your records to use this contact info, if you have not already done so.

**"Excellence is born of Preparation, Dedication, Focus and Tenacity".** Author unknown.

***Save the Earth! It's the only planet with Chocolate!!!***

✓  
46.002      J. Oliversen

**Fox, Greg**

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**From:** RON AMP NAN Oliversen <uwbadger11208@verizon.net>  
**Sent:** Monday, April 08, 2013 11:56 AM  
**To:** Fox, Greg  
**Subject:** Zoning for Apt on Route 216 (Maple Lawn Farms)

Dear Councilman Greg,

As a democrat, you are one of the few Republicans that I have supported. I did so because of my belief that you are a practical politician with a good sense of what is best for your distinct and Howard County. The proposed rezoning of the ~91 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre) is a bad idea on so many different levels. Responsible and forward thinking land-use development policies do not do what is propose here which is to

- Increase traffic on already stressed and congested roads near this property
- Overstress an existing infrastructure to sustain a huge increase in additional housing units
- Produce detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- Threaten the health and safety of our citizens and children by increased traffic and potential crime resulting from a bursting infrastructure
- Overburden the already-full public school system (Fulton ES, Lime Kiln MS, Reservoir HS) with a huge influx of new students

Please deny rezoning the land to R-A-15, it is a bad idea that will decrease the quality of life for all of those that live in southern Howard County.

Sincerely,

Ron Oliversen  
11208 Chaucers Ridge Court

✓  
Blondo  
4/6.002

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**Fox, Greg**

**From:** blondofamily@comcast.net  
**Sent:** Wednesday, April 10, 2013 10:52 PM  
**To:** Sigaty, Mary Kay  
**Cc:** CouncilMail; Planning  
**Subject:** In opposition to the proposed rezoning of site opposite the Fulton area school complex Amendment 46.002  
**Attachments:** 46\_002.pdf

Ms. Sigaty, other members of the Council / Zoning Board, and Ms. McLaughlin, I write to express my opposition to the proposed rezoning of the 91 acre site immediately south of the Fulton area school complex designated as amendment 46.002 parcel 113 currently zoned as RR-DEO with proposal to change to R-A-15. The basis of my opposition is the lack of adequate public facilities to support the greatly expanded density this rezoning would accomplish. Also, zoning at this density (apartments?) at this density are not in keeping with the nature of the local community and will detrimentally affect the way of life of this area. We are not Columbia South.

I have attached the proposal which was filed just days before the Christmas holiday season at the end of 2012, thus under the radar of community residents. The local residents have only recently become aware of the proposed rezoning. The basis/justification for the proposal (see page 3 of the attached) includes statements giving lip service to supposedly adequate public facilities. Phrases such as "close proximity to existing public schools, a park and ride, and the Maple Lawn Commercial District" belie the facts that the schools were not sized to include the development of a massive amount of housing directly across the street and the Maple Lawn Commercial District design was approved with an awareness that RR-DEO would be in use for parcel 113 and not a greatly more dense use for parcel 113. The closing phrase that this rezoning would "provide residents with a high quality of life" is an insult to the existing residents of this area, some of whom have been here for decades or generations.

A massive influx of traffic is not in keeping with the nature of this community and there is no plan to increase the road capacity or improve the road alignments to handle an urban traffic load. Residents of apartments and rental town homes are transient in nature and do not take root in a community to the detriment of the community. This results in, among other things, increased crime. That statement is not conjecture. One need only review the crime reports associated with a concentration of apartments in areas such as Columbia, Briggs Chaney Road in the Castle Boulevard area of Prince George's County, and the rental communities along Evans Trail in Prince George's County. This isn't hearsay and I would have been happy to research a crime report history had there been adequate time and notice for this community to respond to this proposed rezoning.

It is my understanding that a planning and zoning hearing will take place tomorrow night, April 11, but I can find no mention of it on the Howard County government site nor do I see how I can submit written testimony. It is my desire that this e-mail serve as my written testimony whenever the hearing is held. Thank you for your attention to this urgent matter.

I have been a resident of Howard County since 1989 and registered to vote since that date.

Richard A. Blondo  
11485 Johns Hopkins Road  
Clarksville, MD 21029

Fox, Greg

From: Christine Bulbul <cbulbul@verizon.net>  
Sent: Monday, April 08, 2013 10:58 AM  
To: PlanningBoard; Sigaty, Mary Kay; Fox, Greg  
Cc: zbulbul@verizon.net  
Subject: RA-15 FULTON

Dear Zoning Board,

I am writing to you to express my **non-support** for the proposed rezoning in the Fulton community (RA-15); i.e., high-density housing abutting Rt. 216, across from the Fulton, Lime Kiln, and Reservoir High School complex. I am sure you have noticed that we already have a high density complex in this area, it's Called Maple Lawn. What I am not so sure you are fully aware of is the impact Maple Lawn has had on county resources, roads, safety and protection, schools, and other services.

Have you noticed the impact Maple Lawn has had on Rt. 216? Unless you live, work, go to school, and drive in this area every day and are on those roads between 6:45 and 9 am and between 4:30 and 7 pm, you have no idea the impact (not to mention four traffic circles) that development has had on the area. The only good thing about Maple lawn is that since property in that complex is owner owned, it has increased the Howard County property taxes and income taxes, because let's face it, in order to afford a home in Maple Lawn, you have a nice income coming in, Howard County taxes are high, and that equates to lots of revenue for Howard County.

Will the lower income of 3,500 residents offset the extremely large impact on resources used by those 3,500 additional, lower incomes, residents? **Absolutely not!**

Let's take a moment to think about the impact these people will have on county resources. 1,400 apartments, 3,500+ people, 2,000 new students to the school district. Many of those students will need free or reduced lunch and special services at school. Many of those children will lack parental supervision because of single parent households, or the requirement for two parent household to have both parents working to afford the area. The need for additional police presence, child services, social services for adults, food stamps, and family support services will all be there in a high density apartment complex. Will the income tax they provide to the county off-set the services they will need, the resources they will consume? **NO!**

Will approximately 1,800 drivers have a profound impact on Rt. 216? **Absolutely!**  
Is there any decent public transportation other than a park and ride lot to move over 1,800 adults? **No!** Is there any planned? **No!**

Will an apartment complex, or any other high density zoning, impact the reservoir, the environment and the tranquility of that area which is made up of single family homes to the south, west and north of the proposed development? **Yes, it most certainly will!**

Have you noticed that the housing to the north, south, and west is all single family, acreage housing? Do you think a large unsightly apartment complex is in keeping with the area? **It is absolutely not in keeping with the area.**

Ask the police what goes on at Looney's Pub when there is a big game, March Madness, or on any given Friday or Saturday night. Will approximately 1,166 drinking age adults cause even more problems? **YES! YES! YES!** I can see the ambulances now as the drunks try to cross 216 on their way back to their apartments.

I could go on and on, but I am assuming you have received many letters of non-support for this proposal and you may be tired of reading them. The bottom line is this rezoning is not in keeping with the existing surrounding area and the dense population will greatly impact the surrounding community

and Howard County. **I urge you to vote no to this proposal.** I urge you to only approve single family one acre lots for this land. I urge you to take the time and really think about the impact this will have. I do not want my tax dollars (my high tax dollars) being used in this way. I don't. I moved to Howard County for a reason and that reason was great schools, safe community, open space, and at the time that I moved here, a community and a County Board that felt the same way I do. I know my community feels the same way I do, and I hope they let their voices be heard loud and strong. I hope the Zoning Board still feels the same way I do, otherwise we will just be one more county in Maryland with lots of problems and a whole lot of good people moving on to better places.

Sincerely,

Christine Bulbul  
11356 Bishops Gate Lane  
Laurel, MD 20723

46.002  
**Knight, Karen**

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**From:** Karen England <KarenEngland@verizon.net>  
**Sent:** Monday, April 08, 2013 9:25 AM  
**To:** Fox, Greg  
**Subject:** Please deny apartments in Fulton, MD

THIS IS A GUIDE TO EXPLAINING YOUR THOUGHTS TO AN APPROPRIATE HOWARD COUNTY OFFICIAL. **YOUR OWN WORDS SHOULD BE YOUR OWN WORDS, HOWEVER.**

March 22, 2013

Mr. Greg Fox:

I am writing to oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.) My family and I have lived a mile away from the farm for the past 11 years. Both of our children attend Fulton Elementary School. I believe this proposal would destroy much of what we love about living in this area. I know that all of our neighbors feel the same way. Here are some of our concerns.

- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The influx of students into our already-full public school system
- The general lack of existing infrastructure to sustain additional housing units

Please deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.

Sincerely,

Karen England

✓

46.002

**Fox, Greg**

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**From:** Gwyn Birdsall <gwyn@birdsall.org>  
**Sent:** Thursday, April 11, 2013 3:12 PM  
**To:** Fox, Greg  
**Subject:** STOP the Re-zoning of Fulton property to build apartments

Dear Mr Fox,

I am writing to you to inform you of my opposition to the proposed plan of rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.) My son attends kindergarden at Fulton elementary and I frequent the businesses in the maple lawn and Fulton area of 216 so I feel the need to respond to this proposal. I am worried about the impact of introducing high density housing to an area that is not equipped to handle the additional traffic, pedestrians, noise and crime that would accompany high density housing. There are 4 schools across 216 from this property and the road is subject to traffic jams during school start and stop times.

The additional traffic from high density housing would make driving in that area a nightmare, I'm not sure the buses would even be able to make it to the schools on time. In addition, the preK and kindergarden playground as well the outdoor fields for the elementary school are along 216 and heavy traffic could jeopardize the safety of the children playing outside. I am also not sure where the children of the occupants of this housing would go to school. We were just redistricted to fulton elementary due to overcrowding and i fear the introduction of apartments across the street would result in redistricting again.

I know it is highly probable that this land will be developed, and I feel the existing zoning is much more appropriate. Before re-zoning of this parcel should even be considered a full study of its impact on traffic, citizen safety and school overcrowding needs to be completed.

Please deny rezoning the land to R-A-15 and support the safety of our children and community.

Sincerely,  
Gwyn Birdsall  
8536 Willow Wisp Ct.  
Laurel, MD 20723



✓  
Patel  
46,002  
**Fox, Greg**

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**From:** Dak Patel <dakshesh@yahoo.com>  
**Sent:** Thursday, April 11, 2013 11:57 AM  
**To:** Sigaty, Mary Kay; Fox, Greg  
**Subject:** Apartmetns at Fulton, MD

Hello Ms. Sigaty and Mr. Fox:

I moved to Fulton just two years ago with my family from Montgomery county because county started building everywhere without thinking about the residents who pay lots of tax dollars.

We find Fulton a great place to live, it's peaceful, schools are great, etc. We recently heard about re-zoning proposal in Fulton to rezone farm area approved for single family homes (1 home per 3 acre) to 15 units of apartments per acre.

We, the citizens, taxpayers, and voters of Howard County oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

The majority of Howard County residents in this area are opposed to this proposed land rezoning, and that opposition is based on substantiated concerns about:

- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The influx of students into our already-full public school system
- The general lack of existing infrastructure to sustain additional housing units

Please deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development. I truly hope that meetings held to discuss the re-zoning is simply not just formality if decision has already been made to allow apartments. I already went through this with ICC being built in my back-yard in Silver Spring, they held many meetings which turned out to be just formality and they had already decided to go along with the ICC project.

We are truly hoping you can help us with this. Fulton area will not be the same if 1000+ units of apartments are allowed here.

Sincerely,

Dak Patel  
Fulton Ridge Dr.  
Fulton, MD

✓  
ent

46.002

**Fox, Greg**

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**From:** Melissa Schaab <mwschaab@comcast.net>  
**Sent:** Monday, April 08, 2013 10:05 AM  
**To:** Fox, Greg  
**Subject:** rezoning,

Mr. Fox,

I am strongly against rezoning the area listed below to accommodate high density residential living:

Amendment No. 46.002  
Current Zoning: RR-DEO  
Requested Zoning R-A-15  
Tax Account ID 1405358906  
Map: 46  
Grid: 2  
Parcel 113  
Acres 91.25  
Address 11595 SCAGGSVILLE RD, FULTON MD 20759  
Owner: MAPLE LAWN FARMS INC

This area has already been developed to a point that it is impacting the integrity of the neighborhoods. Schools, traffic, and the landscape will not longer be advantages to living where I do now. Please consider the needs of your constituents who already live here when you vote on this amendment.

Sincerely,  
Melissa Schaab

✓

46.002

**Fox, Greg**

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**From:** David Dudich <david11697@gmail.com>  
**Sent:** Thursday, April 11, 2013 11:29 AM  
**To:** Fox, Greg  
**Subject:** Distribution List

Please add me to your distribution list for info concerning the proiposed rezoning fo apartments in Fulton.

Thank you.

David W. Dudich

✓

46.002

**Fox, Greg**

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**From:** stephenramartin@netscape.net  
**Sent:** Wednesday, April 10, 2013 11:10 PM  
**To:** Fox, Greg  
**Subject:** Objection to rezoning 91.25 acres between Murhpy Road and Rte 216 near Maple Lawn

Dear Councilman Fox,

I would like to request that you oppose the proposed rezoning of the 91.25 acres between Murphy Road and Route 216 near Maple Lawn, from RR-DEO to R-A-15. I believe that Route 216 in that area cannot support the additional traffic and that the rezoning, when combined with the already planned growth of Maple Lawn, risks pushing our kids out of the already full, but high ranking schools that support my neighborhood (Reservoir High School and Lime Kiln Middle School).

Thank you for your consideration.  
Stephen Martin  
11312 Knights Landing Court  
Laurel, MD 20723

✓ 46.002

**Fox, Greg**

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**From:** Adam Sayani <asayani719@yahoo.com>  
**Sent:** Wednesday, April 10, 2013 10:43 PM  
**To:** Fox, Greg  
**Cc:** Sigaty, Mary Kay; CouncilMail  
**Subject:** Against re-zoning of land near Maple Lawn/Fulton

Mr. Fox,

I am concerned with, and opposed to the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

I am sure you are getting lots of email about this issue, with many of the same points. I too am concerned with the potential overcrowding of schools and the increased congestion like many others. But from what I am reading, it also seems like the community was not given much notice about this re-zoning, and the appropriate studies have not been done for such a large area of land. What will be the environmental impact? Where will all the extra students go to school? Will the existing roads handle the extra congestion, and what will be the impact to area drivers? Will my 1 and 3 year old sons be able to attend the schools I am currently districted for, which was a major attraction of the area, and the main reason we moved to my neighborhood?

Several of my neighbors have also pointed out that adding high density housing in the proposed area does not seem consistent with the 2030 smart growth plan, and that the infrastructure in the area is not ready for this influx.

I think these issues need to be studied and addressed \*before\* a re-zone is granted, because if we do it afterwards, it will be too late.

Mr. Fox, as a taxpayer and voter in your district of Howard County I am opposed to this rezoning, and ask that you vote against rezoning the land to R-A-15.

Sincerely,

Adam Sayani  
11204 Chaucers Ridge Ct  
Laurel, MD 20723

V 46.002

**Fox, Greg**

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**From:** David Seldin <dseldin@mac.com>  
**Sent:** Wednesday, April 10, 2013 10:18 PM  
**To:** Fox, Greg  
**Subject:** Proposed Fulton Rezoning

I oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

Opposition is based on substantiated concerns about:

- The influx of students into our already-full public school system
- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The general lack of existing infrastructure to sustain additional housing units

As the citizens, taxpayers, and voters of Howard County we are opposed to this rezoning and as our councilmember you should vote "no" with your constituents and not the developers. Deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.

Sincerely,  
David W. Seldin

✓ 46.002

**Fox, Greg**

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**From:** Sondra Ailinger <ksbh\_ailinger@verizon.net>  
**Sent:** Wednesday, April 10, 2013 8:56 PM  
**To:** CouncilMail  
**Subject:** Opposition to rezoning for Fulton Apartments

To Whom it May Concern:

I am writing to the entire council to voice my opposition to the petition to rezone land off Route 216 W to accomodate high density apartments. I have already written to Mr. Fox and Ms. Sigaty, but I wanted to voice my opposition to the entire council, because to allow this zoning change to go through at this point would be a gross miscarriage of the planning and zoning process. At the very least the decision should be delayed since full community disclosure and involvement has not been supported by the timeline of this process, in which the community affected by this petition was only given several days' notice of the petition before the hearing. However, for the reasons I cite below, it is my opinion that the petition should be denied at this time. The comments I will share with you here are an amalgamation of discussions with other community members over the past several days; I cannot claim credit for complete authorship, but all of the below reflect my sentiments and opinions.

The proposed 1400 units would generate an estimated 3,500 people, and using the County's own ratios of 1.8 children/unit, and 1.5 school age children/unit for high density housing, there will be an increase of 2,100 students into the school complex (Fulton Elementary/Lime Kiln Middle/Reservoir High School) across the street from the proposed location. For ease of explanation, spread these 2,100 additional students across all three campuses equally. So with these assumptions, there will be an increase of **700** new students for each school.

Fulton Elementary School capacity is 772. A zoning of RA-15 with 1,400 units would generate 700 new students into the elementary school -- enough to almost fill a new elementary school just from this development. Currently there are 648 students enrolled at Fulton Elementary school. Where will the 576 extra students go to school?

Lime Kiln Middle School has a capacity of 701 students. A zoning of RA-15 with 1,400 units would generate 700 new students into the middle school -- enough to almost fill a new middle school just from this development. Currently there are 596 students enrolled in Lime Kiln Middle School. Where will the 595 extra students go to school?

Reservoir High School has a capacity of 1,551 students. A zoning of RA-15 with 1,400 units would generate 700 students. Currently there are 1,512 students enrolled in that school. Where will the 661 extra students go to school?

Keep in mind that none of these current enrollment numbers include the effects of continuing development of Maple Lawn; the problem will be worse than these numbers indicate.

Also, realistically, the impact on the elementary school is likely to be worse than these numbers indicate, since an elementary school covers six grades, and since families living in apartments may in general be more likely to have younger children. Just adjusting the analysis to reflect the number of grades included in elementary school would raise the number of additional elementary students to 900 or more.

So this single zoning change would, \*by itself\*, generate the need for the equivalent of two additional schools, or redistricting almost the \*entire\* current attendance of Fulton and Lime Kiln to other schools, while also redistricting more than 1/3 of Reservoir students to other schools.

And how would those additional 2100 students get to school? It would be ludicrous to bus them literally across the street, so would they walk? How would they manage to cross Route 216 safely? A crossing guard? Anyone who suggests that needs to attempt to drive down Route 216 in front of the schools in the AM, or after school.

No plans exist for school improvements, or additional schools in this portion of the county. No plans exist for road improvements in this area. How can the planning board reasonably consider a zoning change that will have such a drastic impact on school, traffic, and public safety infrastructure when no formal studies on the impacts of such a change have been conducted, and when no plans for accomodating any potential impact exist? The job of the Planning and Zoning board is to \*plan\*; the job of the Council is to make decisions for the benefit of the citizens of the county following a democratic process of disclosure and discussion. There has not been adequate disclosure and discussion of this issue within the community. There is no plan here to support this zoning change. Therefore, I urge the Planning and Zoning Board, and the County Council to do your job of governing responsibly and reject this petition for rezoning.

Sincerely,

Sondra Ailinger  
11357 Bishops Gate Lane  
Laurel, MD 20723



✓  
**Fox, Greg**

Aiinger  
46.002

**From:** ksbh\_aiinger@verizon.net  
**Sent:** Monday, April 08, 2013 3:35 PM  
**To:** Fox, Greg; PlanningBoard; Sigaty, Mary Kay  
**Subject:** Please stop Fulton Apartments (RA-15)

To Whom it May Concern,

As one of your constituents, I am writing to urge you to please oppose zoning, transportation, environmental, or infrastructure regulation changes that would be required to enable high density apartments to be located in Fulton, MD (RA-15), either now or in the future.

The proposed location of these apartments, across from Maple Lawn and the Fulton/Lime Kiln/Reservoir school complex is inappropriate for the rural area, would significantly increase traffic on an already-stressed roadway, and increase the potential for crime in the area. Getting to/from the school complex before/after school is a traffic nightmare already, with the road becoming only two lanes (1 each way) just before the entrance to the school access road; adding high density apartments would significantly compound the traffic problem on 216. Travel to school for my children already involves 3-4 heavily congested traffic circles, depending on the route they take; adding these apartments would potentially introduce another circle or compound the traffic confusion and congestion by introducing another entrance/exit to an existing circle. Currently the area around the school complex is very safe; I feel comfortable allowing my MS and HS children to roam freely about the campus when attending events or after school activities. Introducing high density apartments right across the street would compromise the safety of the school complex overall.

Please oppose these apartments in any way you can.

On a tangentially related topic, I'd also like to express my frustration at the inadequacy of the access to the Fulton/Lime Kiln/Reservoir school complex. Mr. Fox, I know you are aware, since you're a parent involved in these schools, that having a road with a single entrance/exit provide the sole access to all three schools creates bottlenecks and long (30 min sometimes) traffic delays when attempting to leave any school event. It is particularly bad even just during HS dismissal. Even in absence of the potential addition of apartments to the area, in my opinion it would be very helpful to find a way to establish an entrance/exit through the farmland between Reservoir/Lime Kiln and Maple Lawn, to allow traffic going that direction to not have to exit onto 216. However, if these apartments are approved, such an additional egress from the school complex would absolutely be required and should be included in any cost or impact assessment associated with the proposed rezoning. This issue is not just a matter of convenience; it is a safety hazard to have only one means of entering/exiting the school complex.

Sincerely,

Sondra Aiinger  
11357 Bishops Gate Lane  
Laurel, MD 20723

✓  
46.002  
**Fox, Greg**

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**From:** Alan Seigel <ats999@msn.com>  
**Sent:** Wednesday, April 10, 2013 8:53 PM  
**To:** Fox, Greg; Watson, Courtney; Terrasa, Jen; Sigaty, Mary Kay; CouncilMail  
**Subject:** RE: [Rohoa] Calculations on School numbers

I oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

Opposition is based on substantiated concerns about:

- The influx of students into our already-full public school system
- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The general lack of existing infrastructure to sustain additional housing units

Its also disruptive to students who would need to be rezoned to another school, following a large influx of people into the Fulton schools.

As the citizens, taxpayers, and voters of Howard County we are opposed to this rezoning and as our councilmember you should vote "no" with your constituents and not the developers. Deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.

Sincerely,

Alan Seigel  
11328 Castlewood Ct  
Laurel, MD 20707

✓  
46.002  
**Fox, Greg**

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**From:** Zahra Fakhraei <zahra.fakhraei@msn.com>  
**Sent:** Wednesday, April 10, 2013 8:37 PM  
**To:** Fox, Greg  
**Subject:** Rezoning of Land south of Route 216

I oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

Opposition is based on substantiated concerns about:

- The influx of students into our already-full public school system
- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The general lack of existing infrastructure to sustain additional housing units

As the citizens, taxpayers, and voters of Howard County we are opposed to this rezoning and as our councilmember you should vote "no" with your constituents and not the developers. Deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.

Sincerely,  
Zahra Fakhraei  
Laurel, MD 20723

Fox, Greg

✓

46.002

**From:** nsbowers@comcast.net  
**Sent:** Wednesday, April 10, 2013 7:35 PM  
**To:** CouncilMail  
**Subject:** Opposition to Development in Maple Lawn Area of Howard County

Data from form "Contact Howard County Government" was received on 4/10/2013 7:35:11 PM.

Contact Howard County Government

Field	Value
HCGEmailAddr	<a href="mailto:councilmail@howardcountymd.gov">councilmail@howardcountymd.gov</a>
YourEmailAddr	<a href="mailto:nsbowers@comcast.net">nsbowers@comcast.net</a>
Name	Nancy
Subject	Opposition to Development in Maple Lawn Area of Howard County
MessageBody	<p>I oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.) Opposition is based on substantiated concerns about: •The influx of students into our already-full public school system •Increased traffic on already stressed and congested roads near this property •The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland •The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure •The general lack of existing infrastructure to sustain additional housing units As the citizens, taxpayers, and voters of Howard County we are opposed to this rezoning and as our councilmember you should vote "no" with your constituents and not the developers. Deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development. Sincerely, Mark &amp; Nancy Bowers</p>

Email "Opposition to Development in Maple Lawn Area of Howard County" originally sent to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) from [nsbowers@comcast.net](mailto:nsbowers@comcast.net) on 4/10/2013 7:35:11 PM.

Fox, Greg

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**From:** Hamid Fakhraei <fakhraei1@msn.com>  
**Sent:** Wednesday, April 10, 2013 6:49 PM  
**To:** Fox, Greg  
**Subject:** Rezoning of Land south of Route 216

I strongly oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

Opposition is based on substantiated concerns about:

- The influx of students into our already-full public school system
- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The general lack of existing infrastructure to sustain additional housing units

As the citizens, taxpayers, and voters of Howard County we are opposed to this rezoning and as our councilmember you should vote "no" with your constituents and not the developers. Deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.

Sincerely,  
Hamid Fakhraei  
Chaucers Ridge Court,  
Laurel, MD 20723

✓ entered

46.002

**Fox, Greg**

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**From:** Curtis Campbell <4redmr@gmail.com>  
**Sent:** Wednesday, April 10, 2013 2:05 PM  
**To:** Fox, Greg  
**Subject:** Against Fulton Zoning Change

Mr. Fox,

I, as a citizen, taxpayer, and voter of Howard County oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

Obviously there is a lot of NIMBY (Not In My Back Yard) political views in today's world. Many for good reason and others – well, not so much. I feel strongly that the aforementioned rezoning falls into the former. The majority of Howard County residents in this area are opposed to this proposed land rezoning, and that opposition is based on what I feel are substantiated concerns about:

- Increased traffic on already stressed and congested roads near this property – those traffic circles only work up to a certain vehicular load. With full build out of Maple Lawn – not to mention the proposed increase from a zoning change – I am afraid that we are reaching capacity.
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland. We need less hard paved areas that absorb heat and cause more run off – not more.
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure.
- The influx of students into our already-full public school system. The elementary school kids in my small neighborhood (14 homes less than a mile from Fulton Elementary School) has already been redistricted.
- The general lack of existing infrastructure to sustain additional housing units.

Please deny rezoning the land to R-A-15. I do not feel that this falls into the category of "smart growth".

Sincerely,

Curtis R. Campbell

Fulton, MD

✓  
Barnes  
46.002

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**Fox, Greg**

**From:** Joyce Barnes <barneskentisland@yahoo.com>  
**Sent:** Tuesday, April 09, 2013 3:32 PM  
**To:** Fox, Greg  
**Subject:** apartments

Hi Greg,

We are Leanne Glueck's parents and live in Fulton. We would like to go on record that we are absolutely against putting apartments across from the high school. We have signed the petition already.

Joyce & Bill Barnes  
11706 Wayneridge Ct.  
Fulton, MD

46.002

**Fox, Greg**

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**From:** Ann Thompson <kagethompson@verizon.net>  
**Sent:** Thursday, April 11, 2013 4:21 PM  
**To:** Greg Fox; Fox, Greg  
**Subject:** Re-zoning

Dear Greg Fox,

As Howard County residents for over twenty years, we wanted to express our concern of the re-zoning of Maple Lawn Community to house over 1,400 apartments!! Please vote no at the zoning meeting tonight.

Thank you,  
Ann and Kris Thompson  
8837 Cardinal Forest Circle  
Laurel, Maryland 20723

Sent from my iPad





46.002

**Fox, Greg**

**From:** jidoke@yahoo.com  
**Sent:** Wednesday, April 10, 2013 3:49 PM  
**To:** Fox, Greg  
**Subject:** Re-zoning

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

Data from form "Contact Howard County Government" was received on 4/10/2013 3:49:09 PM.

Contact Howard County Government

Field	Value
HCGEmailAddr	<a href="mailto:gfox@howardcountymd.gov">gfox@howardcountymd.gov</a>
YourEmailAddr	<a href="mailto:jidoke@yahoo.com">jidoke@yahoo.com</a>
Name	Donna Keffer
Subject	Re-zoning
MessageBody	<p>March 22, 2013 Mr. Councilmen Greg Fox I completely oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.) Opposition is based on substantiated concerns about:</p> <ul style="list-style-type: none"><li>•The influx of students into our already-full public school system With 1,400 units and over 3,500 people, using a ratio of 1.8 children/unit and 1.5 school age children/unit, there will be an increase of 2,100 students into the school complex across the street. For ease of explanation, spread the 2,100 students across all three campuses equally and also, for ease, don't put any into Cedar Lane, but that development will impact that very special school as well, and they have a much lower teacher to student ration. Doing the math, there will be an increase of 700 new students for each school. Fulton Elementary School capacity is 772. A zoning of RA-15 with 1,400 units would generate 700 students into the elementary school. Currently there are 648 students enrolled at that school. Where will the 576 extra students go to school? Lime Kiln Middle School has a capacity of 701 students. A zoning of RA-15 with 1,400 units would generate 700 students. Currently there are 596 students enrolled in that school. Where will the 595 extra students go to school? Reservoir High School has a capacity of 1,551 students. A zoning of RA-15 with 1,400 units would generate 700 students. Currently there are 1,512 students enrolled in that school. Where will the 661 extra students go to school?</li><li>•Increased traffic on already stressed and congested roads near this property</li><li>•The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland</li><li>•The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure</li><li>•The general lack of existing infrastructure to sustain additional housing units</li></ul> <p>As the citizens, taxpayers, and voters of Howard County we are opposed to this rezoning and as our councilmember you should vote "no" with your constituents and not the developers. Deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development. Sincerely, Jim &amp; Donna Keffer</p>

✓

46.002

**Fox, Greg**

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**From:** Monica Miller <moemiller37@gmail.com>  
**Sent:** Wednesday, April 10, 2013 3:48 PM  
**To:** Fox, Greg  
**Subject:** Re-zoning in Fulton

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

I am adamantly opposed to the current proposal to re-zone the land across from the schools in Fulton from RR-DEO to R-A-15. My family has lived in Howard County for more than 27 years...in our current community of single family homes for over 13 years. Our son attended Reservoir High School and still lives in the area. Our daughter and her fiancé own a town home in the area. We moved to Howard County for a reason...to this community for a reason. If we had wanted to live in a high density residential area, we would have moved to Columbia or downtown Laurel or even...Maple Lawn (a high density neighborhood), which is in Fulton, where you want to add more high density housing.

The development of the Maple Lawn community has already had an impact on the surrounding areas...increased traffic volume, over-crowding in the schools, an impact on county and environmental resources, etc. So yes, let's add an unsightly apartment complex with 1400 units to a beautiful area. Let's add town homes and more single family homes along with that unsightly apartment complex. Let's add approximately 3,500 more residents, approximately 2,000 more students (of all ages), and approximately 1,500 more cars to our community. Let's re-zone and then have to re-district the children that have been attending those schools for years. What kind of an impact will that have on those children, especially the preschool and elementary school children and the children at Cedar Lane?

Obviously the property owner who requested this proposal is simply seeing dollar signs, as is the county board. Who is going to pay for the additional police and emergency services that will be required? Not us. Who is going to pay for the impact on the county and environmental resources? Not us. When...not if...our property values go down, we won't be the only ones in our neighborhood with a For Sale sign in the front yard. Now what impact will that have on the community and property values? And guess what impact that will have on the county?

Do any members of the zoning board live in this area? Do any of them have children in any of the schools here? Do any of them drive on Rt. 216 on a regular basis? Do they know that Rt. 216 is a two lane road in that area? Do any of them know how to drive in the four circles already present? Have any of them had a near fatal collision in one of those traffic circles or witnessed numerous accidents? How many of them have almost been run off the road on 216 by drivers doing easily 70 MPH in a 45 MPH zone? So yes...let's add those 1,500 or more cars...makes total sense.

While business owners in the area may approve of this proposal (dollar signs)...are the police/county authorities prepared to deal with the already numerous and soon to be ridiculous (if this proposal goes through) difficult situations on the weekends at Looney's Pub? Has anyone on the zoning board been to Looney's Pub on the weekends? I haven't in ages...and won't. The only possible positive...the McDonald's that's there will do great.

This proposal is not about logistics...it's about logic. Use it and everyone will benefit. Don't and many of us will be moving on to better places.

Sincerely,

Monica Miller

Chaucers Ridge Ct.

✓

46.002

**Fox, Greg**

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**From:** Mickey kalra <mickeykalra@yahoo.com>  
**Sent:** Wednesday, April 10, 2013 4:14 PM  
**To:** CouncilMail  
**Subject:** Apartment Development near Maple Lawn Farms Water Tower

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

I oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

Opposition is based on substantiated concerns about:

- The influx of students into our already-full public school system
- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The general lack of existing infrastructure to sustain additional housing units

As the citizens, taxpayers, and voters of Howard County we are opposed to this rezoning and as our councilmember you should vote "no" with your constituents and not the developers. Deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.

Sincerely,

✓ 46.002

**Fox, Greg**

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**From:** Jeffrey and Mara Freedman <marafreedman@yahoo.com>  
**Sent:** Wednesday, April 10, 2013 4:22 PM  
**To:** Fox, Greg  
**Subject:** Opposition of rezoning R-A-15

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

Dear Mr. Fox,

We oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

Opposition is based on substantiated concerns about:

- The influx of students into our already-full public school system
- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The general lack of existing infrastructure to sustain additional housing units

As the citizens, taxpayers, and voters of Howard County we are opposed to this rezoning and as our council member you should vote "no" with your constituents and not the developers. Deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.

Sincerely,

Mara J. Freedman  
Jeffrey B. Freedman PhD

✓ 46.002  
**Fox, Greg**

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**From:** Shaw, Stewart <Sshaw@heery.com>  
**Sent:** Wednesday, April 10, 2013 4:25 PM  
**To:** CouncilMail  
**Subject:** OPPOSE REZONING AT TOMORROW'S MEETING

**Importance:** High

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

Dear Councilmen and Councilwomen:

Below are my emails to my representative, Jen Terrasa, but I feel all of you need to understand why this rezoning should be opposed and join her in rejecting this Developer's plan.

*Stewart Shaw  
11321 Bishops Gate Lane  
Laurel, MD 20723  
301-490-2547 (home)  
301-466-9574 (cell)  
202-595-1059 (work)*

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**From:** Shaw, Stewart  
**Sent:** Wednesday, April 10, 2013 2:05 PM  
**To:** 'jterrasa@howardcountymd.gov'  
**Subject:** RE: OPPOSE REZONING AT TOMORROW'S MEETING  
**Importance:** High

More information for you to consider Ms. Terrasa:

With 1,400 units and over 3,500 people, using a ratio of 1.8 children/unit and 1.5 school age children/unit, there will be an increase of **2,100 students into the school complex across the street**. For ease of explanation, spread the 2,100 students across all three campuses equally and also, for ease, don't put any into Cedar Lane, but that development will impact that very special school as well, and they have a much lower teacher to student ration. Doing the math, there will be **an increase of 700 new students for each school**.

- Fulton Elementary School capacity is 772. A zoning of RA-15 with 1,400 units would generate 700 students into the elementary school. Currently there are 648 students enrolled at that school. **Where will the 576 extra students go to school?**
- Lime Kiln Middle School has a capacity of 701 students. A zoning of RA-15 with 1,400 units would generate 700 students. Currently there are 596 students enrolled in that school. **Where will the 595 extra students go to school?**
- Reservoir High School has a capacity of 1,551 students. A zoning of RA-15 with 1,400 units would generate 700 students. Currently there are 1,512 students enrolled in that school. **Where will the 661 extra students go to school?**

Thank you for opposing this rezoning,

*Stewart Shaw  
11321 Bishops Gate Lane  
Laurel, MD 20723  
301-490-2547 (home)  
301-466-9574 (cell)  
202-595-1059 (work)*

**From:** Shaw, Stewart  
**Sent:** Wednesday, April 10, 2013 1:33 PM  
**To:** 'jterrasa@howardcountymd.gov'  
**Subject:** OPPOSE REZONING AT TOMORROW'S MEETING  
**Importance:** High

April 10, 2013

Ms. Jen Terrasa:

As a resident and taxpayer, I am opposed to proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

I believe the majority of Howard County residents in this area are opposed to this proposed land rezoning, and that opposition is based on substantiated concerns about:

- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution
- The impact on water quality in the Rocky Gorge Reservoir from increased run-off and pollution when building at this density level
- The impact of such a dense development reducing single family home prices adjacent to and surrounding the property
- The health and safety of our citizens and children will be heightened by the increased traffic and potential crime resulting from this rezoning effort
- The influx of students into our already full public school system impacting the high quality of education that Howard County is known for
- The general lack of existing infrastructure to sustain additional housing units, imposing additional property tax burdens on current residence to build more schools, firehouses, etc. when we are already over taxed by the County
- The impact on the quality of life that led many residence to move to Howard County. A County that has maintained a controlled zoning and growth plan that works for all taxpayers and not the special interest of the Developers who seek profit due to increased density at our expense.

Please oppose rezoning the land to R-A-15 high density housing and maintain the current RR-DEO (single-family homes) zoning for this property.

Sincerely,

Stewart Shaw  
11321 Bishops Gate Lane  
Laurel, MD 20723  
301-490-2547 (home)  
301-466-9574 (cell)  
202-595-1059 (work)

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NOTICE: This communication and any attachments ("this message") may contain confidential information for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on this message is strictly prohibited. If you have received this message in error, or you are not an authorized recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.



✓  
46.002  
**Fox, Greg**

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**From:** Jian Wei <jianweiyuanyuanshen@gmail.com>  
**Sent:** Wednesday, April 10, 2013 5:30 PM  
**To:** CouncilMail

Dear Howar County Council Memebers:

We, the citizens, taxpayers, and voters of Howard County oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

The majority of Howard County residents in this area are opposed to this proposed land rezoning, and that opposition is based on substantiated concerns about:

- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The influx of students into our already-full public school system
- The general lack of existing infrastructure to sustain additional housing units

Please deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.

Sincerely,

Jian Wei, Ph.D.  
8228 Hammond Branch Way  
Laurel, MD 20723

  
**Fox, Greg**

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**From:** Joseph Sanchez <jsanchez1963@verizon.net>  
**Sent:** Friday, April 12, 2013 9:46 AM  
**To:** Fox, Greg; Ball, Calvin B; Watson, Courtney; Sigaty, Mary Kay; Terrasa, Jen  
**Subject:** Fulton Apartments

I, as a citizen, taxpayer, and voter of Howard County oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

Obviously there is a lot of NIMBY (Not In My Back Yard) political views in today's world. Many for good reason and others – well, not so much. I feel strongly that the aforementioned rezoning falls into the former. The majority of Howard County residents in this area are opposed to this proposed land rezoning, and that opposition is based on what I feel are substantiated concerns about:

- Increased traffic on already stressed and congested roads near this property – those traffic circles only work up to a certain vehicular load. With full build out of Maple Lawn – not to mention the proposed increase from a zoning change – I am afraid that we are reaching capacity.
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland. We need less hard paved areas that absorb heat and cause more run off – not more.
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure.
- The influx of students into our already-full public school system. The elementary school kids in my small neighborhood (14 homes less than a mile from Fulton Elementary School) has already been redistricted.
- The general lack of existing infrastructure to sustain additional housing units.

Please deny rezoning the land to R-A-15. I do not feel that this falls into the category of “smart growth”.

Sincerely,

Joe Sanchez  
240-463-0659

46.002

Fox, Greg

**From:** pgradykane@gmail.com  
**Sent:** Friday, April 12, 2013 12:29 AM  
**To:** CouncilMail  
**Subject:** amendment 46.002 - AGAINST rezoning to RA-15

Data from form "Contact Howard County Government" was received on 4/12/2013 12:28:55 AM.

Contact Howard County Government

Field	Value
HCGEmailAddr	<a href="mailto:councilmail@howardcountymd.gov">councilmail@howardcountymd.gov</a>
YourEmailAddr	<a href="mailto:pgradykane@gmail.com">pgradykane@gmail.com</a>
Name	Patricia Kane
Subject	amendment 46.002 - AGAINST rezoning to RA-15
MessageBody	<p>Dear Council Members, I was distressed to hear of plans to rezone land near the water tower in Fulton to RA-15. The infrastructure does not and will not exist to support this. Over the last fifteen years, I have watched the traffic increase tremendously on the roads in Howard County. The traffic circles added to Rt. 216 are already a disaster waiting to happen - especially during the rush hours and the beginning and ending of the various school hours. I've been nearly hit three times due to a driver who was trying to enter one when they should not. This situation will only worsen with increased traffic. There are already traffic jams for highly attended school activities and church services. I am also highly concerned about the number of new students high density housing would generate. It has been pointed out in many school board meetings that the Eastern edge of the county, with higher density housing, has produced far more students than had been anticipated. Meanwhile, the western side has not generated expected student numbers. This proposal would result in a yield of high density student numbers and there is no room in the existing schools to absorb the increase. Fulton Elementary has absorbed children from two neighboring schools with the last redistricting - my neighborhood was included. When Maple Lawn's CURRENT development is complete, there will be no room left at Fulton ES. Our neighborhood is concerned we will be redistricted yet again even with the current projections - despite the fact that the previous elementary schools we've attended in the past (four total now!) are also filled. (Approved additions are also projected to fill without re-adding our neighborhoods back to where they came from). Where would all the additional children attend school?! Houses are currently going up on land everywhere between Rt. 1 and Rt. 29 where the school system might have been able to add another elementary school along the 216 corridor. There are several areas where 5-20+ houses are going where there were previously only 1 or 2. Fulton ES will gain at least 30 houses just from that in-fill in the next year. Newspaper reports indicate Gorman ES will gain more than 140 houses/townhouses on the land near High Ridge park. None of these developments were included in the polygons when the redistricting was done - which means additional students, that were NOT in the projected numbers, will register at those schools. There will be a big problem with student overcrowding at all of the nearby elementary schools - that is BEFORE adding in the Fulton parcel being addressed by amendment 46.002! PLEASE VOTE AGAINST REZONING THE LAND IN FULTON TO RA-15! No one</p>

Field	Value
	moved here because they wanted gridlock and kids sitting on top of each other in school. Here is an idea: zone it for becoming another elementary school - it will be needed. Sincerely, Patricia Kane 8825 Herons Flight (polygon 7)

Email "amendment 46.002 - AGAINST rezoning to RA-15" originally sent to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) from [pgradykane@gmail.com](mailto:pgradykane@gmail.com) on 4/12/2013 12:28:55 AM.

✓ 46,002

**Fox, Greg**

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**From:** debroth1@comcast.net  
**Sent:** Friday, April 12, 2013 9:59 AM  
**To:** Fox, Greg; PlanningBoard  
**Subject:** Rezoning Fulton from RR-DEO to R-A-15

Mr Fox and Howard County Planning Board:

I am writing this email to say I am adamantly opposed to the current proposal to re-zone the land across from the schools in Fulton from RR-DEO to R-A-15. My family has lived in Howard County for 13 years and we moved here because of the peaceful, low density neighborhood living, as well as the exceptional education Howard county could and has provided to our daughter. Specifically we moved from the Silver Spring suburbs because of the overcrowding and negative impact that was having on every day living and community resources.

Over the years it has become obvious that our government, not just Howard County government, caves to those looking to make a fortune at the communities expense but I would hope in this case our representatives would take a step back and try to do the right thing for the community, school children and Howard County as a whole. There are many areas within Howard County that could successfully add an apartment complex without negatively impacting a small area like Fulton.

As I'm sure you have been quoted many facts and figures over the past week relative to increased traffic, over-crowding in schools, and negative impact on county resources and the environment, the real impact over the years will be a decline in quality living which will ultimately cause property values to decrease and those with higher incomes to leave the area which will further reduce the quality of living through reduced county revenues.

Howard County, MD is known around the United States as having the best quality of living, education system, and overall best place to raise a family. We already have a significant amount of growth planned in this area over the next few years as a result of the Maple Lawn community and adding more "unplanned growth" will only serve to degrade all of these things in return for short term revenue gains by a few with a long term detriment of the community as we know it today. I would hate to see that happen when we the community and county government are in a position to prevent it from happening.

Obviously the property owner who requested this proposal is rightfully looking to make a profit which I understand however they did not procure the property with with R-A-15 zoning and should not be able to simply change it at the expense of the community.

Thank you for your consideration in this matter.

Sincerely,

Debra Roth  
11201 Chaucers Ridge Court  
Laurel, MD 20723

446.002

**Tolliver, Sheila**

**From:** jidoke@yahoo.com  
**Sent:** Wednesday, April 10, 2013 3:46 PM  
**To:** CouncilMail  
**Subject:** Rezoning of 91 acres of land

*cons mining*

Data from form "Contact Howard County Government" was received on 4/10/2013 3:45:44 PM.

Contact Howard County Government

Field	Value
HCGEmailAddr	<a href="mailto:councilmail@howardcountymd.gov">councilmail@howardcountymd.gov</a>
YourEmailAddr	<a href="mailto:jidoke@yahoo.com">jidoke@yahoo.com</a>
Name	Donna & Jim
Subject	Rezoning of 91 acres of land
MessageBody	<p>March 22, 2013 Mr. Council member I completely oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.) Opposition is based on substantiated concerns about:</p> <ul style="list-style-type: none"> <li>•The influx of students into our already-full public school system With 1,400 units and over 3,500 people, using a ratio of 1.8 children/unit and 1.5 school age children/unit, there will be an increase of 2,100 students into the school complex across the street. For ease of explanation, spread the 2,100 students across all three campuses equally and also, for ease, don't put any into Cedar Lane, but that development will impact that very special school as well, and they have a much lower teacher to student ration. Doing the math, there will be an increase of 700 new students for each school. Fulton Elementary School capacity is 772. A zoning of RA-15 with 1,400 units would generate 700 students into the elementary school. Currently there are 648 students enrolled at that school. Where will the 576 extra students go to school?</li> <li>Lime Kiln Middle School has a capacity of 701 students. A zoning of RA-15 with 1,400 units would generate 700 students. Currently there are 596 students enrolled in that school. Where will the 595 extra students go to school?</li> <li>Reservoir High School has a capacity of 1,551 students. A zoning of RA-15 with 1,400 units would generate 700 students. Currently there are 1,512 students enrolled in that school. Where will the 661 extra students go to school?</li> <li>•Increased traffic on already stressed and congested roads near this property</li> <li>•The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland</li> <li>•The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure</li> <li>•The general lack of existing infrastructure to sustain additional housing units</li> </ul> <p>As the citizens, taxpayers, and voters of Howard County we are opposed to this rezoning and as our councilmember you should vote "no" with your constituents and not the developers. Deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.</p> <p>Sincerely, Jim &amp; Donna Keffer</p>

Email "Rezoning of 91 acres of land " originally sent to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) from [jidoke@yahoo.com](mailto:jidoke@yahoo.com) on 4/10/2013 3:45:44 PM.

4/11/13

**Tolliver, Sheila**

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**From:** Michele Glazer <michg\_515@yahoo.com>  
**Sent:** Thursday, April 11, 2013 9:40 AM  
**To:** CouncilMail  
**Subject:** Oppose Rezoning!

*ang mmy*

I oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

Opposition is based on substantiated concerns about:

- The influx of students into our already-full public school system
- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The general lack of existing infrastructure to sustain additional housing units

As the citizens, taxpayers, and voters of Howard County we are opposed to this rezoning and as our councilmember you should vote "no" with your constituents and not the developers. Deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.

Sincerely,

Michele and Marc Clark



4/10/13

**Tolliver, Sheila**

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**From:** Mickey kalra <mickeykalra@yahoo.com>  
**Sent:** Wednesday, April 10, 2013 4:14 PM  
**To:** CouncilMail  
**Subject:** Apartment Development near Maple Lawn Farms Water Tower

*Comm. meeting*

I oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

Opposition is based on substantiated concerns about:

- The influx of students into our already-full public school system
- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The general lack of existing infrastructure to sustain additional housing units

As the citizens, taxpayers, and voters of Howard County we are opposed to this rezoning and as our councilmember you should vote "no" with your constituents and not the developers. Deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.

Sincerely,



46 002

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**Tolliver, Sheila**

**From:** Shaw, Stewart <Sshaw@heery.com>  
**Sent:** Wednesday, April 10, 2013 4:25 PM  
**To:** CouncilMail  
**Subject:** OPPOSE REZONING AT TOMORROW'S MEETING  
  
**Importance:** High

cms

Dear Councilmen and Councilwomen:

Below are my emails to my representative, Jen Terrasa, but I feel all of you need to understand why this rezoning should be opposed and join her in rejecting this Developer's plan.

*Stewart Shaw*  
11321 Bishops Gate Lane  
Laurel, MD 20723  
301-490-2547 (home)  
301-466-9574 (cell)  
202-595-1059 (work)

---

**From:** Shaw, Stewart  
**Sent:** Wednesday, April 10, 2013 2:05 PM  
**To:** 'jterrasa@howardcountymd.gov'  
**Subject:** RE: OPPOSE REZONING AT TOMORROW'S MEETING  
**Importance:** High

More information for you to consider Ms. Terrasa:

With 1,400 units and over 3,500 people, using a ratio of 1.8 children/unit and 1.5 school age children/unit, there will be an increase of **2,100 students into the school complex across the street**. For ease of explanation, spread the 2,100 students across all three campuses equally and also, for ease, don't put any into Cedar Lane, but that development will impact that very special school as well, and they have a much lower teacher to student ration. Doing the math, there will be **an increase of 700 new students for each school**.

- Fulton Elementary School capacity is 772. A zoning of RA-15 with 1,400 units would generate 700 students into the elementary school. Currently there are 648 students enrolled at that school. **Where will the 576 extra students go to school?**
- Lime Kiln Middle School has a capacity of 701 students. A zoning of RA-15 with 1,400 units would generate 700 students. Currently there are 596 students enrolled in that school. **Where will the 595 extra students go to school?**
- Reservoir High School has a capacity of 1,551 students. A zoning of RA-15 with 1,400 units would generate 700 students. Currently there are 1,512 students enrolled in that school. **Where will the 661 extra students go to school?**

Thank you for opposing this rezoning,

*Stewart Shaw*

11321 Bishops Gate Lane  
Laurel, MD 20723  
301-490-2547 (home)  
301-466-9574 (cell)  
202-595-1059 (work)

**From:** Shaw, Stewart  
**Sent:** Wednesday, April 10, 2013 1:33 PM  
**To:** 'jtterrassa@howardcountymd.gov'  
**Subject:** OPPOSE REZONING AT TOMORROW'S MEETING  
**Importance:** High

April 10, 2013

Ms. Jen Terrasa:

As a resident and taxpayer, I am opposed to proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

I believe the majority of Howard County residents in this area are opposed to this proposed land rezoning, and that opposition is based on substantiated concerns about:

- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution
- The impact on water quality in the Rocky Gorge Reservoir from increased run-off and pollution when building at this density level
- The impact of such a dense development reducing single family home prices adjacent to and surrounding the property
- The health and safety of our citizens and children will be heightened by the increased traffic and potential crime resulting from this rezoning effort
- The influx of students into our already full public school system impacting the high quality of education that Howard County is known for
- The general lack of existing infrastructure to sustain additional housing units, imposing additional property tax burdens on current residence to build more schools, firehouses, etc. when we are already over taxed by the County
- The impact on the quality of life that led many residence to move to Howard County. A County that has maintained a controlled zoning and growth plan that works for all taxpayers and not the special interest of the Developers who seek profit due to increased density at our expense.

Please oppose rezoning the land to R-A-15 high density housing and maintain the current RR-DEO (single-family homes) zoning for this property.

Sincerely,

Stewart Shaw  
11321 Bishops Gate Lane

Laurel, MD 20723  
301-490-2547 (home)  
301-466-9574 (cell)  
202-595-1059 (work)

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4/11/2013

## Tolliver, Sheila

**From:** tim.suncoastbuilder@gmail.com  
**Sent:** Thursday, April 11, 2013 8:33 AM  
**To:** CouncilMail  
**Subject:** Apartments in Maple Lawn

*Comp money*

Data from form "Contact Howard County Government" was received on 4/11/2013 8:32:42 AM.

Contact Howard County Government

Field	Value
HCGEmailAddr	<a href="mailto:councilmail@howardcountymd.gov">councilmail@howardcountymd.gov</a>
YourEmailAddr	<a href="mailto:tim.suncoastbuilder@gmail.com">tim.suncoastbuilder@gmail.com</a>
Name	Tim Passalacqua
Subject	Apartments in Maple Lawn
MessageBody	This re-zoning of the Maple Lawn area is an outrage. If any of you have the slightest bit of common sense, you will clearly see every aspect of our infrastructure (school systems, roads, utilities, services, etc) are already bulging at the seams. Is it always about the money???? For once, do what is best for the community and not for the wallet of others!!!

Email "Apartments in Maple Lawn" originally sent to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) from [tim.suncoastbuilder@gmail.com](mailto:tim.suncoastbuilder@gmail.com) on 4/11/2013 8:32:42 AM.



4/11/2013  
Tolliver, Sheila

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**From:** tim.suncoastbuilder@gmail.com  
**Sent:** Thursday, April 11, 2013 8:33 AM  
**To:** CouncilMail  
**Subject:** Apartments in Maple Lawn

comp way

Data from form "Contact Howard County Government" was received on 4/11/2013 8:32:53 AM.

Contact Howard County Government

Field	Value
HCGEmailAddr	<a href="mailto:councilmail@howardcountymd.gov">councilmail@howardcountymd.gov</a>
YourEmailAddr	<a href="mailto:tim.suncoastbuilder@gmail.com">tim.suncoastbuilder@gmail.com</a>
Name	Tim Passalacqua
Subject	Apartments in Maple Lawn
MessageBody	This re-zoning of the Maple Lawn area is an outrage. If any of you have the slightest bit of common sense, you will clearly see every aspect of our infrastructure (school systems, roads, utilities, services, etc) are already bulging at the seams. Is it always about the money???? For once, do what is best for the community and not for the wallet of others!!!

Email "Apartments in Maple Lawn" originally sent to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) from [tim.suncoastbuilder@gmail.com](mailto:tim.suncoastbuilder@gmail.com) on 4/11/2013 8:32:53 AM.

46-002  
Camp 2007

**Tolliver, Sheila**

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**From:** James Kempf <jekempf@verizon.net>  
**Sent:** Wednesday, April 10, 2013 4:58 PM  
**To:** CouncilMail; Regner, Robin; Sigaty, Mary Kay  
**Cc:** mdkempf@verizon.net; dtongeo@verizon.net  
**Subject:** RE: Amendment 46.002, RA-15 rezoning for apartments in Fulton

Ms. Sigaty, Members of the Howard County Council and Zoning Board,

My name is Jim Kempf, and I live on 11926 Queen Street in Fulton. I have been a Howard County resident for 37 years.

I would like to state my objections to amendment 46.002 to the County Zoning Code, which would allow high-density apartments to be built on what is now farm land. As I understand it, under the proposed amendment, the 91-acre parcel would be rezoned from RR-DEO to RA-15, allowing up to 15 apartment units per acre, creating potentially 1365 new residential units.

My objections fall into the following categories:

**Density:** The addition of that many new residential units would substantially change the character of life in Fulton. Many of us moved to Fulton to enjoy the suburban, uncongested life-style. You would be changing that life-style and creating a significantly higher density, congested area.

**Congested roads:** Rt 216 is already congested at rush hour. Adding that many new residences and up to 3000 more cars would bring traffic to a slow crawl and not just at rush hour. Does the County plan to widen Rt 216?

**Overcrowded schools:** As I understand it, Reservoir High is already using modular classrooms to meet the current student population. Where would all the additional students be accommodated?

**Safety:** The apartments would be situated on the south side of Rt 216, which as noted previously, is already a busy highway. The Maple Lawn shops and restaurants are on the north side of the highway. Are the County or the developers planning to build an overpass to allow children and others to safely cross Rt. 216? If so, I haven't heard of it.

**Environmental threat to Rocky Gorge Reservoir:** Has an environmental study been done on the impact of an additional 1365 residential units on Rocky Gorge? If the sewers fail in a major storm, where would the run-off go if not downhill into the Reservoir. Have the developers received clearance to proceed from the WSSC?

**Water use:** What about the additional demand for water created by the apartments? Even with the new water tower, will there be enough water?

I know that Zoning Board members are volunteers, and that you have a difficult job reconciling competing interests and satisfying County growth objectives. I would simply ask on behalf of my family and my Fulton neighbors that you consider this amendment carefully before irrevocably changing the character of the life in Fulton that we cherish.

Thank you for your consideration.

--Jim Kempf

Howard County Council Members,

As a resident of Fulton, Maryland for several years, I have come to appreciate the beauty of this area, as well as the convenience of local shopping and services that Maple Lawn affords. I have become deeply involved in volunteer activities associated with the health of the Chesapeake Bay, and find the environmental and infrastructure implications of zoning plan amendment 46.002—the development of 91 acres of farmland to high-density housing—simply alarming.

The county's own water management plan (WRE) calls for "developments on properties added to the current PSA, large redevelopment sites within the PSA and large sites with zoning intensification within the PSA" to "minimize increases in flow and the nutrient concentration in flow sent to [wastewater treatment] plants." I see nothing in the proposal regarding water conservation and reuse, on-site-treatment of wastewater, etc. Indeed, I see no indication that any environmental study was conducted. How can our county leaders approve such a project, which backs up to our reservoirs and includes streams that feed the Chesapeake Bay, without thorough environmental examination?

I am also concerned that our town's roads are not designed to handle the additional traffic. Already, we see multiple accidents, including struck pedestrians, in and around the roundabouts. Already, we have congestion each morning and evening on Rt 216. Add to the mix high-density housing across the street from retail outlets, and you have a recipe for disaster. I have no objection to developing higher-density housing within the existing Maple Lawn community, which is farther from the reservoir, provided such development conforms to the guidance cited above. We need to make available affordable housing for our teachers, firefighters, and policemen. But we must do so in an environmentally sustainable way. With forethought and planning—not rushing to satisfy the greed of developers—we can make the Maple Lawn area a model of sustainable development.

I urge you to act on this issue before it is too late. Be the responsible leaders we elected!

Respectfully,

Michele Kempf

11926 Queen Street

Fulton, MD 20759

301-725-9712

I also hear that, with the exception of the elementary school, the schools nearby Maple Lawn are hugely overcrowded due to recent redistricting. I highly doubt that they will be able to accommodate the children that will, no doubt, live in these apartments.

All this in mind, how can anybody allow this project to go forward? We should stop it before it goes too far.

**Tolliver, Sheila**

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**From:** Jian Wei <jianweiyuanyuanshen@gmail.com>  
**Sent:** Wednesday, April 10, 2013 5:30 PM  
**To:** CouncilMail

46-002

Comp 2013

Dear Howard County Council Memebers:

We, the citizens, taxpayers, and voters of Howard County oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

The majority of Howard County residents in this area are opposed to this proposed land rezoning, and that opposition is based on substantiated concerns about:

- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The influx of students into our already-full public school system
- The general lack of existing infrastructure to sustain additional housing units

Please deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.

Sincerely,

Jian Wei, Ph.D.  
8228 Hammond Branch Way  
Laurel, MD 20723



**Tolliver, Sheila**

4/6/00

**From:** nsbowers@comcast.net  
**Sent:** Wednesday, April 10, 2013 7:35 PM  
**To:** CouncilMail  
**Subject:** Opposition to Development in Maple Lawn Area of Howard County

comp info

Data from form "Contact Howard County Government" was received on 4/10/2013 7:35:11 PM.

Contact Howard County Government

Field	Value
HCGEmailAddr	<a href="mailto:councilmail@howardcountymd.gov">councilmail@howardcountymd.gov</a>
YourEmailAddr	<a href="mailto:nsbowers@comcast.net">nsbowers@comcast.net</a>
Name	Nancy
Subject	Opposition to Development in Maple Lawn Area of Howard County
MessageBody	<p>I oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.) Opposition is based on substantiated concerns about: •The influx of students into our already-full public school system •Increased traffic on already stressed and congested roads near this property •The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland •The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure •The general lack of existing infrastructure to sustain additional housing units As the citizens, taxpayers, and voters of Howard County we are opposed to this rezoning and as our councilmember you should vote "no" with your constituents and not the developers. Deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development. Sincerely, Mark &amp; Nancy Bowers</p>

Email "Opposition to Development in Maple Lawn Area of Howard County" originally sent to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) from [nsbowers@comcast.net](mailto:nsbowers@comcast.net) on 4/10/2013 7:35:11 PM.

**Tolliver, Sheila**

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**From:** Peter Ko <peterko01@yahoo.com>  
**Sent:** Thursday, April 11, 2013 7:50 AM  
**To:** Fox, Greg; CouncilMail; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay  
**Cc:** peterko01@yahoo.com  
**Subject:** Opposed to Rezoning of 91.25 acres in Fulton

Dear Councilmember,

I oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

Opposition is based on substantiated concerns about:

- The influx of students into our already-full public school system
- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The general lack of existing infrastructure to sustain additional housing units

As the citizens, taxpayers, and voters of Howard County we are opposed to this rezoning and as our councilmember you should vote "no" with your constituents and not the developers. Deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.

Sincerely,  
Peter Ko  
11200 Chaucers Ridge Ct  
Laurel, 20723  
[peterko01@yahoo.com](mailto:peterko01@yahoo.com)

**Tolliver, Sheila**

---

**From:** Alan Seigel <ats999@msn.com>  
**Sent:** Wednesday, April 10, 2013 8:53 PM  
**To:** Fox, Greg; Watson, Courtney; Terrasa, Jen; Sigaty, Mary Kay; CouncilMail  
**Subject:** RE: [Rohoa] Calculations on School numbers

I oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

Opposition is based on substantiated concerns about:

- The influx of students into our already-full public school system
- Increased traffic on already stressed and congested roads near this property
- The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The general lack of existing infrastructure to sustain additional housing units

Its also disruptive to students who would need to be rezoned to another school, following a large influx of people into the Fulton schools.

As the citizens, taxpayers, and voters of Howard County we are opposed to this rezoning and as our councilmember you should vote "no" with your constituents and not the developers. Deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.

Sincerely,

Alan Seigel  
11328 Castlewood Ct  
Laurel, MD 20707



**Tolliver, Sheila**

**From:** Sondra Ailinger <ksbh\_ailinger@verizon.net>  
**Sent:** Wednesday, April 10, 2013 8:56 PM  
**To:** CouncilMail  
**Subject:** Opposition to rezoning for Fulton Apartments

4/10/13

Comp 2013

To Whom it May Concern:

I am writing to the entire council to voice my opposition to the petition to rezone land off Route 216 W to accomodate high density apartments. I have already written to Mr. Fox and Ms. Sigaty, but I wanted to voice my opposition to the entire council, because to allow this zoning change to go through at this point would be a gross miscarriage of the planning and zoning process. At the very least the decision should be delayed since full community disclosure and involvement has not been supported by the timeline of this process, in which the community affected by this petition was only given several days' notice of the petition before the hearing. However, for the reasons I cite below, it is my opinion that the petition should be denied at this time. The comments I will share with you here are an amalgamation of discussions with other community members over the past several days; I cannot claim credit for complete authorship, but all of the below reflect my sentiments and opinions.

The proposed 1400 units would generate an estimated 3,500 people, and using the County's own ratios of 1.8 children/unit, and 1.5 school age children/unit for high density housing, there will be an increase of 2,100 students into the school complex (Fulton Elementary/Lime Kiln Middle/Reservoir High School) across the street from the proposed location. For ease of explanation, spread these 2,100 additional students across all three campuses equally. So with these assumptions, there will be an increase of **700** new students for each school.

Fulton Elementary School capacity is 772. A zoning of RA-15 with 1,400 units would generate 700 new students into the elementary school -- enough to almost fill a new elementary school just from this development. Currently there are 648 students enrolled at Fulton Elementary school. Where will the 576 extra students go to school?

Lime Kiln Middle School has a capacity of 701 students. A zoning of RA-15 with 1,400 units would generate 700 new students into the middle school -- enough to almost fill a new middle school just from this development. Currently there are 596 students enrolled in Lime Kiln Middle School. Where will the 595 extra students go to school?

Reservoir High School has a capacity of 1,551 students. A zoning of RA-15 with 1,400 units would generate 700 students. Currently there are 1,512 students enrolled in that school. Where will the 661 extra students go to school?

Keep in mind that none of these current enrollment numbers include the effects of continuing development of Maple Lawn; the problem will be worse than these numbers indicate.

Also, realistically, the impact on the elementary school is likely to be worse than these numbers indicate, since an elementary school covers six grades, and since families living in apartments may in general be more likely to have younger children. Just adjusting the analysis to reflect the number of grades included in elementary school would raise the number of additional elementary students to 900 or more.

So this single zoning change would, \*by itself\*, generate the need for the equivalent of two additional schools, or redistricting almost the \*entire\* current attendance of Fulton and Lime Kiln to other schools, while also redistricting more than 1/3 of Reservoir students to other schools.

And how would those additional 2100 students get to school? It would be ludicrous to bus them literally across the street, so would they walk? How would they manage to cross Route 216 safely? A crossing guard? Anyone who suggests that needs to attempt to drive down Route 216 in front of the schools in the AM, or after school.

No plans exist for school improvements, or additional schools in this portion of the county. No plans exist for road improvements in this area. How can the planning board reasonably consider a zoning change that will have such a drastic impact on school, traffic, and public safety infrastructure when no formal studies on the impacts of such a change have been conducted, and when no plans for accomodating any potential impact exist? The job of the Planning and Zoning board is to \*plan\*; the job of the Council is to make decisions for the benefit of the citizens of the county following a democratic process of disclosure and discussion. There has not been adequate disclosure and discussion of this issue within the community. There is no plan here to support this zoning change. Therefore, I urge the Planning and Zoning Board, and the County Council to do your job of governing responsibly and reject this petition for rezoning.

Sincerely,

Sondra Ailinger  
11357 Bishops Gate Lane  
Laurel, MD 20723

46002

**Tolliver, Sheila**

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**From:** Adam Sayani <asayani719@yahoo.com>  
**Sent:** Wednesday, April 10, 2013 10:43 PM  
**To:** Fox, Greg  
**Cc:** Sigaty, Mary Kay; CouncilMail  
**Subject:** Against re-zoning of land near Maple Lawn/Fulton

*cons zoning*

Mr. Fox,

I am concerned with, and opposed to the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.)

I am sure you are getting lots of email about this issue, with many of the same points. I too am concerned with the potential overcrowding of schools and the increased congestion like many others. But from what I am reading, it also seems like the community was not given much notice about this re-zoning, and the appropriate studies have not been done for such a large area of land. What will be the environmental impact? Where will all the extra students go to school? Will the existing roads handle the extra congestion, and what will be the impact to area drivers? Will my 1 and 3 year old sons be able to attend the schools I am currently districted for, which was a major attraction of the area, and the main reason we moved to my neighborhood?

Several of my neighbors have also pointed out that adding high density housing in the proposed area does not seem consistent with the 2030 smart growth plan, and that the infrastructure in the area is not ready for this influx.

I think these issues need to be studied and addressed *\*before\** a re-zone is granted, because if we do it afterwards, it will be too late.

Mr. Fox, as a taxpayer and voter in your district of Howard County I am opposed to this rezoning, and ask that you vote against rezoning the land to R-A-15.

Sincerely,

Adam Sayani  
11204 Chaucers Ridge Ct  
Laurel, MD 20723



**Tolliver, Sheila**

46.002

**From:** blondofamily@comcast.net  
**Sent:** Wednesday, April 10, 2013 10:52 PM  
**To:** Sigaty, Mary Kay  
**Cc:** CouncilMail; Planning  
**Subject:** In opposition to the proposed rezoning of site opposite the Fulton area school complex Amendment 46.002  
**Attachments:** 46\_002.pdf

Comp zoning

Ms. Sigaty, other members of the Council / Zoning Board, and Ms. McLaughlin, I write to express my opposition to the proposed rezoning of the 91 acre site immediately south of the Fulton area school complex designated as amendment 46.002 parcel 113 currently zoned as RR-DEO with proposal to change to R-A-15. The basis of my opposition is the lack of adequate public facilities to support the greatly expanded density this rezoning would accomplish. Also, zoning at this density (apartments?) at this density are not in keeping with the nature of the local community and will detrimentally affect the way of life of this area. We are not Columbia South.

I have attached the proposal which was filed just days before the Christmas holiday season at the end of 2012, thus under the radar of community residents. The local residents have only recently become aware of the proposed rezoning. The basis/justification for the proposal (see page 3 of the attached) includes statements giving lip service to supposedly adequate public facilities. Phrases such as "close proximity to existing public schools, a park and ride, and the Maple Lawn Commercial District" belie the facts that the schools were not sized to include the development of a massive amount of housing directly across the street and the Maple Lawn Commercial District design was approved with an awareness that RR-DEO would be in use for parcel 113 and not a greatly more dense use for parcel 113. The closing phrase that this rezoning would "provide residents with a high quality of life" is an insult to the existing residents of this area, some of whom have been here for decades or generations.

A massive influx of traffic is not in keeping with the nature of this community and there is no plan to increase the road capacity or improve the road alignments to handle an urban traffic load. Residents of apartments and rental town homes are transient in nature and do not take root in a community to the detriment of the community. This results in, among other things, increased crime. That statement is not conjecture. One need only review the crime reports associated with a concentration of apartments in areas such as Columbia, Briggs Chaney Road in the Castle Boulevard area of Prince George's County, and the rental communities along Evans Trail in Prince George's County. This isn't hearsay and I would have been happy to research a crime report history had there been adequate time and notice for this community to respond to this proposed rezoning.

It is my understanding that a planning and zoning hearing will take place tomorrow night, April 11, but I can find no mention of it on the Howard County government site nor do I see how I can submit written testimony. It is my desire that this e-mail serve as my written testimony whenever the hearing is held. Thank you for your attention to this urgent matter.

I have been a resident of Howard County since 1989 and registered to vote since that date.

Richard A. Blondo  
11485 Johns Hopkins Road  
Clarksville, MD 21029



**LeGendre, Stephen**

app 46.002

CMBRS

CSTW  
RK

**From:** Sigaty, Mary Kay  
**Sent:** Saturday, March 23, 2013 2:57 PM  
**To:** CouncilMail  
**Subject:** FW: Howard County Rezoning Amendment 46.002

I suspect that we might each have received this, but in case you didn't.

MK

Mary Kay Sigaty  
Howard County Council  
District 4  
410-313-2001

---

**From:** Gary Frank <[gary.eng.arch@gmail.com](mailto:gary.eng.arch@gmail.com)>  
**Date:** Saturday, March 23, 2013 12:30 PM  
**To:** Office 2004 Test Drive User <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)>  
**Subject:** Howard County Rezoning Amendment 46.002

March 25, 2013

Ms. Mary Kay Sigaty:

We, as citizens and voters of Howard County oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO to R-A-15 (Amendment 46.002).

We are a family of four, and moved to this area for its rural nature. The Maple Lawn development has already increased traffic congestion in the area and higher density housing will be harmful to the area. The following are just a few of the main reasons to deny the rezoning:

- Increased traffic on already stressed and congested roads near this property
- The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure
- The influx of students into our already-full public school system

Please deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development.

Sincerely,

Gary and Stephanie Frank

APP 46.12

CMBRS  
TW CS  
RR

**LeGendre, Stephen**

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**From:** Sean Gunning <gunnis01@yahoo.com>  
**Sent:** Wednesday, March 27, 2013 9:46 AM  
**To:** CouncilMail  
**Subject:** Fw: Opposition of re-zoning in Fulton

I am writing in response to the re-zoning and subsequent rental apartment development proposed by R-A-15 on the Murphy Road and Maple Lawn water tower land.

Dear Council Members,

I moved to Howard county/Fulton about five years ago from Beltsville. Although the two towns are just ten miles apart, and most people who live in them commute to either Baltimore or DC, they could not be more different. Fulton is a peaceful community which does not suffer from Beltsville's traffic, over-development, poor schools, and rising crime. I remember the first time I drove to my new house in Fulton, I had the feeling that I finally live in an area where I was proud to raise my family.

Since I moved to Fulton, the Maple Lawn development has progressively expanded. I like Maple lawn and it has brought much to our community. It was planned in logical way. However, poor road design with three traffic circles has brought congestion on route 216 which is progressively worsening. Please drive on 216 west around 7am during a school day and you will see lines of cars backed up through multiple traffic circles. I only anticipate this to worsen; I do not have the facts but have heard that Maple Lawn is not even 1/2 developed.

Now there is this proposal to put another 1400 high density housing units (which is the size of all of Maple lawn) in a small area south of 216. This just astounds me.....

We can learn much from the successes and failures of the past. Howard County is consistently ranked as one of the best places to live for a reason.

It is because of men like Jim Rouse who proposed reasonable planned development. Is Fulton (and other areas of Howard County) going to follow a sensible plan for development? If left to developers, traditional greed driven development follows a usual pattern. Farmland and open tracts are developed piece meal with maximization of profit and little to no regard for the impact on the community. This type of development results in typical urban sprawl with a whole host of negative impacts to schools, traffic, crime, etc...

As of the 2010 census, Fulton (20759) had a population of **3350** people who resided in mainly single family homes/townhomes. The new development re-zoning request proposes to add another potential 1400 high density apartment adding, **1400-5500** individuals to a small area. This one **proposed re-zoning could lead to a housing development which can potentially double the existing population of Fulton!!!!** This is in addition to further Maple Lawn development which has much room to grow.

**There are so many reasons that this is wrong for Fulton.**

I am not going to re-hash the usual infrastructure, school crowding, potential crime, environmental impact, arguments which I am sure you will hear.

We need a leader who has vision and leadership to support **sensible** development. Columbia is a good model. Any further development in Fulton in should be **accomplished in manner which serves the interests of the county, the schools, and which does not destroy the character of the existing community.** Sensible, planned development is more important than haphazard suburban sprawl.

Thank you for listening to me,

Sean Gunning

LeGendre, Stephen

---

**From:** fnichols <fnichols1@verizon.net>  
**Sent:** Tuesday, March 26, 2013 11:47 AM  
**To:** CouncilMail; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg; Chaconas, Terry; Pruim, Kimberly; Maxfield, JoAnn; Clay, Mary; Knight, Karen; LeGendre, Stephen; Glendenning, Craig; King, Denise; Regner, Robin  
**Subject:** Please deny Rezoning the land R-A-15

Dear Council Members, Representatives and Administrators,

As citizens, taxpayers, homeowners in Howard county and residents in Fulton, Maryland we strongly oppose the rezoning of the land and subsequent rental apartment development proposed by R-A-15 on the Murphy Road and Maple Lawn water tower land. The loss of valuable farmland will be greatly affected.

We have lived in Howard County for over 30 years and have seen the traffic increase tremendously. If you are traveling to work in Washington, D.C. in the morning between 6:30 and 10:00 a.m., the traffic is horrendous. It can take, at the least amount; 40 minutes to get to the Metro stop in Silver Springs on a good day and on a bad day can be upwards of an hour. Then you have to add on to that additional time to get to D.C. With additional housing especially apartments this will increase remarkable with the addition of 2400-3600 vehicles. The emissions and air quality will be greatly diminished. In an age where, allergies and air quality is so important this will have a definite adverse impact. In addition, in Fulton, we already have a problem with water. This will only increase with this proposal.

The general lack of existing infrastructure to sustain additional housing and the already overburdened school system in our area will be greatly affected and overstressed.

Please deny rezoning the land to R-A-15, thus eliminating the threat of apartment development.

Sincerely,

Peter Nichols

Fotini Nichols

46.002

Ruth Lyons  
7805 Browns Bridge Road  
Highland, MD 20777

March 30, 2103

Dear Council Member Mary Kay Signaty,

Thank you for your representation and careful consideration of my point of view. I have been a county resident for more than 19 years and I strongly oppose proposed Rezoning Amendment 46.002 taking 91 acres of Farmland from RR-DEO to R-A-15.

Many of my neighbors -- voters, taxpayers and residents -- have joined together as **Citizens for Common-Sense Growth**. Over the past few days, **over 268 residents** affected by this have signed a petition opposing this rezoning ... and new signatures are being added hourly. You can check it out here:  
<http://www.ipetitions.com/petition/stopfultonapartments/signatures>

As a group, we embrace, support and believe in the philosophy and objectives of Howard County's Smart Growth initiative. However, this particular application doesn't represent Smart Growth. As one petition signer put it, "this is Dumb Growth". We oppose this development for "common-sense" reasons.

We are not homeowner snobs, we don't want to halt development, and we have not gathered together to exclude new residents from our community. Rather we have serious concerns about 46.002 for reasons County officials should consider carefully.

This proposed zoning is totally incompatible with current zoning. PlanHoward 2030 stipulates, "Maple Lawn, because of its location at the interface of rural residential zone and the planned service area, should be designed and zoned to establish a transition that is compatible with and enhances surrounding communities".

All other surrounding residential zoning is limited to a density of 2.2 per acre. Going from 2.2 to 15 is not a compatible transition! Further, the property referenced by 46.002 is currently zoned 1 home per every 3 acres -- going from that to R-A-15 is jumping several zoning steps and would set dangerous precedent leading to unsustainable growth initiatives elsewhere in the County.

- \* Approving this proposal would support irresponsible land use.
- \* Approving this would threaten current water supplies and reservoir conservation.
- \* Approving this would create traffic congestion and safety concerns.
- \* Approving this will create the need for the county to build additional schools.
- \* Approving this would create the need for infrastructure additions and improvements.

Further, it would be consistent with DPZ's other non-recommended applications to deny this, based on 3 DPZ-cited rejection reasons:

1. Use not appropriate without resolution of traffic safety issues.
2. Use does not conform to use supported by zoning in surrounding areas
3. Use is outside the planned service area for sewer.

But the most compelling reason of all is that there simply is not enough supporting data to make a reasonable common-sense decision yet. We submit that more information is needed to analyze the impact before considering this zoning proposal.

**Specifically, we as *Voters for Common-Sense Growth*, call for the following information to be researched, compiled, publicly provided -- and carefully reviewed before approval is considered:**

1. Environmental impact study
2. Traffic impact study
3. Assessment and recommendations by HCPSS board
4. Cost and timeline projections of infrastructure additions needed for fire, police, power, water, sewer, roads, water runoff constraints, snow removal services, etc.
5. Independent consultant analysis and report on the current impact of the Maple Lawn properties that are still under construction – what has been the impact of that development on our environment, traffic congestion, school redistricting, and other concerns of our community?

In short, we call for a comprehensive cost/benefit analysis that considers the long-term and short-term impacts of developing this property with high-density housing consistent with R-A-15 zoning.

We are imploring the County to do its homework and carefully consider that 46.002 DOES NOT represent Smart Growth for Howard County.

Thank you for carefully weighing the costs and benefits of such rezoning before moving forward. The community appreciates your dedicated service on behalf of all residents, voters and taxpayers.

Sincerely,  
Ruth Lyons  
443.745.4806  
rlyons@oxfordclub.com

LeGendre, Stephen

Arr 46.002

CMARS  
RR  
TW  
CS

**From:** Bessie Bordenave <Bessie.Bordenave@fcc.gov>  
**Sent:** Friday, March 29, 2013 10:41 AM  
**To:** Sigaty, Mary Kay; CouncilMail  
**Subject:** FW: Proposal Zoning Change to R-A-15 in Fulton

Below is some information that was sent to me from one of my co-workers that he would like to share with you. I don't know the protocol for how this issue is to be followed, but I thought as a representative for the citizens of Howard County, you should be aware of some of the concerns by its citizens.

Thanks

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**From:** Mark Neumann  
**Sent:** Friday, March 29, 2013 9:50 AM  
**To:** Bessie Bordenave  
**Subject:** Proposal Zoning Change to R-A-15 in Fulton

Bessie,

Here is what is going on in Fulton with the proposed development that we discussed. It is a modified version of what I sent to zoning and Greg Fox. with updates based upon what I've learned since. I know that it's long, but this is pretty complicated. Any help you can give is greatly appreciated. Since we're going to need at least 3 votes on the County Council if you have any insight on how we can get meetings with each of the council members and the County manager it would be great. Thanks again for your help.

Mark

I am writing to express my concern both with the proposals and the process for the Comprehensive Zoning Plan. My wife and I relocated to Maryland this past year and purchased 8045 Murphy Road in Fulton in July. We researched the property thoroughly and purchased in large part because the parcel behind the house (No. 46.002, 11595 Scaggsville Road) was zoned RR-DEO. Furthermore, we found that this land south of 216 was outside of the PSA, which meant that development was further limited.

Unbeknownst to us, in July, right about the time that we moved in, the County changed the PSA map to include this parcel south of 216, which would allow the zoning change to higher density residential. As opposed to doing this openly through an individual bill, which would have required that the neighbors be noticed and have the opportunity to comment, this change was incorporated as a Part of PlanHoward 2030 and occurred without any of the community being made aware.

Conveniently the County excluded the adjacent homes on Murphy Road, which I will address later in this letter. We only found out on March 12<sup>th</sup> that the County is planning on changing the zoning to R-A-15 as part of the Comprehensive Zoning Plan. I can assure you that we would not even have considered the home had the zoning been R-A-15 at that time. If this move goes through, aside from the elimination of everything that we moved to this neighborhood for, we fear what this may do to the value of our home.



First, with regard to process, neither I, nor any of our neighbors that I have spoken with, were properly notified of the proposed zoning change or of the upcoming meetings, which appears to be in violation of County zoning regulations. We only received a notification a week before the hearings after we complained that no notice was sent. We were told that small signs were placed on the parcel in January but we never saw them. My wife leaves for work via Murphy Road and returns via Lime Kiln. I leave for work via 216, but before sun-up and return via Murphy Road. As a result, not only did we not see the signs, we were not in a position to see the signs while they were up.

I would appreciate an explanation for how such a major change can be proposed without the neighbors that are directly affected being notified and how this process can go forward at this point without that notification

With regard to the proposal, the zoning map amendment request form states that the reason for the proposed change is:

“With the adoption of PlanHoward 2030, the subject property was incorporated into the Planned Service Area (PSA) for water and sewer. Consequently, the existing RR-DEO zoning is no longer appropriate. Petitioner is requesting R-A-15 zoning because it is the most appropriate for the property. (1) The subject property is located in close proximity to existing public schools, a park and ride, and the Maple Lawn Commercial District. (2) Because of its location, the subject property is well suited to accommodate additional residential density and is consistent with PlanHoward 2030 Policy 6.1, which calls for the reduction in competition for land resources by promoting more compact development in appropriate targeted growth and revitalization areas. Further, rezoning the subject property to R-A-15 would promote the Policy 6.5 of PlanHoward 2030 by encouraging compact development with adequate green spaces and connectivity within and between developments which provide residents with a high quality of life and allows residents to take advantage of the benefits of compact development.”

Addressing these individually:

1) The R-A-15 zoning is absolutely not the most appropriate for the property. What the applicant fails to disclose is that the properties abutting the parcel are all single family homes zoned RR-DEO with the exception of the church on the east side. Further to the east zoning is R-20 with RR-MX-3 zoning for the current MapleLawn development. None of the existing zoning approaches the density of R-A-15 and R-A-15 is completely inappropriate for this parcel.

2) These homes are a part of a long established neighborhood. Policy 10.1 of PlanHoward 2030 is to “Protect and enhance established communities through compatible infill, sustainability improvements, and strategic public infrastructure investments.”

Section d) Flexible Infill. Consider zoning modifications that would provide more flexibility in order to allow limited, compatible infill that enhances an existing community.

Further, Section 10 states, “Established Communities predominately consist of existing single-family neighborhoods or business areas to be respected, with limited infill and enhancement,”

Section 3.6 also calls for the preservation of parcels that are environmentally sensitive, such as this one that drains into Rocky Gorge Reservoir:

“Use of the density exchange option for neighborhood preservation parcels could allow these types of parcels to be permanently protected while their allowable development potential is sent to a more appropriate development site.”

Incorporation of this Parcel into the PSA was part of Section 6 of PlanHoward 2030. That section clearly envisioned that attempts to inappropriately re-zone this and other parcels were a possibility as a result of this change and just as clearly proscribes such changes.

“PlanHoward 2030 proposes three minor expansions of the Planned Service Area (adjoining Ellicott City, Clarksville, and Maple Lawn). To achieve Bay restoration goals it is preferable to include these properties in the PSA, rather than have them utilize septic systems particularly where the area drains to reservoirs or high quality stream systems. These properties, because of their location at the interface of the rural residential zone and the planned service area, should be designed and zoned to establish a transition that is compatible with and enhances surrounding communities. In addition, they should create an environmental benefit through environmental site design that mitigates impervious surfaces so that storm water will be captured onsite and not affect nearby waterways.”

6.1(a) Limited Planned Service Area Expansion. Zoning requirements for approved PSA expansions should include a development proposal that is consistent with the General Plan and establishes a transition that is compatible with and enhances surrounding communities and provides an environmental benefit.

The applicant argues that R-A-15 is the most appropriate for this parcel whereas the surrounding land uses and PlanHoward 2030 clearly demonstrate that this is the least appropriate zoning. R-A-15 is incompatible with the existing RR-DEO, R-20 and RR-MX-3 zoning in the area and R-A-15 zoning clearly violates the intent of Sections 3, 6, and 10 of PlanHoward 2030.

One more consideration with regard to zoning: Although the property in question is a single parcel, the County should not be under any obligation to have the same zoning designation for the entire parcel. Subdividing the parcel and varying the density across the lots with increased density to the east, gradually decreasing to the west could further serve to preserve the character of this area.

As noted above, one last comment with regard to the change in PSA last summer. The decision to modify the PSA without notifying the residents of the change and allowing us to comment also may have violated noticing requirements. Furthermore, the decision to deliberately exclude homes adjacent to the development further burdens our homes since we are all on well systems. Any development is likely to affect runoff and drainage from this parcel on which our wells rely. Many wells in this area already have poor yield and require a number of filters for water quality. Regardless of the final zoning decision and proposed development, the PSA boundary should be reconsidered to fairly include all properties abutting 46.002 so that we are protected from the effects of this development.



Greg Fox  
District 5  
3430 Courthouse Drive  
Ellicott City, MD 21043

*zoning amendment  
R-A-15*

GF  
S

46.002

Dear Mr. Fox,

As a citizen, tax payer, and voter of Howard County, I am strongly opposed to the rezoning and subsequent rental apartment development proposed by R-A-15 on the Murphy Road and Maple Lawn water tower land.

Most of the Fulton residents are on the opposition side of this proposed land rezoning. Our opposition is based on substantial concerns about:

Increased traffic on already stressed and congested roads

Detrimental effects on our environment including air and water pollution, water shortages and the loss of valuable farmland

Health and safety of our citizens and children threatened by increased traffic and crime resulting from a bursting infrastructure

Influx of students into our already full public school system

General lack of existing infrastructure to sustain additional housing units

Please deny rezoning the land to R-A-15, thereby eliminating the threat of apartment development.

Sincerely,

Larry and Barbara Altman

COU-S

Mark D. Neumann, P.E.  
8045 Murphy Road  
Fulton, MD 20759  
mneumann@alum.mit.edu

GF  
SL

CMBRS  
PWKK

app 46.002

March 12, 2013

Council Member Greg Fox  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

Council Member Fox:

I am writing to express my concern both with the proposals and the process for the Comprehensive Zoning Plan. My wife and I relocated to Maryland this past year and purchased 8045 Murphy Road in Fulton in July. We researched the property thoroughly and purchased in large part because the parcel behind the house (No. 46.002, 11595 Scaggsville Road) was zoned RR-DEO. Furthermore, we found that this land south of 216 was outside of the PSA, which meant that development was further limited.

Unbeknownst to us, in July, right about the time that we moved in, the County changed the PSA map to include this parcel south of 216, which would allow the zoning change to higher density residential. Conveniently the County excluded the homes on Murphy Road, which I will address later in this letter. We only found out this past weekend that the County is planning on changing the zoning to R-A-15 as part of the Comprehensive Zoning Plan. I can assure you that we would not even have considered the home had the zoning been R-A-15 at that time. If this move goes through, aside from the elimination of everything that we moved to this neighborhood for, we fear what this may do to the value of our home.

First, with regard to process, neither I, nor any of our neighbors that I have spoken with, were notified of the proposed zoning change or of the upcoming meetings, which appears to be in violation of County zoning regulations. The small signs placed on the parcel were of dubious utility. My wife leaves for work via Murphy Road and returns via Lime Kiln. I leave for work via 216, but before sun-up and return via Murphy Road. As a result, not only did we not see the signs, we were not in a position to see the signs while they were up.

I would appreciate an explanation for how such a major change can be proposed without the neighbors that are directly affected being notified and how this process can go forward at this point without that notification

With regard to the proposal, the zoning map amendment request form states that the reason for the proposed change is:

"With the adoption of PlanHoward 2030, the subject property was incorporated into the Planned Service Area (PSA) for water and sewer. Consequently, the existing RR-DEO zoning is no longer appropriate. (1) Petitioner is requesting R-A-15 zoning because it is the most appropriate for the property. (2) The subject property is located in close

proximity to existing public schools, a park and ride, and the Maple Lawn Commercial District. (3) Because of its location, the subject property is well suited to accommodate additional residential density and is consistent with PlanHoward 2030 Policy 6.1, which calls for the reduction in competition for land resources by promoting more compact development in appropriate targeted growth and revitalization areas. Further, rezoning the subject property to R-A-15 would promote the Policy 6.5 of PlanHoward 2030 by encouraging compact development with adequate green spaces and connectivity within and between developments which provide residents with a high quality of life and allows residents to take advantage of the benefits of compact development.”

Addressing these individually:

1) The R-A-15 zoning is absolutely not the most appropriate for the property. What the applicant fails to disclose is that the properties abutting the parcel are all single family homes zoned RR-DEO with the exception of the church on the east side. These homes are a part of a long established neighborhood. Sections 3.6 and 10 of PlanHoward 2030 clearly call for the preservation of such neighborhoods:

“Use of the density exchange option for neighborhood preservation parcels could allow these types of parcels to be permanently protected while their allowable development potential is sent to a more appropriate development site.”

“Established Communities predominately consist of existing single-family neighborhoods or business areas to be respected, with limited infill and enhancement”

Trying not to sound too melodramatic, changing the zoning for 11595 Scaggsville Road to R-A-15 will not preserve this neighborhood but destroy it.

I would argue that the most appropriate zoning for the property remains RR-DEO based upon the current use for surrounding properties. Understanding the County’s desire to increase higher density housing, R-20 or R-12 would be vastly more appropriate than R-A-15.

The attached figure provides an aerial view of the subject property. The unique nature of this neighborhood is apparent and the single-family homes can be seen to the west, south, and southeast. Also shown is how a buffer zone, either RR or RC can help preserve the neighborhood in the event of future development at 11595 Scaggsville Road and it should be strongly considered by the County.

2) The subject property is located near the park and ride and across 216 from the schools, but it is uniquely isolated from the Maple Lawn commercial district due to the topography. The rise in elevation as the Maple Lawn water tower is approached from the west shields sightlines and maintains the neighborhoods rural appeal while the immediate access to the Maple Lawn development remains. Whenever we have mention to friends or coworkers that we moved to Fulton the most frequent comment is on this remarkable appeal of this area.

3) The area may be suitable to accommodating increased residential density, but R-A-15 is neither appropriate nor warranted. This is a single-family residential neighborhood. While the County may no longer consider the RR-DEO designation to be appropriate, R-20 or R-12, zoning will allow for increased density while preserving the single-family

home nature of the neighborhood. Regardless of the final designation a buffer should be included to maintain the special characteristic of the Murphy Road neighborhood.

One more consideration with regard to zoning: Although the property in question is a single parcel, the County should not be under any obligation to have the same zoning designation for the entire parcel. Subdividing the parcel and varying the density across the lots with increased density to the east, gradually decreasing to the west could further serve to preserve the character of this area.

As noted above, one last comment with regard to the change in PSA last summer. The decision to modify the PSA for the benefit of development without notifying the residents of the change and allowing us to comment also may have violated noticing requirements. Furthermore, the decision to deliberately exclude homes adjacent to the development further burdens our home values since, assuming that we can get the county to agree to limit development to single family homes, those homes will have County services and ours, mere feet away will not. The PSA boundary should be reconsidered to fairly include all properties abutting the proposed development parcel.

Thanks you for your consideration and please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark D. Neumann', with a long horizontal flourish extending to the right.

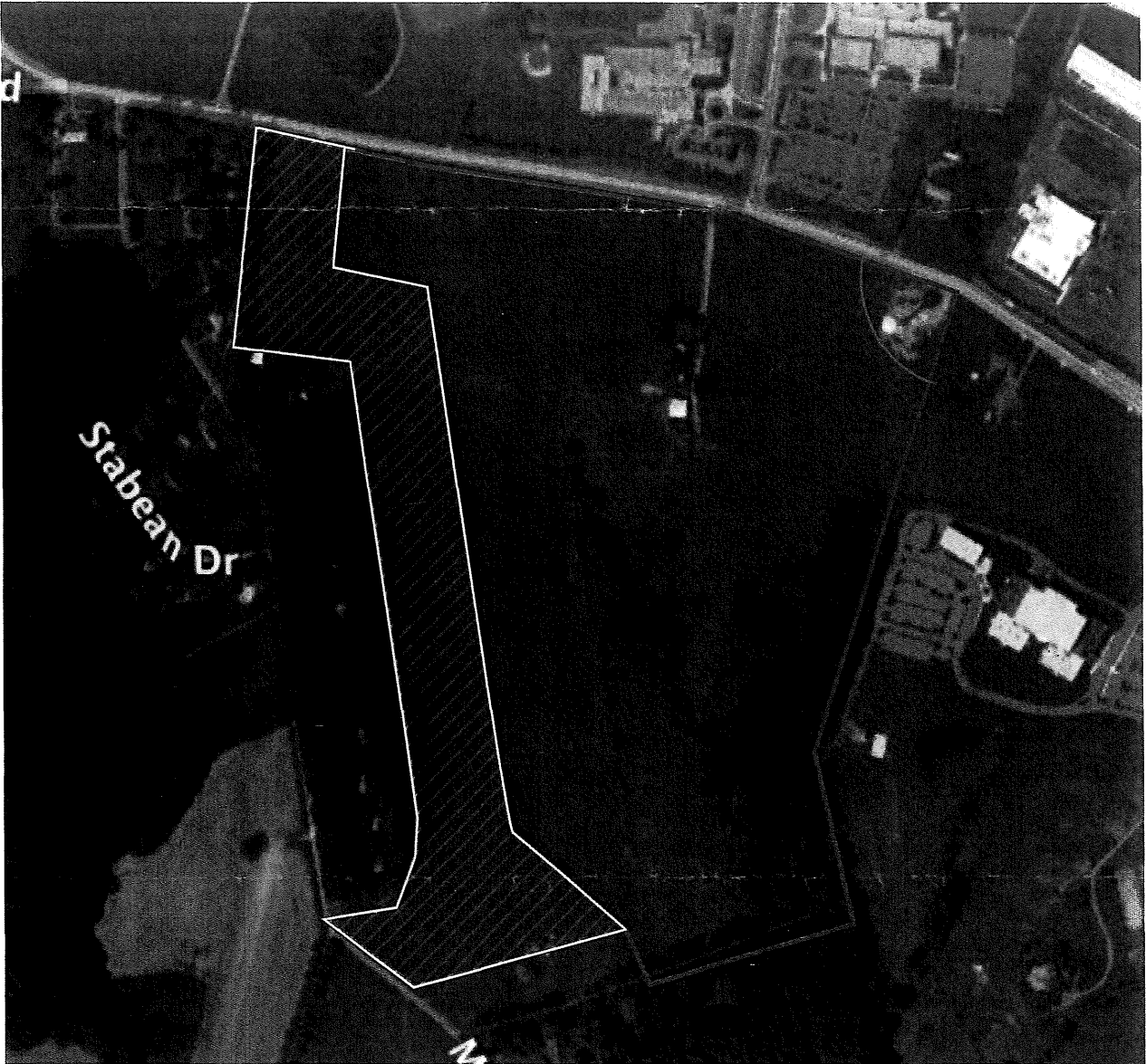
Mark D. Neumann, P.E.

HOWARD COUNTY COUNCIL  
RECEIVED  
2013 MAR 15 P 1:24



Zoning Request for Property 46.002  
11595 Scaggsville Road

Applicant has requested R-A-15 for 91 Acre Parcel



Property Boundry for 46.002

Proposed RR or RC Zoned Buffer Zone





**Regner, Robin**

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**From:** Howard E <aicheee@hotmail.com>  
**Sent:** Monday, May 13, 2013 3:21 PM  
**To:** McLaughlin, Marsha; Ken S. Ulman; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg  
**Subject:** Opposition to Zoning Amendment 46.002

To whom it may concern (and my hope is that includes All of You),

As a voting resident of Howard County who will be adversely affected by the proposed Zoning Amendment 46.002, I would like to express my view on why this amendment should be postponed or defeated.

First and foremost, this rezoning will have a very negative impact on our residential area in terms of increased traffic, an influx of new students to our schools which will most certainly result in redistricting, and an increased safety risk to our children who walk to school due to the heavier traffic. Additionally, the infrastructure in our town will not support such an increase in people and housing units and the change will most assuredly negatively impact our environment, particularly to our wells.

I am opposed to a rezoning of RA-15 and would prefer to see a rezoning as R-ED which will allow for two housing units per acre and is in accordance with "Plan Howard 2030".

I am requesting that you please delay filing for the zoning until there has been time to conduct all or the important studies for a project of this magnitude.

Your prompt and immediate attention to this matter would be greatly appreciated.

Regards,

Howard Eaton  
11300 Castlewood Court  
Laurel (Howard County) MD 20723



## Regner, Robin

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**From:** Vercilla Hawkins <vbhawkins2@gmail.com>  
**Sent:** Monday, May 13, 2013 5:24 PM  
**To:** McLaughlin, Marsha; Ken S. Ulman; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg  
**Subject:** Zoning Amendment 46.002

Howard County executives and representatives:

As a concerned citizen, parent , and member of the Howard County Community, I am opposed to the Zoning Amendment 46.002.

The reasons are as follows:

- This zoning will cause the following in Fulton, Md-increased traffic, influx of students to our schools and safety of students walking to school; lack of infrastructure in our town to support such an increase in people and housing units; and environmental pollution threatening our wells. I have 2 children, one is walking everyday and the other soon will be.
- I am opposed to a rezoning of RA-15
- We recommend it be zoned as R-ED (2 housing units per acre) and then make the developer have to fight to have it zoned higher, rather than have the citizens having to fight to have it zoned appropriately (i.e., lower density)
- Please delay filing for the zoning until there has been time to conduct all of the important studies for a project of this magnitude
- I moved to Howard County for its motto of choose civility- courteous behavior and its 2030 smart growth plan.

Sent from my iPad

## Regner, Robin

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**From:** De'Porres Brightful <dp.brightful@hotmail.com>  
**Sent:** Saturday, May 25, 2013 5:20 AM  
**To:** Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Ken S. Ulman; Watson, Courtney; Fox, Greg  
**Cc:** Lesia A. Brightful  
**Subject:** Amendment 46.002, Lager Property

Dear Howard County Council,

We are writing you to express our strongest opposition to Amendment 46.002, particularly as it relates to high-density housing. We believe this will honor what citizens like us were promised by HC government when we decided to buy into the community, and also represents clear, irrefutable common sense in terms of the environment and quality of life / education for those who call Fulton home.

My wife and I relocated back to Maryland two years ago. We searched long and hard on where to settle. After very careful consideration we opted for the Fulton area. We were very aware of the Maple Lawn community and the plans to add significant housing, retail and commercial capacity to the area.

We were also aware of the existing Lager Farm and the property across from it. We were told that a determination had been made to build 30-40 homes on the property across from the farm. (Please correct this if we were given misinformation.) Somehow, we now face an ammendment that would take that from 30-40 homes to thousands of rental units. I consider this to be the ultimate "bait and switch" and unacceptable.

In order for government to work there must be a trust and transparency among the citizens, elected officials and the processes we use to govern the county. We need to be able to trust what we are told, and again, we were told that 30-40 homes were being built. Had we known that Fulton was going to become home to hundreds to thousands of rental properties we would have moved elsewhere. But we trusted the information we were given.

Maple Lawn is not even fully complete, and I can only imagine the increase in traffic, infrastructure needs, schools and the impact to the environment once that is complete. And now we want to increase capacity even further, and with rental units at that? That is not what we imagined when we moved here, and clearly so many in the community echo that sentiment.

I wanted you to know where we stand. We strongly oppose this ammendment. We will also be at next week's rally at Reservior High School to express our opposition. I trust that each of you will be there to hear from those in our community and to better understand the breadth of opposition against this ammendment.

Sincerely,

De'Porres & Lesia Brightful

April 11, 2013

*File Comp Zoning*  
*pls cc: Rodding*  
*Her }*  
CMBRS  
ST  
46.002  
RR  
TW

Jen Terrasa  
Council Representative  
Howard County Department of  
Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043

2013 APR 15 P 3:48  
HOWARD COUNTY COUNCIL  
RECEIVED

Re: Opposition to Amendment 46.002

I have lived at my house on Murphy Road in Fulton for over 15 years. I got married and had two children while living in this home and I thought I would enjoy living and raising my family throughout our lives. The schools were great, the traffic was minimal, and the lush green of the fields as far as the eye can see was amazing. I loved being in the country without being too far out of the city.

Several years ago, a landowner developed an area called Maple Lawn that sat on 500 acres of farmland, forcing our small town to build four traffic circles in a half mile stretch of road to attempt to accommodate all of the additional vehicles that would be driving our one main road (Route 216, Scaggsville Road). There are also a number of large buildings, commercial businesses, and fast food establishments which added a lot of distress to existing families in this one time, calm and peaceful town. Existing families were handling and managing the change as best we could, even though it forced the County to redistrict the schools (Fulton Elementary School had to redistrict 50% of its students) to help accommodate the now great number of students.

Last week we found that the same landowner is now proposing to rezone the 91 acres of farmland (across the street from the Maple Lawn development) into R-A-15 zone which is appropriate for residential: apartments (15 property units per acre). This would allow up to 1400 housing units comprised of apartments, townhouses, and single family homes to this small area. There are many reasons why this is not appropriate for our area, including:

**Traffic**— This rezoning would potentially require our roads to handle 1400 to 3500 more vehicles. How much traffic can we handle on roads that now are already busy and, oftentimes, clogged with traffic? In addition, Murphy Road is a road that neighbors have worked hard to make a successfully safe travel route, by limiting the number of vehicles that were using it as a cut though to Route 216. This new property development will encourage more drivers to use Murphy Road as a cut through to avoid not only traffic, but also construction of the development.

**Schools**—Our schools have already been redistricted last year and are operating at full capacity (the high school even has to use portable trailers to hold some classes because

the school is not big enough). Where are these new residents (or our existing residents who live across the street) going to go to school?

A large group of Fulton residents do not want to see the development of this land into such a high density housing area of our town. As the County knows, Fulton is largely farmland. We don't want to set a precedent that if this large farm area can be divided into 1340 housing units (or 15 housing units per acre), it will only be a matter of time before the next farmer to takes the reins and will have his/her property developed in similar fashion. How is this going to change the neighborhoods? Adjacent to this property is a farm of 97 acres. Will this property try to rezone for the same property code as 46.002? These reasons, coupled with the fact that the Maple Lawn development which was approved for 1340 units is only half way complete (i.e., we will see twice the amount of traffic, school shortages, and infrastructure incapacity as we already see now). How many more circles can we handle before getting too dizzy to want to stay here. This isn't what the County meant when it said we should have "gradual transition" to higher density housing.

Speaking of gradual transition, Murphy Road will soon have to endure another traffic circle (or maybe a light) at the beginning of the street and a new recreations park (equestrian center) at the midpoint of a road that is only 1 ½ miles long. The community has already had to prepare itself for a major influx of people, traffic, and business development with Maple Lawn. How are we to sit back and allow the major change happen to our community again? When I moved here, I had a farm in front of my house and a farm behind my house. Then with major property development at Maple Lawn, we have watched another small town grow within the confines of our town. What is this 46.002 going to do, make Fulton sprout and support another town? What about the nice, safe, peaceful life we've wanted for our children? Will we ever be able to find it again after all this development?

Please let the existing residents of Fulton help the County to determine a better zoning classification of this property. Perhaps an R-ED zone would help prepare existing residents with a more gradual transition to the massive building and population explosion. Please do not discount the fact that many more studies need to be completed before a decision of this magnitude is approved.

Christine Pereira

## **Regner, Robin**

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**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 1:34 PM  
**To:** Regner, Robin  
**Subject:** FW: Questions about a Specific PSA Expansion (Amendment no. 46.002)

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From: Sigaty, Mary Kay  
Sent: Wednesday, July 31, 2013 3:24 PM  
To: Tolliver, Sheila  
Subject: FW: Questions about a Specific PSA Expansion (Amendment no. 46.002)

From: Paul Johnson <PJohnson@howardcountymd.gov<mailto:PJohnson@howardcountymd.gov>>  
Date: Tue, 18 Jun 2013 09:56:20 -0400  
To: Mary Kay Sigaty <mksigaty@howardcountymd.gov<mailto:mksigaty@howardcountymd.gov>>  
Subject: RE: Questions about a Specific PSA Expansion (Amendment no. 46.002)

Now?

Paul T. Johnson  
Deputy County Solicitor  
Howard County Office of Law  
3450 Court House Drive  
Ellicott City, Maryland 21043  
(410) 313-3078

From: Sigaty, Mary Kay  
Sent: Tuesday, June 18, 2013 9:56 AM  
To: Johnson, Paul  
Subject: Re: Questions about a Specific PSA Expansion (Amendment no. 46.002)

Yes, please. When would be a good time for a conversation?

Thanks.

Mary Kay Sigaty  
Howard County Council, District 4  
3430 Court House Drive  
Ellicott City, MD 21043  
410-313-2001

On Jun 18, 2013, at 9:53 AM, "Johnson, Paul"  
<pjohnson@howardcountymd.gov<mailto:pjohnson@howardcountymd.gov>> wrote:  
Do you want to discuss before the work session?

Paul T. Johnson  
Deputy County Solicitor  
Howard County Office of Law  
3450 Court House Drive

Ellicott City, Maryland 21043  
(410) 313-3078

From: Sigaty, Mary Kay  
Sent: Tuesday, June 18, 2013 7:05 AM  
To: Johnson, Paul  
Subject: Fwd: Questions about a Specific PSA Expansion (Amendment no. 46.002)

Good Morning Paul,

In light of last night's testimony on Maple Lawn and Greg's statement that he was going to file a bill to remove the lager parcel from the PSA, my question is, can Greg's proposed bill come before the Council without going to the Planning Board for review and comment? I thought that the PB had a role in amendments to the General Plan as they do with ZRAs.

Thanks. Talk with you later.....MK

Mary Kay Sigaty  
Howard County Council, District 4  
3430 Court House Drive  
Ellicott City, MD 21043  
410-313-2001

Begin forwarded message:

On Jun 10, 2013, at 10:27 AM, "Tolliver, Sheila"  
<STolliver@howardcountymd.gov<mailto:STolliver@howardcountymd.gov>> wrote:  
This response from Paul Johnson to a constituent issue concerning a comp. zoning issue may be of interest.

From: Johnson, Paul  
Sent: Friday, June 07, 2013 2:28 PM  
To: 'Thomas Broullire'; Nolan, Margaret Ann  
Cc: McLaughlin, Marsha; Tolliver, Sheila  
Subject: RE: Questions about a Specific PSA Expansion (Amendment no. 46.002)

Mr. Broullire,

The delay in responding to you was due, in part, to the fact that we could not determine that the Council had in fact asked us for an evaluation of your inquiry. The Office of Law does not usually respond directly to requests for legal advice from the public. However, in the course of looking into your inquiry, for which apparently no Council member asked for a response, a Council member indicated that it would be desirable for us to respond to you. In addition, as the attached email string between you and Marsha McLaughlin, DPZ Director, indicates, Ms. McLaughlin has already responded to your request. Ms. McLaughlin has responded to you that she believes that the criterion which you quote from page 70 of PlanHoward 2030, provided below, only applies to "future" PSA revisions, and not to the three PSA expansions, including the one in the Maple Lawn area which are referred to and which were actually adopted as part of the adoption of Council Bill 26-2012 .

"The proposed expansion of the Planned Service Area includes a zoning proposal that is consistent with the General Plan and Smart Growth policies. Sewer and water infrastructure capacity and costs must be analyzed to confirm the feasibility and availability of scheduled capacity."



We agree with Ms. McLaughlin's analysis. The General Plan states "In the future, it should be anticipated that there may be isolated situations where minor PSA adjustments may be appropriate. A PSA revision requires a General Plan Amendment to Map 6-2" subject to the above-stated criterion for approval of non-institutional amendments. The inclusion of the Maple Lawn parcel in question in the PSA was clearly not intended to be a "future" adjustment or amendment of the General Plan but was passed as part of Bill 26-2012 which adopted the General Plan, including Map 6-2.

As to your contention that there may not have been sufficient notice of the inclusion of the Maple Lawn property into the PSA, the only amendment to Bill 26-2012, pertaining to this portion of the General Plan, amendment No. 39, did not change the original language in the bill which states "PlanHoward 2030 proposes three minor expansions of the Planned Service Area (adjoining Ellicott City, Clarksville, and Maple Lawn)" and which provided for the criteria for approval of future amendments to the PSA. Amendment 39's purpose was only to modify "references to expansions of the Planned Service Area". This amendment added the language about the design of the development of these properties being compatible with and enhancing surrounding communities. Ms. McLaughlin indicates that all three properties were in fact on Map 6-2 with the original bill and Map 6-2 was adopted as part of Bill 26-2012 without amendments.

The legislative history of Council Bill 26 clearly indicates the Council's intent was to include the Maple lawn property (among the three properties in question) in the PSA expansion by the adoption of Bill 26-2012, and that this intent was in the original bill, not in an amendment to the bill. Since the notice of Bill 26-2012 was apparently legally correct, I do not think there is a problem with the notice regarding the inclusion of the Maple Lawn property in the PSA.

I trust this answers your inquiry.

Paul T. Johnson  
Deputy County Solicitor  
Howard County Office of Law  
3450 Court House Drive  
Ellicott City, Maryland 21043  
(410) 313-3078

From: Thomas Broullire [mailto:thomas.sbslaw@gmail.com]  
Sent: Friday, June 07, 2013 7:46 AM  
To: Nolan, Margaret Ann  
Cc: Johnson, Paul  
Subject: Re: Questions about a Specific PSA Expansion (Amendment no. 46.002)

Paul, I have not received a response from you or Margaret Ann regarding the PSA expansion for the property in Amendment No. 46.002 (see below email).

In addition, given the entirety of the General Plan 2030, its text, and all the other draft maps not showing these extensions, I need to see if the community was given proper notice at the time of the Hearing for the General Plan. I don't think anyone would be able to identify the Clarksville and Fulton PSA expansion from the info presented at the time of the hearing and if that is the case, Maryland law and the Howard Code states that there should of have been another hearing required for this General Plan Amendment. Thanks again.

Thomas J. Broullire, Esq.

On Wed, Jun 5, 2013 at 9:23 AM, Nolan, Margaret Ann  
<manolan@howardcountymd.gov<mailto:manolan@howardcountymd.gov>> wrote:

I have just gotten back into the office after being tied up Monday and Tuesday. Will ask Paul Johnson, Deputy Solicitor to look at this and one of us will get back to you.

From: Thomas Broullire [mailto:thomas.sbslaw@gmail.com<mailto:thomas.sbslaw@gmail.com>]  
Sent: Wednesday, June 05, 2013 8:37 AM  
To: Nolan, Margaret Ann  
Subject: Re: Questions about a Specific PSA Expansion (Amendment no. 46.002)

Ms. Nolan, any status on your response to my below email? Thanks

On Mon, Jun 3, 2013 at 2:14 PM, Thomas Broullire <thomas.sbslaw@gmail.com<mailto:thomas.sbslaw@gmail.com>> wrote:  
Hello Ms. Nolan,

My name is Thomas Broullire and I am an attorney here in Howard County. I was given your name by the council members. I am writing concerning a Comprehensive Zoning Plan: Amendment No. 46.002 (Property located at: 11595 Scaggsville Rd, Fulton, MD; District: 05-358906). This parcel was added to the PSA last year and now is up for re-zoning via Comprehensive Zoning and I had a few questions concerning the procedures required to expand the PSA and whether those were fully complied with.

Here is my question,

The test for PSA expansion (found on page 70 of the Plan Howard 2030 and page 98.1 of Plan Howard 200-see attached) in Howard County for a non-public/non-institutional parcel such as our subject property is:

A PSA revision, first requires a General Plan Amendment to Map 6-2. Additionally, any requests for a General Plan Amendment for expansion of the PSA should be denied unless either:

1. The proposed expansion of the Planned Service Area is intended to provide for a public or institutional use such as a religious facility, philanthropic institution, or academic school; OR
2. The proposed expansion of the Planned Service Area includes a zoning proposal that is consistent with the General Plan and Smart Growth policies. Sewer and water infrastructure capacity and costs must be analyzed to confirm the feasibility and availability of scheduled capacity.

Clearly, our parcel falls under the (#2.) prong mentioned above. Plan Howard 2030, Pg. 70, lists our subject property (when it states "Maple Lawn" as a minor expansion) but there is no record of when there was an analysis for "sewer and water infrastructure capacity and costs" completed for this particular property? According to your test for PSA expansion mentioned above and also the precedent of PSA expansions in Howard County, for a proposed PSA expansion an analysis must be prepared. Do you have any record of this specific analysis for this specific parcel you can provide to



me so I can discuss this with the surrounding community? Must the Department of Public Works issue this analysis or some other department?

Thank you so much for your time.

Thomas J. Broullire, Esq.

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Thomas J. Broullire, Esq. | Sushner, Broullire & Shepard PLLC | 3 Bethesda Metro Center, #730, Bethesda, MD 20814 | Direct Dial: 301 961 1925<tel:301%20961%201925> | General Fax: 301 961 1927<tel:301%20961%201927> | Cell: 301.908.6225<tel:301.908.6225> |

\*\*Offices at 1707 L Street, NW #1020, Washington, DC 20036 and 8300 Greensboro Drive, McLean, VA

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Thomas J. Broullire, Esq. | Sushner, Broullire & Shepard PLLC | 3 Bethesda Metro Center, #730, Bethesda, MD 20814 | Direct Dial: 301 961 1925 | General Fax: 301 961 1927 | Cell: 301.908.6225 |

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\*\*Offices at 1707 L Street, NW #1020, Washington, DC 20036 and 8300 Greensboro Drive, McLean, VA <mime-attachment>

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Wednesday, July 24, 2013 7:39 PM  
**To:** peebsang@aol.com  
**Cc:** Regner, Robin  
**Subject:** RE: Comprehensive Zoning Concerns

Thank you for your e-mail to Council members concerning comprehensive zoning proposals. The Council appreciates your interest and will consider your point of view.

Sheila Tolliver  
Council Administrator  
Howard County Council  
410 313-2001

P.S.—State law requires certain disclosures be submitted by people who submit testimony on amendments under consideration in comprehensive zoning. You may wish to check the Council's website for additional information.

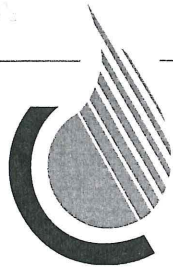
<http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>

**From:** [peebsang@aol.com](mailto:peebsang@aol.com) [<mailto:peebsang@aol.com>]  
**Sent:** Wednesday, July 24, 2013 6:01 PM  
**To:** CouncilMail  
**Subject:** Comprehensive Zoning Concerns

Data from form "Contact Howard County Government" was received on 7/24/2013 6:00:58 PM.

Contact Howard County Government

Field	Value
HCGEmailAddr	<a href="mailto:councilmail@howardcountymd.gov">councilmail@howardcountymd.gov</a>
YourEmailAddr	<a href="mailto:peebsang@aol.com">peebsang@aol.com</a>
Name	Angela Peebles
Subject	Comprehensive Zoning Concerns
MessageBody	Please vote against the use of CR zoning for revitalization of the Route 1 Corridor in North Laurel, from Whiskey Bottom Road to approximately Gorman Road. I would like to see the continued use of the B-1 zoning in this area to continue the set back requirements from the roadway and height restrictions for buildings. I do not want to have high- rise buildings constructed in this area. I prefer to have an attractive commercial business district developed that provides adequate off-street parking and amenities and services that the community residents desire. This type of development would promote easy pedestrian flow, better controlled movement of motor vehicles, and overall safety of patrons. Thank you for your consideration. Angela Peebles



# Washington Suburban Sanitary Commission

14501 Sweitzer Lane • Laurel, Maryland 20707-5901

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COMMISSIONERS  
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Jerry N. Johnson

## VIA CERTIFIED MAIL AND E-MAIL

August 8, 2013

The Honorable Jennifer Terrasa  
Chairperson  
Howard County Council  
3430 Court House Drive  
Ellicott City, Maryland 21043

Re: Washington Suburban Sanitary Commission's T. Howard Duckett and  
Triadelphia Reservoirs

Dear Council Chairperson Terrasa:

Washington Suburban Sanitary Commission (WSSC) is aware that Howard County is undergoing its Comprehensive Zoning process. As a neighbor, WSSC is concerned because portions of southern Howard County (*i.e.*, Maple Lawn and Fulton) drain to WSSC's T. Howard Duckett (Rocky Gorge) Reservoir. Escalation in development resulting from zoning changes will add significantly to the land area covered by impervious surfaces, potentially increasing storm water runoff into the Reservoir.

WSSC's Rocky Gorge Reservoir, and Triadelphia Reservoir, located 6 miles upstream on the Patuxent River, hold approximately 11 billion gallons of water and comprise one third of WSSC's drinking water supply. These Reservoirs were created in the middle of the last century through the construction of two dams, Brighton and Rocky Gorge. Both dams are water storage dams with the sole purpose to provide the region with drinking water, as opposed to flood control dams. The Reservoirs were necessary to provide for the ever-increasing demand for water in the growing region.

WSSC owns approximately 5,500 acres of Reservoir and surrounding buffer property. This represents only 5 percent of the Patuxent River Watershed's 85,000 acre drainage area. The majority of Maple Lawn and Fulton lies within the Patuxent Watershed area and drains directly into WSSC's Reservoirs. WSSC has no control over the protection of its drinking water outside of its property boundary.

In 1998, the Maryland Department of the Environment (MDE) identified both WSSC Reservoirs (Rocky Gorge and Triadelphia) to be impaired by nutrients. The Triadelphia Reservoir is also impaired by sediment/siltation. To address these impairments, the U.S. Environmental Protection Agency approved the issuance of Total Maximum Daily Loads (TMDLs), for both Reservoirs for phosphorous in 2008. A sediment TMDL was also established for Triadelphia Reservoir. Both Reservoirs have been found to be impaired

The Honorable Jennifer Terrasa  
August 8, 2013  
Page 2

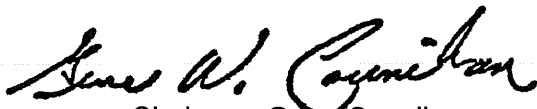
for mercury in fish tissue with Rocky Gorge reaching a Category 5, and thereby requiring a TMDL.

The largest contributor to the impaired conditions of WSSCs' Reservoirs is the non-point runoff from agricultural land and scour of tributary stream channels. MDE has determined that these sources in Howard County may contribute up to 53 percent of the phosphorus loads and 74 percent of the sediment loads to the Reservoirs (excluding the contributing percentages from Montgomery and Prince George's Counties). Nevertheless, runoff from urban land, including that from impervious surfaces as well as construction runoff, also contributes up to 8 percent to the impairment. The drainage flow of rainwater carries undesirable nutrients from farms, residences, businesses and roadways. Impervious paved road, roof and parking lot surfaces can create fast flowing water causing erosion in tributary watercourses, generating sediment that is ultimately deposited in the Reservoirs. Without proper controls on urban stormwater, increases in nutrient and sediment loads could occur in WSSC's Reservoirs, thus aggravating their existing impairments. This escalation in nutrients, in turn, could add to WSSC's cost to produce finished, drinking water, while the increase in sedimentation could reduce the Reservoirs' water storage capacity.

WSSC's primary interest is to provide safe, reliable drinking water and return clean water to the environment. The quality of WSSC's source water is fundamental to the health of Montgomery and Prince George's citizens. WSSC is determined to provide safe water for its customers and respectfully asks your County/agency/department to consider the long-term ramifications of any action which may cause increased environmental damage and harm to source waters.

WSSC is willing to meet with County/agency/department technical advisors in an effort to discuss techniques for mitigating potential adverse effects from development near the Reservoirs. It is hoped that through collaborative effort, the potential for environmental increased damage and harm to source waters will be diminished.

Sincerely,



Chairman Gene Counihan



Vice Chairman Chris Lawson

cc: The Honorable Kenneth Ulman, Howard County Executive  
Members of the Howard County Council  
Commissioners, WSSC

2013 AUG 12 P 3:20  
RECEIVED  
HOWARD COUNTY COUNCIL

CMBG  
ST

46.002  
8177 Murphy Road TW  
Fulton, MD 20759  
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Jen Terrasa  
HOWARD COUNTY COUNCIL  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

July 31, 2013

Dear Councilwoman Terrasa,

Voters for Common Sense Growth, (VCSG) and our petition signers would like to thank you for your advice, attentiveness, support and leadership regarding Comprehensive Zoning and Amendment 46.002. Your willingness to meet with us and talk to us on the phone allowed us the opportunity to fully express our concerns regarding the zoning of this parcel, the impact to the environment, and our desire for a more moderate, thoughtful transition into the Fulton/Scaggsville (the southern region) communities when it comes to development. In addition, we acknowledge and applaud your work in creating a new zoning category covering historic properties. This has gone a long way to reduce the impact on the environmental and the community that rezoning the Savage Mill properties would have had without this new zone.

We believe by working together and respecting community voices, Howard County Wins. It remains the best place to live, raise children, and retire; which is why we are so passionate about zoning in this region. To this end, VCSG has decided not to disband. We want the opportunity to work with the developer under the MXD rules to help shape the nature of that new development. We remain concerned about other parcels of land in this region particularly the Turkey Farm, the Zimmerman Farm, the Milk Producer's land, and the numerous other farms that are ripe for development South of Route 32, East of Route 108, and West of 95.

We look forward to working with you in whatever capacity you may serve Howard County in the future. Thank you again for all your help.

Sincerely,

Christine Pereira

Voters for Common Sense Growth

Core Group: Tommy Brouillire \* Chris Bloor \* Christine Bulbul \* Jane Gray Frederick Gray \*  
Kevin Hiden \* Ruth Lyons \* Mark Neuman \* Chris Nowalk Christine Pereira \* Greg Pereira  
\* Jeff Regner \* Becca Salkeld \* Paul Spelman

## Regner, Robin

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**From:** Watson, Courtney  
**Sent:** Tuesday, June 11, 2013 11:53 AM  
**To:** Tolliver, Sheila; Johnson, Paul  
**Cc:** Chaconas, Terry; Regner, Robin  
**Subject:** FW: Request for Assistance From Councilmember Ervin's Office re Howard County Zoning Plan Amend No. 46.002 (11595 Scaggsville Rd)

This has to do with Thomas Broullire. I have been reading Courtney's recent email and have seen correspondence between office of Law and Mr. Broullire. Just wanted to add this to the file.

Terry  
X3110

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**From:** Healy, Sonya [mailto:Sonya.Healy@montgomerycountymd.gov]  
**Sent:** Monday, June 10, 2013 3:51 PM  
**To:** Chaconas, Terry  
**Cc:** Watson, Courtney  
**Subject:** RE: Request for Assistance From Councilmember Ervin's Office re Howard County Zoning Plan Amend No. 46.002 (11595 Scaggsville Rd)

Terry,  
Thanks a million for the quick response. I will copy you on the response we send back to him this week.  
SH

Sonya E. Healy  
Chief of Staff  
Councilmember Ervin  
For more information about our office  
visit: [http://www.montgomerycountymd.gov/content/council/mem/Ervin\\_v/index.asp](http://www.montgomerycountymd.gov/content/council/mem/Ervin_v/index.asp)

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**From:** Chaconas, Terry [mailto:tchaconas@howardcountymd.gov]  
**Sent:** Monday, June 10, 2013 3:48 PM  
**To:** Healy, Sonya  
**Cc:** Watson, Courtney; Chaconas, Terry  
**Subject:** RE: Request for Assistance From Councilmember Ervin's Office re Howard County Zoning Plan Amend No. 46.002 (11595 Scaggsville Rd)

Hi Sonya,

Good to speak with you today. Here are the links, as promised:

Howard County Council webpage on comprehensive zoning process:  
<http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>

Email to all members:  
[councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov)

The council public hearing for the central area comprehensive zoning proposals is on Monday, June 17<sup>th</sup> at 5:00 p.m. at the George Howard Building, 3430 Courthouse Drive, Ellicott City, MD. Sign up to testify at this link:  
<http://cc.howardcountymd.gov/IframeTemplate.aspx?ID=6442455146>

Common Sense Growth in Fulton is the name of the advocacy organization which Ms. Watson met with recently. When I checked our records, I realized that there was a Thomas Broullire in that meeting, so he is part of that organization already.

Please let me know if we can assist further. Thanks.

Sincerely,  
Terry

***Teresa M. Chaconas***

Special Assistant to Council Member Courtney Watson  
Howard County Council  
3430 Court House Drive  
Ellicott City, Maryland 21043  
o: 410.313.3110 | f: 410.313.3297 | [tchaconas@howardcountymd.gov](mailto:tchaconas@howardcountymd.gov)

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**From:** Healy, Sonya [<mailto:Sonya.Healy@montgomerycountymd.gov>]  
**Sent:** Monday, June 10, 2013 3:00 PM  
**To:** Chaconas, Terry  
**Cc:** Watson, Courtney  
**Subject:** FW: Request for Assistance From Councilmember Ervin's Office re Howard County Zoning Plan Amend No. 46.002 (11595 Scaggsville Rd)

Terry,  
Can you let me know who I could discuss this request with in your office? Mr. Broullire's parents live in Montgomery County. He contacted our office about this issue, and has asked Valerie to write a letter in opposition to this zoning matter. I wanted to check in with the appropriate person in Councilmember Watson's Office before sending anything from Valerie. We have not been involved in this issue to date.

Thanks,  
Sonya E. Healy  
Chief of Staff  
Councilmember Ervin  
For more information about our office  
visit: [http://www.montgomerycountymd.gov/content/council/mem/Ervin\\_v/index.asp](http://www.montgomerycountymd.gov/content/council/mem/Ervin_v/index.asp)

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**From:** Thomas Broullire [<mailto:thomas.sbslaw@gmail.com>]  
**Sent:** Thursday, June 06, 2013 1:43 PM



**To:** Healy, Sonya

**Subject:** Fwd: Request for Assistance

Sonya, thank you so much for taking mine and Nancy Schwiesow's call concerning the re-zoning issue that is currently taking place in Howard County.

I am writing to request some assistance from Valerie Ervin and the Chesapeake Bay Trust concerning a Comprehensive Zoning Plan that is currently going on in Howard County. The property in question is referred to as Amendment No. 46.002 (91 acre parcel of land located at: 11595 Scaggsville Rd, Fulton, MD; District: 05-358906). The owner of this parcel (Maple Lawn Farms by Eugene Iager) is requesting high density zoning for apartments (RA-15 zoning which could allow 1365 units).

The main issue is this: this property is a 91 acre parcel of land, located on Patuxent River Watershed and Rocky Gorge Reservoir. The Rocky Gorge Reservoir is a drinking water source for Montgomery and Prince Georges Counties and I feel obligated to place both counties on notice of this zoning proposal because of the high likelihood of its passing County Council approval on June 17<sup>th</sup>. Further, the streams on this parcel are already indicated as impaired by the Maryland Dept of Environment and I **have attached proof**. Valerie Ervin and Montgomery County have done an excellent job in preserving the environment and in particular, the surrounding areas of the Rocky Gorge Reservoir. I have lived in Burtonsville, Maryland all of my life and so has my entire family. My grandparents (Tom and Patricia Curro) were one of the first residents of Burtonsville on Dustin Road and live down the street from Montgomery County Executive Leggett.

**The brief history of our subject property is as follows:**

In 1988, Howard County began the process of developing a new General Plan and comprehensive rezoning. Over the outrage of a large number of citizens across the county, a new General Plan which called for vastly increasing the level of development in the south/eastern and western portions of the county was passed in 1990. This General Plan is where the Maple Lawn development on Route 216 came from and lots of the development in the Elkridge and Laurel areas. In this Plan however, it stated that areas "West of US 29 ...require a different set of environmentally sensitive development regulations".

In the late '80 and early '90's, western Howard County (i.e. everything west of Centennial Lane, Rt 108 to Clarksville, and south of the proposed alignment of Rt 32 between Rt 108 and 29) was zoned "R"-- "Rural"--or one house per 3 acres. The minimum 3 acres lot size came from studies done at the time which said that 3 acres was the minimum lot size needed to keep ground water from being contaminated and to make sure septic systems worked for the long term. Though 3 acres was the minimum lot size, the lot yields for R zoning averaged one house per six acres because of wetlands steep slopes, etc.

One of main premises of the 1990 General Plan was that cluster zoning would replace the 3 acre large lot zoning. This was implemented in the comprehensive zoning of '93-93 for "environmental" reasons. The only thing this did was to vastly increase intensity of development in western Howard County. Instead of having average lot yield of 1 house per 6 acres, the average yield became some place in the neighborhood of 1 house per 3-4 acres. "Development rights" were transferred off undevelopable areas such as wetlands, lakes, etc. to increase lot yields and "preserved areas" became all the undevelopable land that could not have been built on anyway.

Residents recall that a couple of days before the Comprehensive Zoning Plan was going to be released to the public, Howard County officials told the County executives of Montgomery and PG counties that there were



no zoning changes planned along Rt 29 and at Maple Lawn. Both County Executives of Montgomery and PG Counties were so furious when they realized they had been lied to that the Montgomery County Executive sent representatives to testify against the zoning plan. The PG Executive had staff from the Maryland National Capital & Planning Commission prepare and send a scathing analysis of the zoning proposals to Howard's Executive and Council.

Howard County has used the comprehensive planning process to endorse spot zoning schemes even if it means disregarding environmentally sensitive areas such as our subject parcel. Citizens generally have a tough time intervening in rezoning issues because of the deference given to developers in Howard County.

The law on these points are well settled. The politics generally not aligned. The science of water quality in relation to growth has considerable support and provenance. But if one wanted to look at an obvious regional primer, the steady decline of local waterways for the past 40 years of sprawl growth is an eloquent example. Fading fisheries, incidents of people getting sick from swimming. Inter sex fish and dead zones where nothing lives in parts of the river or bay.

If Valerie would like to speak with me please feel free to email me at [thomas.sbslaw@gmail.com](mailto:thomas.sbslaw@gmail.com) or call me on my cell phone at 301-908-6225.

Again, thank you for taking the time out of your hectic schedule.

Thomas J. Broullire, Esq.

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Tuesday, July 23, 2013 9:48 AM  
**To:** Regner, Robin  
**Subject:** FW: Map Amendment 46.002 and Text Amendment 51  
**Attachments:** RA-15 Analysis of Amendment 51.pdf

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**From:** Christine Bulbul [mailto:cbulbul@verizon.net]  
**Sent:** Monday, July 22, 2013 7:24 PM  
**To:** CouncilMail  
**Subject:** Map Amendment 46.002 and Text Amendment 51

Dear Council Members,

Since March I have dedicated an inordinate amount of time fighting Comprehensive Zoning Amendment 46.002. I have given testimony to the Planning Board and to the you, the Zoning Board, in opposition to Amendment 46.002. I have organized a rally in opposition to the amendment and have met with each of you personally. The reason for my opposition is simple:

1. The amendment, as written, violates most of the policy in PlanHoward 2030. Policy that each of you signed. In particular it violates all of Section 3 policy on the Environment. It violates page 73, which you voted on to protect parcels new to the PSA and that were moved into the PSA to achieve Bay Restoration, which this parcel is clearly one of those parcels. You state in PlanHoward that, "Three residential zoning categories presently address environmental and green space concerns." You list these as R-ED, RR, and RC. Why would a parcel of land less than one mile from the reservoir ever be zoned anything other than one of these three categories?
2. The amendment is not supported by any of the communities surrounding that parcel. I have been in contact with residents, voters, and community leaders from route 108 down route 216 to the Howard County Line with Prince George's County. The vast majority of the people that live in this area do not want, do not support, do not desire the approval of amendment 46.002. Why would you ever consider not supporting the wishes of over 3,000 residents in favor of the desires of one land owner and developers that live outside our county?
3. The recommendation by the Planning Board and DPZ is not consistent with recommendations for other parcels new to the PSA (all recommended for R-ED) or for amendments that abut streams (recommended R-ED) or amendments that need to provide a transition to other communities (recommended R-ED). Why would this parcel be recommended for anything other than R-ED? It really is mind boggling.

While most people who have analyzed the movement of this property from being outside the PSA to being inside the PSA believe it was done illegally and should be taken out, we have compromised and said, if you won't take it out, than at least hear the wishes of the community and adhere to the policy you as a County Council signed and zone it no more than R-ED.

I am aware of Councilwoman Terresa's Amendment 51 that would zone this parcel RA-15 with an MXD-3 overlay. I have spent additional time reviewing the zoning regulations and the new text amendments trying to determine if this amendment would meet our goals of protecting the reservoir and ultimately the bay, provide a proper transition to the surrounding communities, and meet the expectations of the community. Sadly the answer is no. It allows too much leeway for the developer to move density from existing parcels in Maple Lawn and it falls short of protecting the environment and providing the proper transition the community wants. Councilwoman Sigaty told us in a meeting about the parcel on the corner of Cedar Lane and RT 32 that the developer had a field day, cutting down trees and decimating the parcel. The developers are more than willing to find loopholes to the zoning amendments so they can do what they really want to do. In spite of your good intentions, the developer did what they wanted to do with that parcel. In some cases they have their lawyer tell you how they did not violate the law and in other cases they ask for forgiveness, "What's done is done, we can't take it back, we promise not to do it again." Do you want to take that chance with this environmentally sensitive piece of land?

I have read Jeff Regner's analysis and proposal (attached) and am in total agreement with him. As written Amendment 51 is not acceptable for parcel 113. I am in agreement with him that his proposed amendment, which would add language to MXD to protect parcels such as parcel 113 and which is included in his analysis, would restrict the developer from doing anything that would increase the density on that parcel beyond what RA-15 would allow. Therefore, if you will not remove this parcel from the PSA, I would ask you to do one of two things:

1. Zone Amendment 46.002 R-ED with no overlays.
2. Add the language to MXD exactly as proposed by Jeff Regner and place the MXD-3 overlay on it.

While it has been a pleasure meeting each of you, I wish it was under different circumstances. I appreciate the difficulty of the job you do for this county and that for some of you, this is not your only job. I would like to remind you that it is OK to say NO to developers when it does not make sense, when it is not in line with plans signed off by you, and when it is in the best interest of the county and its residents that you do so. PlanHoward is a very good document. I have read it from cover to cover. If you follow it, everybody in this county wins.

I do have some suggestions for our future as a county, I will save these until after Comprehensive Zoning is over as I believe you all need a break, but I will be in touch. When I became involved with VCSG I told them it is not enough to go to the county with a problem, we must go to them identifying the problem and providing a solution. I believe we have done that with Amendment 46.002, we have provided you with the best possible solution to the zoning of this parcel. It is my hope that you say yes to that solution.

Thank you for taking the time to read my email and thank you for your service to this county.

Sincerely,

Christine Bulbul

**Regner, Robin**

---

**From:** Tolliver, Sheila  
**Sent:** Tuesday, July 23, 2013 9:56 AM  
**To:** Sondra Ailinger  
**Cc:** Regner, Robin  
**Subject:** RE: Amendment 51

Thank you for your e-mail to Council members concerning comprehensive zoning proposals. The Council appreciates your interest and will consider your point of view.

Sheila Tolliver  
Council Administrator  
Howard County Council  
410 313-2001

P.S.—State law requires certain disclosures be submitted by people who submit testimony on amendments under consideration in comprehensive zoning. You may wish to check the Council's website for additional information.

<http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>

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**From:** Sondra Ailinger [[mailto:ksbh\\_ailinger@verizon.net](mailto:ksbh_ailinger@verizon.net)]  
**Sent:** Monday, July 22, 2013 4:20 PM  
**To:** CouncilMail  
**Subject:** Amendment 51

To Whom it May Concern:

I have been following the Comprehensive Zoning Process with some interest. I am opposed to Amendment 46.002, and have become aware of Amendment 51, which would change the zoning on map amendment number 46.002 from R-A-15/R-8 ED to R-ED/MXD-3). I am also aware of loopholes that Amendment 51 would leave as it is currently worded, allowing for commercial development near the reservoir. Thus, while ultimately I would prefer to see this parcel of land removed from the PSA and/or zoned no more densely than R-ED, if the intention of the Council is to pursue higher density development on this parcel despite all the evidence presented during testimony, I strongly support the Text Amendment proposed by Mr. Jeff Regner of Voters for Common Sense Growth to clarify the wording of Text Amendment 51 and ensure that the use of R-ED/MXD-3 zoning achieves the intent of transitional zoning while providing the necessary environmental protection.

Sincerely,

Sondra Ailinger

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Monday, June 17, 2013 9:43 AM  
**To:** Martha Ainsworth  
**Cc:** Regner, Robin  
**Subject:** RE: Letter in opposition to rezoning application 46.002 (Iager Farm/Fulton) for Monday 6/17 Council Meeting

Thank you for your e-mail to Council members concerning comprehensive zoning proposals. The Council appreciates your interest and will consider your point of view.

Sheila Tolliver  
Council Administrator  
Howard County Council  
410 313-2001

P.S.—State law requires certain disclosures be submitted by people who submit testimony on amendments under consideration in comprehensive zoning. You may wish to check the Council's website for additional information.

<http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>

-----Original Message-----

From: Martha Ainsworth [<mailto:martha.ainsworth@mdsierra.org>]  
Sent: Friday, June 14, 2013 9:36 PM  
To: CouncilMail  
Subject: Letter in opposition to rezoning application 46.002 (Iager Farm/Fulton) for Monday 6/17 Council Meeting

Dear Councilwoman Terrasa,

Please find attached a scanned copy of a letter to the County Council in relation to the rezoning application 46.002 (Iager Farm/Fulton) that will be taken up at the Council Meeting on Monday, June 17. We would be grateful if this could be circulated to the Council in advance of the session.

Sincerely,

Martha Ainsworth, Chair  
Prince George's Sierra Club

*June*

July 24, 2013

Name: Hang An

Address: 12332 Preakness Circle Ln, Clarksville, MD 21029

Here is my testimony

**VIDEO PART 1 BEGINS:**

**"THIS IS A WORK OF SCHOLARSHIP AND RESEARCH. IT PRESENTS WHAT IS BELIEVED TO BE FACTUAL DATA IN CONTEXT OF CITIZENSHIP."**

The County Council is a legislative body in Howard County that makes the laws for the health, safety and welfare of the people.

TWO OF THE MOST IMPORTANT ACTIONS TAKEN BY THE COUNCIL IN terms of growth management, land use and preservation, are

1. Putting properties in and taking them out of the PSA.

The PSA is the area slated to have water and sewer services. Both, except for Marriottsville, with only water service...for now.

It corresponds to the priority funding area which, under State law, is only for development in an URBAN, NOT a SUBurban or rural area.

2. Making ZONING decisions. That is, how land can BE used.

In terms of the PSA the County Council can put properties IN

and take them out as they wish!

Example: Where the 1971 General Plan called for almost all the County having water and sewer at "buildout".

The Council changed that in 1982 and took thousands of acres out of the PSA.

Leaving only 1/3 of the county, the eastern portion, in it.

The goal for the western portion was agricultural preservation.

The historic "Urban/Rural Demarcation Line", seen on the 1982 General Plan, shows the east to be urban, and the west to be rural.

Running down Centennial Lane to 108 to Clarksville, down Old Guilford Rd., past the Applied Physics Lab and back to route 29.

IN OTHER WORDS,

- (1) The County Council can place properties into the PSA, and yank them out of the PSA.
- (2) The Council can change zoning requirements until the pilings are out of the ground.

July 24, 2013

Name: Hang An

Address: 12332 Preakness Circle Ln, Clarksville, MD 21029

Here is my testimony

The historic "Urban/Rural Demarcation Line" we just mentioned.

Historic developments: In 1990: the General Plan was changed to include a "small extension of the PSA".

Although the plan touted preservation in the western part of the County, and only a "minor modification" to the existing water and sewer system.

Unfortunately the plan never identified what a "minor" modification MEANT.

In 1991, the surrounding communities found out after litigation that the "minor modification" was for about 600 acres of land from "Maple Lawn Farms".

And for what is now the developed community of the same name.

The zoning was to be changed from 1 house per 3 acres (rural)

TO

That of a small city with, according to Marsha McLaughlin "up to 20 units per acre..."

And in 1992, immediately before comprehensive zoning, Marsha McLaughlin described the plan for Maple Lawn as being like a "Columbia village center" – with retail that "serves the immediate community."

And with a possible theoretical "yield" of 9000 dwelling units.

**END OF PART 1 (2:45 LONG)**

# **What you should know about Maple Lawn South**

## **1. Please describe the variety of residential product types planned for the proposed Maple Lawn South community.**

**Answer:** The proposed Maple Lawn South (MLS) community is presently configured as a mixture of housing products to include low-density single family detached homes, high-quality town homes and upscale luxury apartment units on a small portion of the property nearest the water tower. The central portion of the property is proposed to be developed with town homes, and the area along the southern and western perimeters of the property are proposed to be developed with low density single-family detached homes. No commercial or institutional uses are proposed for Maple Lawn South. This layout will provide an appropriate transition to the established low density single family detached housing located along Murphy Road.

## **2. Is the proposed R-A-15 zoning for Maple Lawn South in harmony with the policies and visions of PlanHoward 2030, the recently-adopted General Plan for Howard County?**

**Answer:** Absolutely. Maple Lawn South has been designed as a compact, pedestrian-friendly community that satisfies and complements high quality standards of the adjoining Maple Lawn mixed-use community. A notable distinction between the existing Maple Lawn community and the proposed Maple Lawn South community is that the latter project will be developed in accordance with much higher environmental standards. Maple Lawn South will be designed and constructed using Environmental Site Design (ESD) to the maximum extent practicable (MEP). To meet this exacting new environmental standard, the Maple Lawn South community will be required to replicate the hydrologic conditions found in "Woods in Good Condition." The conditions required under this environmental standard are extremely stringent and, in fact, exceed the conditions that exist on the site today. Under ESD standards, the quantity and quality of storm water run-off occurring after development will be substantially better than what exists currently. In addition, the "Woods in Good Condition" standard will result in substantially improved ground water infiltration as compared to existing conditions - both in terms of quantity and quality.

## **3. How will the Maple Lawn South community impact the volume of traffic on existing roads?**

**Answer:** Only marginally, as substantial new road improvements will be made and paid for by the developers of the Maple Lawn South community. The existing "Adequate Public Facilities Ordinance" (APFO) requires the Maple Lawn South developers to study the current and projected traffic patterns and volumes in the area of the proposed development. Howard County's APFO ordinance will also require the developers to either make and/or pay for all or a portion of appropriate and necessary road improvements in the vicinity as necessary to meet the acceptable traffic standards specified under the APFO ordinance. The Maple Lawn South community will not be permitted to be constructed unless and until the standards under the APFO ordinance are completely satisfied.



**4. How will the development of the proposed Maple Lawn South community affect local school capacity?**

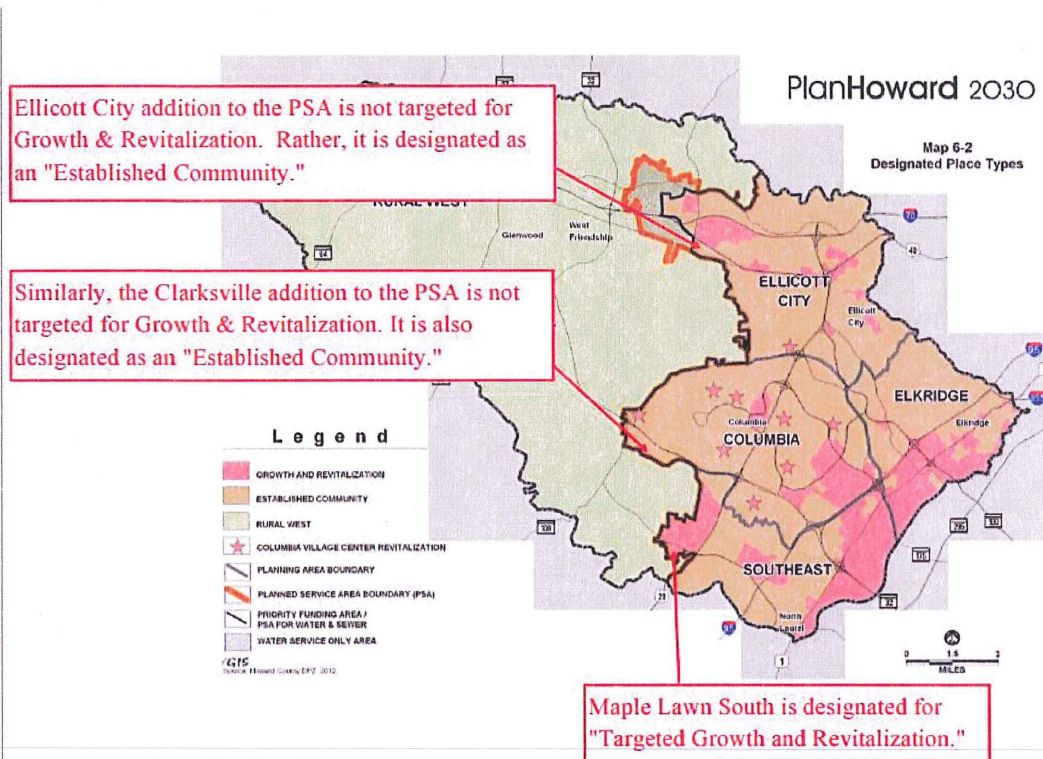
**Answer:** Not significantly. The long-time practice of the Howard County Public School System (HCPSS) has been to closely monitor the growth of residential subdivisions and make appropriate expansions to existing schools when necessary. In addition to traffic, Howard County's Adequate Public Facilities Ordinances (APFO) governs the ability of developers to construct new homes in areas that do not have adequate school capacity. Under this law, a developer can be subject to a "building moratorium" for up to four years if the HCPSS determines that there is inadequate school capacity in the applicable elementary and middle school districts. In addition to the APFO restrictions, it is important to understand that Maple Lawn South is proposed to be a phased development and that, optimistically, construction will not commence until 2017. Once construction does begin, it is expected to take another ten to 15 years to complete the phased development of the community. Because of this long development horizon, the HCPSS will have more than adequate time to expand local school capacities in the area if such adjustments are, in fact, needed in the future.

**5. Compact, pedestrian-friendly communities are common throughout Columbia, Elkridge, Ellicott City, Laurel and Savage. Why is the Fulton area being proposed for additional residential development?**

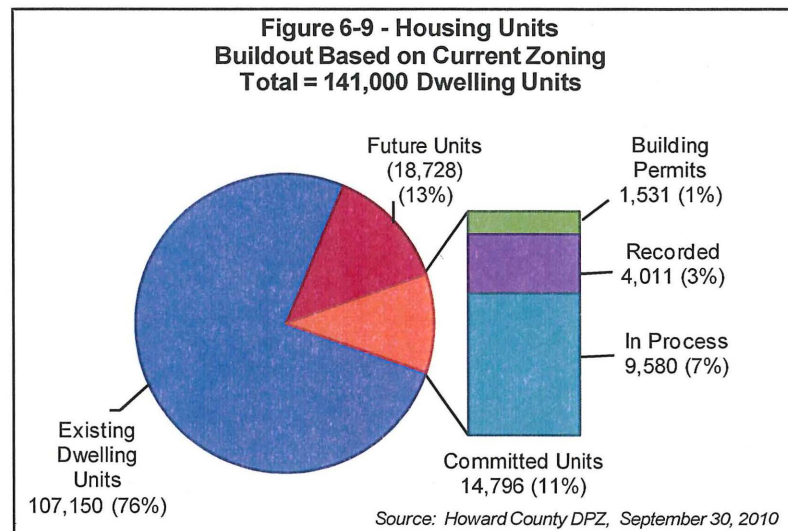
**Answer:** In order to avoid undue congestion of populations and traffic and to protect the environment, residential density should be appropriately located in areas of Howard County designated for growth and revitalization. For reasons best explained in the executive policy statement known as PlanMaryland, compact walkable communities should be located in appropriate locations within Howard County's Growth & Revitalization areas as designated within PlanHoward 2030. Just like Columbia, Elkridge, Laurel and Savage, the community of Maple Lawn as well as the surrounding areas, including the area of the proposed Maple Lawn South development are designated as Growth & Revitalization areas within PlanHoward 2030. According to PlanMaryland, it is appropriate to locate residential growth in areas that are already served by existing public infrastructure. The proposed Maple Lawn South community is well suited for compact walkable residential development because it is in very close proximity to four public schools; places of worship; commuter bus service; necessary retail services (including, but not limited to 181,590 square feet of retail and professional services to include medical offices, restaurants and a grocery store); and extensive employment opportunities associated with 1.7 million square feet of existing and proposed employment space, including Class "A" office and flex industrial space. In addition, the proposed Maple Lawn South community is located less than one mile from the campus of the Johns Hopkins Applied Physics Lab, Howard County's largest private employer. Further, the proposed Maple Lawn South community is located in very close proximity to major existing highways including but not limited to Maryland Route 29; Interstate 95 and MD Route 295.

**6. How will the proposed Maple Lawn South community impact the value of my home?**

**Answer:** Experience with similar developments, as well as history throughout Maryland, suggests that the value of the homes and real estate adjoining or nearby the proposed Maple Lawn South community will increase in value as a result of Maple Lawn South. Many residents were concerned about home values twelve years ago when the original Maple Lawn community was proposed. The passage of time, however, has shown that these fears were unfounded. To the contrary and despite the recent downturn in general real estate values, those properties nearby and adjoining the original Maple Lawn community have actually increased in value. As a general rule of thumb, very high quality real estate developments will tend to increase the market value of adjoining and surrounding properties, not decrease the values.



The proposed Maple Lawn South rezoning is in full harmony with Page 73 of PlanHoward 2030



1. Page 73 does not prohibit R-A-15 zoning nor does it require R-ED zoning.
2. MLS is designed and zoned to provide a transition. (No commercial or heavy institutional uses are permitted in R-A-15 zone.)
3. Surrounding communities will be enhanced due to enhanced pedestrian connectivity and environmental enhancement over existing conditions.
4. MLS will create an environmental benefit through ESD. In contrast with existing conditions, storm water will be managed on site and will not be permitted to affect nearby waterways.
5. Unlike other additions to the PSA, MLS is located in an area that has existing public infrastructure; including, 4 public schools, water, sewer, roads, public transit, 1.6 M office, grocery store, restaurants, etc., etc., etc.

### Expansion of the Planned Service Area

Expansions to the Planned Service Area (PSA) for water and sewer service since 1990 have been very limited. In 1993, the County Council voted to extend water service to include the area around the Alpha Ridge Landfill. This extension was done solely out of concern for potential future groundwater contamination that might originate from the Alpha Ridge Landfill; therefore, only water service is provided in this area. No sewer service is allowed and no change from rural land uses or zoning is authorized. Map 6-1 shows the current boundary for public water and sewer as well as the water-service-only area.

The boundary of the PSA for both water and sewer service is important not only to determine which parcels will be served by public water and sewer service, but also because the PSA is Howard County's designated growth boundary or Priority Funding Area per the State's Smart Growth Act. The PFA/PSA is also the boundary for *PlanHoward 2030*'s rural place designations. As such, adjustments to the PSA would have significant ramifications in terms of both permitted development intensity and the level of other County and State services.

*PlanHoward 2030* proposes three minor expansions of the Planned Service Area (adjoining Ellicott City, Clarksville, and Maple Lawn). To achieve Bay restoration goals it is preferable to include these properties in the PSA, rather than have them utilize septic systems particularly where the area drains to reservoirs or high quality stream systems. These properties, because of their location at the interface of the rural residential zone and the planned service area, should be designed and zoned to establish a transition that is compatible with and enhances surrounding communities. In addition, they should create an environmental benefit through environmental site design that mitigates impervious surfaces so that storm water will be captured onsite and not affect nearby waterways.

In the future, it should be anticipated that there may be isolated situations where minor PSA adjustments may be appropriate. A PSA revision requires a General Plan Amendment to Map 6-2. Any requests for a General Plan Amendment for expansion of the PSA should be denied unless either:



**Regner, Robin**

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**From:** Barbara Schick <schickbas@comcast.net>  
**Sent:** Monday, May 13, 2013 6:15 PM  
**To:** Terrasa, Jen  
**Cc:** Stephen M Schick  
**Subject:** Zoning Amendment 46.002

May 13, 2013

Jennifer Terrasa  
Howard County District 3 Councilmember

Dear Ms. Terrasa:

As residents of Fulton, Howard County, MD, we are writing to let you know that we oppose the rezoning to RA-15 that is proposed in Zoning Amendment 46.002.

We are very concerned about what this zoning will do to our town--increased traffic, influx of students to our schools and safety of students walking to school; lack of infrastructure in our town to support such an increase in people and housing units; and environmental pollution threatening our wells.

We would be more comfortable with R-ED zoning (2 housing units per acre). It should be up to any developer to fight to have it zoned higher with specific plans that would give citizens a clear and unambiguous plan for what will actually be developed. Citizens should not have to fight to have current lower density zoning be upheld.

Please delay filing for the zoning until there has been time to conduct all of the important studies for a project of this magnitude and impact.

Sincerely,

Barbara & Stephen Schick

8100 Huntfield Dr.

Fulton, MD 20759

**Regner, Robin**

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**From:** Eric Lindheimer <ericlindy42@hotmail.com>  
**Sent:** Wednesday, May 22, 2013 2:11 PM  
**To:** McLaughlin, Marsha  
**Cc:** Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg  
**Subject:** RE: Zoning Amendment 46.002

Hello Ms. McLaughlin,

I appreciate your response and do understand the intent on this development. I agree and understand the intentions on the zoning change and the fact that it is controlled by the APF Legislation, however, my biggest concern is being redistricted out of the Fulton ES, Lime Klin MS, and Reservoir HS. As I mentioned in my original email, we recently bought a home specifically in this school district so our children can attend these schools. If someone can reassure me that my children will be able to attend these schools I may have second thoughts on Maple Lawn South. Until then, I am strongly against this zoning change and request that you consider the position of other homeowners in my situation.

Thank you,  
Eric Lindheimer

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**From:** mmclaughlin@howardcountymd.gov  
**To:** mmclaughlin@howardcountymd.gov  
**CC:** cwatson@howardcountymd.gov; cball@howardcountymd.gov; jterrasa@howardcountymd.gov; mksigaty@howardcountymd.gov; gfox@howardcountymd.gov  
**Date:** Mon, 13 May 2013 16:45:16 -0400  
**Subject:** Zoning Amendment 46.002

Dear Resident:

Thank you for your email expressing concern about Comprehensive Zoning map amendment 46.002. I know this is a difficult issue for many Fulton residents, and I would be happy to meet with representatives of the newly formed group Smart Fulton Growth to discuss your concerns.

Since I've received emails from 45 year residents, as well as recent arrivals, it may help to provide some background. Prior to the *1990 General Plan*, Howard County had no growth policy. Adoption of this plan was contentious, but it established key policies that were built upon in the *2000 General Plan* and more recently *PlanHoward 2030*. All three plans acknowledge that Howard County is extremely well located between Baltimore and Washington with highway, rail, port and airport connections to the rest of the world. Businesses want to be here and they need employees. If we shut down further residential growth, housing demand will just migrate to surrounding jurisdictions, whose residents will drive through Howard County to their jobs. We need to grow smarter. Higher density, mixed use development that is walkable and in close proximity to transit is essential... to accommodate growth, minimize sprawl, and protect the environment. However, it has to be well designed, liveable, attractive and a good neighbor.

The *1990 General Plan* identified the area around Maple Lawn Farms as a target for future mixed-use growth, because of its proximity to the Planned Service Area for Public Water and Sewer (PSA), ready access to MD 29, and jobs at Johns Hopkins Applied Physics Lab and elsewhere in the PSA, as well as transit service to Washington, DC at the MD 216 Park and Ride lot. Fast forwarding ... the Iager and Wessel farms have evolved into Maple Lawn, which is a successful, attractive, mixed-use community that is not yet complete. From a planning perspective, map amendment 46.002 is an additional phase of this community. There is also a 100 acre parcel owned by the Price family that was zoned MXD in 1993 that will eventually be added to the Maple Lawn community.

I UNDERSTAND and APPRECIATE your concerns about traffic, school capacity, safety, and the environment. Also as a result of the *1990 General Plan*, the County adopted Adequate Public Facilities (APF) legislation in 1992. This requires testing all development proposals regarding school and road capacity, as well as limiting the number of residential units that may be developed in any specific year, based on available "housing allocations" for various parts of the County. The pace of development in the Fulton area will be controlled by the number of APF regulations available each year. Zoning only establishes the type and amount of development, not when it will occur.

As part of APF regulations, new development is also required to contribute APF school and road fees (based on building sq foot area) to help fund the school and road capacity improvements that will be needed to accommodate growth.

Finally, there is one last component of the County's growth policy that is worth noting. As a result of Council Bill 1-2013, the amount of subdivision that can occur outside the Planned Service Area for Public Water and Sewer has been significantly limited. This involves both restrictions on major subdivisions in the RC zoning district, as well as increased funding for purchase of rural development rights by putting farms in the Howard County Agricultural Preservation Program. These initiatives will limit stress on schools and roads in the rural parts of Howard County. This should help significantly reduce pressures in the Fulton area.

I understand that change is rarely welcome. Map amendment #46.002, is for R-A-15. The property owner has no interest in doing all apartments - it would not be appropriate, attractive or financially viable. They envision a mix of apartments, townhouses and single family detached housing. I encourage Smart Fulton Growth to talk with the property owner about what an acceptable mix of these unit types would be and how they might best be located to buffer both neighboring properties and the environment. I'm happy to participate in that discussion if useful.

Marsha McLaughlin  
Director

Department of Planning and Zoning  
Howard County Government

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**From:** Eric Lindheimer [mailto:ericlindy42@hotmail.com]  
**Sent:** Monday, May 13, 2013 2:41 PM  
**To:** Ken S. Ulman; McLaughlin, Marsha  
**Cc:** Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg  
**Subject:** Zoning Amendment 46.002 - Fulton MD

Hello Mr. Ulman,

I am writing this email to inform you that I am strongly against the subject zoning change in Fulton, MD.

I recently bought a house on Tipton Drive off of Stansfield Road. It was our intention to buy a new home and move our family to a safer neighborhood with great opportunities for our children to attend Fulton Elementary, Lime Klin Middle, and Reservoir HS. This zoning change will eventually push my family out of this school district as this was never our intention when buying our home 2 months ago. We have done all of our research before purchasing our dream home, and this is a little shocking to us as we have studied the grow howard 2030 plan and have looked at all the zoning records to ensure our family would be within this school district for the next 20 years to come. There was never any indication of Maple Lawn South. I strongly suggest that you do not pass this zoning change request or at least come to a compromise to perhaps 2 homes every acre, but not 15 units every 1/3 of an acre!

Thank you for your time,  
Eric Lindheimer

Regner, Robin

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**From:** jul13ster@yahoo.com  
**Sent:** Sunday, May 26, 2013 9:25 AM  
**To:** Fox, Greg; Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Ken S. Ulman  
**Subject:** Opposition to Amendment 46.002, Iager Property

As a 20-year resident of Scaggsville, I am writing to oppose the proposed Zoning Amendment 46.002 (Iager Property). In addition to the reasons already laid out in the petition, which are,

- increased traffic on already stressed and congested roads;
- detrimental effects on our environment including air and water pollution, water shortages and the loss of valuable farmland;
- health and safety of our citizens and children threatened by increased traffic and crime resulting from a bursting infrastructure;
- influx of students into our already-full public school system
- the general lack of existing infrastructure to sustain additional housing units,

I also oppose the proposal because it is an abrupt departure from the current neighborhood composition. The community needs to grow at a slower rate to ensure its infrastructure can accommodate the increased population. I have too often seen poor outcomes of communities built based on underestimates of what it would do to the infrastructure (roads, schools, etc.).

Please consider the Smart Plan proposed by the Smart Fulton Growth Group, which allows for appropriate transitional zoning.

Public service often involves compromise because residents are split on issues; however, in this case, I believe you are seeing an overwhelming majority of tax-paying, voting residents of one mind. Only commercial interests favor this proposal, and I ask that you continue to put citizens first when making your decisions.

Sincerely,  
Julie Sweeton

**Regner, Robin**

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**From:** Sonya <scubasonya@verizon.net>  
**Sent:** Monday, May 13, 2013 3:16 PM  
**To:** Terrasa, Jen  
**Subject:** Zoning Amendment 46.002

- I am opposed to a rezoning of RA-15
- This will increase traffic, which will impact the students walking to and from school.
- There could be environmental pollution threatening our wells
- I recommend it be zoned as R-ED (2 housing units per acre)
- Please delay filing for the zoning until there has been time to conduct all of the important studies for a project of this magnitude

Thank you for your consideration in this matter.

Sincerely,

Sonya Miller



## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 1:33 PM  
**To:** Regner, Robin  
**Subject:** FW: Fulton Congestion

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From: Sigaty, Mary Kay  
Sent: Wednesday, July 31, 2013 3:26 PM  
To: Tolliver, Sheila  
Subject: FW: Fulton Congestion

From: "[dmotap@aol.com](mailto:dmotap@aol.com)<<mailto:dmotap@aol.com>>" <[dmotap@aol.com](mailto:dmotap@aol.com)<<mailto:dmotap@aol.com>>>  
Date: Thu, 6 Jun 2013 19:22:30 -0400  
To: Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)<<mailto:mksigaty@howardcountymd.gov>>>  
Subject: Re: Fulton Congestion

Ms Sigaty,  
Thank you for your response. The Maple Lawn south property would make a great lager Park --- (if that is lager property) --- with soccer fields, baseball fields, playgrounds, a place for all those people who have already moved into Maple Lawn to play.  
Thank you,  
Mike Morris

-----Original Message-----

From: Sigaty, Mary Kay <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)<<mailto:mksigaty@howardcountymd.gov>>>  
To: [dmotap](mailto:dmotap@aol.com) <[dmotap@aol.com](mailto:dmotap@aol.com)<<mailto:dmotap@aol.com>>>  
Sent: Thu, Jun 6, 2013 5:05 pm  
Subject: Re: Fulton Congestion

Dear Mr. Morris,

Thank you for sharing your ideas about the comprehensive zoning proposal in Fulton (46.002).

You have raised several concerns which I am sure will become part of the Council's deliberations on comprehensive zoning CB32-2013. The Council will begin a series of public hearings for comprehensive zoning on Monday, June 10th. Map amendment 46.002 is scheduled to be on the agenda for the June 17th public hearing beginning at 5:00 p.m. in the Banneker Room of the George Howard Building, 3430 Court House Drive, Ellicott City.

For more information about the public hearing schedule pertaining to comprehensive zoning please visit the Council webpage<<http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>>. As with all Council public hearings, those interested in testifying before the Council will have the opportunity to sign up online<<http://cc.howardcountymd.gov/IframeTemplate.aspx?ID=6442455146>> prior to the hearing. Interested persons may also sign up upon arrival at the public hearing.

If you are unable to attend the hearing, it will be broadcasted on television and streaming on the Council's website.

I have heard from many who oppose the project and request my opposition as well. The property owner would like me to support it. It's my goal to look for allowable uses for the property that will be agreeable to both the owner and the community.

I hope that you will find this information helpful.

Sincerely.....MK

--

Mary Kay Sigaty  
Howard County Council  
District 4  
410-313-2001

From: "[dmotap@aol.com](mailto:dmotap@aol.com)<<mailto:dmotap@aol.com>>" <[dmotap@aol.com](mailto:dmotap@aol.com)<<mailto:dmotap@aol.com>>>

Date: Sat, 11 May 2013 20:30:03 -0400

To: Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)<<mailto:mksigaty@howardcountymd.gov>>>

Subject: Fulton Congestion

Ms Sigaty,

I live in a house built in 1955 on Murphy Road. We have suffered already from lager's farm being transformed into a city as well as the other developments that have taken place in recent years. Our life has changed. We no longer live in the rural community to which we moved from the congestion of Wheaton. Since the turn onto Old Columbia Rd from Rt 29 has been blocked for us, we must drive 2 miles out of the way to get home from the south, or 2 miles out of the way trying to go north. With only a slight merge area going south --- cars speeding around the turn, over the hill into the intersection that has experienced so many deadly accidents, going south on 29 is a hazard. Our only two ways out of our community are Murphy Road at Rt. 216 or the circle at Old Columbia Road and Rt. 216. During rush hour, the Murphy Road onto 216 is not really an option --- it is too dangerous with heavy traffic from 216 (both directions), poor visibility from the east, and cars feeding in from Lime Kiln. The circle is only slightly better since drivers on 216 feel that is a main drag and the circle is just part of it --- so they feel no inclination to slow down.

We went over 30 years without losing power, but since developments have closed in, we lose power on a regular basis.

Although, we all opposed the Maple Lawn Development, the developer clearly owned our politicians and the development was pushed through. Please serve the 99% and protect us from the 1%. Limit the congestion when voting on the zoning for Maple Lawn South.

Thank you,  
Mike Morris

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 1:35 PM  
**To:** Regner, Robin  
**Subject:** FW: VCSG Claims No Responsibility for Video Shown at the June 24 Text Amendment Meeting

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**From:** Sigaty, Mary Kay  
**Sent:** Wednesday, July 31, 2013 3:22 PM  
**To:** Tolliver, Sheila  
**Subject:** FW: VCSG Claims No Responsibility for Video Shown at the June 24 Text Amendment Meeting

**From:** Christine Pereira <[chrisper02@gmail.com](mailto:chrisper02@gmail.com)<<mailto:chrisper02@gmail.com>>>  
**Date:** Mon, 24 Jun 2013 19:06:34 -0400  
**To:** Courtney Watson <[cwatson@howardcountymd.gov](mailto:cwatson@howardcountymd.gov)<<mailto:cwatson@howardcountymd.gov>>>, Calvin Ball <[cball@howardcountymd.gov](mailto:cball@howardcountymd.gov)<<mailto:cball@howardcountymd.gov>>>, Jen Terrasa <[jterrasa@howardcountymd.gov](mailto:jterrasa@howardcountymd.gov)<<mailto:jterrasa@howardcountymd.gov>>>, Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)<<mailto:mksigaty@howardcountymd.gov>>>, Greg Fox <[gfox@howardcountymd.gov](mailto:gfox@howardcountymd.gov)<<mailto:gfox@howardcountymd.gov>>>  
**Subject:** VCSG Claims No Responsibility for Video Shown at the June 24 Text Amendment Meeting

To the Members of the Howard County Council:

Recently, Voters for Common Sense Growth (VCSG) submitted to you a Statement on Civility in an attempt to re-establish a constructive dialogue between our members and the County Council. We have serious concerns about proposed zoning amendment 46.002, and we respect your ability to understand those concerns without unnecessary rhetoric. We submitted the statement, in part, because of feedback we received from a video that we presented at the hearing on June 17, 2013.

We understand that another video was going to be presented to you at the Public Hearing on Comprehensive Zoning, June 24, 2013, by a small group of our neighbors led by attorney, Susan Gray. Ms. Gray does not represent VCSG, and the June 24, 2013, video (or any testimony thereof) was not sponsored by VCSG. Please know that any testimony received after our June 17 meeting with the Council Representatives or the June 21 meeting with our environmental expert, Dr. Berg, is not testimony approved by VCSG.

You may trust that the leadership of VCSG and the over 1,300 neighbors that we represent are committed not only to the protection of our environment and our community, but also to maintaining civility as we move toward the proper zoning for the lager farm.

Respectfully submitted,  
Christine Pereira  
Voters for Common-Sense Growth

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 1:35 PM  
**To:** Regner, Robin  
**Subject:** FW: 46.002  
**Attachments:** 20130620191015144.pdf

---

From: Sigaty, Mary Kay  
Sent: Wednesday, July 31, 2013 3:22 PM  
To: Tolliver, Sheila  
Subject: FW: 46.002

On 6/20/13 7:30 PM, "McLaughlin, Marsha" <[mmclaughlin@howardcountymd.gov](mailto:mmclaughlin@howardcountymd.gov)> wrote:

>Had a conversation with Bill Erskine on 46.002 and he said he didn't  
>think you'd seen the R-ED/ R-A-15 split that was the Administration's  
>response to Planning Board. This should be the map in your book.

>

>-----Original Message-----

>From: [SavinScanner@howardcountymd.gov](mailto:SavinScanner@howardcountymd.gov)

>[<mailto:SavinScanner@howardcountymd.gov>]

>Sent: Thursday, June 20, 2013 7:10 PM

>To: McLaughlin, Marsha

>Subject:

>

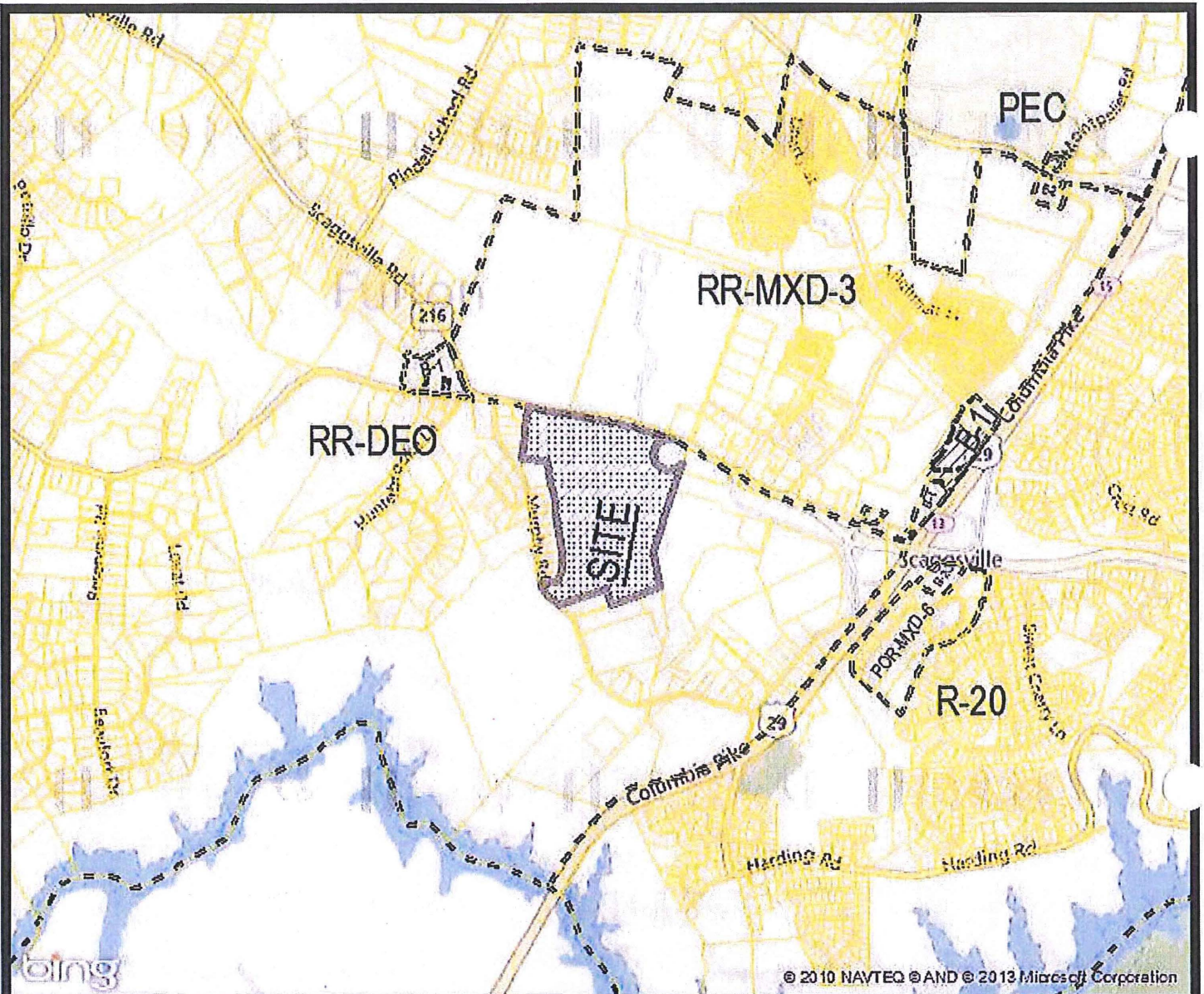
>This E-mail was sent from "RNP149A13" (C3333).

>

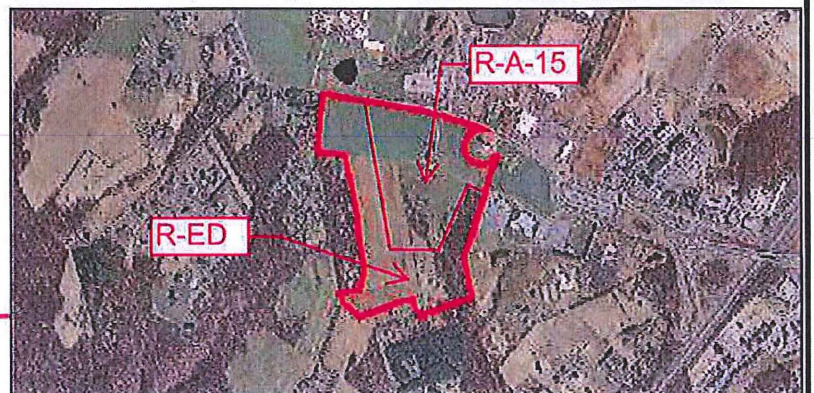
>Scan Date: 06.20.2013 19:10:15 (-0400)

>Queries to: [SavinScanner@howardcountymd.gov](mailto:SavinScanner@howardcountymd.gov)





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			48	49	50



Zoning Map General Plan Amendment:

46.002

Tax ID:

1405358906

Current Zoning: RR-DEO

Tax Map:

46 Grid:

2 Parcel:

113 Lot:

N/A

Proposed Zoning: R-A-15 / R-ED

Address: 11595 SCAGGSVILLE RD

Council District: 5

## Regner, Robin

---

**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 1:36 PM  
**To:** Regner, Robin  
**Subject:** FW: Amendment 46.002, lager Property

---

From: Sigaty, Mary Kay  
Sent: Wednesday, July 31, 2013 3:20 PM  
To: Tolliver, Sheila  
Subject: FW: Amendment 46.002, lager Property

From: Marlon Maragh <[marlonm7@hotmail.com](mailto:marlonm7@hotmail.com)<<mailto:marlonm7@hotmail.com>>>  
Date: Wed, 24 Jul 2013 23:46:03 -0400  
To: Calvin Ball <[cball@howardcountymd.gov](mailto:cball@howardcountymd.gov)<<mailto:cball@howardcountymd.gov>>>, Jen Terrasa <[jterrasa@howardcountymd.gov](mailto:jterrasa@howardcountymd.gov)<<mailto:jterrasa@howardcountymd.gov>>>, Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)<<mailto:mksigaty@howardcountymd.gov>>>, Ken Ulman <[KUlman@howardcountymd.gov](mailto:KUlman@howardcountymd.gov)<<mailto:KUlman@howardcountymd.gov>>>, Courtney Watson <[cwatson@howardcountymd.gov](mailto:cwatson@howardcountymd.gov)<<mailto:cwatson@howardcountymd.gov>>>, Greg Fox <[gfox@howardcountymd.gov](mailto:gfox@howardcountymd.gov)<<mailto:gfox@howardcountymd.gov>>>  
Subject: Amendment 46.002, lager Property

Dear Howard County Council,

I felt the need to write this and share my strongest opposition to Amendment 46.002.

I recently purchased my home in this area because I simply believe it's one of the greatest areas in this county. I spent a long time researching where to purchase a home and was drawn to this particular area for it's wonderful school systems, home values, safety, recreational attractions, and low-density properties.

Considering the existing Maple Lawn community plans to add significant housing, high-density housing in this amendment does not reflect this area positively in any way. Common sense, truly, is at the heart of why I'm writing this. High-density housing will undoubtedly degrade the environment, quality of life, and education to an unjustified degree.

I'm imagining the dreaded reality of traffic skyrocketing, infrastructure requirements, schools overcrowded, and the negative impact to the environment once that is complete. Maple lawn isn't even finished but now they want to increase capacity, and with rental units at that? If hundreds of rental units existed on that property before I purchased my home, I wouldn't have even considered this area.

As our elected officials, I strongly urge you to consider my greatest opposition to this amendment, along with the same widespread voice of reason rippling from this concerned community. Your duty is to represent the best interest of preserving the health of our community in all categories. I am depending on you to do just that.

Sincerely,

Marlon Maragh



## Regner, Robin

---

**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 1:36 PM  
**To:** Regner, Robin  
**Subject:** FW: Comprehensive Zoning Map Amendment 46.002 0 - Maple Lawn South Revised Zoning Plan  
**Attachments:** Maple Lawn South Revised Rezoning Plan - No Houses 07-15-13.pdf

---

From: Sigaty, Mary Kay  
Sent: Wednesday, July 31, 2013 3:20 PM  
To: Tolliver, Sheila  
Subject: FW: Comprehensive Zoning Map Amendment 46.002 0 - Maple Lawn South Revised Zoning Plan

From: William Erskine <[werskine@offitkurman.com](mailto:werskine@offitkurman.com)<<mailto:werskine@offitkurman.com>>>  
Date: Mon, 22 Jul 2013 06:52:39 -0400  
To: Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)<<mailto:mksigaty@howardcountymd.gov>>>  
Cc: Marsha McLaughlin <[MMcLaughlin@howardcountymd.gov](mailto:MMcLaughlin@howardcountymd.gov)<<mailto:MMcLaughlin@howardcountymd.gov>>>, "King, Lisa" <[lking@offitkurman.com](mailto:lking@offitkurman.com)<<mailto:lking@offitkurman.com>>>  
Subject: Comprehensive Zoning Map Amendment 46.002 0 - Maple Lawn South Revised Zoning Plan

Ms. Sigaty,

Attached is a revised zoning plan for Maple Lawn South. This revised plan provides for approximately 2/3 of the property to be zoned R-ED and roughly 1/3 of the property to be zoned R-A-15. Also depicted on the revised plan is a cross hatched area along the southern perimeter of the property. This cross hatched area depicts an area within the proposed R-ED land wherein the Applicant would be willing to enter into a covenant with interested neighbors or third parties not to construct houses. Under this revised plan, the residential development would be located as close to Route 216 as possible.

The Applicant would like the Council to have the opportunity to consider this revised plan in its deliberations. The Applicant would be very appreciative if you would consider introducing this revised plan as an official proposed amendment to the comprehensive zoning plan. I am informed that such an amendment needs to be introduced by Tuesday, July 23, 2013.

Thank you in advance. Please feel free to contact me should you wish to discuss this revised plan. I can be reached on my cell phone at 443-864-8844.

William E. Erskine  
Principal  
Offit | Kurman  
Attorneys At Law

301.575.0363 Washington  
443.738.1563 Baltimore  
443.864.8844 Mobile  
301.575.0335 Facsimile

[www.offitkurman.com](http://www.offitkurman.com)<<http://www.offitkurman.com>>

[www.twitter.com/offitkurmanlaw](http://www.twitter.com/offitkurmanlaw)<<http://www.twitter.com/offitkurmanlaw>>

[www.linkedin.com/pub/william-erskine/32/677/6a0](http://www.linkedin.com/pub/william-erskine/32/677/6a0)<<http://www.linkedin.com/pub/william-erskine/32/677/6a0>>

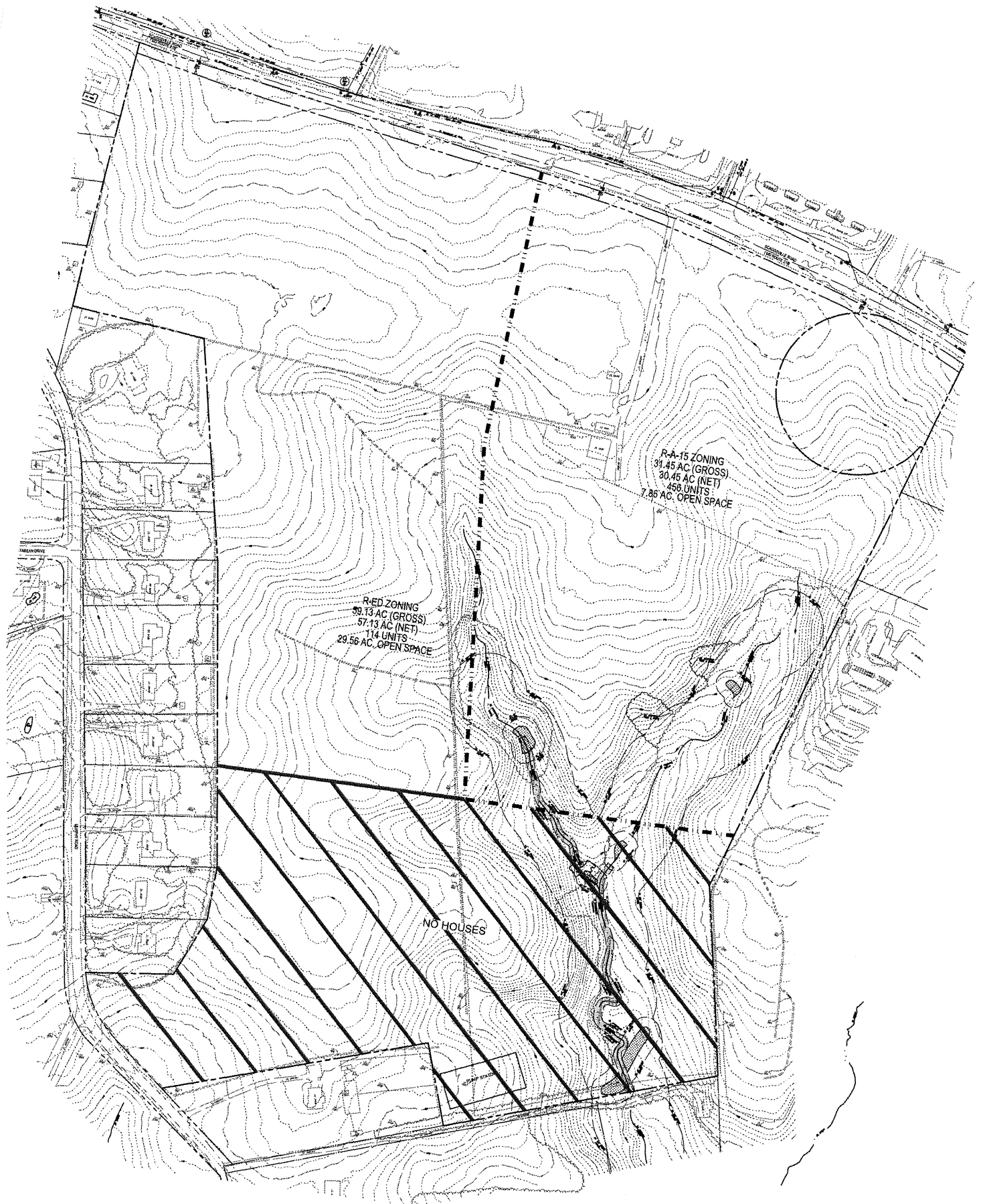
Baltimore/Washington

8171 Maple Lawn Boulevard | Suite 200 | Maple Lawn, MD 20759 \_\_\_\_\_ PRIVILEGED  
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purpose of (a) avoiding penalties under the Internal Revenue Code or (b) promoting, marketing or recommending to  
another party any transaction or matter addressed herein.





## Regner, Robin

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**From:** Boone, Laura on behalf of McLaughlin, Marsha  
**Sent:** Monday, May 13, 2013 4:45 PM  
**To:** McLaughlin, Marsha  
**Cc:** Watson, Courtney; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg  
**Subject:** Zoning Amendment 46.002

Dear Resident:

Thank you for your email expressing concern about Comprehensive Zoning map amendment 46.002. I know this is a difficult issue for many Fulton residents, and I would be happy to meet with representatives of the newly formed group Smart Fulton Growth to discuss your concerns.

Since I've received emails from 45 year residents, as well as recent arrivals, it may help to provide some background. Prior to the *1990 General Plan*, Howard County had no growth policy. Adoption of this plan was contentious, but it established key policies that were built upon in the *2000 General Plan* and more recently *PlanHoward 2030*. All three plans acknowledge that Howard County is extremely well located between Baltimore and Washington with highway, rail, port and airport connections to the rest of the world. Businesses want to be here and they need employees. If we shut down further residential growth, housing demand will just migrate to surrounding jurisdictions, whose residents will drive through Howard County to their jobs. We need to grow smarter. Higher density, mixed use development that is walkable and in close proximity to transit is essential... to accommodate growth, minimize sprawl, and protect the environment. However, it has to be well designed, liveable, attractive and a good neighbor.

The *1990 General Plan* identified the area around Maple Lawn Farms as a target for future mixed-use growth, because of its proximity to the Planned Service Area for Public Water and Sewer (PSA), ready access to MD 29, and jobs at Johns Hopkins Applied Physics Lab and elsewhere in the PSA, as well as transit service to Washington, DC at the MD 216 Park and Ride lot. Fast forwarding ... the Iager and Wessel farms have evolved into Maple Lawn, which is a successful, attractive, mixed-use community that is not yet complete. From a planning perspective, map amendment 46.002 is an additional phase of this community. There is also a 100 acre parcel owned by the Price family that was zoned MXD in 1993 that will eventually be added to the Maple Lawn community.

I UNDERSTAND and APPRECIATE your concerns about traffic, school capacity, safety, and the environment. Also as a result of the *1990 General Plan*, the County adopted Adequate Public Facilities (APF) legislation in 1992. This requires testing all development proposals regarding school and road capacity, as well as limiting the number of residential units that may be developed in any specific year, based on available "housing allocations" for various parts of the County. The pace of development in the Fulton area will be controlled by the number of APF regulations available each year. Zoning only establishes the type and amount of development, not when it will occur.

As part of APF regulations, new development is also required to contribute APF school and road fees (based on building sq foot area) to help fund the school and road capacity improvements that will be needed to accommodate growth.

Finally, there is one last component of the County's growth policy that is worth noting. As a result of Council Bill 1-2013, the amount of subdivision that can occur outside the Planned Service Area for Public Water and Sewer has been significantly limited. This involves both restrictions on major subdivisions in the RC zoning district, as well as increased funding for purchase of rural development rights by putting farms in the Howard County Agricultural Preservation Program. These initiatives will limit stress on schools and roads in the rural parts of Howard County. This should help significantly reduce pressures in the Fulton area.

I understand that change is rarely welcome. Map amendment #46.002, is for R-A-15. The property owner has no interest in doing all apartments - it would not be appropriate, attractive or financially viable. They envision a mix of apartments, townhouses and single family detached housing. I encourage Smart Fulton Growth to talk with the property owner about what an acceptable mix of these unit types would be and how they might best be located to buffer both neighboring properties and the environment. I'm happy to participate in that discussion if useful.

Marsha McLaughlin

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Wednesday, July 17, 2013 1:53 PM  
**To:** CouncilMail  
**Cc:** Regner, Robin  
**Subject:** FW: comp zoning assistance

Fyi, answer to question at work session

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**From:** Flowers, Kimberley  
**Sent:** Wednesday, July 17, 2013 1:14 PM  
**To:** Tolliver, Sheila  
**Cc:** Wimberly, Theo; Sager, Jennifer  
**Subject:** FW: comp zoning assistance

Sheila,

Please see below. It is information requested at a work session from one of the council members. The question was, how much of Maple Lawn has been built and how much remains.

Best,  
Kim

---

**From:** Sheubrooks, Kent  
**Sent:** Monday, July 15, 2013 12:42 PM  
**To:** Flowers, Kimberley; Bronow, Jeff  
**Cc:** McLaughlin, Marsha; Hamilton, Cindy; Jones, Derrick  
**Subject:** RE: comp zoning assistance

Kim,

Here is what we had as of May, 2013 for built residential units and commercial space.

### Maple Lawn Farms

**Total Development Acreage:** 605 acres

**Total No. of Residential Units Permitted**, per the Approved Preliminary Development Plan (PDP): 1,340 units  
(\*density: 2.2 units per gross acre)

**No. of Units Built to Date:** Approximately 780 units  
-1340 total units = 560 units/lots

**Remaining Units Left to Build** is 780 units

**Estimated Population** at full build-out for 1,340 housing units: 3,478 residents

507 SFD units times 3.1075 residents per house times 98% occupancy = 1,544

623 SFA units times 2.5853 residents per house times 97% occupancy = 1,562

210 APT units times 1.8444 residents per house times 96% occupancy = 372

\* Above factors come from the DPZ Construction and Population Report, which are based on Census data.

**Square Feet of Non-Residential Space Allowed:** 1,860,012 sq. ft.

**Square Feet of Non-Residential Space Built to Date:** 790,274 square feet  
**Residential Space to Build** is  $790,274 - 1,860,012 = 1,069,738$  sq. ft.

**Remaining Non-**

**Total Acres of Open Space Acreage Required** at project completion: 212 acres

**Acres of Open Space Recorded to Date:** 152 acres

**There were several SDP's just approved or just submitted or about to be submitted for processing as follows:**

SDP-13-071, Westside District for 19 SFA units approved by the Planning Board on July 11, 2013.

SDP-13-072, Westside District for 24 SFA units approved by the Planning Board on July 11, 2013.

SDP-13-086, Midtown West District for 20 SFD lots under SRC review submitted on July 2, 2013.

SDP-13-087, Midtown West District for 22 SFD lots under SRC review submitted on July 8, 2013.

SDP-13-090, Midtown West District for 14 SFD lots under SRC review submitted on July 9, 2013.

SDP-14-001, Midtown West District for 21 SFD lots in the plan intake process.

SDP-14-002, Midtown West District for 9 SFD lots in the plan intake process.

**Total No. of Lots in Plan Review Process = 129 lots**

If you deduct the 129 lots in process from the remaining lots above  $560 - 129 = 431$  lots left.

*Kent Sheubrooks*

Chief, Division of Land Development

Department of Planning and Zoning

Phone No. (410) 313-4390

Fax No. (410) 313-3467

[ksheubrooks@howardcountymd.gov](mailto:ksheubrooks@howardcountymd.gov)

Sh

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Wednesday, August 21, 2013 3:12 PM  
**To:** Regner, Robin  
**Subject:** FW: Zoning Amendment 46.002

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**From:** Fox, Greg  
**Sent:** Wednesday, August 21, 2013 2:09 PM  
**To:** Tolliver, Sheila  
**Subject:** FW: Zoning Amendment 46.002

---

**From:** Tish Filomena [<mailto:cherrytish@comcast.net>]  
**Sent:** Wednesday, May 15, 2013 8:44 PM  
**To:** Fox, Greg  
**Subject:** Zoning Amendment 46.002

Dear Councilmember Fox,

I understand that the Howard County Planning Board will be giving their recommendations to the County on the map Zoning Amendment 46.002 by May 17, 2013 that will then pass through the County and will then be put in front of the County Council for their vote.

I am opposed to a rezoning of RA-15 due to increased traffic, influx of students to our schools and safety of students walking to school; lack of infrastructure in our town to support such an increase in people and housing units; and environmental pollution threatening our wells.

I recommend it be zoned as R-ED (2 housing units per acre) and then make the developer have to fight to have it zoned higher, rather than have the citizens having to fight to have it zoned appropriately (i.e., lower density).

Please delay filing for the zoning until there has been time to conduct all of the important studies for a project of this magnitude.

Sincerely,

Patricia Filomena  
8379 Sand Cherry Lane  
Scaggsville, MD 20723

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Wednesday, August 21, 2013 3:11 PM  
**To:** Regner, Robin  
**Subject:** FW: Zoning Amendment 46.002

---

**From:** Fox, Greg  
**Sent:** Wednesday, August 21, 2013 2:03 PM  
**To:** Tolliver, Sheila  
**Subject:** FW: Zoning Amendment 46.002

**From:** [ngbuff@verizon.net](mailto:ngbuff@verizon.net) [<mailto:ngbuff@verizon.net>]  
**Sent:** Wednesday, May 15, 2013 12:41 PM  
**To:** Fox, Greg  
**Subject:** Zoning Amendment 46.002

Dear Mr. Fox,

As fellow members of the Fulton community, we feel it necessary to write to you in regard to Zoning Amendment 46.002. This amendment will adversely affect our community. It is obvious that such a huge increase in population will result in greatly increased traffic, school overcrowding and pollution of neighboring wells.

We are opposed to a rezoning of RA-15, but would be in agreement to having the property in question rezoned as R-ED (2 housing units per acre) and then the developer would have the right to fight for a higher density zoning.

It seems that this tremendous change is being pushed through without the proper and necessary impact studies which are typically done. We urge you to delay filing for the zoning change until the proper impact studies can be accomplished.

This rezoning would result in a tremendous change in every aspect of our community and we ask you to take this more reasonable path as you make a decision that will affect the citizens of Fulton.

Thank you,  
Nina and Edward Buffington

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Wednesday, August 21, 2013 3:12 PM  
**To:** Regner, Robin  
**Subject:** FW: Zoning Amendment 46.002

---

**From:** Fox, Greg  
**Sent:** Wednesday, August 21, 2013 2:10 PM  
**To:** Tolliver, Sheila  
**Subject:** FW: Zoning Amendment 46.002

---

**From:** Zachary Graber [<mailto:zgrabr@yahoo.com>]  
**Sent:** Thursday, May 16, 2013 9:08 AM  
**To:** Fox, Greg  
**Subject:** Zoning Amendment 46.002

Greg Fox, District 5 Councilmember,

I am writing to express my concern over the proposed re-zoning in the Fulton area (Zoning Amendment 46.002). My wife and I moved our family to Howard County to leave behind an area where aggressive growth by deep pocketed developers resulted in overcrowded schools and roads, and a diminishing quality of life. We were attracted by Howard County's good schools and smart growth plans.

We are afraid the planned re-zoning will result in the same problems we have seen before. Overcrowded schools and roads, congestion, and an unpleasant place to live. We are strongly against a zoning of RA-15, and would like to see it restricted to a much less dense zoning. We also would like to have the decision delayed until there has been time to conduct the appropriate studies and impact assessments. We don't want our quality of life or our children's education to be negatively impacted. We also need to be sure that the developer will contribute enough to the county to offset the cost of the infrastructure needed to support any new development. We don't want our taxes to go up, and especially not to finance a developer's windfall.

We plan to work against aggressive growth in the county, and instead support smart growth. We also plan to work against elected officials who support aggressive growth, and support those who support smart growth. We will be watching with great interest to see what actions you take on these issues.

Respectfully and sincerely,  
Zachary Graber

8395 Sand Cherry Lane  
Laurel, MD 20723

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Wednesday, August 21, 2013 3:15 PM  
**To:** Regner, Robin  
**Subject:** FW: Amendment 46.002

---

**From:** Fox, Greg  
**Sent:** Wednesday, August 21, 2013 3:15 PM  
**To:** Tolliver, Sheila  
**Subject:** FW: Amendment 46.002

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**From:** McLaughlin, Marsha  
**Sent:** Monday, June 03, 2013 9:18 AM  
**To:** Fox, Greg; Lalush, Bob  
**Cc:** Mackey, William; Flowers, Kimberley  
**Subject:** RE: Amendment 46.002

If you look at page 70 of *PlanHoward 2030* it clearly identifies the three areas of PSA expansion to be adopted as part of the plan. It goes on to note that in the future there may isolated situations where minor PSA adjustments may be appropriate and states the criteria for evaluating future requests. These criteria don't apply to the three PSA expansions adopted with the Plan. They pertain to public or institutional uses and include the points that Ms Salkeld notes below.

However, in response to these concerns, it should be noted that by including the three PSA expansions in *PlanHoward 2030*, they are of course consistent with the General Plan. From a Smart Growth perspective, two of these areas were designated on Map 6-2 as part of Established Communities and one was designated as Growth and Revitalization. The Water Resources Element and the Water and Sewer Master Plan track water and sewer capacity. Water capacity is not a constraint. There is sufficient sewer capacity for projected growth, but the nitrogen limits set by the State are monitored closely by the DPW.

Marsha

-----Original Message-----

**From:** Fox, Greg  
**Sent:** Saturday, June 01, 2013 1:02 AM  
**To:** McLaughlin, Marsha; Lalush, Bob  
**Subject:** FW: Amendment 46.002

Marsha/Bob:

I am guessing that Marsha was the "you" unless I received this previously and it was being resent to me or it is me and Bob, but Bob wasn't copied. Either way, can you please provide this information to me so that I can get to Ms. Salkeld.



Thanks,

Greg

---

From: Becca Salkeld [beccasalkeld@yahoo.com]  
Sent: Friday, May 31, 2013 6:02 PM  
To: Fox, Greg  
Subject: Fwd: Amendment 46.002

>  
>  
> Quick Question: The test for PSA expansion as you are aware is this:  
>  
> (i) The proposed expansion of the Planned Service Area includes a zoning proposal that is  
> (ii) consistent with the General Plan and (iii) Smart Growth policies. (iv) Sewer and water  
infrastructure capacity and costs must be analyzed to confirm the feasibility and  
availability of scheduled capacity.  
>  
> Can you or Mr. Lalush (whom is cced on this email) forward me the Report and/or Analysis  
related to the IV prong listed above related to the "sewer and water infrastructure capacity  
and costs" specific to the Iager parcel? Thanks so much and have a great weekend.  
>  
>  
>  
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>  
>  
>  
> This e-mail and any attachments are confidential, may contain legal,  
> professional or other privileged information, and are intended solely for the  
> addressee. If you are not the intended recipient, do not use the information  
> in this e-mail in any way, delete this e-mail and notify the sender. -EXCIP  
>

## Regner, Robin

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**From:** Watson, Courtney  
**Sent:** Monday, July 01, 2013 8:10 PM  
**To:** Harriet Spadin  
**Cc:** Regner, Robin  
**Subject:** RE: Opposition to Zoning Amendment 46.002

Dear Ms. Spadin,

Thank you for sending comments regarding comprehensive zoning proposal 46.002. I appreciate hearing your perspective which I will keep in mind as we work through the comprehensive zoning process.

If you have any additional comments or need further information, please let me know.

Thank you.

Sincerely,  
Courtney

Courtney Watson  
Council Member  
Howard County Council  
410-313-3110  
[cwatson@howardcountymd.gov](mailto:cwatson@howardcountymd.gov)

---

**From:** Harriet Spadin [<mailto:hspadin@gmail.com>]  
**Sent:** Tuesday, June 18, 2013 9:00 PM  
**To:** CouncilMail  
**Subject:** Opposition to Zoning Amendment 46.002

My name is Harriet Spadin, I live at 8460 Ice Crystal Drive, Laurel and work at Lime Kiln Middle School in Fulton and I am opposed to Zoning Amendment 46.002.

I reside in the 55+ condominiums on Ice Crystal Drive. There will be 10 buildings with 16 units in each building when the project is completed in a year or two. Across the street from us is the Cherry Tree townhouse and single home community. All of us have to exit onto route 216 via the circle on Ice Crystal Drive. As it is now, there are times when one could wait almost 4 minutes to exit Ice Crystal Drive. Any housing that is built on this parcel of land must go through this circle if they are going north on route 29 or east on 216 to get to route 95. It is a dangerous spot now, it will only get worse.

The proposed project is across the road from the Fulton Elementary, Lime Kiln Middle, Cedar Lane and Reservoir High School complex. These schools will not be able to handle the increase in enrollment from this development especially when Maple Lawn is only 50% completed. As a matter of fact, Lime Kiln is expected to

have over 700 students in the 2014/15 school year which puts it over capacity before Maple Lawn is even completed.

One aside, I would appreciate it if someone would tell Mr. Erskine that there is no town or city called Maple Lawn. His office is in Fulton, Maryland.

Sincerely,

Harriet Spadin

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Tuesday, September 03, 2013 3:38 PM  
**To:** Regner, Robin  
**Subject:** FW: Thank You! Thank You! Thank You!

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**From:** Sigaty, Mary Kay  
**Sent:** Tuesday, September 03, 2013 3:33 PM  
**To:** Tolliver, Sheila  
**Cc:** Regner, Robin  
**Subject:** FW: Thank You! Thank You! Thank You!

---

**From:** De'Porres Brightful <[dp.brightful@hotmail.com](mailto:dp.brightful@hotmail.com)>  
**Date:** Mon, 5 Aug 2013 11:11:18 -0400  
**To:** Calvin Ball <[cbball@howardcountymd.gov](mailto:cbball@howardcountymd.gov)>, Jen Terrasa <[jterrasa@howardcountymd.gov](mailto:jterrasa@howardcountymd.gov)>, Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)>, Ken Ulman <[KUlman@howardcountymd.gov](mailto:KUlman@howardcountymd.gov)>, Courtney Watson <[cwatson@howardcountymd.gov](mailto:cwatson@howardcountymd.gov)>, Greg Fox <[gfox@howardcountymd.gov](mailto:gfox@howardcountymd.gov)>  
**Cc:** "Lesia A. Brightful" <[lbrightful@hotmail.com](mailto:lbrightful@hotmail.com)>  
**Subject:** Thank You! Thank You! Thank You!

Dear Council Members,

We wanted to personally thank each of you for your consideration and rejection of Amendment 46.002. It has been the talk of the neighborhood for the past couple weeks. We appreciate you listening and carefully considering all sides of the argument. I can assure you that several hundred people that live here in the community are simply elated. THANK YOU!

We also wanted to thank you for approving Amendment 51 from Councilwoman Jen Terrasa. That amendment has been well received across our community and seems like a very reasonable compromise.

God bless each of you, and again, thank you for serving us so well. It will be remembered and appreciated for many, many years to come.

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**From:** [dp.brightful@hotmail.com](mailto:dp.brightful@hotmail.com)  
**To:** [cbball@howardcountymd.gov](mailto:cbball@howardcountymd.gov); [jterrasa@howardcountymd.gov](mailto:jterrasa@howardcountymd.gov); [mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov); [kulman@howardcountymd.gov](mailto:kulman@howardcountymd.gov); [cwatson@howardcountymd.gov](mailto:cwatson@howardcountymd.gov); [gfox@howardcountymd.gov](mailto:gfox@howardcountymd.gov)  
**CC:** [lbrightful@hotmail.com](mailto:lbrightful@hotmail.com)  
**Subject:** Amendment 46.002, Iager Property  
**Date:** Sat, 25 May 2013 05:20:26 -0400

Dear Howard County Council,

We are writing you to express our strongest opposition to Amendment 46.002, particularly as it relates to high-density housing. We believe this will honor what citizens like us were promised by HC government when we decided to buy into the community, and also represents clear, irrefutable common sense in terms of the environment and quality of life / education for those who call Fulton home.

My wife and I relocated back to Maryland two years ago. We searched long and hard on where to settle. After very careful consideration we opted for the Fulton area. We were very aware of the Maple Lawn community and the plans to add significant housing, retail and commercial capacity to the area.

We were also aware of the existing Lager Farm and the property across from it. We were told that a determination had been made to build 30-40 homes on the property across from the farm. (Please correct this if we were given misinformation.) Somehow, we now face an ammendment that would take that from 30-40 homes to thousands of rental units. I consider this to be the ultimate "bait and switch" and unacceptable.

In order for government to work there must be a trust and transparency among the citizens, elected officials and the processes we use to govern the county. We need to be able to trust what we are told, and again, we were told that 30-40 homes were being built. Had we known that Fulton was going to become home to hundreds to thousands of rental properties we would have moved elsewhere. But we trusted the information we were given.

Maple Lawn is not even fully complete, and I can only imagine the increase in traffic, infrastructure needs, schools and the impact to the environment once that is complete. And now we want to increase capacity even further, and with rental units at that? That is not what we imagined when we moved here, and clearly so many in the community echo that sentiment.

I wanted you to know where we stand. We strongly oppose this ammendment. We will also be at next week's rally at Reservior High School to express our opposition. I trust that each of you will be there to hear from those in our community and to better understand the breadth of opposition against this ammendment.

Sincerely,

De'Porres & Lesia Brightful

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 1:33 PM  
**To:** Regner, Robin  
**Subject:** FW: 46.002 Zoning Amendment

---

From: Sigaty, Mary Kay  
Sent: Wednesday, July 31, 2013 3:27 PM  
To: Tolliver, Sheila  
Subject: FW: 46.002 Zoning Amendment

From: Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)<<mailto:mksigaty@howardcountymd.gov>>>  
Date: Thu, 6 Jun 2013 18:13:13 -0400  
To: "Mattejat (hotmail)" <[lp\\_mattejat@hotmail.com](mailto:lp_mattejat@hotmail.com)<[mailto:lp\\_mattejat@hotmail.com](mailto:lp_mattejat@hotmail.com)>>  
Subject: Re: 46.002 Zoning Amendment

Dear Mr. and Mrs. Mattejat,

Thank you for sharing your ideas in a thoughtful manner regarding the comprehensive zoning proposal in Fulton (46.002).

You have raised concerns which I am sure will become part of the Council's deliberations on comprehensive zoning (CB32-2013). The Council will begin a series of public hearings for comprehensive zoning on Monday, June 10th. Map amendment 46.002 is scheduled to be on the agenda for the June 17th public hearing beginning at 5:00 p.m. in the Banneker Room of the George Howard Building, 3430 Court House Drive, Ellicott City.

For more information about the public hearing schedule pertaining to comprehensive zoning please visit the Council webpage<<http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>>. As with all Council public hearings, those interested in testifying before the Council will have the opportunity to sign up online<<http://cc.howardcountymd.gov/IframeTemplate.aspx?ID=6442455146>> prior to the hearing. Interested persons may also sign up upon arrival at the public hearing. If you are unable to attend the hearing, it will be broadcasted on television and streaming on the Council's website.

I have heard from many who oppose the project and request my opposition as well. The property owner would like me to support it. It's my goal to look for allowable uses for the property that will be agreeable to both the owner and the community.

I hope that you find this information helpful.

--

Mary Kay Sigaty  
Howard County Council  
District 4  
410-313-2001

From: "Mattejat (hotmail)" <[lp\\_mattejat@hotmail.com](mailto:lp_mattejat@hotmail.com)<[mailto:lp\\_mattejat@hotmail.com](mailto:lp_mattejat@hotmail.com)>>  
Date: Wed, 29 May 2013 22:28:22 -0400  
To: Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)<<mailto:mksigaty@howardcountymd.gov>>>, Ken Ulman <[KUlman@howardcountymd.gov](mailto:KUlman@howardcountymd.gov)<<mailto:KUlman@howardcountymd.gov>>>  
Subject: 46.002 Zoning Amendment

Honorable County Executive Ulman and Council-person Sigaty

We are corresponding with you to state our opposition to Zoning Amendment 46.002. The requested change in zoning in the latest Maple Lawn Development will adversely impact the local community, which includes our family. We are weekly involved in events affiliated with the public schools of Fulton Elementary and Lime Kiln Middle Schools , and travel on MD 216 frequently.. In particular we are concerned in the increased traffic that may lead to increased travel times and potentially poorer traffic conditions. In addition, the denser development will impact the environment despite the proposed mitigation. Please oppose this request. Thank you for your consideration.

Laura & Peter Mattejat

[lp\\_mattejat@hotmail.com](mailto:lp_mattejat@hotmail.com)<mailto:lp\_mattejat@hotmail.com>

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 1:33 PM  
**To:** Regner, Robin  
**Subject:** FW: Zoning Amendment 46.002

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From: Sigaty, Mary Kay  
Sent: Wednesday, July 31, 2013 3:26 PM  
To: Tolliver, Sheila  
Subject: FW: Zoning Amendment 46.002

On 6/6/13 6:38 PM, "Anthony Cinotti" <[anthony.cinotti@yahoo.com](mailto:anthony.cinotti@yahoo.com)> wrote:

>  
>Thank you for the late response. I appreciate your boiler plate  
>explanation. What carries more weight, a single owner or an entire  
>community?  
>  
>A community that is not blind to the strategies of a developer, one  
>that promised a Maple Lawn community with the current zoning, without  
>apartments. This zoning process took 36 meetings to complete.  
>  
>This owner lacks ethics and has zero concern for the community. Your  
>vote will speak volumes.  
>-----  
>On Thu, Jun 6, 2013 5:58 PM EDT Sigaty, Mary Kay wrote:  
>  
>>Dear Mr. Cinotti,  
>>  
>>As the Council is just beginning a series of public hearings for  
>>comprehensive zoning, I have not taken a position on any of the map  
>>amendments or text amendments. The first public hearing on  
>>comprehensive zoning takes place Monday, June 10th. However, map  
>>amendment 46.002 is scheduled to be on the agenda for the June 17th  
>>public hearing beginning at 5:00 p.m. in the Banneker Room of the  
>>George Howard Building, 3430 Court House Drive, Ellicott City.  
>>  
>>For more information about the public hearing schedule pertaining to  
>>comprehensive zoning, please visit the Council  
>>webpage<<http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>>.  
>> As with all Council public hearings, those interested in testifying  
>>before the Council will have the opportunity to sign up  
>>online<<http://cc.howardcountymd.gov/iframeTemplate.aspx?ID=6442455146>>  
>>prior to the hearing. Interested persons may also sign up upon  
>>arrival at the public hearing. If you are unable to attend the  
>>hearing, it will be broadcasted on television and streaming on the Council's website.  
>>  
>>I have heard from many who oppose the project and request my  
>>opposition as well. The property owner would like me to support it.



>>It's my goal to look for allowable uses for the property that will be  
>>agreeable to both the owner and the community.  
>>  
>>I hope that you will find this information helpful.  
>>  
>>--  
>>Mary Kay Sigaty  
>>Howard County Council  
>>District 4  
>>410-313-2001  
>>  
>>From: Anthony Cinotti  
>><[anthony.cinotti@yahoo.com](mailto:anthony.cinotti@yahoo.com)<<mailto:anthony.cinotti@yahoo.com>>  
>>Reply-To: Anthony Cinotti  
>><[anthony.cinotti@yahoo.com](mailto:anthony.cinotti@yahoo.com)<<mailto:anthony.cinotti@yahoo.com>>  
>>Date: Wed, 15 May 2013 10:59:49 -0400  
>>To: Mary Kay Sigaty  
>><[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)<<mailto:mksigaty@howardcountymd.gov>>  
>>Subject: Re: Zoning Amendment 46.002  
>>  
>>Hi,  
>>  
>>I have not received a reply. Thanks.  
>>  
>>From: Anthony Cinotti  
>><[anthony.cinotti@yahoo.com](mailto:anthony.cinotti@yahoo.com)<<mailto:anthony.cinotti@yahoo.com>>  
>>To: "[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)<<mailto:mksigaty@howardcountymd.gov>>"  
>><[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)<<mailto:mksigaty@howardcountymd.gov>>  
>>Sent: Monday, May 13, 2013 5:56 PM  
>>Subject: Zoning Amendment 46.002  
>>  
>>Hi Councilwoman  
>>  
>>Can you please tell me your position the above? Thanks  
>>  
>>Anthony L. Cinotti  
>>301-523-0047  
>>  
>>  
>

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 1:34 PM  
**To:** Regner, Robin  
**Subject:** FW: Opposition to Fulton MD rezoning

---

From: Sigaty, Mary Kay  
Sent: Wednesday, July 31, 2013 3:25 PM  
To: Tolliver, Sheila  
Subject: FW: Opposition to Fulton MD rezoning

From: rjj <rjjoy147@yahoo.com<mailto:rjjoy147@yahoo.com>>  
Reply-To: rjj <rjjoy147@yahoo.com<mailto:rjjoy147@yahoo.com>>  
Date: Mon, 10 Jun 2013 11:20:58 -0400  
To: Mary Kay Sigaty <mksigaty@howardcountymd.gov<mailto:mksigaty@howardcountymd.gov>>  
Subject: Re: Opposition to Fulton MD rezoning

Councilwoman Sigaty,

Thank you very much for your response. This morning as I was sitting in traffic on Rte 216, which was backed up for over a half mile due to an accident near Maple Lawn, I felt the need not only to thank you for your interest in this matter but reiterate my concerns. Hopefully, when the County Council makes their decision, they take the valid concerns from their constituents into account before making a decision which will have significant impact on the area for decades to come. Most of the people who have voiced opposition to the expansion do not oppose expansion per se but just want to see it done in a manner that allows for expansion without negatively impacting the current standard of living in the area, the education of the communities children, damaging the regions infrastructure and hurting the environment of not only the county but the region in general. The expansion proposal as is would only financially benefit a select few to the detriment of the many people affected by the issues listed above. Even though the County DPZ has indicated that they would like to see the developers and community work out an agreement, as a person who has attended several meeting with the developers and their attorney, I was a little surprised by the "this is the proposal, live with it" statements made by their attorney at a recent meeting. His attitude and statements were indicators that they have no intention of making any adjustments to their proposal and it appears that they feel that they have the "backing" to do whatever is in their financial best interest without any consideration for the impact on the community, the county or the region. Time and time again, I have seen where the DPZ has stated that this development is a "minor adjustment" to existing development plans for Howard County but a re-zoning which could allow for the development of up to 1300 units in an area as small as Fulton does not seem minor. Especially in light of the fact that Maple Lawn development is only half completed and the region still has not seen the full impact on the community, education and environment of that development and other on-going developments in the Fulton area. I am aware that the developer has indicated that they do not want to build that many units (at the recent meeting, however, they refused to state that they would not keep that as an option though) but a re-zoning which would even give THEM the option of doing it, if in the future it proved more profitable, could be extremely detrimental to the region. I support a smaller, more community and environmentally conducive development for that plot of land. I realize that this would not allow for the current landowner and developer to optimize their profits before moving on to "develop" another area but I feel that this situation perfectly demonstrates a concern made by Mahatma Ghandi when he stated, "The earth has enough resources to satisfy man's need but not enough to satisfy man's greed." I and most of my neighbors oppose the developers Proposal 8 in its present form and would hope that the County Council, the developers and the landowner would look to develop that land in a manner which, although not as profitable for the few, would be much more beneficial to the community and the region as a whole while still allowing the landowner and developers to make millions of dollars in profits.

Thank you again for your interest in this matter and look forward to seeing you on June 17.

Ricard Joyce  
Fulton MD

From: "Sigaty, Mary Kay" <mksigaty@howardcountymd.gov<mailto:mksigaty@howardcountymd.gov>>  
To: rjj <rjjoy147@yahoo.com<mailto:rjjoy147@yahoo.com>>  
Sent: Thursday, June 6, 2013 5:09 PM  
Subject: Re: Opposition to Fulton MD rezoning

Dear Mr. Joyce,

Thank you for sharing your ideas about the comprehensive zoning proposal in Fulton (46.002).

You have raised several concerns which I am sure will become part of the Council's deliberations on comprehensive zoning (CB32-2013). The Council will begin a series of public hearings for comprehensive zoning on Monday, June 10th. Map amendment 46.002 is scheduled to be on the agenda for the June 17th public hearing beginning at 5:00 p.m. in the Banneker Room of the George Howard Building, 3430 Court House Drive, Ellicott City.

For more information about the public hearingschedule pertaining to comprehensive zoning please visit the Council webpage<<http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>>. As with all Council public hearings, those interested in testifying before the Council will have the opportunity to sign up online<<http://cc.howardcountymd.gov/iframeTemplate.aspx?ID=6442455146>> prior to the hearing. Interested persons may also sign up upon arrival at the public hearing.

If you are unable to attend the hearing, it will be broadcasted on television and streaming on the Council's website.

It's still my goal to look for allowable uses for the property that will be agreeable to both the owner and the community.

Sincerely.....MK

--

Mary Kay Sigaty  
Howard County Council  
District 4  
410-313-2001

From: rjj <rjjoy147@yahoo.com<mailto:rjjoy147@yahoo.com>>  
Reply-To: rjj <rjjoy147@yahoo.com<mailto:rjjoy147@yahoo.com>>  
Date: Sun, 12 May 2013 11:57:30 -0400  
To: Mary Kay Sigaty <mksigaty@howardcountymd.gov<mailto:mksigaty@howardcountymd.gov>>  
Subject: Re: Opposition to Fulton MD rezoning

Dear Councilwoman Sigaty,

Thank you very much for your response to my inquiry. Like you, I have heard different variations of the proposed development and in order to have a full understanding of the proposed development on May 7, 2013, I attended an open house meeting conducted by Mr. Erskine at his office to discuss the development. Following that meeting and after listening to Mr. Erskine's statements and attempts to answer questions concerning the community and environmental impact of the project, I am more convinced than ever that this proposed development will be extremely detrimental to the Fulton community in particular and damaging to Howard County as a whole. Beyond the outright false statements made during the meeting (eg: high density housing is required because in the past 2/3 of Marylanders

owned homes while now that has changed and 2/3 of Marylanders are renters. The 2010 US census indicated that 68.7% of Marylanders are homeowners and in Howard County that rate is 74%, so I am not sure where Mr. Erskine came up with his rental statistics), several comments made by Mr. Erskine during the meeting were extremely troubling. The proposal that Mr. Erskine outlined was much in line with what I was aware the development would include. The proposal called for approximately 1000 units made up of high density units (which after he initially refused to identify these units as apartments, he eventually indicated that they would most likely be apartments) and a lesser number of town-homes in the middle of the complex and detached homes near Murphy Rd. When asked about the exact number of units involved in the development, Mr. Erskine indicated that the number was uncertain because this proposal was only a concept and the development wouldn't be finalized until after they received the zoning change. He further stated that the RA 15 re-zoning would give them the greatest amount of flexibility but he couldn't imagine that the final plan would "differ much from the proposal." So basically, he said that once they got the zoning changed, they would come up with a final plan then. When asked if there was a study to see if the infrastructure in place could support such an increase, Mr. Erskine indicated that a study wasn't needed because it was too expensive to conduct in case they didn't get the zoning change. I was standing next to Mr. Lager at the time, who stated to the person sitting next to him that how could we know about the final number of units until we get the zoning changed. At that point, I was perplexed to say the least, in light of the environmental, economic and social damage that uncontrolled over-development has caused throughout Maryland and the US, it is inconceivable for me for a government body in the 21st Century to rezone a large tract of land without a firm grasp of what would be built on the land and basically leave it up to the developer to come up with an idea of what they think is best. Mr. Erskine could not guarantee that the final proposal would not change following obtaining a rezoning but thought that it would be "unlikely." A second statement that Mr. Erskine made that was troubling was the statement that "high density housing complexes" should be the way of the future for Howard County. He stated that Plan Howard advocates "High density complexes" even in rural areas and that this project would be in line with the desire for more high density projects in the county. As a person who has lived in many parts of the US and the world, in urban, suburban and rural settings, I have seen the effects of high density complexes on the environment, traffic, businesses, schools and community standards of living. I find it very difficult to believe that the future of Howard County is in high density housing complexes. The only beneficiaries of high density complexes are land developers who are able to maximize their profits with minimal costs. Other countries around the world that have advocated "high density developments" as an answer to urban sprawl prior to the US are beginning to look at the long term effects of these developments. Studies conducted in Australia, Europe, Canada and the US indicate that problems resulting from placing large amounts of people in high density communities have far outweighed any benefits. A 2011 University of West Australia study showed that the claims of decreased auto usage and increased mass transit usage were never realized and that the noise pollution, traffic congestion, poor air quality and environmental issues increased in high density developments versus their lower density counterparts. The study showed that actual energy usage in high density developments was higher than in lower density counterparts. Plus businesses and economies in areas where there was government enforced high density development grew at a slower rate than other areas. Similar studies have been conducted in Canada and a recent study conducted by the Cato Institute concerning high density developments in Portland Oregon stated that "smart growth" governments nationwide are implementing a degree of land-use regulation that is unprecedented in the United States prior to 1990. Unfortunately, as we will see from the experiences of the Portland, Ore., area, such regulation can produce an even worse quality of life for residents. The policies' real effects appear to be increases in traffic congestion, air pollution, consumer costs, taxes, and just about every other impediment to community livability." "High density" growth at the expense of existing communities is not only shortsighted but also places communities at risk of losing the attributes which make them attractive places to live in the first place. Traffic congestion, overcrowded schools, lack of infrastructure and environmental issues are not usually drawing points when people are looking to re-locate into an area. Mr. Erskine and Mr. Lager admitted that the existing Maple Lawn development is only half completed and the community has yet to feel the full impact of the development that is on-going. To add an additional 1000 units to the community before realizing the affect that the current projects will have on schools, infrastructure and the environment could cause irreparable harm to the community and the area. When asked about the lack of green space and congestion in the existing Maple Lawn development, Mr. Erskine gave a very flippant response about no one "being forced to live there" and then changed the subject. The Maple Lawn South development is the only development in the Planned Service Area that has been tentatively approved for RA-15 rezoning. When a significant zoning change such as this is made, it should be for a compelling reason that serves an important community interest and this rezoning only serves the interest of the existing landowner and a group of

developers while negatively impacting the community. To completely re-shape a community in such a short period of time without full understanding of the impact that on-going development projects will have only puts the monetary interests of a few over the good of the community as a whole. I understand the need for communities to grow and expand but also understand that this growth should be in a well thought out and regulated manner which factors in the impact of the growth on the community as a whole and future inhabitants of the area. I believe that the proposal as outlined by Mr. Erskine is way too large to be approved at this time and should not be approved until the full impact of the current development projects on the community, schools, infrastructure and environment is understood. A smaller development would have less impact on the region and the community might be able to absorb smaller development with less negative impact but it seemed very evident from the meeting that the developers represented by Mr. Erskine and Mr. Lager were intent on optimizing their profit from this land and intended to push forward with their development of 1000 residential units regardless of the impact such a plan would have on the community.

I am writing this letter because I feel that it is the duty of the County Council to represent the interests of all their constituents while ensuring that the county grows in a sensible manner. I am sure the County Council will put diligence into analyzing the impact such a significant decision will have on not only the residents of Fulton but the present and future residents of Howard County as a whole and not act just to placate developers who are looking to cash in on Howard County before moving onto another Maryland county to "develop."

Again, thanks you for your response and I hope that you will oppose the rezoning and the development proposal in its current form. As residents of the region become more aware of the impact this large development will have on the region, I am sure that opposition to the proposed development will increase.

Richard Joyce  
Fulton MD

From: "Sigaty, Mary Kay" <mksigaty@howardcountymd.gov<mailto:mksigaty@howardcountymd.gov>>  
To: rjj <rjjoy147@yahoo.com<mailto:rjjoy147@yahoo.com>>  
Sent: Thursday, May 9, 2013 2:03 PM  
Subject: RE: Opposition to Fulton MD rezoning

Mr. Joyce,

Thank you for sharing your ideas about the comprehensive zoning proposal in Fulton (46.002).

You have raised several concerns which I am sure will become part of the Council's deliberations on comprehensive zoning. At this moment though the comprehensive zoning petition is in front of the Planning Board.

Just as you would like me to oppose the project, the property owner would like me to support it. It's my goal to look for allowable uses for the property that will be agreeable to both the owner and the community.

I've heard from others on this issue as well. Each of the messages contain different but extreme cases of what may be built on the property. To ensure that we are all working with the same information, I've asked the attorney representing the owner to make himself available to speak with you regarding this petition.

Please feel free to contact:

William Erskine  
Offit Kurman, P.A.  
8171 Maple Lawn Boulevard, Suite 200  
Fulton, MD 20759  
Telephone: 301-575-0363  
Email: werskine@offitkurman.com<mailto:werskine@offitkurman.com>

Comprehensive zoning petitions are expected to be introduced as legislation later this year.

I hope that you find this information helpful.

Sincerely,

Mary Kay Sigaty  
Howard County Council  
District 4  
3430 Courthouse Drive  
Ellicott City, MD 21043  
410-313-2001

## Regner, Robin

---

**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 1:35 PM  
**To:** Regner, Robin  
**Subject:** FW: Opposition to Fulton MD rezoning

---

From: Sigaty, Mary Kay  
Sent: Wednesday, July 31, 2013 3:23 PM  
To: Tolliver, Sheila  
Subject: FW: Opposition to Fulton MD rezoning

From: rjj <[rjjoy147@yahoo.com](mailto:rjjoy147@yahoo.com)<<mailto:rjjoy147@yahoo.com>>>  
Reply-To: rjj <[rjjoy147@yahoo.com](mailto:rjjoy147@yahoo.com)<<mailto:rjjoy147@yahoo.com>>>  
Date: Wed, 19 Jun 2013 14:46:37 -0400  
To: Greg Fox <[gfox@howardcountymd.gov](mailto:gfox@howardcountymd.gov)<<mailto:gfox@howardcountymd.gov>>>, Courtney Watson <[cwatson@howardcountymd.gov](mailto:cwatson@howardcountymd.gov)<<mailto:cwatson@howardcountymd.gov>>>, Calvin Ball <[cball@howardcountymd.gov](mailto:cball@howardcountymd.gov)<<mailto:cball@howardcountymd.gov>>>, Jen Terrasa <[jterrasa@howardcountymd.gov](mailto:jterrasa@howardcountymd.gov)<<mailto:jterrasa@howardcountymd.gov>>>, Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)<<mailto:mksigaty@howardcountymd.gov>>>, Ken Ulman <[KUlman@howardcountymd.gov](mailto:KUlman@howardcountymd.gov)<<mailto:KUlman@howardcountymd.gov>>>  
Subject: Opposition to Fulton MD rezoning

Council Members,

I have written you all in the past concerning my opposition to the builders proposal to re-zone a part of Fulton MD in order to give them the opportunity to build a substantial amount of new housing units on the re-zoned property along Rte 216. I want to thank the council members who took the time to respond to my concerns. Before making any decision on the issue, in order to become fully educated on the matter, I attended numerous meetings concerning the proposed re-zoning and development including a meeting with Mr. Erskine, the lawyer for the developer and landowner. As a result of that meeting, the lack of any interest from the builder or landowner to change their proposal and their "this is the way it is going to happen" response to many questions, I felt that, for the welfare of the community, it was important to oppose their development proposal and stay involved in the process as any decision on the matter was being considered. Additionally, even though I was unable to attend the June 17 Council meeting on the this proposal, I did watch it in its entirety online and on public access TV. As one of the speakers (the recent Reservoir HS graduate) indicated, members of the council have extolled the importance of community involvement in all aspects of government and I think it would be safe to say that this issue has definitely touched a nerve in the community. Hopefully, the valid concerns of many members of the community will be taken into account when the final decision is finally made.

However, regardless of the outcome of the re-zoning request, an issue that I feel needs to be addressed is the relationship between the the County DPZ and the builders and developers operating in this county. Prior to moving to Howard County, I lived in an area of the country well known for public corruption so unfortunately my threshold for being shocked by such activities is pretty high but even I was surprised by the information that has been presented by people who have referred to the "cozy relationship" between Marsha McLaughlin and the developers/ owners of this parcel of land. When a Director of a County Planning and Zoning Department acts as a de facto agent of certain developers and landowners while working with them to "expedite" zoning changes on certain parcels of lands, there is at the bare minimum the perception of improper influence and favoritism. I think that as a County Council Member, there should be concern that this perception, unless it is addressed, may undermine the county constituents belief in the future zoning decisions recommended by the DPZ.

As the Howard County Ethics Committee webpage states: The General Assembly of Maryland, recognizing that our system of representative government is dependent in part upon the people maintaining the highest trust in their public officials and officers, have declared that the people have a right to be assured that the impartially and independent judgment of public officials and officers will be maintained. It is evident that this confidence and trust is eroded when the conduct of a County's business is subject to improper influence and even the appearance of improper influence.

This whole process has been interesting to say the least and some of the actions of Ms. McLaughlin could definitely give the appearance of improper influence being exerted on the process to benefit certain builders and landowners. Whether there has been such influence is another matter but as the Ethics Committee indicates even the perception can erode the constituents trust and confidence in such an important county function. Thank you again for the time that you dedicated to this very important issue.

Richard Joyce  
Fulton, MD



## Regner, Robin

---

**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 1:34 PM  
**To:** Regner, Robin  
**Subject:** FW: Oppose Zoning Amendment 046.2

---

From: Sigaty, Mary Kay  
Sent: Wednesday, July 31, 2013 3:25 PM  
To: Tolliver, Sheila  
Subject: FW: Oppose Zoning Amendment 046.2

From: Adam Welle <[awelle1@gmail.com](mailto:awelle1@gmail.com)<<mailto:awelle1@gmail.com>>>  
Date: Thu, 13 Jun 2013 20:54:57 -0400  
To: Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)<<mailto:mksigaty@howardcountymd.gov>>>  
Subject: Oppose Zoning Amendment 046.2

Ms. Sigaty,

I recently moved into Fulton because of its rural nature. Rezoning the 91 acres across from the school will certainly change the atmosphere of this town in a negative way. In addition to increasing the population and lowering property values, this development will certainly overcrowd our school system and as a new father, this greatly concerns me. I am concerned about the growth of Maple Lawn as it stand right now and the impact that it will have once it is complete. Seeing that Maple Lawn is still growing, I am even more concerned about overcrowding of our school system. I do not understand why Mr. Iager must be so greedy. The current zoning of RR-DEO is quite sufficient for him to bank millions of dollars in profit and I see his desire to have the zoning change as simply an attempt to garner more cash from the sale of his land. Nothing more. The development of a new community under RR-DEO would maintain the current feel of Fulton as well as prevent our schools from being to overcrowded.

I urge you to support sensible growth in Fulton and oppose the RA-15 zoning. It is irresponsible to approve more rapid growth on top of the rapid growth Maple Lawn is allowing creating in our area. I am greatly concerned about our school system and our property values.

Sincerely,

Adam Welle

## Regner, Robin

---

**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 1:34 PM  
**To:** Regner, Robin  
**Subject:** FW: Zoning

---

From: Sigaty, Mary Kay  
Sent: Wednesday, July 31, 2013 3:24 PM  
To: Tolliver, Sheila  
Subject: FW: Zoning

From: Jeffrey and Mara Freedman <marafreedman@yahoo.com<mailto:marafreedman@yahoo.com>>  
Reply-To: Jeffrey and Mara Freedman <marafreedman@yahoo.com<mailto:marafreedman@yahoo.com>>  
Date: Tue, 18 Jun 2013 15:35:29 -0400  
To: Courtney Watson <cwatson@howardcountymd.gov<mailto:cwatson@howardcountymd.gov>>, Calvin Ball <cball@howardcountymd.gov<mailto:cball@howardcountymd.gov>>, Jen Terrasa <jterrasa@howardcountymd.gov<mailto:jterrasa@howardcountymd.gov>>, Mary Kay Sigaty <mksigaty@howardcountymd.gov<mailto:mksigaty@howardcountymd.gov>>, Greg Fox <gfox@howardcountymd.gov<mailto:gfox@howardcountymd.gov>>  
Subject: Zoning

June 18, 2013 Dear Howard County Council,

I am writing to you because I was present at last night's County Council meeting.  
I gave testimony opposing the zoning amendment 46.002, based the on environmental impact to the area.

I was appalled to hear testimony that the head of DPZ was writing emails to the lawyer of the developer. That does not seem proper.

I do hope that someone looks at the practices of the DPZ and make sure that the head is looking out for the tax paying citizens of Howard County and not just the developers.

Furthermore, I learned that there is proposed new zoning of R-A-25 for apartments only a few miles away from Maple Lawn Southarea. (Right off of 29 by John Hopkins RD) There was no opposition to that zoning proposal. My question to you is why do we need R-A-15 or R-A-25 in the Maple Lawn South area?

The 46.0002 will cause damage to the Rocky Gorge Reservoir which supplies drinking water to over 600,000 people.

I urge you to use logic and science in making the right decision for 600,000 people and their drinking water and the health of the Chesapeake Bay.

Please do not make Howard County a place where our decisions harm the environment.

Thank you,  
Mara Freedman

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 1:34 PM  
**To:** Regner, Robin  
**Subject:** FW: Opposition Testimony to Amendment 46.002 (emailed version)- Why the PSA expansion is INVALID

---

From: Sigaty, Mary Kay  
Sent: Wednesday, July 31, 2013 3:23 PM  
To: Tolliver, Sheila  
Subject: FW: Opposition Testimony to Amendment 46.002 (emailed version)- Why the PSA expansion is INVALID

From: Margaret Ann Nolan <[manolan@howardcountymd.gov](mailto:manolan@howardcountymd.gov)<<mailto:manolan@howardcountymd.gov>>>  
Reply-To: Margaret Ann Nolan <[manolan@howardcountymd.gov](mailto:manolan@howardcountymd.gov)<<mailto:manolan@howardcountymd.gov>>>  
Date: Wed, 19 Jun 2013 06:52:04 -0400  
To: Courtney Watson <[cwatson@howardcountymd.gov](mailto:cwatson@howardcountymd.gov)<<mailto:cwatson@howardcountymd.gov>>>, Paul Johnson <[PJohnson@howardcountymd.gov](mailto:PJohnson@howardcountymd.gov)<<mailto:PJohnson@howardcountymd.gov>>>  
Cc: Calvin Ball <[cball@howardcountymd.gov](mailto:cball@howardcountymd.gov)<<mailto:cball@howardcountymd.gov>>>, Jen Terrasa <[jterrasa@howardcountymd.gov](mailto:jterrasa@howardcountymd.gov)<<mailto:jterrasa@howardcountymd.gov>>>, Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)<<mailto:mksigaty@howardcountymd.gov>>>, Melissa Whipkey <[mwhipkey@howardcountymd.gov](mailto:mwhipkey@howardcountymd.gov)<<mailto:mwhipkey@howardcountymd.gov>>>  
Subject: Re: Opposition Testimony to Amendment 46.002 (emailed version)- Why the PSA expansion is INVALID

OK.

----- Original message -----

From: "Watson, Courtney" <[cwatson@howardcountymd.gov](mailto:cwatson@howardcountymd.gov)<<mailto:cwatson@howardcountymd.gov>>>  
Date: 06/18/2013 11:05 PM (GMT-05:00)  
To: "Nolan, Margaret Ann" <[manolan@howardcountymd.gov](mailto:manolan@howardcountymd.gov)<<mailto:manolan@howardcountymd.gov>>>, "Johnson, Paul" <[pjohnson@howardcountymd.gov](mailto:pjohnson@howardcountymd.gov)<<mailto:pjohnson@howardcountymd.gov>>>  
Cc: "Ball, Calvin B" <[cball@howardcountymd.gov](mailto:cball@howardcountymd.gov)<<mailto:cball@howardcountymd.gov>>>, "Terrasa, Jen" <[jterrasa@howardcountymd.gov](mailto:jterrasa@howardcountymd.gov)<<mailto:jterrasa@howardcountymd.gov>>>, "Sigaty, Mary Kay" <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)<<mailto:mksigaty@howardcountymd.gov>>>  
Subject: Re: Opposition Testimony to Amendment 46.002 (emailed version)- Why the PSA expansion is INVALID

Margaret Ann,

This gentleman has provided his written testimony asserting why the PSA expansion is illegal and that it could be corrected by removing it from the PSA to which Mr. fox responded that he was in fact doing that by prefiling legislation Thursday. It would be helpful to have a response to this testimony from OOL to the councilmembers copied on this email as to whether the testimony herein is accurate or not.

CW

Sent from my iPad

On Jun 18, 2013, at 4:26 PM, "Thomas Broullire" <[thomas.sbslaw@gmail.com](mailto:thomas.sbslaw@gmail.com)<<mailto:thomas.sbslaw@gmail.com>>>  
wrote:

>  
> Council Members,  
>  
> This is Thomas J. Broullire, Esq. and I testified late last night in opposition of 46.002. I spoke about how the PSA expansion should be invalidated. Attached is a copy of my testimony BUT it is more in depth and it has enclosures supporting my assertion. Please do me a favor and take 2 minutes and read this. Let me know if you would like more information because I have it.  
>  
>  
> Thomas J. Broullire, Esq.  
>  
>  
>  
>  
>  
>  
>  
>  
>  
>  
> [not intended to be legal advice; confidential]  
>  
>  
> <testimonyopposition.pdf>

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 1:33 PM  
**To:** Regner, Robin  
**Subject:** FW: Never Have So Few, Asked So Much From So Many

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**From:** Sigaty, Mary Kay  
**Sent:** Wednesday, July 31, 2013 3:26 PM  
**To:** Tolliver, Sheila  
**Subject:** FW: Never Have So Few, Asked So Much From So Many

**From:** Paul Spelman <pspelman@verizon.net<mailto:pspelman@verizon.net>>  
**Date:** Fri, 7 Jun 2013 16:53:32 -0400  
**To:** Mary Kay Sigaty <mksigaty@howardcountymd.gov<mailto:mksigaty@howardcountymd.gov>>  
**Subject:** RE: Never Have So Few, Asked So Much From So Many

Dear Ms. Sigaty,

Thank you for your response. I know there are two sides to every situation. I think the All R-ED proposal submitted by the most vocal group of citizens allows the land owner to win, and it is something that the local residents say they can accept. It is SIX TIMES more development than the current zoning allows. I think you will have to admit that the addition of this parcel is anything but a clear cut and dry issue. It is a "tough sell" to the public when a Water Shed Protection Fee (aka Howard County's name for the so called Rain Tax... which is meant for Bay Restoration) is being assessed. And at the same time the zoning department is proposing High Density RA-15 zoning with all the impervious surfaces that are associated with that class of development, on a piece of land that was added to the PSA in order to help (in the counties own words) "Achieve Bay Restoration". I would think you would have an easier time explaining to one land owner that he can only make SIX TIMES as much money on this all R-ED zoning than it is to explain this to the couple of thousand folks that are opposed to it. Logically this makes no sense. Monetarily the land owner makes Millions and Millions of dollars, and Politically, if you count the votes, the All R-ED zoning is a hands down winner for those who must run for election. The zoning board is not held accountable at the ballot box so they are free to propose anything they want, even if it defies logic. The County Council does not have the luxury of supporting questionable and overwhelmingly unpopular proposals. The all R-ED zoning should meet your goal of a solution that is agreeable to the land owner and the community.

Again, Thank you for your time.

Respectfully,  
Paul Spelman  
301-529-7776

**From:** Sigaty, Mary Kay [mailto:mksigaty@howardcountymd.gov]  
**Sent:** Thursday, June 6, 2013 6:02 PM  
**To:** Paul Spelman  
**Subject:** Re: Never Have So Few, Asked So Much From So Many

Dear Mr. Spelman,

Thank you for sharing your email about the comprehensive zoning proposal in Fulton (46.002).

The community has raised several concerns which I am sure will become part of the Council's deliberations on comprehensive zoning (CB32-2013). The Council will begin a series of public hearings for comprehensive zoning on

Monday, June 10th. Map amendment 46.002 is scheduled to be on the agenda for the June 17th public hearing beginning at 5:00 p.m. in the Banneker Room of the George Howard Building, 3430 Court House Drive, Ellicott City.

For more information about the public hearing schedule pertaining to comprehensive zoning, please visit the Council webpage<<http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>>. As with all Council public hearings, those interested in testifying before the Council will have the opportunity to sign up online<<http://cc.howardcountymd.gov/iframeTemplate.aspx?ID=6442455146>> prior to the hearing. Interested persons may also sign up upon arrival at the public hearing. If you are unable to attend the hearing, it will be broadcasted on television and streaming on the Council's website.

I have heard from many who oppose the project and request my opposition as well. The property owner would like me to support it. It's my goal to look for allowable uses for the property that will be agreeable to both the owner and the community.

I hope that you will find this information helpful.

--

Mary Kay Sigaty  
Howard County Council  
District 4  
410-313-2001

From: Paul Spelman <[pspelman@verizon.net](mailto:pspelman@verizon.net)<<mailto:pspelman@verizon.net>>>  
Date: Wed, 15 May 2013 17:33:47 -0400  
To: Courtney Watson <[cwatson@howardcountymd.gov](mailto:cwatson@howardcountymd.gov)<<mailto:cwatson@howardcountymd.gov>>>, Greg Fox <[gfox@howardcountymd.gov](mailto:gfox@howardcountymd.gov)<<mailto:gfox@howardcountymd.gov>>>, Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)<<mailto:mksigaty@howardcountymd.gov>>>, Jen Terrasa <[jterrasa@howardcountymd.gov](mailto:jterrasa@howardcountymd.gov)<<mailto:jterrasa@howardcountymd.gov>>>, Calvin Ball <[cball@howardcountymd.gov](mailto:cball@howardcountymd.gov)<<mailto:cball@howardcountymd.gov>>>  
Subject: Never Have So Few, Asked So Much From So Many

Dear County Council,

This is in reference to the Maple Lawn rezoning 46.002. Please vote NO to this. Basically it violates about everything that has ever been written in all your plans. We have asked for meetings with the Volunteers who make these recommendations with no answer. Marsha McLaughlin's suggestion is go talk with the developer and work things out with them. How ridiculous is that response!

One good thing that has happened because of this issue, is that a community has been United. It has investigated this process and it does not like what it has discovered. There appears to be tremendous favoritism toward developers. So much so, that the head of zoning tells petitioners to work things out with the developer. What kind of leadership is that? Does our tax money actually pay a salary for that kind of asset? And speaking of Assets. A major Treasure of Maryland is the Chesapeake Bay. And you are proposing the highest density development in Howard County right on the Watershed that feeds this great Treasure. Don't have your name listed as a person who Plundered Maryland's Treasure. Whether you want to continue in politics or not, do the right thing and don't let this rezoning happen.

Respectfully,  
Paul Spelman  
(301) 529-7776

## Regner, Robin

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**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 1:48 PM  
**To:** Regner, Robin  
**Subject:** FW: Amendment No: 37.003 - Opposed to Proposed Rezoning

---

From: Sigaty, Mary Kay  
Sent: Tuesday, July 30, 2013 4:57 PM  
To: Tolliver, Sheila  
Subject: FW: Amendment No: 37.003 - Opposed to Proposed Rezoning

From: Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)<<mailto:mksigaty@howardcountymd.gov>>>  
Date: Fri, 14 Jun 2013 16:22:29 -0400  
To: "Wise,Barbara J" <[BJWISE@travelers.com](mailto:BJWISE@travelers.com)<<mailto:BJWISE@travelers.com>>>  
Subject: Re: Amendment No: 37.003 - Opposed to Proposed Rezoning

Dear Ms. Wise,

Thank you for your email testimony regarding the Rosa Bonheur Memorial Park. I will consider your heartfelt words as the Council deliberates this legislation.

Sincerely.....MK

--

Mary Kay Sigaty  
Howard County Council  
District 4  
410-313-2001

From: "Wise,Barbara J" <[BJWISE@travelers.com](mailto:BJWISE@travelers.com)<<mailto:BJWISE@travelers.com>>>  
Date: Thu, 13 Jun 2013 14:04:22 -0400  
To: CouncilMail <[CouncilMail@howardcountymd.gov](mailto:CouncilMail@howardcountymd.gov)<<mailto:CouncilMail@howardcountymd.gov>>>  
Subject: Amendment No: 37.003 - Opposed to Proposed Rezoning

I am sending you this email regarding the proposed rezoning of the land on which the Rosa Bonheur Memorial Park resides. I have two pets buried in this cemetery and for over thirteen years they were a big part of my family. The main reason I buried them there was because I thought that they would be safe. I don't care if it is as some people would say "just an animal cemetery" they were all a big part of someone's family. And from what I understood there were a few people buried there with their pets. The cemetery is being taken care and it's not bothering any one. So please leave them to rest.

Thank you,

Barbara J. Wise  
1029 Chestnut Cove Drive  
Chestnut Hill Cove, MD 21226

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addressee, is prohibited. If you have received this communication in error, please notify the sender immediately and delete or destroy this communication and all copies.

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**Nonpoint Source Pollutant Loading Analysis  
for Maple Lawn South Concept Plan  
and Alternative Land Use Scenarios**

Prepared for Bavar Properties Group

Straughan Environmental, Inc.  
June 14, 2013



**STRAUGHAN  
ENVIRONMENTAL**

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## **Appendices**

Appendix: Resume for Eileen Straughan

Appendix: Nonpoint Source Loading Model Scenarios

## Introduction

In recent decades, human activity has dramatically increased nitrogen and phosphorus pollution to the Chesapeake Bay. Because these pollutants negatively impact the Bay's species and habitat, the water quality implications of land development have come under increasing scrutiny at federal, state, and local levels. This document presents the findings of a pollutant loading study for four potential land use scenarios at the Maple Lawn South property at 16621 Scaggsville Road, Fulton, Maryland.

Four potential land use scenarios, including the Bavar Properties Group Maple Lawn South Concept Plan, were included in the analysis for comparison purposes. The scenarios, from lowest to highest residential density, included:

- **Existing Agricultural Use** –parcel would retain its existing agricultural use and Rural Residential (RR) zoning;
- **Residential Estate Subdivision** –parcel would be subdivided into three-acre single-family lots serviced by individual septic systems, under existing RR zoning;
- **Residential Environmental Development (R-ED) Subdivision** –parcel would be rezoned as R-ED (Residential: Environmental Development), subdivided into 6,000 square foot single-family lots, and provided with sewer service;
- **Maple Lawn South Concept** –parcel would be rezoned as R-A-15 (Apartments), developed according to Bavar Properties Group proposal, and provided with sewer service.

***The conclusions of the analysis performed here show that the proposed development scenario contributes fewer nutrients to receiving waters than any other scenario when comparing total nutrient contributions and for the amount of nutrients contributed on a per capita basis.***

## Results Summary

Estimated total nitrogen and phosphorus loading across the development scenarios ranged from 658 to 1,395 lbs. per year and from 54 to 114 lbs. per year respectively. Per-dwelling nitrogen and phosphorus loads ranged from approximately 0.8 to 1,395 lbs. per year and from 0.1 to 113.7 lbs. per year respectively.

Charts 1 and 2 illustrate per-dwelling and overall pollutant loads associated with each scenario. Overall nitrogen and per-dwelling nitrogen and phosphorus loads decreased as the parcel was converted to residential use and as residential density increased. Overall phosphorus loads decreased from the Existing Agricultural Use to the lowest density residential development scenarios and from the lowest density residential scenarios to the Maple Lawn Concept Plan scenario.

The highest total pollutant loads occurred under the Existing Agricultural Use scenario, while the lowest total pollutant loads occurred under the Maple Lawn South Concept Plan. The increase in overall loading from the Maple Lawn South Concept Plan to the Existing Agricultural Use scenario was 112 percent for nitrogen and 111 percent for phosphorus. The percent increase in per-dwelling loads from the Maple

Residential Estate Subdivision had the greatest overall and per-dwelling water quality impacts of the three residential development scenarios. There was a 41 percent increase in overall nitrogen loading from the R-ED Subdivision to the Residential Estate scenario. Individual septic systems for the Residential Estate lots, which would contribute approximately nine lbs of nitrogen per dwelling per year, accounted for almost 30 percent of the total nitrogen load. ***Dense development manages runoff more efficiently by enabling dwellings to share impervious surface and by eliminating the need for septic systems, which contribute higher pollution per household than sewers.***

The overall and per-dwelling environmental impacts continued to decrease between the R-ED and the Maple Lawn South Concept Plan scenarios. With the exception of overall phosphorus loading, reductions in overall and per-dwelling pollutant loading were less dramatic between the higher density scenarios than between the Residential Estate and R-ED scenarios. Nonetheless, the Maple Lawn South Concept Plan scenario reduced per-dwelling nitrogen and phosphorus loads over the R-ED Subdivision scenario by 79 and 67 percent respectively.

### **The Nonpoint Source Loading Model**

This analysis was based on a nonpoint source loading model developed by the Maryland Department of the Environment to estimate the nitrogen and phosphorus loads associated with different land use scenarios. The model compares the anticipated pollutant loading of future land uses against a baseline condition. This assessment ran an Existing Agricultural Use scenario against three residential subdivision scenarios.

The model categorizes land uses according to the Maryland Department of Planning (MDP) 2002 Land Use Land Cover (LULC) definitions, which include varying densities of residential development, commercial/industrial development, agricultural uses, and various types of undeveloped land among other uses. Land uses are categorized on a parcel basis such that the total acreage of a parcel counts toward a single category. For example, the existing Maple Lawn South parcel would contribute 91-acres of agricultural land use to the baseline condition, but could be partitioned into residential and open space uses if subdivided.

The estimated nutrient load is based on estimates of impervious area associated with different land uses, loading rates associated with pervious and impervious area by watershed, and septic loads. Estimated impervious cover and septic loads are from the Center for Watershed Protection, and pervious/impervious loading rates are from the Chesapeake Bay Program's Data Hub. The estimated septic load per dwelling varies between the baseline and future conditions, due to projected changes in household size between the years 2000 and 2030. Household size projections are from the Maryland Department of Planning.

Pollutant loading rates vary by drainage area. Howard County is divided into the Patuxent above the Fall Line or the Western Shore (which includes the Patapsco River) above the Fall Line. The Maple Lawn South property is within the Patuxent watershed above the Fall Line.

**Chart 4: Zoning and Subdivision Requirements**

<b>Zoning Category</b>	<b>Standard Minimum Lot Size (sf)</b>	<b>Maximum Dwellings per Gross Acre</b>	<b>Open Space Requirement for Subdivision</b>
RR (Rural Residential) – non-cluster option	130,680	0.33 (based on minimum lot size)	None (fee-in-lieu)
R-ED (Residential: Environmental Development)	6,000	2.00 (stated in zoning)	50% (exceeded with maximum gross density and minimum lot size)
R-A-15 (Apartments)	N/A	15.00 (stated in zoning)	25%

Source: Howard County Planning & Zoning, 2012 and 2007

The following additional assumptions were made for this analysis:

- Maximum residential densities were based on standard minimum lot sizes and were not fine-tuned for details such as required lot widths, potential transferrable development rights, and alternative lot size options. No land was set aside for public rights-of-way;
- Cluster development options were not explored under Rural Residential zoning;
- No scenario included shared drain fields or denitrifying septic systems; and
- No scenario included a point source pollution outfall.

***Overall and per-dwelling pollutant loads generally decrease as land is converted from agricultural to residential use and as residential density increases.***

## Sources

ECS, 2013. *Phase I Environmental Site Assessment Report*, Maple Lawn Farms.

Howard County Planning and Zoning, 2012. *Howard County Zoning Regulations*. Available at <http://www.howardcountymd.gov/Departments.aspx?id=4294968162>

Howard County Planning and Zoning, 2007. *Subdivision and Land Development Regulations*. Available at <http://www.howardcountymd.gov/Departments.aspx?id=4294968162>

Maryland Department of the Environment. *Nonpoint Source Loading Model*.

Maryland Department of Planning, 2002. *Howard County Land Use/Land Cover Classification Scheme*. Available at <http://planning.maryland.gov/OurWork/landUseDownload.shtml>

Maryland iMap Service, 2011. *Maryland State 6" Image*

**Appendix:**  
**Resume for Eileen Straughan**

## EILEEN STRAUGHAN

*Principal/ Environmental Scientist*



Ms. Straughan is a multi-disciplinary environmental scientist with 30 years' experience in conducting environmental analysis and design. A recognized expert in water resource issues, Ms. Straughan was one of the first scientists provisionally certified by the U.S. Army Corps of Engineers for wetland identification and delineation.

Her experience includes wetland design, wetland identification, delineations, joint permit applications, mitigation studies and designs, construction monitoring including working with RTE species identification, forest conservation planning, planting operations and fish passage restoration. With four levels of Rosgen stream classification and design training, Ms. Straughan has significant experience in stream restoration design. She is expert in avoidance and minimization of wetland impacts, Phase I and Phase II Mitigation Plans, mitigation site hydrology, stream diversions, natural channel design, vernal pool design, planting plans, and mitigation site monitoring plans. She has performed geomorphic and biological habitat assessments along waterways throughout the Coastal Plain and Piedmont physiographic provinces. Ms. Straughan is on the forefront of the industry in advocating for low impact site design and use of functional landscapes for stormwater management.

### Education

BS, 1981, Conservation Natural Resources:  
Water Resources Management  
2001-2004 Rosgen I through IV Fluvial  
Geomorphology and Natural Channel  
Design

### Years Experience: 30

### Registrations

2006/ Certified Sediment and Erosion Control  
Inspector (#0659)  
1993/ Qualified Professional for Forest  
Conservation  
1993/ Professional Wetland Delineator

### Boards

2006/Center for Watershed Protection Board  
2011/ Center for Watershed Protection  
President of Board of Directors  
2009/ Koolhof Earth, Inc. Board of Directors  
President  
2006/United States Green Building Council MD  
Chapter Past Member Board of Directors

Based on her tireless efforts, willingness to meet any challenge, and proven project record, Ms. Straughan was recently selected to serve as the President of the Board for the Center for Watershed Protection- an organization dedicated to protect, restore, and enhance waterways throughout the country. Ms. Straughan is also a past board member at the Maryland Chapter of the US Green Building Council, and is Past President of the Maryland Stream Restoration Association.

Ms. Straughan has also contributed her technical expertise to several technical journals including:

- Land and Water Magazine, September/October 2011: Streambank Stabilization- Did the Stream Restoration Really Work?
- CE News, July 2012: NPDES Update- Chesapeake Bay a Model for Watershed Pollution Diets
- Erosion Control Magazine, June 2011: Best Practices Bettered
- Water World, September, 2012: Restoration of Fish Passage Barriers Created by Exposed Sewer Infrastructure

In 2012 Ms. Straughan prepared and delivered a six hour course for continuing education for the Institute of Design Professionals on Sustainability in Design.

Ms. Straughan's relevant experience includes:

**Whalen Properties Southwest Physician's Pavilion Integrated Project Delivery and LEED Documentation**—Catonsville, Maryland (July 2011 - Present). Principal-in-Charge for the Integrated Project Delivery process and LEED certification strategy development for a proposed 85,000-square foot medical office building in Catonsville, MD. Responsibilities include conducting LEED design charrettes and workshops; development of Owners Requirements documentation for LEED; management of LEED documentation and procedures necessary to obtain various credits.

**Columbia Green Association 10245 Old Columbia Road LEED CI Certification**—Columbia, Maryland (October 2009 – February 2011). Principal-in-Charge for the management of the building design, construction, commissioning and preliminary stormwater management design. The key efforts in the project included the development of ideas to improve water quality; LID and ESD practices research; development of preliminary sizing computations; development of preliminary cost estimates; and interviewing contractors for bidding. This building was recently awarded a LEED Gold certification.



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**Oxford Square Green Neighborhoods Certification**—Hanover, Maryland (December 2010 - Present). Principal-in-Charge and Technical Director responsible for facilitating sustainable development plans to ensure that the planning and design phases incorporate sustainable design practices that will successfully satisfy the Green Neighborhood Program requirements and that individual buildings are USGBC LEED registered at the design phase.

**Sustainable Sites Consulting, Sandtown Habitat for Humanity LEED Platinum Project**—Baltimore, Maryland (April 2011 - October 2011). Principal-in-Charge responsible for the management of the Erosion and Sediment Control Plan, a Landscaping Plan, and a LID Stormwater Management Plan to achieve LEED Sustainable Sites (SS) points for the proposed redevelopment at 1810 Laurens Street. The plans included site stewardship through perimeter erosion controls of silt fence and gravel berms to be implemented through the construction process; low impact landscaping specifying only native plant species, eliminating turf, and reducing irrigation demands; surface water management through permeable paving, landscape infiltration, and rain gardens, utilizing the MDE Environmental Site Design criteria; and LID stormwater design.

**MDTA Design Review, Environmental Permitting, & Mitigation Design I-95, ETL Section 100**—Baltimore, Maryland (2005-Present). Lead Technical Advisor for environmental consulting to the GEC. Ms. Straughan proposed an innovative, corridor-wide approach to permitting for the project to help expedite permitting for individual design segments. Specific responsibilities included oversight of environmental permit applications and coordinating agency reviews for all phases of the highway design and construction, tracking environmental impacts, providing recommendations to designers for avoiding or minimizing impacts, and organizing and conducting public outreach efforts in support of the project. Ms. Straughan also provided oversight for environmental restoration work along a 2-mile stretch of White Marsh Run.

**Washington Suburban Sanitary Commission Environmental Permitting Clearinghouse**—Prince George's and Montgomery Counties, Maryland (April 2011- Present). Principal in Charge responsible for overall project direction, including project management and technical expertise. The Environmental Permitting Clearinghouse Services contract provides environmental services to the Washington Suburban Sanitary Commission (WSSC) in support of its program to rehabilitate sewer components in compliance with the Consent Decree entered into with the United States Environmental Protection Agency (USEPA), the Maryland Department of the Environment (MDE), and citizen groups. Straughan Environmental, Inc. (Straughan) was selected to perform this important task to ensure consistent and accurate deliverables to agencies by providing guidance, conducting reviews, carrying out general permitting oversight for all permit applications, and setting protocols for field investigations.

**MDSHA Wetland Delineation and Permitting Services**—Statewide, Maryland. Principal in Charge responsible for overall project management and execution for this \$2 million prime contract. Straughan worked with SHA for an 8 year period completing wetland investigations and assisting with water resource permitting projects for highway and bridge construction. Straughan successfully completed 58 different tasks on the contract within budget and on time. Tasks included wetland delineations; natural resource surveys; preliminary site assessments; large tree surveys; development of State and Federal joint permit applications; avoidance, minimization, and mitigation reports; functional assessments; mitigation site searches; and wetland mitigation design. During the contract lifespan, regulatory changes affected Federal wetland jurisdiction and changed the way wetlands were sampled and described in the field. Ms. Straughan's leadership ensured Straughan's wetland scientists were at the forefront of these changes, providing SHA with wetland delineations and permit applications that adhered to the new requirements. Straughan's assistance helped assure highway and bridge projects continued without interruption due to regulatory issues.

**Stream Restoration Effectiveness Monitoring Charrette, Maryland Water Monitoring Council and the Maryland Stream Restoration Association**—Linthicum, Maryland (10/ 2008). Ms. Straughan participated on a steering committee comprised of academics, state, local and federal agency, and consultant representatives that planned and executed a charrette that addressed the value of monitoring stream restoration projects, techniques for monitoring and reporting, and most importantly, how data can be shared among academics, design practitioners and regulators to better inform the practice of stream restoration. The charrette consisted of plenary, breakout and closing sessions and was held at the Maritime Institute in Linthicum, Maryland on October 13, 2008. More than 100 professionals attended the charrette sponsored jointly by the Maryland Water Monitoring Council and Maryland Stream Restoration Association. Attendees participated in breakout sessions addressing monitoring methods for water quality, geomorphology, biology and recreation/aesthetics.

**NEPA Environmental Assessment and Natural Resources Surveys, Consolidated Rental Car Facility and Tenant Parking Lot**—Baltimore/Washington International Airport. In 2002 MAA constructed a 73-acre CRCF facility and tenant parking lot to



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support growth at BWI Airport. Ms. Straughan supported MAA's efforts to avoid and minimize impacts to natural resources in support of the NEPA Environmental Assessment. Her responsibilities included:

- Leading a preliminary site assessment, wetland delineation, endangered species survey for the endangered Swamp Pink (*Helonius bullata*), and forest stand delineation
- Providing input into location studies to avoid and minimize wetland impacts
- Overseeing the preparation of avoidance and minimization documentation, the functional assessment, the Phase I and II mitigation plans, the Forest Conservation Plan, and the Joint Federal/State Permit Application for unavoidable impacts to wetlands
- Supporting project designers in developing a stormwater management system that is protective of the unique hydrology supporting nearby wetlands of special state concern
- Providing extensive agency coordination to identify mitigation strategies that met aviation safety as well as water quality objectives to protect nearby wetlands and RTE species' habitat

**Maryland Aviation Administration (MAA), BWI Airport Stormwater Management Design**—Baltimore, Maryland. Senior Project Manager responsible for developing and directing an innovative two-phase approach for managing stormwater on a 3,200-acre facility containing 13 headwater streams. Phase I of this study focused on developing detailed baseline conditions studies of streams and included a watershed analysis, collection of biological and geomorphic data, and analysis of existing water quality issues that would affect future stormwater management at the facility. Phase II of this study resulted in a concept stormwater management design that identified retrofits that would meet current water quality regulations and stormwater management needs for planned aviation facilities at this rapidly growing airport. Phase II activities included identifying future needs for stormwater management based on the Airport Layout Plan, overseeing the TR55 and TR20 modeling to identify stormwater management capacity needs, identifying the type of future stormwater management facilities, identifying stream restoration strategies that could be implemented in concert with future construction, and ensuring that local and federal water quality standards were met along with compliance with FAA Advisory Circulars for managing wildlife strike risks at airports. Plan development included modeling of existing and future stormwater management needs, analysis of MDE and FAA requirements, and analysis of receiving stream characteristics.

**Metropolitan Washington Airports Authority (MWAA), Environmental Assessment- Runway Safety Areas**—Reagan National Airport, Washington, DC. Principal-in-Charge responsible for providing technical direction for water resources studies, including water quality, wetlands, waterways, submerged aquatic vegetation, and dredge material sampling and analysis. Study supported the Metropolitan Washington Airports Authority in making safety improvements to Reagan National Airport as required by the FAA. The proposed action included improvements to four runway ends entailing expansion/fill into the Potomac River.

**MWAA Environmental Feasibility Studies & Runway Safety Area Extension**—Reagan National Airport, Washington, DC. Principal-in-Charge responsible for developing detailed technical scope of services for pre-NEPA investigation of water quality and natural resources issues. Study supported the Metropolitan Airports Authority in making safety improvements to Reagan National Airport as required by the FAA.

**MAA Stormwater Management Planning**—Martin State Airport, Baltimore, Maryland. Principal-in-Charge developing this airport's first facility-wide stormwater management plan. Also, evaluation of the capacity and of the existing stormwater conveyance system, including dye testing and field inspections. Plan addressed development over next decade and included facility recommendations, retrofit opportunities, and identification of existing stormwater management deficiencies with accompanying recommendations to protect water quality in adjacent tidal waters of the Chesapeake Bay.

**MAA Piny & Stony Run Stream Monitoring**—BWI Airport, Baltimore, Maryland. Principal-in-Charge responsible for developing and executing a multi-year study to evaluate the effectiveness of stormwater management facilities in two watersheds intensely developed over a short period of time. Additional responsibilities included overseeing geomorphic assessment and providing QA/QC review of both the field efforts and documentation. Multi-year study supports agency efforts to evaluate the effectiveness of stormwater management facilities in the watershed.

**Section 100, I-95 Express Toll Lane**—Baltimore County, MD. Lead Technical Advisor for environmental consulting to the GEC. Ms. Straughan proposed an innovative, corridor-wide approach to environmental permitting for the project to ensure NEPA ROD commitments were reflected in design and construction and permits could be expedited. Specific responsibilities included oversight of environmental permit applications and coordinating agency reviews for all phases of the highway design and construction, tracking environmental impacts, providing recommendations to designers for avoiding or minimizing impacts, and



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organizing and conducting public outreach efforts in support of the project. This project also included assessment of the acoustic effectiveness of each noise barrier design, single and parallel barrier analysis, 1/3-octave band analysis measurements, and assessment of the effects of absorptive and reflective surfaces on noise barriers along the corridor. Ms. Straughan also conducted public outreach meetings to help communities understand the noise analysis and barrier design process and governing policies and provided oversight for environmental restoration work along a 2-mile stretch of White Marsh Run as mitigation for unavoidable impacts to water resources.

**Dulles Toll Road Highway Traffic Noise Policy Development and Noise Analysis – Metropolitan Washington Airports Authority – Chantilly, VA.** Ms. Straughan provided QA/QC review for the traffic noise policy for the Dulles Toll Road. This task involved preparing the Authority for meetings with elected officials and public meeting involvement. This modified Type II project included a 12-mile long traffic noise study. This study also included land-use investigation, performing long and short-term noise measurements, traffic data collection, preparation and review of noise models using TNM, traffic model noise analysis, noise mitigation recommendations, feasibility and reasonableness analyses, cost-effectiveness analysis, and production of a Technical Noise Report.

**Baltimore Central Light Rail Extension Rail Noise Study—Baltimore City, MD, Baltimore County, and Anne Arundel County, MD.** Ms. Straughan was the Principal Noise Specialist responsible for technical review and QA/QC for the project. This study supported analysis of potential noise and vibration impacts resulting from double-track alternatives for over ten miles of existing rail system as part of overall NEPA EA.

**Red Line Noise and Vibration Technical Report– Maryland Transit Administration – Baltimore, MD.** Ms. Straughan provided QA/QC review for the Red Line Noise and Vibration Technical Report. The Red Line Light Rail project is a 14-mile proposed transit line located in Baltimore, MD. As part of the QA/QC process, calculations, methodology, and documentation were thoroughly reviewed.

**EIS Tier I Virginia I-81—Statewide, VA.** Senior Environmental Scientist responsible for overall direction of natural resource and wetland elements of project and leading technical aspects of noise studies; including directing TNM and FTA modeling to predict noise for nearly 50 road and rail combinations, incorporating FRA rail noise data into models, analyzing rail noise impacts using FTA criteria and highway noise impacts using FRA criteria, and documenting outcome of studies for EIS document. Activities supported overall Tier I NEPA evaluation of alternative strategies for improving 360-mile length of I-81 through Virginia from the Tennessee to Maryland borders. Alternatives included multiple variations of lane configurations, truck-lane management, and diversion of freight from trucks to improved rail lines.

**Memphis Transit Air and Noise Study—Memphis, TN.** Senior Environmental Scientist responsible for developing technical study approach, reviewing air and noise modeling input and output, providing quality control review of study documentation, and providing overall project direction. Developed a technical study approach, reviewed air and noise direction, conducted field noise measurements and analyzed potential noise and vibration impacts of proposed light rail system modeled input and output, provided quality control review.

**Oriole Avenue Noise Study—Baltimore, MD.** Senior Project Manager responsible for managing TNM analysis of highway traffic noise from the Baltimore Beltway (I-695), including supervising field noise data collection, TNM model set-up, validation, and barrier effectiveness analysis. Project supported Type II sound barrier analysis for the Oriole Avenue Community.

**MAGLEV Rail EIS—Baltimore, MD & Washington, DC.** Senior Environmental Scientist responsible for developing strategies to manage an ambient noise measurement program, providing quality control for noise measurement program, reviewing field data sheets, reviewing sections of the EIS, and providing overall project direction. Study supports development of an EIS analyzing the potential effects of new high-speed rail technology.

**Silver Spring Transit Center Noise Study—Silver Spring, MD.** Senior Environmental Scientist responsible for providing overall direction to noise measurement team and conducting quality control for project deliverables. Study supported update of NEPA analysis of proposed mixed-use development surrounding bus, Metro rail, and park-n-ride transit center in redeveloping downtown area.

**US Route 340 Noise Study—Page & Warren Counties, VA.** Senior Environmental Scientist responsible for overall project management, including directing TNM modeling, developing strategy for incorporating freight rail noise into model, and

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developing detailed and complex noise barrier analyses and mitigation cost estimates, as well as providing quality control for project deliverables. Type I Noise study supported assessment of improvements to three bridges in Page and Warren Counties, including bridges over an existing freight rail line.

**BWI Airport Noise and Vibration Data Collection—Baltimore, MD.** Senior Project Manager responsible for daily equipment calibration and data download at residential locations within the Airport Noise Zone. Data collection was completed in the residential areas near airport property, including residential interior measurements. The study supported analysis of vibration issues and provided input into efforts to develop vibration prediction models.

**I-695/I-895 Interchange Noise Study—Baltimore, MD.** Senior Project Manager responsible for managing field noise data collection; supervising TNM model set-up, validation, and barrier effectiveness; and providing technical quality control. This Type I highway noise and sound barrier analysis supported interchange improvements.

**MD Route 5/I-495 Highway Noise Analysis—Clinton, MD.** Senior Environmental Scientist responsible for developing technical study approach, analyzing TNM model results, determining noise impacts, identifying mitigation strategies, providing quality control review of study documentation, and providing overall project direction. Type II noise and barrier analysis to support installation of sound barriers to existing roadway.

**City Line Road Noise Study—Virginia Beach, VA** Senior Scientist responsible for wetland inventory, noise modeling and monitoring, functional and value assessment, impact assessment, and preparation of wetlands sections of an Environmental Assessment for 8 miles of new roadway in Virginia Beach, Virginia. Principal author of a Noise Technical Report for this project undertaken by the Virginia Department of Transportation.

**Appendix:**  
**Nonpoint Source Loading Model Scenarios**



## Nutrient Loading Analysis Spreadsheet - Summary Results

Land Use and Septic Systems		(See Scenario Descriptions Below)		
2002 w/ Trib Strategy BMPs" does NOT include septic denitrification.	R-ED Subdivision	Maple Lawn South Concept Plan	Existing Agricultural Use	Residential Estate Subdivision
	(Acres)	(Acres)	(Acres)	(Acres)
Development	25	68	0	91
Agriculture	0	0	91	0
Forest	0	0	0	0
Water	0	0	0	0
Other	66	23	0	0
Total Area	91	91	91	91
Residential Septic (EDUs)	0	0	1	30
Non-Residential Septic (EDUs)	0	0	0	0

Total Nitrogen Loading				
	R-ED Subdivision	Maple Lawn South Concept Plan	Existing Agricultural Use	Residential Estate Subdivision
	(Lbs/Yr)	(Lbs/Yr)	(Lbs/Yr)	(Lbs/Yr)
Development NPS	183	485	0	686
Agriculture NPS	0	0	1,385	0
Forest NPS	0	0	0	0
Other Terrestrial NPS	502	173	0	0
<b>Total Terrestrial Load</b>	<b>686</b>	<b>658</b>	<b>1,385</b>	<b>686</b>
Residential Septic (EDUs)	0	0	9	281
Non-Residential Septic (EDUs)	0	0	0	0
<b>Total Septic Load</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>281</b>
<b>Total NPS Nitrogen Load</b>	<b>686</b>	<b>658</b>	<b>1,395</b>	<b>967</b>
<b>Total PS Load</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Nitrogen Load (NPS+PS)</b>	<b>686</b>	<b>658</b>	<b>1,395</b>	<b>967</b>
	182	860	1	30
	3.8	0.8	1,394.66	32.2

Total Phosphorus Loading				
	R-ED Subdivision	Maple Lawn South Concept Plan	Existing Agricultural Use	Residential Estate Subdivision
	(Lbs/Yr)	(Lbs/Yr)	(Lbs/Yr)	(Lbs/Yr)
Development NPS	15	39	0	59
Agriculture NPS	0	0	114	0
Forest NPS	0	0	0	0
Other Terrestrial NPS	44	15	0	0
<b>Total Terrestrial Load</b>	<b>59</b>	<b>54</b>	<b>114</b>	<b>59</b>
<b>Total PS Load</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Phosphorus Load (NPS+PS)</b>	<b>59</b>	<b>54</b>	<b>114</b>	<b>59</b>
	182	860	1	30
	0.3	0.1	113.7	2.0

	Nitrogen		Nitrogen		Percentage of Impervious Cover*	
	Basin1 Loading Rates		Basin 2 Loading Rates			
	(lbs/acre/year)		(lbs/acre/year)			
	Western Shore AFL		Patuxent Above Fall Line		Impervious	
MDP Land Use Categories	Pervious	Impervious	Pervious	Impervious	Land Use	ImpPct
LULC11 (Low Density Residential)	6.0	6.0	7.8	6.2	LULC11	0.14
LULC12 (Medium Density Residential)	6.0	6.0	7.8	6.2	LULC12	0.28
LULC13 (High Density Residential)	6.0	6.0	7.8	6.2	LULC13	0.41
LULC14 (Commercial)	6.0	6.0	7.8	6.2	LULC14	0.72
LULC15 (Industrial)	6.0	6.0	7.8	6.2	LULC15	0.53
LULC16 (Institutional)	6.0	6.0	7.8	6.2	LULC16	0.34
LULC17 (Extractive)	6.0	6.0	7.8	6.2	LULC17	0.02
LULC18 (Open Urban Land)	6.0	6.0	7.8	6.2	LULC18	0.09
LULC21 (Cropland)	11.0	0.0	15.2	0.0	LULC21	0.00
LULC22 (Pasture)	6.1	0.0	4.3	0.0	LULC22	0.00
LULC23 (Orchards)	6.1	0.0	4.3	0.0	LULC23	0.00
LULC24 (Feeding Operations)	17.4	0.0	17.7	0.0	LULC24	0.02
LULC25 (Row and Garden Crops)	11.0	0.0	15.2	0.0	LULC25	0.00
LULC41 (Deciduous Forest)	1.3	0.0	1.7	0.0	LULC41	0.00
LULC42 (Evergreen Forest)	1.3	0.0	1.7	0.0	LULC42	0.00
LULC43 (Mixed Forest)	1.3	0.0	1.7	0.0	LULC43	0.00
LULC44 (Brush)	1.3	0.0	1.7	0.0	LULC44	0.00
LULC50 (Water)	8.4	0.0	8.7	0.0	LULC50	0.00
LULC60 (Wetlands)	1.3	0.0	1.7	0.0	LULC60	0.00
LULC71 (Beaches)	1.3	0.0	1.7	0.0	LULC71	0.00
LULC72 (Bare Rock)	6.0	0.0	7.8	0.0	LULC72	1.00
LULC73 (Bare Ground)	6.1	0.0	4.3	0.0	LULC73	0.09
LULC80 (Transportation)	6.0	6.0	7.8	6.2	LULC80	0.95
LULC191 (Rural Residential)	6.0	6.0	7.8	6.2	LULC191	0.04
LULC241 (Feeding Operations)	17.4	0.0	17.7	0.0	LULC241	0.02
LULC242 (Agricultural Buildings)	6.1	0.0	4.3	0.0	LULC242	0.02

\* Source: Center for Watershed Protection

	Mean Household Size		Septic Load per capita*
	yr 2000 HH	yr 2030 HH	
Howard	2.71	2.46	9.5

Land Use Categories	Phosphorus		Phosphorus	
	Basin1 Loading Rates		Basin 2 Loading Rates	
	(lbs/acre/year)		(lbs/acre/year)	
	Pervious	Impervious	Pervious	Impervious
LULC11 (Low Density Residential)	0.68	0.41	0.69	0.41
LULC12 (Medium Density Residential)	0.68	0.41	0.69	0.41
LULC13 (High Density Residential)	0.68	0.41	0.69	0.41
LULC14 (Commercial)	0.68	0.41	0.69	0.41
LULC15 (Industrial)	0.68	0.41	0.69	0.41
LULC16 (Institutional)	0.68	0.41	0.69	0.41
LULC17 (Extractive)	0.68	0.41	0.69	0.41
LULC18 (Open Urban Land)	0.68	0.41	0.69	0.41
LULC21 (Cropland)	0.68	0.00	1.25	0.00
LULC22 (Pasture)	0.57	0.00	0.16	0.00
LULC23 (Orchards)	0.57	0.00	0.16	0.00
LULC24 (Feeding Operations)	0.96	0.00	1.10	0.00
LULC25 (Row and Garden Crops)	0.68	0.00	1.25	0.00
LULC41 (Deciduous Forest)	0.02	0.00	0.02	0.00
LULC42 (Evergreen Forest)	0.02	0.00	0.02	0.00
LULC43 (Mixed Forest)	0.02	0.00	0.02	0.00
LULC44 (Brush)	0.02	0.00	0.02	0.00
LULC50 (Water)	0.57	0.00	0.57	0.00
LULC60 (Wetlands)	0.02	0.00	0.02	0.00
LULC71 (Beaches)	0.02	0.00	0.02	0.00
LULC72 (Bare Rock)	0.68	0.00	0.69	0.00
LULC73 (Bare Ground)	0.57	0.00	0.16	0.00
LULC80 (Transportation)	0.68	0.41	0.69	0.41
LULC191 (Rural Residential)	0.68	0.41	0.69	0.41
LULC241 (Feeding Operations)	0.96	0.00	1.10	0.00
LULC242 (Agricultural Buildings)	0.57	0.00	0.16	0.00

Table 1. Estimating Average Wastewater Flow from Future Non-Residential Use on Septics

Zoning	Average Flow (gal/acre/day)	EDU per Acre
Non-Residential	223	0.892

See User's Guide for detailed description of predicted Average Flow

Sources of information

Impervious ratios:

<http://dnr.maryland.gov/watersheds/pubs/planninguserguide/UserGuideChapter4.pdf>

From: <http://dnr.maryland.gov/watersheds/pubs/userguide.html>

Loading Rates, CBP Data Hub:

<http://www.chesapeakebay.net/datahub.htm>

Average Household Size and Projections:

[http://www.mdp.state.md.us/msdc/popproj/HH\\_PROJ06.xls](http://www.mdp.state.md.us/msdc/popproj/HH_PROJ06.xls)



## Nutrient Loads for Existing Agricultural Use

Alternative Name: Scenario 3

Description: Existing Agricultural Use

Nonpoint Source Nutrient Loading	Land Use Information								Percent Impervious
	Western Shore		Patuxent Above Fall Line				TOTAL		
	Initial	Future	Initial	Future	Initial	Future	Initial	Future	
	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	
	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	
LULC11 (Low Density Residential)									0.14
LULC12 (Medium Density Residential)									0.28
LULC13 (High Density Residential)									0.41
LULC14 (Commercial)									0.72
LULC15 (Industrial)									0.53
LULC16 (Institutional)									0.34
LULC17 (Extractive)									0.02
LULC18 (Open Urban Land)									0.09
LULC21 (Cropland)			91	91			91	91	0.00
LULC22 (Pasture)									0.00
LULC23 (Orchards)									0.00
LULC24 (Feeding Operations)									0.02
LULC25 (Row and Garden Crops)									0.00
LULC41 (Deciduous Forest)									0.00
LULC42 (Evergreen Forest)									0.00
LULC43 (Mixed Forest)									0.00
LULC44 (Brush)									0.00
LULC50 (Water)									0.00
LULC60 (Wetlands)									0.00
LULC71 (Beaches)									0.00
LULC72 (Bare Rock)									1.00
LULC73 (Bare Ground)									0.09
LULC80 (Transportation)									0.95
LULC191 (Rural Residential)									0.04
LULC241 (Feeding Operations)									0.02
LULC242 (Agricultural Buildings)									0.02
TOTAL									Sub Totals
Septic Systems									
Residential Septic Systems- Number, Conventional			1	1			1	1	N/A
Residential Septic Systems - Number, Denitrifying									
Non-Residential Septic Systems- Acres, Conventional									N/A
Non-Residential Septic Systems- Acres, Denitrifying									N/A
									Sub Totals
									TOTAL

Nonpoint Source Nutrient Loading	Land Use Information								Percent Impervious
	Western Shore		Patuxent Above Fall Line				TOTAL		
	Initial	Future	Initial	Future	Initial	Future	Initial	Future	
	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	
	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	
Land Use/Cover Categories									
LULC11 (Low Density Residential)	0	0	0	0	0	0	0	0	0.14
LULC12 (Medium Density Residential)	0	0	0	0	0	0	0	0	0.28
LULC13 (High Density Residential)	0	0	0	0	0	0	0	0	0.41
LULC14 (Commercial)	0	0	0	0	0	0	0	0	0.72
LULC15 (Industrial)	0	0	0	0	0	0	0	0	0.53
LULC16 (Institutional)	0	0	0	0	0	0	0	0	0.34
LULC17 (Extractive)	0	0	0	0	0	0	0	0	0.02
LULC18 (Open Urban Land)	0	0	0	0	0	0	0	0	0.09
LULC21 (Cropland)	0	0	91	91	0	0	91	91	0.00
LULC22 (Pasture)	0	0	0	0	0	0	0	0	0.00
LULC23 (Orchards)	0	0	0	0	0	0	0	0	0.00
LULC24 (Feeding Operations)	0	0	0	0	0	0	0	0	0.02
LULC25 (Row and Garden Crops)	0	0	0	0	0	0	0	0	0.00
LULC41 (Deciduous Forest)	0	0	0	0	0	0	0	0	0.00
LULC42 (Evergreen Forest)	0	0	0	0	0	0	0	0	0.00
LULC43 (Mixed Forest)	0	0	0	0	0	0	0	0	0.00
LULC44 (Brush)	0	0	0	0	0	0	0	0	0.00
LULC50 (Water)	0	0	0	0	0	0	0	0	0.00
LULC60 (Wetlands)	0	0	0	0	0	0	0	0	0.00
LULC71 (Beaches)	0	0	0	0	0	0	0	0	0.00
LULC72 (Bare Rock)	0	0	0	0	0	0	0	0	1.00
LULC73 (Bare Ground)	0	0	0	0	0	0	0	0	0.09
LULC80 (Transportation)	0	0	0	0	0	0	0	0	0.95
LULC191 (Rural Residential)	0	0	0	0	0	0	0	0	0.04
LULC241 (Feeding Operations)	0	0	0	0	0	0	0	0	0.02
LULC242 (Agricultural Buildings)	0	0	0	0	0	0	0	0	0.02
TOTAL	0	0	91	91	0	0	91	91	

Point Source Information	Initial	Future
Total Nitrogen Load (lb/yr)		
Total Phosphorus Load (lb/yr)		



## Nutrient Loads for Existing Agricultural Use

Nonpoint Source Nutrient Loading		Nonpoint Source Loads							
Land Use/Cover	Percent Impervious	Western Shore		Patuxent Above Fall Line		Initial		Future	
		Initial	Future	Initial	Future	Initial	Future	Initial	Future
		lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr
		Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen
LULC11 (Low Density Residential)	0.14	0	0	0	0	0	0	0	0
LULC12 (Medium Density Residential)	0.28	0	0	0	0	0	0	0	0
LULC13 (High Density Residential)	0.41	0	0	0	0	0	0	0	0
LULC14 (Commercial)	0.72	0	0	0	0	0	0	0	0
LULC15 (Industrial)	0.53	0	0	0	0	0	0	0	0
LULC16 (Institutional)	0.34	0	0	0	0	0	0	0	0
LULC17 (Extractive)	0.02	0	0	0	0	0	0	0	0
LULC18 (Open Urban Land)	0.09	0	0	0	0	0	0	0	0
LULC21 (Cropland)	0.00	0	0	1,385	1,385	0	0	1,385	1,385
LULC22 (Pasture)	0.00	0	0	0	0	0	0	0	0
LULC23 (Orchards)	0.00	0	0	0	0	0	0	0	0
LULC24 (Feeding Operations)	0.02	0	0	0	0	0	0	0	0
LULC25 (Row and Garden Crops)	0.00	0	0	0	0	0	0	0	0
LULC41 (Deciduous Forest)	0.00	0	0	0	0	0	0	0	0
LULC42 (Evergreen Forest)	0.00	0	0	0	0	0	0	0	0
LULC43 (Mixed Forest)	0.00	0	0	0	0	0	0	0	0
LULC44 (Brush)	0.00	0	0	0	0	0	0	0	0
LULC50 (Water)	0.00	0	0	0	0	0	0	0	0
LULC60 (Wetlands)	0.00	0	0	0	0	0	0	0	0
LULC71 (Beaches)	0.00	0	0	0	0	0	0	0	0
LULC72 (Bare Rock)	1.00	0	0	0	0	0	0	0	0
LULC73 (Bare Ground)	0.09	0	0	0	0	0	0	0	0
LULC80 (Transportation)	0.95	0	0	0	0	0	0	0	0
LULC191 (Rural Residential)	0.04	0	0	0	0	0	0	0	0
LULC241 (Feeding Operations)	0.02	0	0	0	0	0	0	0	0
LULC242 (Agricultural Buildings)	0.02	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>Sub Totals</b>	<b>0</b>	<b>0</b>	<b>1,385</b>	<b>1,385</b>	<b>0</b>	<b>0</b>	<b>1,385</b>	<b>1,385</b>
<b>Septic Systems</b>									
Residential Septic Systems- Number, Conventional	N/A	0	0	10	9	0	0	10	9
Residential Septic Systems - Number, Denitrifying		0	0	0	0	0	0	0	0
Non-Residential Septic Systems- Acres, Conventional	N/A	0	0	0	0	0	0	0	0
Non-Residential Septic Systems- Acres, Denitrifying	N/A	0	0	0	0	0	0	0	0
<b>Sub Totals</b>		<b>0</b>	<b>0</b>	<b>10</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>9</b>
<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>1,396</b>	<b>1,395</b>	<b>0</b>	<b>0</b>	<b>1,396</b>	<b>1,395</b>

Nonpoint Source Nutrient Loading		Nonpoint Source Loads							
Land Use/Cover Categories	Percent Impervious	Western Shore		Patuxent Above Fall Line		Initial		Future	
		Initial	Future	Initial	Future	Initial	Future	Initial	Future
		lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr
		Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus
LULC11 (Low Density Residential)	0.14	0	0	0	0	0	0	0	0
LULC12 (Medium Density Residential)	0.28	0	0	0	0	0	0	0	0
LULC13 (High Density Residential)	0.41	0	0	0	0	0	0	0	0
LULC14 (Commercial)	0.72	0	0	0	0	0	0	0	0
LULC15 (Industrial)	0.53	0	0	0	0	0	0	0	0
LULC16 (Institutional)	0.34	0	0	0	0	0	0	0	0
LULC17 (Extractive)	0.02	0	0	0	0	0	0	0	0
LULC18 (Open Urban Land)	0.09	0	0	0	0	0	0	0	0
LULC21 (Cropland)	0.00	0	0	114	114	0	0	114	114
LULC22 (Pasture)	0.00	0	0	0	0	0	0	0	0
LULC23 (Orchards)	0.00	0	0	0	0	0	0	0	0
LULC24 (Feeding Operations)	0.02	0	0	0	0	0	0	0	0
LULC25 (Row and Garden Crops)	0.00	0	0	0	0	0	0	0	0
LULC41 (Deciduous Forest)	0.00	0	0	0	0	0	0	0	0
LULC42 (Evergreen Forest)	0.00	0	0	0	0	0	0	0	0
LULC43 (Mixed Forest)	0.00	0	0	0	0	0	0	0	0
LULC44 (Brush)	0.00	0	0	0	0	0	0	0	0
LULC50 (Water)	0.00	0	0	0	0	0	0	0	0
LULC60 (Wetlands)	0.00	0	0	0	0	0	0	0	0
LULC71 (Beaches)	0.00	0	0	0	0	0	0	0	0
LULC72 (Bare Rock)	1.00	0	0	0	0	0	0	0	0
LULC73 (Bare Ground)	0.09	0	0	0	0	0	0	0	0
LULC80 (Transportation)	0.95	0	0	0	0	0	0	0	0
LULC191 (Rural Residential)	0.04	0	0	0	0	0	0	0	0
LULC241 (Feeding Operations)	0.02	0	0	0	0	0	0	0	0
LULC242 (Agricultural Buildings)	0.02	0	0	0	0	0	0	0	0
<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>114</b>	<b>114</b>	<b>0</b>	<b>0</b>	<b>114</b>	<b>114</b>

<b>Point Source Information</b>
Total Nitrogen Load (lb/yr)
Total Phosphorus Load (lb/yr)

## Nutrient Loads for Existing Agricultural Use

Nonpoint Source Nutrient Loading		Change in Loads			
		Western Shore	Patuxent Above Fall Line		Total
		Future	Future	Future	Future
		lbs/yr	lbs/yr	lbs/yr	lbs/yr
Land Use/Cover	Percent Impervious	Nitrogen	Nitrogen	Nitrogen	Nitrogen
LULC11 (Low Density Residential)	0.14	0	0	0	0
LULC12 (Medium Density Residential)	0.28	0	0	0	0
LULC13 (High Density Residential)	0.41	0	0	0	0
LULC14 (Commercial)	0.72	0	0	0	0
LULC15 (Industrial)	0.53	0	0	0	0
LULC16 (Institutional)	0.34	0	0	0	0
LULC17 (Extractive)	0.02	0	0	0	0
LULC18 (Open Urban Land)	0.09	0	0	0	0
LULC21 (Cropland)	0.00	0	0	0	0
LULC22 (Pasture)	0.00	0	0	0	0
LULC23 (Orchards)	0.00	0	0	0	0
LULC24 (Feeding Operations)	0.02	0	0	0	0
LULC25 (Row and Garden Crops)	0.00	0	0	0	0
LULC41 (Deciduous Forest)	0.00	0	0	0	0
LULC42 (Evergreen Forest)	0.00	0	0	0	0
LULC43 (Mixed Forest)	0.00	0	0	0	0
LULC44 (Brush)	0.00	0	0	0	0
LULC50 (Water)	0.00	0	0	0	0
LULC60 (Wetlands)	0.00	0	0	0	0
LULC71 (Beaches)	0.00	0	0	0	0
LULC72 (Bare Rock)	1.00	0	0	0	0
LULC73 (Bare Ground)	0.09	0	0	0	0
LULC80 (Transportation)	0.95	0	0	0	0
LULC191 (Rural Residential)	0.04	0	0	0	0
LULC241 (Feeding Operations)	0.02	0	0	0	0
LULC242 (Agricultural Buildings)	0.02	0	0	0	0
<b>TOTAL</b>	<b>Sub Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Septic Systems</b>					
Residential Septic Systems- Number, Conventional	N/A	0	-1	0	-1
Residential Septic Systems - Number, Denitrifying		0	0	0	0
Non-Residential Septic Systems- Acres, Conventional	N/A	0	0	0	0
Non-Residential Septic Systems- Acres, Denitrifying	N/A	0	0	0	0
<b>Sub Totals</b>		<b>0</b>	<b>-1</b>	<b>0</b>	<b>-1</b>
<b>TOTAL</b>		<b>0</b>	<b>-1</b>	<b>0</b>	<b>-1</b>

Nonpoint Source Nutrient Loading		Change in Loads			
		Western Shore	Patuxent Above Fall Line		Total
		Future	Future	Future	Future
		lbs/yr	lbs/yr	lbs/yr	lbs/yr
Land Use/Cover Categories	Percent Impervious	Phosphorus	Phosphorus	Phosphorus	Phosphorus
LULC11 (Low Density Residential)	0.14	0	0	0	0
LULC12 (Medium Density Residential)	0.28	0	0	0	0
LULC13 (High Density Residential)	0.41	0	0	0	0
LULC14 (Commercial)	0.72	0	0	0	0
LULC15 (Industrial)	0.53	0	0	0	0
LULC16 (Institutional)	0.34	0	0	0	0
LULC17 (Extractive)	0.02	0	0	0	0
LULC18 (Open Urban Land)	0.09	0	0	0	0
LULC21 (Cropland)	0.00	0	0	0	0
LULC22 (Pasture)	0.00	0	0	0	0
LULC23 (Orchards)	0.00	0	0	0	0
LULC24 (Feeding Operations)	0.02	0	0	0	0
LULC25 (Row and Garden Crops)	0.00	0	0	0	0
LULC41 (Deciduous Forest)	0.00	0	0	0	0
LULC42 (Evergreen Forest)	0.00	0	0	0	0
LULC43 (Mixed Forest)	0.00	0	0	0	0
LULC44 (Brush)	0.00	0	0	0	0
LULC50 (Water)	0.00	0	0	0	0
LULC60 (Wetlands)	0.00	0	0	0	0
LULC71 (Beaches)	0.00	0	0	0	0
LULC72 (Bare Rock)	1.00	0	0	0	0
LULC73 (Bare Ground)	0.09	0	0	0	0
LULC80 (Transportation)	0.95	0	0	0	0
LULC191 (Rural Residential)	0.04	0	0	0	0
LULC241 (Feeding Operations)	0.02	0	0	0	0
LULC242 (Agricultural Buildings)	0.02	0	0	0	0
<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Point Source Information

Total Nitrogen Load (lb/yr)

Total Phosphorus Load (lb/yr)



## Nutrient Loads for Residential Estate Subdivision

Alternative Name: Scenario 4

Description: Residential Estate Subdivision

Nonpoint Source Nutrient Loading	Land Use Information								Percent Impervious
	Western Shore		Patuxent Above Fall Line				TOTAL		
	Initial	Future	Initial	Future	Initial	Future	Initial	Future	
	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	
	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	
LULC11 (Low Density Residential)				91				91	0.14
LULC12 (Medium Density Residential)									0.28
LULC13 (High Density Residential)									0.41
LULC14 (Commercial)									0.72
LULC15 (Industrial)									0.53
LULC16 (Institutional)									0.34
LULC17 (Extractive)									0.02
LULC18 (Open Urban Land)									0.09
LULC21 (Cropland)			91				91		0.00
LULC22 (Pasture)									0.00
LULC23 (Orchards)									0.00
LULC24 (Feeding Operations)									0.02
LULC25 (Row and Garden Crops)									0.00
LULC41 (Deciduous Forest)									0.00
LULC42 (Evergreen Forest)									0.00
LULC43 (Mixed Forest)									0.00
LULC44 (Brush)									0.00
LULC50 (Water)									0.00
LULC60 (Wetlands)									0.00
LULC71 (Beaches)									0.00
LULC72 (Bare Rock)									1.00
LULC73 (Bare Ground)									0.09
LULC80 (Transportation)									0.95
LULC191 (Rural Residential)									0.04
LULC241 (Feeding Operations)									0.02
LULC242 (Agricultural Buildings)									0.02
TOTAL									Sub Totals
Septic Systems									
Residential Septic Systems- Number, Conventional			1	30			1	30	N/A
Residential Septic Systems - Number, Denitrifying									
Non-Residential Septic Systems- Acres, Conventional									N/A
Non-Residential Septic Systems- Acres, Denitrifying									N/A
									Sub Totals
									TOTAL

Nonpoint Source Nutrient Loading	Land Use Information								Percent Impervious
	Western Shore		Patuxent Above Fall Line				TOTAL		
	Initial	Future	Initial	Future	Initial	Future	Initial	Future	
	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	
Land Use/Cover Categories	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	
LULC11 (Low Density Residential)	0	0	0	91	0	0	0	91	0.14
LULC12 (Medium Density Residential)	0	0	0	0	0	0	0	0	0.28
LULC13 (High Density Residential)	0	0	0	0	0	0	0	0	0.41
LULC14 (Commercial)	0	0	0	0	0	0	0	0	0.72
LULC15 (Industrial)	0	0	0	0	0	0	0	0	0.53
LULC16 (Institutional)	0	0	0	0	0	0	0	0	0.34
LULC17 (Extractive)	0	0	0	0	0	0	0	0	0.02
LULC18 (Open Urban Land)	0	0	0	0	0	0	0	0	0.09
LULC21 (Cropland)	0	0	91	0	0	0	91	0	0.00
LULC22 (Pasture)	0	0	0	0	0	0	0	0	0.00
LULC23 (Orchards)	0	0	0	0	0	0	0	0	0.00
LULC24 (Feeding Operations)	0	0	0	0	0	0	0	0	0.02
LULC25 (Row and Garden Crops)	0	0	0	0	0	0	0	0	0.00
LULC41 (Deciduous Forest)	0	0	0	0	0	0	0	0	0.00
LULC42 (Evergreen Forest)	0	0	0	0	0	0	0	0	0.00
LULC43 (Mixed Forest)	0	0	0	0	0	0	0	0	0.00
LULC44 (Brush)	0	0	0	0	0	0	0	0	0.00
LULC50 (Water)	0	0	0	0	0	0	0	0	0.00
LULC60 (Wetlands)	0	0	0	0	0	0	0	0	0.00
LULC71 (Beaches)	0	0	0	0	0	0	0	0	0.00
LULC72 (Bare Rock)	0	0	0	0	0	0	0	0	1.00
LULC73 (Bare Ground)	0	0	0	0	0	0	0	0	0.09
LULC80 (Transportation)	0	0	0	0	0	0	0	0	0.95
LULC191 (Rural Residential)	0	0	0	0	0	0	0	0	0.04
LULC241 (Feeding Operations)	0	0	0	0	0	0	0	0	0.02
LULC242 (Agricultural Buildings)	0	0	0	0	0	0	0	0	0.02
TOTAL	0	0	91	91	0	0	91	91	

Point Source Information	Initial	Future
Total Nitrogen Load (lb/yr)		
Total Phosphorus Load (lb/yr)		

## Nutrient Loads for Residential Estate Subdivision

Nonpoint Source Nutrient Loading		Nonpoint Source Loads							
Land Use/Cover	Percent Impervious	Western Shore		Patuxent Above Fall Line		TOTAL		TOTAL	
		Initial	Future	Initial	Future	Initial	Future	Initial	Future
		lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr
		Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen
LULC11 (Low Density Residential)	0.14	0	0	0	686	0	0	0	686
LULC12 (Medium Density Residential)	0.28	0	0	0	0	0	0	0	0
LULC13 (High Density Residential)	0.41	0	0	0	0	0	0	0	0
LULC14 (Commercial)	0.72	0	0	0	0	0	0	0	0
LULC15 (Industrial)	0.53	0	0	0	0	0	0	0	0
LULC16 (Institutional)	0.34	0	0	0	0	0	0	0	0
LULC17 (Extractive)	0.02	0	0	0	0	0	0	0	0
LULC18 (Open Urban Land)	0.09	0	0	0	0	0	0	0	0
LULC21 (Cropland)	0.00	0	0	1,385	0	0	0	1,385	0
LULC22 (Pasture)	0.00	0	0	0	0	0	0	0	0
LULC23 (Orchards)	0.00	0	0	0	0	0	0	0	0
LULC24 (Feeding Operations)	0.02	0	0	0	0	0	0	0	0
LULC25 (Row and Garden Crops)	0.00	0	0	0	0	0	0	0	0
LULC41 (Deciduous Forest)	0.00	0	0	0	0	0	0	0	0
LULC42 (Evergreen Forest)	0.00	0	0	0	0	0	0	0	0
LULC43 (Mixed Forest)	0.00	0	0	0	0	0	0	0	0
LULC44 (Brush)	0.00	0	0	0	0	0	0	0	0
LULC50 (Water)	0.00	0	0	0	0	0	0	0	0
LULC60 (Wetlands)	0.00	0	0	0	0	0	0	0	0
LULC71 (Beaches)	0.00	0	0	0	0	0	0	0	0
LULC72 (Bare Rock)	1.00	0	0	0	0	0	0	0	0
LULC73 (Bare Ground)	0.09	0	0	0	0	0	0	0	0
LULC80 (Transportation)	0.95	0	0	0	0	0	0	0	0
LULC191 (Rural Residential)	0.04	0	0	0	0	0	0	0	0
LULC241 (Feeding Operations)	0.02	0	0	0	0	0	0	0	0
LULC242 (Agricultural Buildings)	0.02	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>Sub Totals</b>	<b>0</b>	<b>0</b>	<b>1,385</b>	<b>686</b>	<b>0</b>	<b>0</b>	<b>1,385</b>	<b>686</b>
<b>Septic Systems</b>									
Residential Septic Systems - Number, Conventional	N/A	0	0	10	281	0	0	10	281
Residential Septic Systems - Number, Denitrifying		0	0	0	0	0	0	0	0
Non-Residential Septic Systems - Acres, Conventional	N/A	0	0	0	0	0	0	0	0
Non-Residential Septic Systems - Acres, Denitrifying	N/A	0	0	0	0	0	0	0	0
<b>Sub Totals</b>		<b>0</b>	<b>0</b>	<b>10</b>	<b>281</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>281</b>
<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>1,396</b>	<b>967</b>	<b>0</b>	<b>0</b>	<b>1,396</b>	<b>967</b>

Nonpoint Source Nutrient Loading		Nonpoint Source Loads							
Land Use/Cover Categories	Percent Impervious	Western Shore		Patuxent Above Fall Line		TOTAL		TOTAL	
		Initial	Future	Initial	Future	Initial	Future	Initial	Future
		lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr
		Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus
LULC11 (Low Density Residential)	0.14	0	0	0	59	0	0	0	59
LULC12 (Medium Density Residential)	0.28	0	0	0	0	0	0	0	0
LULC13 (High Density Residential)	0.41	0	0	0	0	0	0	0	0
LULC14 (Commercial)	0.72	0	0	0	0	0	0	0	0
LULC15 (Industrial)	0.53	0	0	0	0	0	0	0	0
LULC16 (Institutional)	0.34	0	0	0	0	0	0	0	0
LULC17 (Extractive)	0.02	0	0	0	0	0	0	0	0
LULC18 (Open Urban Land)	0.09	0	0	0	0	0	0	0	0
LULC21 (Cropland)	0.00	0	0	114	0	0	0	114	0
LULC22 (Pasture)	0.00	0	0	0	0	0	0	0	0
LULC23 (Orchards)	0.00	0	0	0	0	0	0	0	0
LULC24 (Feeding Operations)	0.02	0	0	0	0	0	0	0	0
LULC25 (Row and Garden Crops)	0.00	0	0	0	0	0	0	0	0
LULC41 (Deciduous Forest)	0.00	0	0	0	0	0	0	0	0
LULC42 (Evergreen Forest)	0.00	0	0	0	0	0	0	0	0
LULC43 (Mixed Forest)	0.00	0	0	0	0	0	0	0	0
LULC44 (Brush)	0.00	0	0	0	0	0	0	0	0
LULC50 (Water)	0.00	0	0	0	0	0	0	0	0
LULC60 (Wetlands)	0.00	0	0	0	0	0	0	0	0
LULC71 (Beaches)	0.00	0	0	0	0	0	0	0	0
LULC72 (Bare Rock)	1.00	0	0	0	0	0	0	0	0
LULC73 (Bare Ground)	0.09	0	0	0	0	0	0	0	0
LULC80 (Transportation)	0.95	0	0	0	0	0	0	0	0
LULC191 (Rural Residential)	0.04	0	0	0	0	0	0	0	0
LULC241 (Feeding Operations)	0.02	0	0	0	0	0	0	0	0
LULC242 (Agricultural Buildings)	0.02	0	0	0	0	0	0	0	0
<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>114</b>	<b>59</b>	<b>0</b>	<b>0</b>	<b>114</b>	<b>59</b>

### Point Source Information

Total Nitrogen Load (lb/yr)

Total Phosphorus Load (lb/yr)



## Nutrient Loads for Residential Estate Subdivision

Nonpoint Source Nutrient Loading		Change in Loads			
		Western Shore	Patuxent Above Fall Line	Total	
		Future	Future	Future	Future
		lbs/yr	lbs/yr	lbs/yr	lbs/yr
Land Use/Cover	Percent Impervious	Nitrogen	Nitrogen	Nitrogen	Nitrogen
LULC11 (Low Density Residential)	0.14	0	686	0	686
LULC12 (Medium Density Residential)	0.28	0	0	0	0
LULC13 (High Density Residential)	0.41	0	0	0	0
LULC14 (Commercial)	0.72	0	0	0	0
LULC15 (Industrial)	0.53	0	0	0	0
LULC16 (Institutional)	0.34	0	0	0	0
LULC17 (Extractive)	0.02	0	0	0	0
LULC18 (Open Urban Land)	0.09	0	0	0	0
LULC21 (Cropland)	0.00	0	-1,385	0	-1,385
LULC22 (Pasture)	0.00	0	0	0	0
LULC23 (Orchards)	0.00	0	0	0	0
LULC24 (Feeding Operations)	0.02	0	0	0	0
LULC25 (Row and Garden Crops)	0.00	0	0	0	0
LULC41 (Deciduous Forest)	0.00	0	0	0	0
LULC42 (Evergreen Forest)	0.00	0	0	0	0
LULC43 (Mixed Forest)	0.00	0	0	0	0
LULC44 (Brush)	0.00	0	0	0	0
LULC50 (Water)	0.00	0	0	0	0
LULC60 (Wetlands)	0.00	0	0	0	0
LULC71 (Beaches)	0.00	0	0	0	0
LULC72 (Bare Rock)	1.00	0	0	0	0
LULC73 (Bare Ground)	0.09	0	0	0	0
LULC80 (Transportation)	0.95	0	0	0	0
LULC191 (Rural Residential)	0.04	0	0	0	0
LULC241 (Feeding Operations)	0.02	0	0	0	0
LULC242 (Agricultural Buildings)	0.02	0	0	0	0
<b>TOTAL</b>	<b>Sub Totals</b>	<b>0</b>	<b>-699</b>	<b>0</b>	<b>-699</b>
<b>Septic Systems</b>					
Residential Septic Systems - Number, Conventional	N/A	0	270	0	270
Residential Septic Systems - Number, Denitrifying		0	0	0	0
Non-Residential Septic Systems - Acres, Conventional	N/A	0	0	0	0
Non-Residential Septic Systems - Acres, Denitrifying	N/A	0	0	0	0
<b>Sub Totals</b>		<b>0</b>	<b>270</b>	<b>0</b>	<b>270</b>
<b>TOTAL</b>		<b>0</b>	<b>-429</b>	<b>0</b>	<b>-429</b>

Nonpoint Source Nutrient Loading		Change in Loads			
		Western Shore	Patuxent Above Fall Line	Total	
		Future	Future	Future	Future
		lbs/yr	lbs/yr	lbs/yr	lbs/yr
Land Use/Cover Categories	Percent Impervious	Phosphorus	Phosphorus	Phosphorus	Phosphorus
LULC11 (Low Density Residential)	0.14	0	59	0	59
LULC12 (Medium Density Residential)	0.28	0	0	0	0
LULC13 (High Density Residential)	0.41	0	0	0	0
LULC14 (Commercial)	0.72	0	0	0	0
LULC15 (Industrial)	0.53	0	0	0	0
LULC16 (Institutional)	0.34	0	0	0	0
LULC17 (Extractive)	0.02	0	0	0	0
LULC18 (Open Urban Land)	0.09	0	0	0	0
LULC21 (Cropland)	0.00	0	-114	0	-114
LULC22 (Pasture)	0.00	0	0	0	0
LULC23 (Orchards)	0.00	0	0	0	0
LULC24 (Feeding Operations)	0.02	0	0	0	0
LULC25 (Row and Garden Crops)	0.00	0	0	0	0
LULC41 (Deciduous Forest)	0.00	0	0	0	0
LULC42 (Evergreen Forest)	0.00	0	0	0	0
LULC43 (Mixed Forest)	0.00	0	0	0	0
LULC44 (Brush)	0.00	0	0	0	0
LULC50 (Water)	0.00	0	0	0	0
LULC60 (Wetlands)	0.00	0	0	0	0
LULC71 (Beaches)	0.00	0	0	0	0
LULC72 (Bare Rock)	1.00	0	0	0	0
LULC73 (Bare Ground)	0.09	0	0	0	0
LULC80 (Transportation)	0.95	0	0	0	0
LULC191 (Rural Residential)	0.04	0	0	0	0
LULC241 (Feeding Operations)	0.02	0	0	0	0
LULC242 (Agricultural Buildings)	0.02	0	0	0	0
<b>TOTAL</b>		<b>0</b>	<b>-54</b>	<b>0</b>	<b>-54</b>

### Point Source Information

Total Nitrogen Load (lb/yr)

Total Phosphorus Load (lb/yr)

# Nutrient Loads for R-ED Subdivision Scenario

Alternative Name: Scenario 1

Description: R-ED Subdivision

Nonpoint Source Nutrient Loading	Land Use Information								Percent Impervious
	Western Shore		Patuxent Above Fall Line				TOTAL		
	Initial	Future	Initial	Future	Initial	Future	Initial	Future	
	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	
	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	
LULC11 (Low Density Residential)								0.14	
LULC12 (Medium Density Residential)				25			25	0.28	
LULC13 (High Density Residential)								0.41	
LULC14 (Commercial)								0.72	
LULC15 (Industrial)								0.53	
LULC16 (Institutional)								0.34	
LULC17 (Extractive)								0.02	
LULC18 (Open Urban Land)				66			66	0.09	
LULC21 (Cropland)			91				91	0.00	
LULC22 (Pasture)								0.00	
LULC23 (Orchards)								0.00	
LULC24 (Feeding Operations)								0.02	
LULC25 (Row and Garden Crops)								0.00	
LULC41 (Deciduous Forest)								0.00	
LULC42 (Evergreen Forest)								0.00	
LULC43 (Mixed Forest)								0.00	
LULC44 (Brush)								0.00	
LULC50 (Water)								0.00	
LULC60 (Wetlands)								0.00	
LULC71 (Beaches)								0.00	
LULC72 (Bare Rock)								1.00	
LULC73 (Bare Ground)								0.09	
LULC80 (Transportation)								0.95	
LULC191 (Rural Residential)								0.04	
LULC241 (Feeding Operations)								0.02	
LULC242 (Agricultural Buildings)								0.02	
TOTAL			91	91			91	91	Sub Totals
Septic Systems									
Residential Septic Systems- Number, Conventional			1	0			1		N/A
Residential Septic Systems - Number, Denitrifying				0					N/A
Non-Residential Septic Systems- Acres, Conventional				0				0	N/A
Non-Residential Septic Systems- Acres, Denitrifying				0				0	N/A
-1									Sub Totals
									TOTAL

-1

Nonpoint Source Nutrient Loading	Land Use Information								Percent Impervious
	Western Shore		Patuxent Above Fall Line				TOTAL		
	Initial	Future	Initial	Future	Initial	Future	Initial	Future	
	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	
	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	
LULC11 (Low Density Residential)	0	0	0	0	0	0	0	0	0.14
LULC12 (Medium Density Residential)	0	0	0	25	0	0	0	25	0.28
LULC13 (High Density Residential)	0	0	0	0	0	0	0	0	0.41
LULC14 (Commercial)	0	0	0	0	0	0	0	0	0.72
LULC15 (Industrial)	0	0	0	0	0	0	0	0	0.53
LULC16 (Institutional)	0	0	0	0	0	0	0	0	0.34
LULC17 (Extractive)	0	0	0	0	0	0	0	0	0.02
LULC18 (Open Urban Land)	0	0	0	66	0	0	0	66	0.09
LULC21 (Cropland)	0	0	91	0	0	0	91	0	0.00
LULC22 (Pasture)	0	0	0	0	0	0	0	0	0.00
LULC23 (Orchards)	0	0	0	0	0	0	0	0	0.00
LULC24 (Feeding Operations)	0	0	0	0	0	0	0	0	0.02
LULC25 (Row and Garden Crops)	0	0	0	0	0	0	0	0	0.00
LULC41 (Deciduous Forest)	0	0	0	0	0	0	0	0	0.00
LULC42 (Evergreen Forest)	0	0	0	0	0	0	0	0	0.00
LULC43 (Mixed Forest)	0	0	0	0	0	0	0	0	0.00
LULC44 (Brush)	0	0	0	0	0	0	0	0	0.00
LULC50 (Water)	0	0	0	0	0	0	0	0	0.00
LULC60 (Wetlands)	0	0	0	0	0	0	0	0	0.00
LULC71 (Beaches)	0	0	0	0	0	0	0	0	0.00
LULC72 (Bare Rock)	0	0	0	0	0	0	0	0	1.00
LULC73 (Bare Ground)	0	0	0	0	0	0	0	0	0.09
LULC80 (Transportation)	0	0	0	0	0	0	0	0	0.95
LULC191 (Rural Residential)	0	0	0	0	0	0	0	0	0.04
LULC241 (Feeding Operations)	0	0	0	0	0	0	0	0	0.02
LULC242 (Agricultural Buildings)	0	0	0	0	0	0	0	0	0.02
TOTALS			91	91			91	91	TOTALS

Point Source Information	Initial	Future
Total Nitrogen Load (lb/yr)		
Total Phosphorus Load (lb/yr)		



## Nutrient Loads for R-ED Subdivision Scenario

Nonpoint Source Nutrient Loading		Nonpoint Source Loads							
		Western Shore		Patuxent Above Fall Line				TOTAL	
		Initial	Future	Initial	Future	Initial	Future	Initial	Future
		lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr
Land Use/Cover	Percent Impervious	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen
LULC11 (Low Density Residential)	0.14	0	0	0	0	0	0	0	0
LULC12 (Medium Density Residential)	0.28	0	0	0	183	0	0	0	183
LULC13 (High Density Residential)	0.41	0	0	0	0	0	0	0	0
LULC14 (Commercial)	0.72	0	0	0	0	0	0	0	0
LULC15 (Industrial)	0.53	0	0	0	0	0	0	0	0
LULC16 (Institutional)	0.34	0	0	0	0	0	0	0	0
LULC17 (Extractive)	0.02	0	0	0	0	0	0	0	0
LULC18 (Open Urban Land)	0.09	0	0	0	502	0	0	0	502
LULC21 (Cropland)	0.00	0	0	1,385	0	0	0	1,385	0
LULC22 (Pasture)	0.00	0	0	0	0	0	0	0	0
LULC23 (Orchards)	0.00	0	0	0	0	0	0	0	0
LULC24 (Feeding Operations)	0.02	0	0	0	0	0	0	0	0
LULC25 (Row and Garden Crops)	0.00	0	0	0	0	0	0	0	0
LULC41 (Deciduous Forest)	0.00	0	0	0	0	0	0	0	0
LULC42 (Evergreen Forest)	0.00	0	0	0	0	0	0	0	0
LULC43 (Mixed Forest)	0.00	0	0	0	0	0	0	0	0
LULC44 (Brush)	0.00	0	0	0	0	0	0	0	0
LULC50 (Water)	0.00	0	0	0	0	0	0	0	0
LULC60 (Wetlands)	0.00	0	0	0	0	0	0	0	0
LULC71 (Beaches)	0.00	0	0	0	0	0	0	0	0
LULC72 (Bare Rock)	1.00	0	0	0	0	0	0	0	0
LULC73 (Bare Ground)	0.09	0	0	0	0	0	0	0	0
LULC80 (Transportation)	0.95	0	0	0	0	0	0	0	0
LULC191 (Rural Residential)	0.04								
LULC241 (Feeding Operations)	0.02								
LULC242 (Agricultural Buildings)	0.02								
<b>TOTAL</b>	<b>Sub Totals</b>			<b>1,385</b>	<b>686</b>			<b>1,385</b>	<b>686</b>
<b>Septic Systems</b>									
Residential Septic Systems - Number, Conventional	N/A	0	0	10	0	0	0	10	0
Residential Septic Systems - Number, Denitrifying	N/A	0	0	0	0	0	0	0	0
Non-Residential Septic Systems - Acres, Conventional	N/A	0	0	0	0	0	0	0	0
Non-Residential Septic Systems - Acres, Denitrifying	N/A	0	0	0	0	0	0	0	0
<b>Sub Totals</b>		<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>
<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>1,396</b>	<b>686</b>	<b>0</b>	<b>0</b>	<b>1,396</b>	<b>686</b>

Nonpoint Source Nutrient Loading		Nonpoint Source Loads							
		Western Shore		Patuxent Above Fall Line				TOTAL	
		Initial	Future	Initial	Future	Initial	Future	Initial	Future
		lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr
Land Use/Cover	Percent Impervious	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus
LULC11 (Low Density Residential)	0.14	0	0	0	0	0	0	0	0
LULC12 (Medium Density Residential)	0.28	0	0	0	15	0	0	0	15
LULC13 (High Density Residential)	0.41	0	0	0	0	0	0	0	0
LULC14 (Commercial)	0.72	0	0	0	0	0	0	0	0
LULC15 (Industrial)	0.53	0	0	0	0	0	0	0	0
LULC16 (Institutional)	0.34	0	0	0	0	0	0	0	0
LULC17 (Extractive)	0.02	0	0	0	0	0	0	0	0
LULC18 (Open Urban Land)	0.09	0	0	0	44	0	0	0	44
LULC21 (Cropland)	0.00	0	0	114	0	0	0	114	0
LULC22 (Pasture)	0.00	0	0	0	0	0	0	0	0
LULC23 (Orchards)	0.00	0	0	0	0	0	0	0	0
LULC24 (Feeding Operations)	0.02	0	0	0	0	0	0	0	0
LULC25 (Row and Garden Crops)	0.00	0	0	0	0	0	0	0	0
LULC41 (Deciduous Forest)	0.00	0	0	0	0	0	0	0	0
LULC42 (Evergreen Forest)	0.00	0	0	0	0	0	0	0	0
LULC43 (Mixed Forest)	0.00	0	0	0	0	0	0	0	0
LULC44 (Brush)	0.00	0	0	0	0	0	0	0	0
LULC50 (Water)	0.00	0	0	0	0	0	0	0	0
LULC60 (Wetlands)	0.00	0	0	0	0	0	0	0	0
LULC71 (Beaches)	0.00	0	0	0	0	0	0	0	0
LULC72 (Bare Rock)	1.00	0	0	0	0	0	0	0	0
LULC73 (Bare Ground)	0.09	0	0	0	0	0	0	0	0
LULC80 (Transportation)	0.95	0	0	0	0	0	0	0	0
LULC191 (Rural Residential)	0.04	0	0	0	0	0	0	0	0
LULC241 (Feeding Operations)	0.02	0	0	0	0	0	0	0	0
LULC242 (Agricultural Buildings)	0.02	0	0	0	0	0	0	0	0
<b>TOTALS</b>	<b>TOTALS</b>	<b>0</b>	<b>0</b>	<b>114</b>	<b>59</b>	<b>0</b>	<b>0</b>	<b>114</b>	<b>59</b>

<b>Point Source Information</b>	
Total Nitrogen Load (lb/yr)	
Total Phosphorus Load (lb/yr)	



## Nutrient Loads for R-ED Subdivision Scenario

Nonpoint Source Nutrient Loading		Change in Loads			
		Western Shore	Patuxent Above Fall Line		Total
Land Use/Cover	Percent	Future	Future	Future	Future
	Impervious	lbs/yr	lbs/yr	lbs/yr	lbs/yr
		Nitrogen	Nitrogen	Nitrogen	Nitrogen
LULC11 (Low Density Residential)	0.14	0	0	0	0
LULC12 (Medium Density Residential)	0.28		183	0	183
LULC13 (High Density Residential)	0.41	0	0	0	0
LULC14 (Commercial)	0.72	0	0	0	0
LULC15 (Industrial)	0.53	0	0	0	0
LULC16 (Institutional)	0.34	0	0	0	0
LULC17 (Extractive)	0.02	0	0	0	0
LULC18 (Open Urban Land)	0.09	0	502	0	502
LULC21 (Cropland)	0.00	0	-1,385	0	-1,385
LULC22 (Pasture)	0.00	0	0	0	0
LULC23 (Orchards)	0.00	0	0	0	0
LULC24 (Feeding Operations)	0.02	0	0	0	0
LULC25 (Row and Garden Crops)	0.00	0	0	0	0
LULC41 (Deciduous Forest)	0.00	0	0	0	0
LULC42 (Evergreen Forest)	0.00	0	0	0	0
LULC43 (Mixed Forest)	0.00	0	0	0	0
LULC44 (Brush)	0.00	0	0	0	0
LULC50 (Water)	0.00	0	0	0	0
LULC60 (Wetlands)	0.00	0	0	0	0
LULC71 (Beaches)	0.00	0	0	0	0
LULC72 (Bare Rock)	1.00	0	0	0	0
LULC73 (Bare Ground)	0.09	0	0	0	0
LULC80 (Transportation)	0.95	0	0	0	0
LULC191 (Rural Residential)	0.04		0	0	0
LULC241 (Feeding Operations)	0.02		0	0	0
LULC242 (Agricultural Buildings)	0.02		0	0	0
TOTAL	Sub Totals		-700	0	
Septic Systems					-700
Residential Septic Systems- Number, Conventional	N/A				
Residential Septic Systems - Number, Denitrifying	N/A				
Non-Residential Septic Systems- Acres, Conventional	N/A				
Non-Residential Septic Systems- Acres, Denitrifying	N/A				
	Sub Totals				
	TOTAL				

Nonpoint Source Nutrient Loading		Change in Loads			
		Western Shore	Patuxent Above Fall Line		Total
Land Use/Cover	Percent Impervious	Future	Future	Future	Future
		lbs/yr	lbs/yr	lbs/yr	lbs/yr
		Phosphorus	Phosphorus	Phosphorus	Phosphorus
LULC11 (Low Density Residential)	0.14	0	0	0	0
LULC12 (Medium Density Residential)	0.28	0	15	0	15
LULC13 (High Density Residential)	0.41	0	0	0	0
LULC14 (Commercial)	0.72	0	0	0	0
LULC15 (Industrial)	0.53	0	0	0	0
LULC16 (Institutional)	0.34	0	0	0	0
LULC17 (Extractive)	0.02	0	0	0	0
LULC18 (Open Urban Land)	0.09	0	44	0	44
LULC21 (Cropland)	0.00	0	-114	0	-114
LULC22 (Pasture)	0.00	0	0	0	0
LULC23 (Orchards)	0.00	0	0	0	0
LULC24 (Feeding Operations)	0.02	0	0	0	0
LULC25 (Row and Garden Crops)	0.00	0	0	0	0
LULC41 (Deciduous Forest)	0.00	0	0	0	0
LULC42 (Evergreen Forest)	0.00	0	0	0	0
LULC43 (Mixed Forest)	0.00	0	0	0	0
LULC44 (Brush)	0.00	0	0	0	0
LULC50 (Water)	0.00	0	0	0	0
LULC60 (Wetlands)	0.00	0	0	0	0
LULC71 (Beaches)	0.00	0	0	0	0
LULC72 (Bare Rock)	1.00	0	0	0	0
LULC73 (Bare Ground)	0.09	0	0	0	0
LULC80 (Transportation)	0.95	0	0	0	0
LULC191 (Rural Residential)	0.04	0	0	0	0
LULC241 (Feeding Operations)	0.02	0	0	0	0
LULC242 (Agricultural Buildings)	0.02	0	0	0	0
TOTALS	TOTALS	0	-54	0	-54

Point Source Information	
Total Nitrogen Load (lb/yr)	
Total Phosphorus Load (lb/yr)	



# Nutrient Loads for Maple Lawn Concept Plan

Alternative Name: Scenario 2

Description: Maple Lawn South Concept Plan

Nonpoint Source Nutrient Loading	Land Use Information								Percent Impervious
	Western Shore		Patuxent Above Fall Line		TOTAL				
	Initial	Future	Initial	Future	Initial	Future	Initial	Future	
	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	
	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	
LULC11 (Low Density Residential)									0.14
LULC12 (Medium Density Residential)									0.28
LULC13 (High Density Residential)				68				68	0.41
LULC14 (Commercial)									0.72
LULC15 (Industrial)									0.53
LULC16 (Institutional)									0.34
LULC17 (Extractive)									0.02
LULC18 (Open Urban Land)				23				23	0.09
LULC21 (Cropland)			91				91		0.00
LULC22 (Pasture)									0.00
LULC23 (Orchards)									0.00
LULC24 (Feeding Operations)									0.02
LULC25 (Row and Garden Crops)									0.00
LULC41 (Deciduous Forest)									0.00
LULC42 (Evergreen Forest)									0.00
LULC43 (Mixed Forest)									0.00
LULC44 (Brush)									0.00
LULC50 (Water)									0.00
LULC60 (Wetlands)									0.00
LULC71 (Beaches)									0.00
LULC72 (Bare Rock)									1.00
LULC73 (Bare Ground)									0.09
LULC80 (Transportation)									0.95
LULC191 (Rural Residential)									0.04
LULC241 (Feeding Operations)									0.02
LULC242 (Agricultural Buildings)									0.02
TOTAL			91	91			91	91	Sub Totals
Septic Systems									
Residential Septic Systems- Number, Conventional			1				1		N/A
Residential Septic Systems - Number, Denitrifying									
Non-Residential Septic Systems- Acres, Conventional									N/A
Non-Residential Septic Systems- Acres, Denitrifying									N/A
									Sub Totals
									TOTAL

Nonpoint Source Nutrient Loading	Land Use Information								Percent Impervious
	Western Shore		Patuxent Above Fall Line				TOTAL		
	Initial	Future	Initial	Future	Initial	Future	Initial	Future	
	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	
	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	
Land Use/Cover Categories									
LULC11 (Low Density Residential)	0	0	0	0	0	0	0	0	0.14
LULC12 (Medium Density Residential)	0	0	0	0	0	0	0	0	0.28
LULC13 (High Density Residential)	0	0	0	68	0	0	0	68	0.41
LULC14 (Commercial)	0	0	0	0	0	0	0	0	0.72
LULC15 (Industrial)	0	0	0	0	0	0	0	0	0.53
LULC16 (Institutional)	0	0	0	0	0	0	0	0	0.34
LULC17 (Extractive)	0	0	0	0	0	0	0	0	0.02
LULC18 (Open Urban Land)	0	0	0	23	0	0	0	23	0.09
LULC21 (Cropland)	0	0	91	0	0	0	91	0	0.00
LULC22 (Pasture)	0	0	0	0	0	0	0	0	0.00
LULC23 (Orchards)	0	0	0	0	0	0	0	0	0.00
LULC24 (Feeding Operations)	0	0	0	0	0	0	0	0	0.02
LULC25 (Row and Garden Crops)	0	0	0	0	0	0	0	0	0.00
LULC41 (Deciduous Forest)	0	0	0	0	0	0	0	0	0.00
LULC42 (Evergreen Forest)	0	0	0	0	0	0	0	0	0.00
LULC43 (Mixed Forest)	0	0	0	0	0	0	0	0	0.00
LULC44 (Brush)	0	0	0	0	0	0	0	0	0.00
LULC50 (Water)	0	0	0	0	0	0	0	0	0.00
LULC60 (Wetlands)	0	0	0	0	0	0	0	0	0.00
LULC71 (Beaches)	0	0	0	0	0	0	0	0	0.00
LULC72 (Bare Rock)	0	0	0	0	0	0	0	0	1.00
LULC73 (Bare Ground)	0	0	0	0	0	0	0	0	0.09
LULC80 (Transportation)	0	0	0	0	0	0	0	0	0.95
LULC191 (Rural Residential)	0	0	0	0	0	0	0	0	0.04
LULC241 (Feeding Operations)	0	0	0	0	0	0	0	0	0.02
LULC242 (Agricultural Buildings)	0	0	0	0	0	0	0	0	0.02
TOTAL	0	0	91	91	0	0	91	91	

Point Source Information	Initial	Future
Total Nitrogen Load (lb/yr)		
Total Phosphorus Load (lb/yr)		

## Nutrient Loads for Maple Lawn Concept Plan

Nonpoint Source Nutrient Loading		Nonpoint Source Loads							
Land Use/Cover	Percent Impervious	Western Shore		Patuxent Above Fall Line		TOTAL		Initial lbs/yr	Future lbs/yr
		Initial	Future	Initial	Future	Initial	Future		
		lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr		
		Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen		
LULC11 (Low Density Residential)	0.14	0	0	0	0	0	0	0	0
LULC12 (Medium Density Residential)	0.28	0	0	0	0	0	0	0	0
LULC13 (High Density Residential)	0.41	0	0	0	485	0	0	0	485
LULC14 (Commercial)	0.72	0	0	0	0	0	0	0	0
LULC15 (Industrial)	0.53	0	0	0	0	0	0	0	0
LULC16 (Institutional)	0.34	0	0	0	0	0	0	0	0
LULC17 (Extractive)	0.02	0	0	0	0	0	0	0	0
LULC18 (Open Urban Land)	0.09	0	0	0	173	0	0	0	173
LULC21 (Cropland)	0.00	0	0	1,385	0	0	0	1,385	0
LULC22 (Pasture)	0.00	0	0	0	0	0	0	0	0
LULC23 (Orchards)	0.00	0	0	0	0	0	0	0	0
LULC24 (Feeding Operations)	0.02	0	0	0	0	0	0	0	0
LULC25 (Row and Garden Crops)	0.00	0	0	0	0	0	0	0	0
LULC41 (Deciduous Forest)	0.00	0	0	0	0	0	0	0	0
LULC42 (Evergreen Forest)	0.00	0	0	0	0	0	0	0	0
LULC43 (Mixed Forest)	0.00	0	0	0	0	0	0	0	0
LULC44 (Brush)	0.00	0	0	0	0	0	0	0	0
LULC50 (Water)	0.00	0	0	0	0	0	0	0	0
LULC60 (Wetlands)	0.00	0	0	0	0	0	0	0	0
LULC71 (Beaches)	0.00	0	0	0	0	0	0	0	0
LULC72 (Bare Rock)	1.00	0	0	0	0	0	0	0	0
LULC73 (Bare Ground)	0.09	0	0	0	0	0	0	0	0
LULC80 (Transportation)	0.95	0	0	0	0	0	0	0	0
LULC191 (Rural Residential)	0.04	0	0	0	0	0	0	0	0
LULC241 (Feeding Operations)	0.02	0	0	0	0	0	0	0	0
LULC242 (Agricultural Buildings)	0.02	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>Sub Totals</b>	<b>0</b>	<b>0</b>	<b>1,385</b>	<b>658</b>	<b>0</b>	<b>0</b>	<b>1,385</b>	<b>658</b>
<b>Septic Systems</b>									
Residential Septic Systems- Number, Conventional	N/A	0	0	10	0	0	0	10	0
Residential Septic Systems - Number, Denitrifying		0	0	0	0	0	0	0	0
Non-Residential Septic Systems- Acres, Conventional	N/A	0	0	0	0	0	0	0	0
Non-Residential Septic Systems- Acres, Denitrifying	N/A	0	0	0	0	0	0	0	0
<b>Sub Totals</b>		<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>
<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>1,396</b>	<b>658</b>	<b>0</b>	<b>0</b>	<b>1,396</b>	<b>658</b>

Nonpoint Source Nutrient Loading		Nonpoint Source Loads							
Land Use/Cover Categories	Percent Impervious	Western Shore		Patuxent Above Fall Line		TOTAL		Initial lbs/yr	Future lbs/yr
		Initial	Future	Initial	Future	Initial	Future		
		lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr		
		Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus		
LULC11 (Low Density Residential)	0.14	0	0	0	0	0	0	0	0
LULC12 (Medium Density Residential)	0.28	0	0	0	0	0	0	0	0
LULC13 (High Density Residential)	0.41	0	0	0	39	0	0	0	39
LULC14 (Commercial)	0.72	0	0	0	0	0	0	0	0
LULC15 (Industrial)	0.53	0	0	0	0	0	0	0	0
LULC16 (Institutional)	0.34	0	0	0	0	0	0	0	0
LULC17 (Extractive)	0.02	0	0	0	0	0	0	0	0
LULC18 (Open Urban Land)	0.09	0	0	0	15	0	0	0	15
LULC21 (Cropland)	0.00	0	0	114	0	0	0	114	0
LULC22 (Pasture)	0.00	0	0	0	0	0	0	0	0
LULC23 (Orchards)	0.00	0	0	0	0	0	0	0	0
LULC24 (Feeding Operations)	0.02	0	0	0	0	0	0	0	0
LULC25 (Row and Garden Crops)	0.00	0	0	0	0	0	0	0	0
LULC41 (Deciduous Forest)	0.00	0	0	0	0	0	0	0	0
LULC42 (Evergreen Forest)	0.00	0	0	0	0	0	0	0	0
LULC43 (Mixed Forest)	0.00	0	0	0	0	0	0	0	0
LULC44 (Brush)	0.00	0	0	0	0	0	0	0	0
LULC50 (Water)	0.00	0	0	0	0	0	0	0	0
LULC60 (Wetlands)	0.00	0	0	0	0	0	0	0	0
LULC71 (Beaches)	0.00	0	0	0	0	0	0	0	0
LULC72 (Bare Rock)	1.00	0	0	0	0	0	0	0	0
LULC73 (Bare Ground)	0.09	0	0	0	0	0	0	0	0
LULC80 (Transportation)	0.95	0	0	0	0	0	0	0	0
LULC191 (Rural Residential)	0.04	0	0	0	0	0	0	0	0
LULC241 (Feeding Operations)	0.02	0	0	0	0	0	0	0	0
LULC242 (Agricultural Buildings)	0.02	0	0	0	0	0	0	0	0
<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>114</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>114</b>	<b>54</b>

<b>Point Source Information</b>
Total Nitrogen Load (lb/yr)
Total Phosphorus Load (lb/yr)



## Nutrient Loads for Maple Lawn Concept Plan

Nonpoint Source Nutrient Loading		Change in Loads			
		Western Shore	Patuxent Above Fall Line		Total
Land Use/Cover	Percent	Future	Future	Future	Future
	Impervious	lbs/yr	lbs/yr	lbs/yr	lbs/yr
		Nitrogen	Nitrogen	Nitrogen	Nitrogen
LULC11 (Low Density Residential)	0.14	0	0	0	0
LULC12 (Medium Density Residential)	0.28	0	0	0	0
LULC13 (High Density Residential)	0.41	0	485	0	485
LULC14 (Commercial)	0.72	0	0	0	0
LULC15 (Industrial)	0.53	0	0	0	0
LULC16 (Institutional)	0.34	0	0	0	0
LULC17 (Extractive)	0.02	0	0	0	0
LULC18 (Open Urban Land)	0.09	0	173	0	173
LULC21 (Cropland)	0.00	0	-1,385	0	-1,385
LULC22 (Pasture)	0.00	0	0	0	0
LULC23 (Orchards)	0.00	0	0	0	0
LULC24 (Feeding Operations)	0.02	0	0	0	0
LULC25 (Row and Garden Crops)	0.00	0	0	0	0
LULC41 (Deciduous Forest)	0.00	0	0	0	0
LULC42 (Evergreen Forest)	0.00	0	0	0	0
LULC43 (Mixed Forest)	0.00	0	0	0	0
LULC44 (Brush)	0.00	0	0	0	0
LULC50 (Water)	0.00	0	0	0	0
LULC60 (Wetlands)	0.00	0	0	0	0
LULC71 (Beaches)	0.00	0	0	0	0
LULC72 (Bare Rock)	1.00	0	0	0	0
LULC73 (Bare Ground)	0.09	0	0	0	0
LULC80 (Transportation)	0.95	0	0	0	0
LULC191 (Rural Residential)	0.04	0	0	0	0
LULC241 (Feeding Operations)	0.02	0	0	0	0
LULC242 (Agricultural Buildings)	0.02	0	0	0	0
TOTAL	Sub Totals	0	-727	0	-727
Septic Systems					
Residential Septic Systems- Number, Conventional	N/A	0	-10	0	-10
Residential Septic Systems - Number, Denitrifying		0	0	0	0
Non-Residential Septic Systems- Acres, Conventional	N/A	0	0	0	0
Non-Residential Septic Systems- Acres, Denitrifying	N/A	0	0	0	0
	Sub Totals	0	-10	0	-10
	TOTAL	0	-738	0	-738

Nonpoint Source Nutrient Loading		Change in Loads			
		Western Shore	Patuxent Above Fall Line		Total
Land Use/Cover Categories	Percent	Future	Future	Future	Future
	Impervious	lbs/yr	lbs/yr	lbs/yr	lbs/yr
		Phosphorus	Phosphorus	Phosphorus	Phosphorus
LULC11 (Low Density Residential)	0.14	0	0	0	0
LULC12 (Medium Density Residential)	0.28	0	0	0	0
LULC13 (High Density Residential)	0.41	0	39	0	39
LULC14 (Commercial)	0.72	0	0	0	0
LULC15 (Industrial)	0.53	0	0	0	0
LULC16 (Institutional)	0.34	0	0	0	0
LULC17 (Extractive)	0.02	0	0	0	0
LULC18 (Open Urban Land)	0.09	0	15	0	15
LULC21 (Cropland)	0.00	0	-114	0	-114
LULC22 (Pasture)	0.00	0	0	0	0
LULC23 (Orchards)	0.00	0	0	0	0
LULC24 (Feeding Operations)	0.02	0	0	0	0
LULC25 (Row and Garden Crops)	0.00	0	0	0	0
LULC41 (Deciduous Forest)	0.00	0	0	0	0
LULC42 (Evergreen Forest)	0.00	0	0	0	0
LULC43 (Mixed Forest)	0.00	0	0	0	0
LULC44 (Brush)	0.00	0	0	0	0
LULC50 (Water)	0.00	0	0	0	0
LULC60 (Wetlands)	0.00	0	0	0	0
LULC71 (Beaches)	0.00	0	0	0	0
LULC72 (Bare Rock)	1.00	0	0	0	0
LULC73 (Bare Ground)	0.09	0	0	0	0
LULC80 (Transportation)	0.95	0	0	0	0
LULC191 (Rural Residential)	0.04	0	0	0	0
LULC241 (Feeding Operations)	0.02	0	0	0	0
LULC242 (Agricultural Buildings)	0.02	0	0	0	0
TOTAL		0	-59	0	-59

### Point Source Information

Total Nitrogen Load (lb/yr)

Total Phosphorus Load (lb/yr)

Fox, Greg

✓ 5-15-13

**From:** Syed Ashfaq Hasan <s\_ashfaqhasan@yahoo.com>  
**Sent:** Tuesday, May 14, 2013 10:28 PM  
**To:** Fox, Greg  
**Subject:** Zoning Amendment 46.002

Dear Mr. Fox:

As a current resident of Fulton, I am writing to voice my strong opposition to Zoning amendment 46.002 which would re-zone a parcel of land (Iager Parcel-113) in Fulton to RA-15 status

To be blunt, this appears to be a grotesque money-grab by the landowner of that parcel and the developers. The proposal shows not one ounce of consideration for the current and future residents of the community. It will further burden local roads that already cannot handle the current traffic, it will have a significant impact on the environment, and will directly and significantly affect the local schools and overburden them. Simply put, the current local infrastructure cannot handle this massive new development.

Furthermore the fact that the developers and the landowner, for all intents and purposes, attempted to "sneak" this approval through without local residents even realizing what was happening is very disturbing, and speaks to the fact that even the developers realize that this is a poorly planned proposal that serves mostly to line their pockets and the pockets of the current parcel owner, Mr. Iager.

As a current resident of Fulton, I can attest to the fact that the area is already overburdened with traffic. Route 216 and the surrounding roads are highly congested. I would invite you to take a drive through Fulton on Rte 216 either during morning rush hour or evening rush hour to see for yourself the degree of congestion. And keep in mind that the Maple Lawn community, which itself is a high-density development is not even half-completed!

Adding another high-density development without first formally studying the potential effects on the traffic, environment, and local schools seems highly inappropriate. It is not clear to me how this new proposed high-density development benefits current or future residents and provides them with a well-designed, thoughtful and environmentally considerate environment to live in. It is clear how it would benefit the developers and Mr. Iager

**I am opposed to the re-zoning of Iager Parcel-113 to a RA-15 status, and would ask that the parcel be zoned as R-ED**

I am also asking for you to delay the zoning filing/approval until appropriate formal studies have been done to determine the impact that this massive expansion would have on:

1. 1. Traffic patterns, and the capacity of the local roads to accommodate what would be a very significant increase in volume
2. 2. Environmental impact
3. 3. Impact on the local schools

Thank you for your consideration of these important issues.

What to do at the meetings

- WEAR A RED SHIRT OR BLOUSE
- COME TO EVERY MEETING - persistence is critically important.
- Use this link to sign up online to speak at either Planning Board Hearing.
- Since testimony on ALL proposals will be heard at BOTH hearings, residents should attend the hearing that is most convenient
- Testimony is limited to three minutes for an individual and five minutes for a group.
- Written testimony may be submitted by email to

[planningboard@howardcountymd.gov](mailto:planningboard@howardcountymd.gov)

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

**ADDITIONAL INFORMATION FURNISHED BY COUNCILMAN GREG FOX:**

The property owner (Petitioner) has requested to be Rezoned R-A-15 or Residential: Apartments District. This could allow as many 1368 homes which could be any combination of single family, townhome, condos or apartments.

**DEPARTMENT OF PLANNING & ZONING RECOMMENDATIONS:**

DPZ recommends R-A-15 with the following notes—"New to PSA. Across MD 216 from HCPSS campus and Maple Lawn, so appropriate for higher density residential."

Key excerpts from the Rezoned R-A-15 or Residential: Apartments District section of the regulations related to this discussion:



- Purpose: The R-A-15 District is established to provide the opportunity for high density apartments and single-family attached dwelling units.
- Bulk Regulations: Maximum Building Height: 55 feet versus 40 feet in RR-DEO

#### MY (GREG FOX'S) TAKE:

While the petitioner cites some general goals of the general plan and the recent incorporation of the property to the Planned Service Area (PSA) to justify the change to R-A-15, they fail to recognize the specific language provided in the section incorporating them into the PSA. This was specific to those newly enrolled sites versus the broader and general context of the portions of the general plan cited by the petitioner.

The language in the General Plan is as follows with the underlined language added by the Council prior to passage of the original language recommended by the administration:

PlanHoward 2030 proposes three minor expansions of the Planned Service Area (adjoining Ellicott City, Clarksville, and Maple Lawn). To achieve Bay restoration goals it is preferable to include these properties in the PSA, rather than have them utilize septic systems particularly where the area drains to reservoirs or high quality stream systems. These properties, because of their location at the interface of the rural residential zone and the planned service area, should be designed and zoned to establish a transition that is compatible with and enhances surrounding communities. In addition, they should create an environmental benefit through environmental site design that mitigates impervious surfaces so that storm water will be captured onsite and not affect nearby waterways.

- EVERY other property that is "New to PSA" that received a recommendation, whether requested or not, was recommended for R-ED.
- In the original negotiations and eventual approvals of Maple Lawn that "The Old Farm District" (i.e., the Turkey Farm") which was in the PSA, but closest to the non-Planned Service area, was part of the transition/buffer area between the higher density portions of Maple Lawn and the non-planned service area. It was determined that area would be developed with single family homes, totaling approximately 30-35 residences.
- The incorporation into the PSA of the parcel being discussed was based on the desire not to have any additional septic systems so close to the reservoir (i.e, 20 - 45 septic systems). It wasn't so that the property could reach maximum density. How adding that much impervious surface so close to the reservoir regardless of what mitigation occurs can't be justified based on either the rationale provided for their incorporation into the PSA along with the stated requirements. It should also be noted that this can potentially affect well regeneration rates as water is carried away rather than absorbed into the area.
- Since the property was placed into the PSA, it is reasonable to expect that R-20 or R-ED would be place on the property, most likely R-ED due to the environmental issues. Either of those zones would yield about 180 homes (more than the 20-45 allowed currently) at the most versus as many as 1368 that could be done under R-A-15.

- Another consideration could be the new CEF zone. However, whatever benefits might be achieved under that process might not outweigh the uncertainty of it compared to just pushing for R-ED as the other recently incorporated PSA properties were recommended.

## CURRENT PROPOSAL

This past week, the potential developer of the property shared some level of detail with me regarding their plans. Currently, they are proposing nearly 1000 residential units that would include a mix of single family homes (*backing to Murphy Road homes*), townhomes between the residential and apartment area and high end apartments near the water tower.

# STOPFultonApartments

This page is supported by the homeowners of Fulton, Maryland, and adjacent areas, to bring attention to the harmful imminent zoning changes being sought by Maple Lawn Farms.

It provides facts and information about these changes. Please watch for new postings and messages.

Sincerely,  
the SFA Coalition

There will be 2 hearings about Maple Lawn Farms in Howard County MD petitioning for a zoning change on a 91.25 acre parcel, south of Route 216 at Murphy Road.

## • [CLICK HERE TO VIEW IT ON A MAP](#)

FROM "RR-DEO" single-family homes of 1+ acre TO "R-A-15" or fifteen 'dwellings' per NET acre such as rental apartments, or single-family houses/townhouses. The change to the current zoning would present somewhat insurmountable problems to:

1. The TRAFFIC in the area
2. The ENVIRONMENT
3. SAFETY of pedestrians and drivers
4. SCHOOL overcrowding
5. INFRASTRUCTURE deficiencies

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VOTERS FOR COMMON SENSE GROWTH | ATTN: JANE BERESFORD | BOX 111 | 20759

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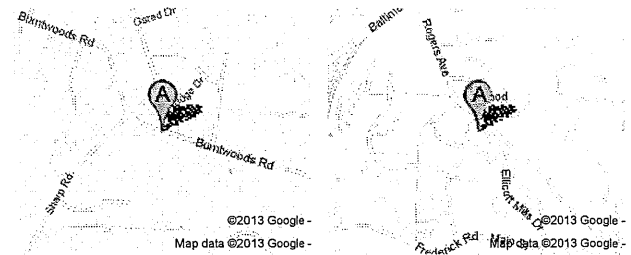
## COME TO THE PUBLIC HEARINGS

**WEDNESDAY March 27 at 6:00 PM**

3430 Court House Drive, Ellicott City, and a second meeting

**MONDAY April 8 at 6:00 PM, 14025**

Burntwoods Road, Glenelg



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[View Larger Map](#) | [View Larger Map](#)

## WHAT CAN YOU DO?

### • COME to the meetings **WHAT TO DO AT THE MEETINGS**

- Sign up and speak at those meetings. Enter amendment 46.002 -- **CLICK HERE TO SIGN UP**
- Sign the SFA Petition -- **CLICK HERE TO SIGN THE PETITION**
- Send a letter or e-mail to the Howard County Executive and each County council member. **See sample letter -- COUNCIL MEMBER CONTACT INFORMATION**
- Tell your neighbors about this website and be updated -- **CLICK HERE FOR INFO**
- Help with resources to present to the County to solidify your position against R-A-15 zoning. -- **CLICK HERE IF YOU CAN HELP**



testified 6-21-13  
Eileen Straughan  
46.002

## Land Use/ Land Cover for Maryland

ESRI

Thumbnail Not Available

Tags

Land Use/Land Cover

### Summary

This dataset uses the Anderson Level 2 Classification System to display land use/land cover for each Maryland County and Baltimore City. Initially developed using high altitude aerial photography and satellite imagery. For 2010 publication date product, land cover types were updated using 2007 National Agriculture Imagery Program (NAIP) aerial imagery and parcel information from the 2008 Edition of MDProperty View. The primary purpose of the data set is to display generalized land use / land cover to support planning, economic development, transportation and environmental mapping efforts in Maryland.

### Description

The purpose of the 2010 land use/land cover data set is to provide a generalized view of how developed land has changed throughout the state, primarily capturing the conversion of resource land to development and characterizing the type of development (e.g. very low density, low density, medium density or high density residential development, commercial, industrial, institutional).

#### Urban Land Uses

11 Low-density residential - Detached single-family/duplex dwelling units, yards and associated areas. Areas of more than 90 percent single-family/duplex dwelling units, with lot sizes of less than five acres but at least one-half acre (.2 dwelling units/acre to 2 dwelling units/acre).

12 Medium-density residential - Detached single-family/duplex, attached single-unit row housing, yards, and associated areas. Areas of more than 90 percent single-family/duplex units and attached single-unit row housing, with lot sizes of less than one-half acre but at least one-eighth acre (2 dwelling units/acre to 8 dwelling units/acre).

13 High-density residential - Attached single-unit row housing, garden apartments, high-rise apartments/condominiums, mobile home and trailer parks; areas of more than 90 percent high-density residential units, with more than 8 dwelling units per acre.

14 Commercial - Retail and wholesale services. Areas used primarily for the sale of products and services, including associated yards and parking areas.

15 Industrial - Manufacturing and industrial parks, including associated warehouses, storage yards, research laboratories, and parking areas.

16 Institutional - Elementary and secondary schools, middle schools, junior and senior high schools, public and private colleges and universities, military installations (built-up areas only, including buildings and storage, training, and similar areas), churches, medical and health facilities, correctional facilities, and

government offices and facilities that are clearly separable from the surrounding land cover.

17 Extractive - Surface mining operations, including sand and gravel pits, quarries, coal surface mines, and deep coal mines. Status of activity (active vs. abandoned) is not distinguished.

18 Open urban land - Urban areas whose use does not require structures, or urban areas where non-conforming uses characterized by open land have become isolated. Included are golf courses, parks, recreation areas (except areas associated with schools or other institutions), cemeteries, and entrapped agricultural and undeveloped land within urban areas.

191 Large lot subdivision (agriculture) - Residential subdivisions with lot sizes of less than 20 acres but at least 5 acres, with a dominant land cover of open fields or pasture.

192 Large lot subdivision (forest) - Residential subdivisions with lot sizes of less than 20 acres but at least 5 acres, with a dominant land cover of deciduous, evergreen or mixed forest.

## Agriculture

21 Cropland - Field crops and forage crops.

22 Pasture - Land used for pasture, both permanent and rotated; grass.

23 Orchards/vineyards/horticulture - Areas of intensively managed commercial bush and tree crops, including areas used for fruit production, vineyards, sod and seed farms, nurseries, and green houses.

24 Feeding operations - Cattle feed lots, holding lots for animals, hog feeding lots, poultry houses, and commercial fishing areas (including oyster beds).

241 Feeding operations - Cattle feed lots, holding lots for animals, hog feeding lots, poultry houses.

242 Agricultural building breeding and training facilities, storage facilities, built-up areas associated with a farmstead, small farm ponds, commercial fishing areas.

25 Row and garden crops - Intensively managed truck and vegetable farms and associated areas.

## Forest

41 Deciduous forest - Forested areas in which the trees characteristically lose their leaves at the end of the growing season. Included are such species as oak, hickory, aspen, sycamore, birch, yellow poplar, elm, maple, and cypress.

42 Evergreen forest - Forested areas in which the trees are characterized by persistent foliage throughout the year. Included are such species as white pine, pond pine, hemlock, southern white cedar, and red pine.

43 Mixed forest - Forested areas in which neither deciduous nor evergreen species dominate, but in which there is a combination of both types.

44 Brush - Areas which do not produce timber or other wood products but may have cut-over timber stands, abandoned agriculture fields, or pasture. These areas are characterized by vegetation types such as sumac, vines, rose, brambles, and tree seedlings.

#### Water

50 Water - Rivers, waterways, reservoirs, ponds, bays, estuaries, and ocean.

#### Wetlands

60 Wetlands - Forested or non-forested wetlands, including tidal flats, tidal and non-tidal marshes, and upland swamps and wet areas.

#### Barren Land

70 Barren land

71 Beaches - Extensive shoreline areas of sand and gravel accumulation, with no vegetative cover or other land use.

72 Bare exposed rock - Areas of bedrock exposure, scarps, and other natural accumulations of rock without vegetative cover.

73 Bare ground - Areas of exposed ground caused naturally, by construction, or by other cultural processes.

#### Transportation

80 Transportation - Miscellaneous Transportation features not elsewhere classified.

#### Credits

There are no credits for this item.

#### Access and use limitations

Contact the Maryland Department of Planning

#### ArcGIS Metadata ►

#### Resource Identification ►

##### CITATION

TITLE Land Use/ Land Cover for Maryland

ALTERNATE TITLES Land Use/Land Cover

EDITION 2010

##### RESPONSIBLE PARTY

ORGANIZATION'S NAME Maryland Department of Planning

CONTACT'S ROLE owner

##### CONTACT INFORMATION

PHONE  
VOICE 410-767-4500  
FAX 410-767-4480

ADDRESS  
DELIVERY POINT 301 West Preston Street  
CITY Baltimore  
ADMINISTRATIVE AREA Maryland  
POSTAL CODE 21201-2305  
COUNTRY UNITED STATES

ONLINE RESOURCE  
ONLINE LOCATION (URL) [www.mdp.state.md.us](http://www.mdp.state.md.us)

HOURS OF SERVICE 8:00-5:00  
THEMES OR CATEGORIES OF THE RESOURCE farming, environment, planning Cadastre

THEME KEYWORDS Land Use/Land Cover

ABSTRACT (DESCRIPTION)

The purpose of the 2010 land use/land cover data set is to provide a generalized view of how developed land has changed throughout the state, primarily capturing the conversion of resource land to development and characterizing the type of development (e.g. very low density, low density, medium density or high density residential development, commercial, industrial, institutional). Urban Land Uses<sup>11</sup> Low-density residential - Detached single-family/duplex dwelling units, yards and associated areas. Areas of more than 90 percent single-family/duplex dwelling units, with lot sizes of less than five acres but at least one-half acre (.2 dwelling units/acre to 2 dwelling units/acre).<sup>12</sup> Medium-density residential - Detached single-family/duplex, attached single-unit row housing, yards, and associated areas. Areas of more than 90 percent single-family/duplex units and attached single-unit row housing, with lot sizes of less than one-half acre but at least one-eighth acre (2 dwelling units/acre to 8 dwelling units/acre).<sup>13</sup> High-density residential - Attached single-unit row housing, garden apartments, high-rise apartments/condominiums, mobile home and trailer parks; areas of more than 90 percent high-density residential units, with more than 8 dwelling units per acre.<sup>14</sup> Commercial - Retail and wholesale services. Areas used primarily for the sale of products and services, including associated yards and parking areas.<sup>15</sup> Industrial - Manufacturing and industrial parks, including associated warehouses, storage yards, research laboratories, and parking areas.<sup>16</sup> Institutional - Elementary and secondary schools, middle schools, junior and senior high schools, public and private colleges and universities, military installations (built-up areas only, including buildings and storage, training, and similar areas), churches, medical and health facilities, correctional facilities, and government offices and facilities that are clearly separable from the surrounding land cover.<sup>17</sup> Extractive - Surface mining operations, including sand and gravel pits, quarries, coal surface mines, and deep coal mines. Status of activity (active vs. abandoned) is not distinguished.<sup>18</sup> Open urban land - Urban areas whose use does not require structures, or urban areas where non-conforming uses characterized by open land have become isolated. Included are golf courses, parks, recreation areas (except areas associated with schools or other institutions), cemeteries, and entrapped agricultural and undeveloped land within urban areas.<sup>19</sup> Large lot subdivision (agriculture) - Residential subdivisions with lot sizes of less than 20 acres but at least 5 acres, with a dominant land cover of open fields or pasture.<sup>19</sup> Large lot subdivision (forest) - Residential subdivisions with lot sizes of less than 20 acres but at least 5 acres, with a dominant land cover of deciduous, evergreen or mixed forest.<sup>21</sup> Cropland - Field crops and forage crops.<sup>22</sup>

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DATASET CHARACTER SET utf8 - 8 bit UCS Transfer Format

#### RESOURCE MAINTENANCE

UPDATE FREQUENCY daily

TIME PERIOD BETWEEN UPDATES

TIME DURATION Every 5 Years

#### RESOURCE CONSTRAINTS

##### CONSTRAINTS

##### LIMITATIONS OF USE

Contact the Maryland Department of Planning

SPATIAL REPRESENTATION TYPE vector

#### SPATIAL RESOLUTION

GROUND SAMPLE DISTANCE

PRECISION OF SPATIAL DATA    m (meter)

OTHER EXTENT INFORMATION

GEOGRAPHIC EXTENT

BOUNDING RECTANGLE

WEST LONGITUDE    -79.4938

EAST LONGITUDE    -75.0450

NORTH LATITUDE    39.7425

SOUTH LATITUDE    37.8713

POINT OF CONTACT

ORGANIZATION'S NAME    Maryland Department of Planning

CONTACT'S ROLE    owner

## Spatial Representation ►

### Grid

CELL GEOMETRY    area

TRANSFORMATION PARAMETERS ARE AVAILABLE    No

## Reference System ►

REFERENCE SYSTEM IDENTIFIER

VALUE    NAD83 Meter Maryland State Plane

## Data Quality ►

SCOPE OF QUALITY INFORMATION

RESOURCE LEVEL    feature

SCOPE DESCRIPTION

ATTRIBUTES    County Boundary- data aggregated by county boundary

LINEAGE

LINEAGE STATEMENT

This data represents an update to the 2002 Land Use/Land Cover dataset. The 2010 release date product contains enhancements containing two additional land use classifications (Very Low Density Residential and Transportation), enhanced imagery, and parcel information from the 2008 Edition of Maryland Property View.

## Distribution Information ►

DISTRIBUTION FORMAT

FORMAT NAME    ESRI

FORMAT VERSION    Shapefile

## Metadata Details ►

METADATA LANGUAGE    English

METADATA CHARACTER SET    utf8 - 8 bit UCS Transfer Format

METADATA CONTACT

ORGANIZATION'S NAME    Maryland Department of Planning

CONTACT'S ROLE owner

#### MAINTENANCE

UPDATE FREQUENCY unknown

TIME PERIOD BETWEEN UPDATES

TIME DURATION Every 5 years

SCOPE OF THE UPDATES dataset

#### METADATA CONSTRAINTS

CONSTRAINTS

#### LIMITATIONS OF USE

The 2010 Land Use/Land Cover data set are based on superior imagery and a refined classification system. The 2002 Land Use/Land Cover dataset are not reconciled with these improvements; therefore direct comparisons may not be applicable. The 2010 data set include two new categories Very Low Density Residential (191,192) and Transportation (80).

### ESRI Metadata and Item Properties ►

#### METADATA PROPERTIES

ARCGIS ArcGIS1.0

METADATA STYLE FGDC CSDGM Metadata

METADATA STANDARD OR PROFILE FGDC

CREATED IN ARCGIS 2010-12-21T09:50:26

#### AUTOMATIC UPDATES

HAVE BEEN PERFORMED No

#### ITEM PROPERTIES

##### ITEM LOCATION HISTORY

ITEM COPIED OR MOVED 2010-12-21T09:50:26

FROM

J:\GIS\_WORK\CMP\_WORK\_Area\PROJECTS\Land\_Use\_Land\_Cover\_Update\_Proj\Completed Counties\Final\_to SDE\Final Products\2010\_LULC\metadata

TO

\\mdpdc104\gis\_data\GIS\_WORK\CMP\_WORK\_Area\PROJECTS\Land\_Use\_Land\_Cover\_Update\_Proj\Completed Counties\Final\_to SDE\Final Products\2010\_LULC\metadata

### ESRI Fields and Subtypes ►

LU\_CODE Text

#### DEFINITION

Anderson Level I classification schema, a classification scheme (2 or 3 digit integer numbers) to identify the predominant usage of land interpreted from the imagery and parcel information.

**BIOGRAPHICAL BACKGROUND INFORMATION FOR  
VINCENT H. BERG, P.E.**

Vince Berg is a native of Maryland and grew up in Montgomery County, attending local public schools. Mr. Berg attended the University of Maryland and graduated with a Bachelors Degree in Civil Engineering in 1973. He returned several years later to earn his Masters Degree in Civil Engineering, while working full time.

After graduating from the University of Maryland as an undergraduate, he began his public service career with the Montgomery County Department of Transportation and worked for four years as a staff engineer on drainage and other public work projects. For the next eleven years, Mr. Berg worked for the Montgomery County Stormwater and Sediment Control Programs, as a Senior Engineer, where he developed innovative stormwater regulations, unique stormwater designs and provided technical assistance to consultants and others. Mr. Berg also created an innovative Capital Improvement Program (CIP), developing several new innovative CIP programs, one of which was recognized with a National Association of Counties Award in 1982. In 1988, Mr. Berg assumed the position of Principle Environmental Planner with the Montgomery County Park and Planning Commission where he advised the Planning Board on matters related to floodplains, drainage, stormwater management, sediment control and other environmental issues.

In 1989, Mr. Berg received a Governor's appointment to the position of Director of the Sediment and Stormwater Administration in the Maryland Department of the Environment (MDE). As Director, Mr. Berg was responsible for a staff of 66 and managed an annual operating budget of \$5 million and an annual capital budget of \$2 million. Mr. Berg was responsible for Maryland's sediment control, stormwater management and agricultural non-point source pollution programs. During his term as Director, Mr. Berg was instrumental in the improvement of the Maryland State Highway Administration erosion and sediment control program, which set a new national standard for highway agencies. Mr. Berg was also personally involved with the revisions to the "1994 Maryland Standards and Specifications For Soil Erosion and Sediment Control", which is used to design erosion and sediment control plans.

Mr. Berg served on numerous committees while at MDE, including the State Soil Conservation Committee and the Advisory Council of the University of Maryland Institute of Agriculture and Natural Resources.

After completing 19 years of public service, Mr. Berg entered the private sector in 1993. Mr. Berg created a business which provides forest and wetland mitigation. His company's first offsite wetland mitigation project was created in Damascus for the City of Rockville's, Wootton Parkway, which was recognized as an innovative "out of the box" solution to a difficult problem. Mr. Berg's companies have created over 600 acres of permanent forest and wetland mitigation in Montgomery, Carroll and Anne Arundel Counties and the acreage continues to grow.



From 1994 to 1999, Mr. Berg was the national engineer for an innovative proprietary urban water quality device. Mr. Berg provided national engineering support and in this position he conducted technical meetings with most of the stormwater professionals throughout the United States and Canada. Mr. Berg was instrumental in developing this new market and in 5 years he was able to have over 3,000 units installed, which generated sales up to \$8 million per year. Mr. Berg's efforts are still recognized as legendary in this new emerging industry. In early 2002, Mr. Berg created a new company called 'Urban Environmental Products', which specializes in representing the latest innovative systems in stormwater management and sediment control.

Mr. Berg also works as an independent Professional Engineering consultant to public agencies, citizens and property owners in Montgomery County. In this capacity, Mr. Berg has worked on numerous local zoning, building permit, drainage, septic system and environmental issues and been an expert witness.

Mr. Berg is a past member of the State Water Quality Advisory Committee, which advises MDE and DNR and was a member of this Committee from 1993 to 2007. Mr. Berg was also a member of the Montgomery County Water Quality Advisory Group since it was started in 1995 until 2002. Mr. Berg is an appointed member of Maryland's Middle Potomac Tributary Team, since 2002 and was selected by his team for the "Watershed Hero" award in 2007. Mr. Berg has also served as an appointed and ex-officio member of the Montgomery County Agricultural Advisory Committee for the past nineteen years and is an appointed member of the Montgomery County Agricultural Preservation Advisory Board since 2007. Since 2000, Mr. Berg continues to serve as an appointed member of the Program Legacy Open Space Committee, which developed a plan to spend up to \$100 million to preserve important and sensitive properties in Montgomery County, Maryland. Mr. Berg has served on the WSSC, Environmental Advisory Board and is a current appointed member of the WSSC, Citizens Advisory Board and the Dispute Resolving Board, which reviews and decides disputes over WSSC billings. From 2008 to 2012, Mr. Berg was appointed to the local Board for the American Chestnut Foundation. Mr. Berg has also served on the Editorial Advisory Board for the national "Stormwater" magazine.

Mr. Berg has been a registered Professional Engineer in Maryland, since 1982.

08312012

# VINCENT H. BERG, P.E.

<bergvh@gmail.com>

EDUCATION M.S. University of Maryland, 1977  
Civil Engineering and Planning  
B.S.C.E. University of Maryland, 1973  
Civil Engineering

REGISTRATION Registered Professional Engineer in Maryland, since 1982

EXPERIENCE **Principal Engineer**, Berg Engineering '92 to '12  
(19.5 Years) Private civil engineering consulting firm. SWM, E/SC & WQ.

'92 to '12 **Principal**, Forestry and Conservation, Inc.  
(19.5 Years) Forest Mitigation Company, utilizing agricultural and rural sensitive lands for mitigation and creating large permanent contiguous forest banking areas using conservation easements.

'00 to '12 **Principal**, Urban Environmental Products  
(13 Years) Manufacturer's representative company, serving stormwater professionals and communities with innovative BMP products.

-----

'94 to '99 **Senior Environmental Engineer**, Stormceptor Corporation  
(6 Years) Technical support and marketing of an innovative urban water quality device for US market, created sales from \$0 to \$8 million in 5 years.

'89 to '92 **Director**, Sediment and Storm Water Administration  
(3.5 Years) Maryland Department of the Environment (MDE)-Appointed Position

1989 **Environmental Planner**, Environmental Planning Division  
(1 Year) Park and Planning Commission, Montgomery County, Maryland

'82 to '88 **Senior Engineer**, Stormwater Management-Sediment Control Section  
(7 Years) Montgomery County, Department of Environmental Protection

'78 to '81 **Project Manager**, Stormwater Management Section  
(4 Years) Montgomery County, Department of Environmental Protection

'73 to '77 **Project Engineer**, Transportation Design Section  
(4 Years) Montgomery County, Department of Transportation

CURRENT AND PAST AFFILIATIONS Montgomery Co. Water Quality Advisory Group-Past Appointed Member,  
American Society of Civil Engineers-Member,  
MD State Water Quality Advisory Group-Past Member,  
Montg. County Agricultural Advisory Committee-Past Member,  
Montg. County Legacy Open Space Advisory Group-Appointed Member,  
Mo. County Agricultural Preservation Advisory Board-Appointed Member  
Montg. County District Forestry Board-Appointed, Past Member  
Maryland Farm Bureau-Member and Board Director  
Maryland Association of Soil Conservation Districts-Past Member,  
WSSC Citizens Advisory Board/ Dispute Resolving Bd-Appointed Member  
Maryland Forests Association-Member

**Vincent H. Berg**  
**Organizations and Groups:**  
**August 2012**

- Member -American Society of Civil Engineers, ASCE, 1973 to 2008;
- Member –Water Environment Federation, 2000 to 2008;
- Past Member -International Erosion Control Association;
  
- Past Member – WSSC, Environmental Advisory Committee, 2006 to 2008;
- Member – WSSC, Citizens Advisory Board/ Dispute Resolving Board,  
2008 to present
- Past Member -State Water Quality Advisory Committee (SWQAC),  
1992 to 2007;
- Member – Middle Potomac Tributary Team, MD DNR, 2005 to present;
- Participant – Maryland Forest Conservation Goal- Setting, MD DNR,  
2006 to 2007;
- Participant - Chesapeake Bay Urban Stormwater Task Group, USEPA
  
- Past Member – Montgomery County Forestry Board, DNR, 2007 to 2010;
- Past Member –Society of American Foresters; 2000 to 2007
- Member –Maryland Forests Association, 1995 to present;
- Participant – Park and Planning Forest Conservation Taskforce, 2006;
- Member – Park and Planning, TDR Evaluation Task Group, 2002
- Participant – Montgomery County Groundwater Work Group, 2000;
- Participant – Montgomery County Forest Preservation Work Group, 1999;
- Charter and Past Member -Montgomery County Water Quality Advisory Group,  
1996 to 2002;
- Member and Ex officio Member -Montgomery County Agricultural Advisory  
Committee, 1993 to 2008;
- Member – Montgomery County, Agricultural Preservation Advisory Board,  
2007 to 2011;
- Member and Board Member –Montgomery County Farm Bureau, 2005 to present
- Member – Maryland Farm Bureau; Member Wildlife Committee, 2010 to present
- Chair – Maryland Farm Bureau; Forestry Committee, 2010 to present
- Participant – Montgomery County Ad Hoc Agricultural Policy Working Group,  
2006;
- Member -Montgomery County, Legacy Open Space Committee, MNCPPC,  
2000 to present;
- Former Chair - Anacostia Watershed Restoration Committee, COG, 1989 to 1992;
- Member -Suburban Maryland Engineers Society;
- Member –Maryland-National Capital Building Industry Association, 2003 to  
present;

•Member - Numerous Environmental Organizations

12032012

## PlanHoward 2030 Policies

### 2.1, 3.3, 3.6, 3.7, 3.8, 4.7, and 6.5

#### – **Require:**

- Fostering of Public Participation
- Establishing Forest Cover and Riparian Forest Buffers in all County Watersheds
- Safeguard the environmental integrity of the region's reservoir systems
- Secure better protection of environmental resources within new developments
- Mitigate impervious surfaces
- Improve storm water management practices to protect water resources
- Continue to protect, restore, and expand forested lands
- Design and zone development to establish a transition that is compatible with and enhances surrounding communities
- Plan compact, well designed, and complete communities through the Comprehensive Zoning process

## Scheme 8 as A Split Zoning Plan

### – Provides:

- No public input
- No reforestation no forest buffers
- No land buffers between adjoining land parcels
- No opportunity for a natural filtering system
- Extremely high amount of impervious land area
- Constructing 100 rain gardens as the sole means of SWM.
- Does not protect or restore forested lands
- Edge to edge of dense development not compact development
- Is not a transition and is not compatible with surrounding communities
- Is not built around the three established residential zoning categories that presently address environmental and green space concerns (R-ED, RR, RC)



To St Paul Church  
& Fulton Station SC

RR-DEO larger Parcel  
Scheme 9  
R-ED  
Conceptual Site Plan





# A Smart Plan That Meets PlanHoward 2030

## – A PlanHoward 2030 Smart Plan would:

- Include input from a large and diverse array of Fulton area residents and also include input from industry experts
- Provide large wooded areas between adjacent parcels, existing housing units and the Rocky Gorge Reservoir to act as a NATURAL filter to protect the reservoir and wells
- Protects the two streams that run through the property that feed the reservoir and enhance wetlands
- Provide a balanced allocation of pervious and impervious land areas
- Provide ample opportunity to construct enhanced and secondary storm water management facilities.
- Provide compact development
- Transition to and be compatible with surrounding communities
- Be built around one of the THREE residential zoning categories (R-ED) presently address environmental and green space concerns.



# Summary

- R-A-15 zoning is not transitional, compatible, nor does it enhance surrounding communities as required on page 73 of PlanHoward 2030.
- R-A-15 does not meet the requirements of PlanHoward 2030
- Approve Amendment 46.001 to allow R-A-25 zoning and the introduction of apartments into Maple Lawn
- R-ED is the only zoning that meets PlanHoward 2030 and is one of the three established residential zoning categories that presently address environmental and green space concerns (R-ED, RR, RC)
- Any decision on Amendment 46.002 needs to be based on protecting the watershed, the wells on surrounding properties, and meeting all pertinent policies in PlanHoward 2030

# Citizens Against Rezoning

## The Petition

We, the citizens, taxpayers and voters of Howard County oppose the rezoning and subsequent high-density development proposed with R-A-15.

Our opposition is based on substantiated concerns about:

- (1) increased traffic on already stressed and congested roads;
- (2) detrimental effects on our environment including air and water pollution, water shortages and the loss of valuable farmland;
- (3) health and safety of our citizens and children threatened by increased traffic and crime resulting from a bursting infrastructure;
- (4) influx of students into our already-full public school system; and (5) the general lack of existing infrastructure to sustain additional housing units.

## Sign petition

Fields marked with \* are required

Name: \*

Email: \*

Comments:

Display options

- ☒ Show my name in the online signature list  
☐ Keep me informed on this and similar petitions

[Sign now](#)

1,349

Goal: 1,500 signatures

## Links

[www.smartfultongrowth.com](http://www.smartfultongrowth.com)

## "Citizens Against Rezoning" Petition Signatures (downloaded 6.13.2013)

Email addresses have been partially hidden to protect privacy. Petition link for full viewing - Contact Ruth Lyons 443.745.4806

#	Name	Email	Date & Time	Comments
1	Kevin Hiden	hiden@com	3/22/13 12:48	Please keep Fulton rural.
2	Christine Pereira	chrisper02@	3/22/13 14:03	No apartments in Fulton, please!!
3	Greg Pereira	gpcotr@ma	3/22/13 15:55	
4	Chip Hiden	chiden2@gm	3/22/13 16:03	
5	Sandra Postman	sandy_fultor	3/22/13 19:08	
6	Neil Lyons	nlyonsden@	3/22/13 21:59	I am against this additional development
7	Charles Noonan	charlie@cha	3/23/13 11:26	
8	Vercilla Hawkins	vbhawkins20	3/23/13 14:00	
9	Brian Hawkins	topbird06@g	3/23/13 14:01	
10	Norwood	mikeydoos@	3/23/13 14:04	adamantly opposed to rezoning of land on rt. 216. Increase traffic and congestion on already stressed infrastructure will cause harm to existing population in terms of traffic and over crowding of school system.
11	Brett Ripkin	briipkin75@g	3/23/13 14:07	The roadways and schools cannot handle the projected traffic and population increase from the density of development proposed. Where is the traffic impact study, where is the analysis of the school population increase. This is an insufficient and incomplete study of significant negative effects of the rezoning.
12	Victoria L. Downing	victoria@rer	3/23/13 14:28	I do not support apartments in Fulton. The increased density will severely impact traffic, the environment and the current school structure.
13	Jeffrey A. Regner	jaregner@ve	3/23/13 14:45	The proposed density exceeds the capacity of the existing roads, schools, and protection for the reservoir. Rte 216, in front of the proposed site, is already backed up between the schools and Rte 29 every weekday. Students living near the school will be bused to more distant schools. There is minimal public transportation. Finally, the runoff from the property drains directly into the adjacent reservoir. Smart growth can work in Howard County if the development is supported by adequate roads, public transportation, schools and runoff management. This proposed rezoning is not supported by the infrastructure so the environment and the quality of life for current and incoming residents will suffer.
14	jane leshchiner	jane@chazsp	3/23/13 14:51	I am strongly opposed to this development. I moved to this area because it was NOT densely populated and this is slowly changing for the worse, with this proposed apartment being the very worst thing yet. We cannot sustain this large amount of people in this community.
15	Keith and Kathryn D	kathdud@gr	3/23/13 15:00	
16	Tammy Hobbs	bskttammy@	3/23/13 15:26	OPPOSE
17	David Hobbs	bombdogbo	3/23/13 15:27	



18	LEW RODGERS	hilew@veriz	3/23/13 15:33	If you can give me an ironclad protection of NO increase in property and county taxes for 3 years - signed off by County Legislature Acts, I'll consider withdrawing my petition. - You must realize if this goes through, the additional millions, if not billions needed for highway widening, traffic controls, school construction, police and fire expansion, and my favorite reason for a tax increase on me as a user of well water - rainwater runoff my 100 ft black top driveway, which ends up in the Chesapeake Bay??**&!!! Seriously - do you think we are idiots?
19	Barbara Sherry	dnbsberry@	3/23/13 15:39	
20	Xiaoping yang	pingxiaoy@y	3/23/13 15:58	
21	Gary Frank	gary.eng.arc	3/23/13 15:58	
22	Joanna L. Brickley	jobrickley@v	3/23/13 16:06	I object to the rezoning proposal for reasons stated above.
23	David Sherry	dls.sherry@g	3/23/13 16:11	
24	Garrett L.	garrettlyons	3/23/13 16:23	
25	Stephanie Frank	sacolacicco@	3/23/13 16:32	
26	Angela Baker	abaker0825@	3/23/13 17:16	
27	Riccardo Roca	mdterps99@	3/23/13 18:05	I fully support this Petition!
28	Barbara L. Hiden	bhidden@am	3/23/13 18:37	There is no public transportation from Fulton to Annapolis, Baltimore or Washington other than a very limited commuter bus already stretched to capacity. Our roads are nearly at a stop as it is. Dense housing will exacerbate an already unworkable traffic situation.
29	Corinna Dragulescu	corinna0607	3/23/13 18:53	The Zoning board is supposed to consider the following 2 factors when reviewing rezoning requests: (1)The compatibility of the proposed development with the existing and potential land uses of the surrounding areas; (2)Protection of the environmental integrity of the subject property and adjoining. Hmm, it seems like a no brainer to me that 15 to 25 apartments do not fit into the rural nature of our existing neighborhood. Having to widen roads in order to accommodate the increasing traffic is further going to tear up the rural landscape. What a shame that the Zoning board would want to destroy what few rural communities we have left in this area, just so another developer gets to cash in!
30	Jane Neumaier	jneumaier@	3/23/13 19:18	Rt 216 and the arteries around it will have a parking lot effect traffic. The area power grid simply couldn't handle 500-700 additional homes.
31	Louise M Bartley	louise_cm@	3/23/13 19:38	
32	Ryan J Bartley	ryanalc@yah	3/23/13 19:40	
33	Greg hustead	ghustead@c	3/23/13 20:40	
34	William McKinzie	willmck@mc	3/23/13 20:58	
35	Shari Orszula	sharibbc@hc	3/23/13 21:25	Current residents moved to the area because they didn't want to live in a densely populated area. This will have a detrimental impact on the school system, which is already bursting at the seams.
36	Julie Kaplan	jandikaplan@	3/23/13 21:30	
37	Rachel Cooper	concentrated	3/23/13 22:12	
38	Patty Hollidge	just4cuts@v	3/23/13 22:15	

39	Francisco Ward	drfward@co	3/23/13 22:18	There are many things our neighborhoods need to maintain the quality of life for the residents of Fulton. Employment opportunities, recreational facilities, community centers, senior housing even a Hotel but just increasing the housing density without appropriate supportive infrastructure creates traffic nightmares (try getting into / out of school zones in the morning / afternoon), school over crowding, and many other detrimental environmental consequences that lower our overall quality of life for Fulton families.
40	Steve Jenne	sjenne@veri	3/23/13 22:23	This is a no-brainer. There is still way more traffic and new school kids to come from the unfinished part of Maple Lawn. Adding dense housing on top of that, the County might as well rename the city to "Full-ton", with congested roads and crowded schools. It would be "dumb growth".
41	Ira Kaplan	sandorakapl	3/23/13 23:29	Owner/Developer needs to present a realistic plan that addresses the community concerns prior to a premature and careless re zoning decision.
42	Jennifer Yorke	jamyorke@v	3/23/13 23:40	please no apartments
43	Adina Sommerkamp	asommerkar	3/23/13 23:41	
44	SUSAN MASTELLON	smmast95@	3/23/13 23:44	OPPOSE
45	Megan Hartten	mmusic_julie	3/24/13 0:01	
46	Delaney Fox	FB id:100000	3/24/13 0:36	
47	William L Byrd	byrdsnest08	3/24/13 0:37	We have lived in this area since 1994 and have been drastically affected already by homes being built all around us. Please don't allow apartments too.
48	Bryna dash	bgkaplan@y	3/24/13 1:21	
49	Paris Cummings	pcummings3	3/24/13 1:45	Fight for what you believe in!
50	Michelle Bloor	mishook7@y	3/24/13 2:53	
51	Ron Atherholt	rlatwo@netz	3/24/13 11:00	A traffic survey needs to be done, including the week-end.
52	Kathleen Gallasch	k.s.gallasch@	3/24/13 11:30	Enough. Leave this beautiful, quiet, peaceful small town alone.
53	Robert Gallasch	turtleatmd@	3/24/13 11:32	
54	rose nguyen	contact.rose	3/24/13 11:52	
55	Jessica Guevara	121jess@gm	3/24/13 12:32	I moved to Howard County 3 years ago to get my family away from the congestion and over crowded schools and to be in the current environment we are in. I also just purchased a home upwards of \$600k. We would not have done so had we thought apartments would be built in the area. I encourage Howard to look and talk to Montgomery Co. People are fleeing great county due to the exact items in this position. They are now desperate to make changes and attract people back. There is such a mess there, it will take years and more money than they have to rectify their desperation.
56	Roger Smith	rsmith8369@	3/24/13 13:33	
57	Carol Dowling	cldowling@v	3/24/13 13:55	
58	MR AND MRS WILLIAM HILLMAN	ehbh@veriz	3/24/13 15:13	Montgomery Co. high density development at Briggs Chaney proved to be a disaster. It caused much crime there and It did not prevent further development in the western part of their county.
59	Heather Gaynor	hgayno2@ve	3/24/13 15:53	
60	susan Gantz	sue_gantz@	3/24/13 16:26	Please do not build the apartment in Fulton. See the petition note above.

61	Jose A Gonzalez	918jag@gma	3/24/13 16:34	We were fed a bunch of promises, the development in the area would stop after Maplelawn was completed. However, that turned out to be nothing more than a bunch of lies. We have been taken for a ride all along and we will not allowed development proposed by R-A-15. The reason why lots of us moved to Fulton and were willing to pay higher prices for our homes, is being threatened.
62	Philip Hartten	zz2282@yah	3/24/13 18:06	This area lacks the infrastructure to support such zoning. The roadways are hazardous enough as it is.
63	Allison Twigg	hilltoptwigg	3/24/13 18:43	
64	Elizabeth Broullire	egspelman@	3/24/13 19:10	
65	Jeanne Arias	jariasx2@ve	3/24/13 19:29	
66	D Michael Morris	dmotap@ao	3/24/13 19:43	My hope is that politicians will free themselves from the grasp of greed and greedy developers.
67	Barbara Schick	schickbas@c	3/24/13 20:00	
68	Doug Clarke	fountainman	3/24/13 20:01	
69	Stephen Schick	schickcpa@c	3/24/13 20:06	
70	Jennifer White	rjslwhite@m	3/24/13 20:45	I oppost the rezoing and subsequent rental apartment development proposed by R-a-15
71	Barrie and Susan Lau	susanlau@p	3/24/13 21:04	We are opposed to additional high-density development in Fulton for the reasons cited above.
72	Mike Morris	dmotap@ao	3/24/13 22:14	
73	Mary Morris	plurmom@a	3/24/13 22:19	
74	Gerard Tippet	jtippet55@g	3/24/13 23:46	Stop Fulton apt
75	Elaine Henry	henryel@ea	3/25/13 0:48	
76	Craig Henry	henryel@ea	3/25/13 0:49	
77	Seth Henry	henryel@ea	3/25/13 0:49	
78	Aidan Henry	henryel@ea	3/25/13 0:50	
79	Becca Salkeld	beccasalkeld	3/25/13 3:01	I oppose a rezoning of this land to an R-A-15.
80	aimee hermina	ahermina@u	3/25/13 3:38	
81	Tracy Morris	tracymorris2	3/25/13 3:39	
82	June Sudduth	june.sudduth	3/25/13 10:04	
83	Estelle Blankenship	estelle@sun	3/25/13 14:49	
84	Frederick Gray	frederick.gra	3/25/13 14:50	
85	Thomas & Elizabeth	tbwoodall@	3/25/13 15:24	I both agree with this petition We do not need more apartments in fulton
86	Charles Case	cbcaser@ver	3/25/13 15:52	I am concerned with the impact the high density development will have on existing wells in the adjacent neighborhoods
87	Beverly Case	cbcaser@ver	3/25/13 15:55	
88	Julie Sisk	julie_a_sisk@	3/25/13 16:13	The R-A-15 seems to represent the interests of one land owner and disregards the interests of Fulton's residents.
89	Lois Raden	lfrteach@gr	3/25/13 16:18	I can think of no positive implications of these apartments for the citizens of Fulton and totally oppose this project.

90	Michelle T. Cinotti	shellilord@t	3/25/13 16:30	I am very concerned about the proposed high density apartment complex idea near Murphy Road. I understand the want to build, but there are better options for the community such as senior housing, one acre estate homes, etc. that would better suit the community without causing MAJOR problems with crime, over populating our maxed out school system, increased traffic as well as the poorly thought out environmental ramifications. It's not ALL about the money. We need to come to an agreement that will be good for the community to stand proud and remain a sought after area to raise our families.
91	Sean Gunning	gunnis01@y	3/25/13 16:44	Fulton had a 2010 population estimate of 3350 people in mainly single family homes. This development seeks to add 1400-5500 new residents in predominantly high density housing. This development is not another small housing project. It seeks to redefine our community. Howard county has been consistently ranked among the top places to live for a reason. We receive these accolades due to the past leadership of individuals like James Rouse who supported a vision of reasonable planned development. History is replete with piecemeal, greed driven development which seeks to maximize profit by occupying all available tracts of land with high density housing. The usual effects of such development leads to suburban sprawl, traffic, congestion, potential crime and stress upon government infrastructure. We need leadership who will support reasonable development which will serve the interests of the county, the schools and which does not destroy the existing character of a community.
92	carlos cuenca	carlosandang	3/25/13 16:58	Any development in the current farm land would greatly change this whole area for the worse! As it is now the traffic is often very congested and the schools are close to full capacity with some local students being shipped out to surrounding schools. Another concern is us being on well water and the impact on our well water both quantity of water as well as quality of water with huge amounts of runoff with large apartments. Finally a large apartment building will totally change the complexion of the neighborhood. thank you for your time.
93	lisa wilson RDH, MS	lgallaher@ur	3/25/13 17:07	Apartment are environmentally wrong for that land. They will be a major safety issue to the school complex. The traffic pattern can not handle that increase in traffic. No apartments!
94	c. damato	foggyd@ver	3/25/13 17:33	
95	Christopher Pereira	coolengatta1	3/25/13 17:53	Stop the apartments!
96	Dan Sisk	drsisk55@gr	3/25/13 18:08	
97	christina dance	dancehouse	3/25/13 18:45	
98	Christopher Pereira	coolengatta1	3/25/13 19:06	
99	Michelle Thevi	micheelethe	3/25/13 19:08	
100	Jay Wang	jjeam32@ya	3/25/13 19:13	
101	Nina Catalina Shin	FB id:100000	3/25/13 20:44	
102	Nina Shin	fatelesscoun	3/25/13 20:50	
103	Su Jin Shin	midnightcu	3/25/13 20:50	
104	Hyun Shin	utau.hoshina	3/25/13 20:51	
105	Jon Shin	starnina1012	3/25/13 20:51	
106	Mike Shin	iceicacastr	3/25/13 20:51	

107	Chris Bloor	chris.bloor@	3/25/13 21:13	All of residential Fulton is zoned one house per 3 acres, with the exception of Maple Lawn Community, which is zoned 3 homes per acre. 15 or 25 homes per acres is a huge leap from 3. Any apartment in Fulton is a problem. If one apartment is added to Fulton, it will set a precedence that will be harder to fight later. We've already had the first condo, the first townhouse, etc with Maple Lawn, so now they are deemed acceptable for Fulton. The first apartment building will make that acceptable in the future too.
108	Ellen Consoli	elmo5013@	3/25/13 21:51	The elementary school was just redistricted to allow more students into the school district. I fail to see how adding apartments (and more and more children) would make for better classes. Lime Kiln Rd would have an even more difficult time entering 216 with an influx of apartment traffic. 216 already backs up at rush hour. My son and other students walk to school it would place traffic levels at even greater volume increasing the risk.
109	Mir Asgar Ali Khan	akhan8118@	3/25/13 21:57	
110	Rina S. Roca	rinasant@ad	3/25/13 22:28	
111	Vito Roca	vitowoodroc	3/25/13 22:29	
112	Scott Salkeld	ssalkeld@un	3/25/13 23:37	I oppose this property being rezoned to the RA15 being recommended by the DPZ.
113	Chandan Dada	chandandada	3/26/13 1:10	Rental apartments at Maple Lawn will have long term negative impacts to our community. No APARTMENTS!
114	Kavita Dada	kavitadada@	3/26/13 1:12	No Apartments!
115	Kevin Collins	kcollins@cov	3/26/13 1:29	
116	Lisa M Regner	lregner@ver	3/26/13 1:44	We were drawn to this community because of the beautiful wide open spaces, verdant surroundings, country-like living, and friendly and caring neighbors. Year by year we've seen the trees cleared, spaces paved, and traffic increase. We're not opposed to growth, but apartments are not a prospect that will bring anything more than growth in traffic, overcrowding, and growth in pollution. Traffic is already a problem during rush hour. My children both have been taught in trailers outside the high school due to crowding. Worse, I understand that although we are barely a mile from the school, our neighborhood would be zoned to a school many miles away. This makes absolutely no sense. We welcome housing / businesses / growth that retains the sense of country living, not turns us into city dwellers.
117	Jeff Slayton	jeffbarbslayt	3/26/13 2:00	
118	Linda Hand	patiep@aol.	3/26/13 2:07	
119	Pat Hand	patiep@aol.	3/26/13 2:08	
120	Carol Diaz	cdiaz@umail	3/26/13 2:22	
121	tom diaz	tommyd653@	3/26/13 2:22	
122	Antonio Pereira	tonyrosy200	3/26/13 2:23	
123	Rosa Pereira	tonyrosy200	3/26/13 2:23	
124	Shelly Kimnach	skimnach@v	3/26/13 2:59	
125	Christopher Kimnach	kimnachair@	3/26/13 3:00	
126	Joe Hayden	joe.k.hayden	3/26/13 3:09	
127	Kathy Taylor	taylornz1@y	3/26/13 11:34	We are very opposed to this zoning change!!! Roads and schools,are already overcrowded. In addition, the reservoir is only @ 1000 yards from this land...



128	Jeffrey K Troll	trolljeff@gm	3/26/13 11:58	
129	Alexander Carey	acarey846@	3/26/13 12:47	
130	paul spelman	pspelman@g	3/26/13 12:49	protect our school children from this increased traffic threat and protect the environment from this massive growth in a minimum space.
131	Paras Patel	paras1234@	3/26/13 12:56	
132	paul spelman	pspelman@g	3/26/13 13:20	
133	Barrie Lau	barrie.lau@e	3/26/13 13:43	
134	Hope Ripkin	hripkin@ver	3/26/13 13:43	
135	Robert Blankenship	reblankensh	3/26/13 13:43	
136	Loretta Spelman	rettspelman	3/26/13 13:44	How many more traffic circles can you put on rt 216?
137	Rick Carter	typer0207@	3/26/13 13:56	This is just a bad idea and is really just another way for the Jaeger (spelling?) family to profit from their land ownership. It does not have the surrounding area/community in mind at all.
138	Alwin and Renate W	wenzelaj@ya	3/26/13 13:56	we agree with points made in the petition
139	Eric Wachsman	ewach@umd	3/26/13 14:00	There is already too much traffic at school intersection immediately across 216 from proposed development creating hazard for local children.
140	Robert Hoffman	kenh06@gm	3/26/13 14:13	
141	Kathleen Hoffman	khoffman@u	3/26/13 14:18	
142	Fotini Nichols	fnichols1@v	3/26/13 14:45	I strongly oppose this rezoning propozal R-A-15. The traffic in the morning and evening is unbelievable. So many delays getting into Washignton, D.C.in the morning. Please check this traffic out form 6:30 a.m. until 10 a.m. We do not need additional rental apartment buildings and the consequent cars that will result to add to this problem.
143	Judy Devlin	judy_devlin@	3/26/13 14:50	
144	Peter Nichols	fnichols1@v	3/26/13 14:51	I strongly oppose the rezoning and consequent rental apartment development proposed by R-A-15. The traffic, the effects to the environment and the drain on the school system are all concerns that will be impacted by this proposal. I stonrly urge you to not pass this proposal. A Howard County Homeowner and Tax Payer. Peter Nichols
145	nitya	venkatnitya@	3/26/13 15:17	
146	Dr. Glenn King	gking@monr	3/26/13 16:22	Maple Lawn has taken enough land. This is unmitigated greed.
147	Venkat Ramanan	nityavenkat@	3/26/13 16:26	Rezoning would be a disaster. It would be hazardous to children. Our schools are already over crowded. The roads are already unsafe.
148	Jere Cooper	jeres@veriz	3/26/13 16:41	
149	Elaine Cox	jecox83@ms	3/26/13 17:06	
150	Randy Ward	wardrandy@	3/26/13 17:26	
151	Nancy Atherholt	nancytwo@r	3/26/13 17:58	We don't need more congestion in Fulton. Houses I can live with, apartments--NO!
152	nina buffington	ngbuff@veri	3/26/13 17:58	
153	edward buffington	buffing@aai	3/26/13 17:59	
154	Matthew Phillips	mphillips@p	3/26/13 18:08	
155	Deborah Amato	debo@alum	3/26/13 18:15	
156	Margaret H, Whyte	peggywhyte	3/26/13 19:08	I am grateful that this effort has been organized to effectively oppose the proposed change in zoning.

157	Jean Battista	stevejeanbat	3/26/13 19:31	
158	Patricia Boxler	pboxler@gm	3/26/13 19:37	
159	Steve Battista	steveb@ua.d	3/26/13 19:47	This re-zoning proposal cannot be good for the community.
160	Andrea Keating	andrea@cre	3/26/13 19:53	I strongly oppose this rezoning as it will over develop our community which is already feeling the effect of over development and congested roads and school systems that are at capacity. Any high density development will negatively impact our community.
161	Courtney Cox	courtney.cox	3/26/13 20:06	
162	Kathy Mariano	k60mariano@	3/26/13 21:07	
163	Jane Whyte	whyte.j@gm	3/26/13 21:50	
164	David Keith	dkeith6@ho	3/26/13 22:32	
165	Wayne Cabot	w.cabot@ve	3/26/13 22:32	
166	Randy Jewell	randyjewell@	3/26/13 22:37	The existing land should allow no smaller lot size than 3 acre.
167	Suzanne M. Jewell	suzjewell@h	3/26/13 22:43	Rezoning this property is environmentally irresponsible. We need to protect our water resources. The zoning should remain R-A-15.
168	Mike & Wanda Kem	mjkemp345@	3/26/13 23:30	We strongly oppose rezoning and construction of apartments on property across from the schools in Fulton. As Residents of Howard County for 35 years and property owners of 4 Howard County homes including one in Maple Lawn I cannot believe residents were not made aware of this important decision. Having a vested interest in the future of the county we believe the economic impact will be devastating. It has been our experience as landlords when someone does not have a vested interest in a property such as apartment dwellers surrounding property values tend to decline due to a lack of upkeep.
169	Lisa Donohoe	patandlisa08	3/27/13 0:07	Please don't forget about the children! Where will the children who currently live in Fulton go to school if there are approximately 2,000-3,000 children in the newly built apartments? We would need a new elementary, middle, and high school built before the apartments are built. Don't approve the rezoning until Howard County has had time to build new elementary, middle, and high schools in or near Fulton to accomodate the increase in children. The houses and townhomes in Maple Lawn are still being built with an expected increase in the number of children at Fulton, Lime Kiln, and Reservoir. This area can't handle thousands of more children without new schools. The nearby schools in Laurel, River Hill, etc. are also already at capacity. There are not enough schools with the way things currently stand.
170	M Amato	mickamato@	3/27/13 0:12	
171	Lynne Vidmar	lvidmar@ver	3/27/13 0:18	
172	Mike Bogdash	m7847573@	3/27/13 0:33	
173	Kevin Bennett	kacbenne@v	3/27/13 0:48	I find it difficult to imagine why apartments are not being constructed in Maple Lawn. If this property is to be developed, it should be developed with homes more like those in Maple Lawn, and not just apartments or condos. Increased traffic flow on Murphy road and rt 216 is a concern. Finally, we are concerned about the developments affect on stream and wetland area at the rear of our property.
174	Gerald Neumaier	gncpa@veriz	3/27/13 1:40	We oppose the proposed rezoning not only due to the above reasons but also how can the current power grid support the influx of people to this area.

175	Ruth Lyons	rlyons@oxfo	3/27/13 2:19	DPZ should not recommend this rezoning for approval. It's irresponsible to more than double the population density of Fulton residents by adding so many new housing units without impact studies on the environment, traffic congestion, school overcrowding and the health and safety of the public.
176	Mark Friert	mfriert60@	3/27/13 2:51	
177	JoAnn H. Bell	jobell48@ya	3/27/13 9:18	I will not be able to make the rezoning meeting. However, I am very concerned about the increased traffic, our well water, environmental impact and the overcrowding of the nearby schools.
178	Robert A. Bell	jobell48@ya	3/27/13 9:20	
179	Pamela Strahle	pstrahle@cc	3/27/13 12:01	Already too crowded, traffic terrible during rush hour! Moved here for the beauty of the country, it is fast disappearing!
180	Patrick Donohoe	patandlisa08	3/27/13 12:23	
181	Sara Gerber	snscheid@ya	3/27/13 12:27	
182	Tracy Sharma	sharma27@v	3/27/13 13:07	216 cannot handle the existing traffic during school hours or Grace Church timings. This is a major safety issue. The school community of Fulton Elementary just went through a redistricting process. Adding 1400 apartments is unfair and dangerous for Fulton.
183	Joan and Walter Fou	prairiebloss	3/27/13 13:20	We live on Murphy Rd, traffic is already bad in Maple Lawn! It is a poor use of that land to place so many apts. there.
184	Jane Neumaier	janeneumaie	3/27/13 13:39	Fix the traffic problem on Rt 216 & Rt 29 first before adding hundreds of units into the area not to mention sustaining the supply of electricity.
185	Jennifer Hammer	hammertj1@	3/27/13 13:44	
186	Beth Brady	bethbrady16	3/27/13 13:45	
187	Kexin Zhang	kexin.zhang2	3/27/13 13:47	
188	Alpana Jenne	ajenne@ver	3/27/13 13:57	
189	Alan scheideman	alan.scheide	3/27/13 13:57	
190	Aileen Scheideman	ascheidemar	3/27/13 14:08	
191	Mary Ellen Salkeld	salky@veriz	3/27/13 14:33	
192	Neale Salkeld	salky@veriz	3/27/13 14:34	
193	Peter Nichols	fnichols1@v	3/27/13 14:47	Strongly Oppose R-A-15
194	Ben Bussey	dbjbussey@	3/27/13 15:07	
195	Jim Donlan	jdonlan@cal	3/27/13 15:14	
196	Aparna	ms.aparna@	3/27/13 15:33	Please, no high-density apartments. We want to maintain the aesthetics of the area. Single-family homes or luxury townhomes would work well in the area, but not apartments. Also have big traffic concerns.
197	Dipak Srinivasan	djzpak1977	3/27/13 15:33	I am very worried about this. Can the full traffic analysis, school loading analysis, and proposed site planning be made public to the taxpayers? Also, have other developmental options been considered, such as more townhomes like the ones across the street in Maple Lawn, or an extension of the Maple Lawn business district, been considered? Would those options still allow the land owner and Howard County to make the financial investment worthwhile?
198	Robert Richardson	richardsonbl	3/27/13 15:39	

199	Brian Neumaier	jneumaier@	3/27/13 15:42	
200	Dave White	dwhitemd@	3/27/13 16:51	
201	Kathy Bernas	kbernas@ne	3/27/13 17:09	
202	John Bernas, Jr.	kbernas@ne	3/27/13 17:15	
203	Julie Potter	jpott74@h	3/27/13 17:16	Don't need this!
204	Greg Potter	gpott74@h	3/27/13 17:16	NO!
205	Henry & Linda Frang	grandma405	3/27/13 17:25	the are cannot take on more traffic, more children in the over crowed schools, traffic backs up on rt 216 during school hours which make the roads on safe, the cricle on 216 have frequent accidents, this is a rural area and needs to stay rural, to keep the area safe I moved here for that purpose
206	William & margaret	margaretleis	3/27/13 17:27	I am against this zoning to building more home
207	James Cox	edcox@msn	3/27/13 17:30	Please consider not approving this rezoning plan, at least not until all of the other existing Maple Lawn plans have been fully developed. Let's see what addition effects these existing plans will have on our already stressed community before approving even more density. Thank you for your consideration.
208	Margaret Shearer	baba.marge@	3/27/13 17:35	
209	Amy Salkeld	amysalkeld@	3/27/13 18:10	
210	Melissa Kittelberger	jmpdak@gm	3/27/13 18:15	
211	David Vidmar	davevidmar@	3/27/13 18:57	I need more information
212	Christine Vidmar	cevidmar@g	3/27/13 18:58	
213	Matthew Nixon	mnixon@am	3/27/13 19:05	
214	Lori Keith	lkabran@gm	3/27/13 19:11	
215	Chris Gerber	gerberc@ya	3/27/13 19:14	
216	Romina charles	rominacharle	3/27/13 19:43	
217	Eldon Charles	eldon.charle	3/27/13 19:44	
218	Robert Strahle	bobstrahle1@	3/27/13 20:34	too much traffic and congection already!!!!
219	James Futrell	jrfutrell@aol	3/27/13 20:41	I didn't move to maple lawn to be near over crowded apartments. You guys cannot be serious
220	Sarah Rehling	sarahrehling	3/27/13 20:49	
221	Lauren Jagtiani	laurenjag@h	3/27/13 20:57	
222	Mark powell	mpowell443	3/27/13 21:21	I oppose.
223	Elizabeth Connor	lizconnor@v	3/27/13 22:04	
224	Jane Doyle	jtd1293@aol	3/27/13 22:45	
225	Michael Budzinski	resbud@ver	3/27/13 23:57	Please stop over developing the southeastern section of Howard County and adversely impacting our quality of life, in terms of traffic and overcrowding of schools and other aspects of our infrastructure.
226	Ivor & Mary Weldrid	ivormary@v	3/28/13 0:17	
227	June Krammes	jhkrammes@	3/28/13 1:20	
228	Heather Lee	hmlee3@ya	3/28/13 10:47	I am concerned about the overcrowding of the schools.
229	Colleen Wire	colleenw1@	3/28/13 14:04	
230	Fred Wire	fredwire@ve	3/28/13 14:05	

231	Jessica Wire	jesswire@ya	3/28/13 14:10	
232	Sharon Prada	gprad@aol.c	3/28/13 17:01	
233	Daniel Bottner	daniel_b@ve	3/28/13 17:07	My concern is overcrowding and limited resources.
234	Bridget Prentice	bridgetpbs19	3/28/13 18:29	
235	Nicole Obas	nicolle323@	3/28/13 18:38	
236	Howard Mager	hmager01@	3/28/13 23:27	
237	Anthony Cinotti	anthony.cinc	3/28/13 23:54	
238	Victor M. Marquez	victormmarc	3/29/13 0:05	NO APARTMENTS IN FULTON !
239	Michael Gantz	msgantz@ya	3/29/13 1:36	
240	Floyd Rose	floyd0057@	3/29/13 14:43	
241	Wilma Rose	wr8833@gm	3/29/13 14:44	
242	Fotini Nichols	fnichols1@v	3/29/13 15:28	I stonrly oppose the R-A-15 rezoning proposed for the Murphy Road and #216 area.
243	frank stocklin	frank.j.stock	3/29/13 16:00	Howeard County has done a good job so far with intelligent zoning. This is just about money & the County needs to protect the quality of life in the County. We went thru this with lager farm & got it stopped & we need to stand up again to ensure that this development is done with a positive impact on the community-this should not be about the lager's making more money at the expense of Howard County quality of life.
244	ROGER ZEENDER	zeenrrela@v	3/29/13 16:24	
245	John Thomas	mail@thoma	3/29/13 16:44	This development will be a hazard to the Patuxent water shed.
246	Cindy Sullivan	c.sullivan@t	3/29/13 16:51	The traffic is already getting bad, especially through all of the circles, with the Mapelawn population (business and residential) continually growing. Apartments will make it a disaster area!
247	David R. Kincaid	david_kincai	3/29/13 17:16	
248	Margo Kincaid	kincaid76@v	3/29/13 17:19	
249	ira caplan	irascastle@v	3/29/13 18:20	We are 100% in support of this petition!
250	Mark Neumann	shay_neuma	3/29/13 20:33	
251	Loren Neumann	shay_neuma	3/29/13 20:33	
252	Roslyn Norman	duaneroz@v	3/29/13 21:33	I am concerned about adding more density when Maple Lawn is not fully developed. Also, concerned about our well water quality and quantity when more people get it from the same ground. I'm fine with diversity but not with the # of people in the area.
253	Janice McMahon	jl43mcmaho	3/30/13 9:34	
254	RADCLIFFE M THOM	rthomas37@	3/30/13 10:12	
255	Virginia Stull	virginia.stulle	3/30/13 13:15	Too much traffic already!
256	Frederick Gray	frederick.gra	3/30/13 15:44	
257	Katherine Strickland	sandcstrick@	3/30/13 16:09	The roads and schools in south Howard County are already over capacity. Our roads are gridlocked now. This rezoning to R-A-15 should be denied until the infrastructure can catch up to the current demand.

				The R-A-15 request seems to represent the interests of one land owner while disregarding the interests of all of the other people who will be negatively impacted by this increase in population density. The citizens of southwest Howard county are counting on the Zoning Board to do the right thing and consider the needs of everyone who will be impacted by this change.
258	Jesse Strickland	sandcstrick@	3/30/13 16:32	
259	C. Alliger	cdalliger@gr	3/30/13 18:52	Against Apts
260	Candice McDonald	cmmcd3@gr	3/30/13 20:28	
261	Dak Patel	dakshesh@y	3/30/13 22:20	Against rezoning and apartments in fulton.
262	Bradley Neumaier	jneumaier@	3/31/13 3:37	
263	James Xanthos	jaxco@hotmail	3/31/13 3:50	
264	Michele Kempf	mdkempf@v	3/31/13 11:28	
265	Gail Gee	ggee12141@	3/31/13 16:22	
266	Anthony Campanella	ggee12141@	3/31/13 16:23	
267	Vince Campanella	ggee12141@	3/31/13 16:24	
268	Gordon Gee	ggee12141@	3/31/13 16:24	
269	Yvonne Gee	ggee12141@	3/31/13 16:25	
270	Curtis R. Campbell	4redrmr@gr	3/31/13 17:38	The schools are already over crowded. Our neighborhood is already being bused out of Fulton instead of going just a mile down the road.
271	Regina M. Lloyd	gmllloyd1@g	3/31/13 17:44	Please do not bring this to our bucolic corner of Howard County. We have lost too many farms already. Maple lawn is big enough and is already stressing our infrastructure.
272	Sheetal Patel	ssdds02@ya	3/31/13 18:05	
273	Dustin Hill	dustinahill@	3/31/13 19:44	There are plenty of developers and builders that would jump at the chance to build TH or large SFH on this property.
274	Michael van Veen	michael.vanv	3/31/13 21:34	We recently bought here to get away from the congestion, not to be overrun by the additional traffic and burden from the proposed development. I strongly oppose.
275	Jennifer van Veen	jen.vanveen	3/31/13 21:36	
276	Mary Ann Souder	lsf5657@ver	3/31/13 22:00	
277	Lee Souder	lsf5657@ver	3/31/13 22:01	
278	Ryan Souder	ryan.souder	3/31/13 22:02	
279	Tim Passalacqua	tim.suncoast	3/31/13 22:59	
280	Kenneth Rathbun	rathbun1@c	3/31/13 23:06	Please stop rezoning and Fulton Apartments!
281	Patrick Jenkins	patrick.jenki	3/31/13 23:18	
282	Jenna Antoniadis	jennaspeakin	3/31/13 23:24	
283	Kathy Smith	ksmith4307@	3/31/13 23:39	
284	Chloe Beatty	chloe.beatty	3/31/13 23:41	
285	Shae Brown	shabrown3@	3/31/13 23:43	
286	Christina Hernandez	c.hernan279	3/31/13 23:43	
287	LT	liz4lyfe@ver	3/31/13 23:52	
288	Shiyuan Jin	shiyuan_j@h	3/31/13 23:52	
289	Lauren Hermina	lauren@herr	3/31/13 23:53	
290	George Hermina	g@herminal	3/31/13 23:55	

291	John Hermina	j@herminala	3/31/13 23:55	
292	Sarah Hermina	sarah.hh10@	3/31/13 23:55	
293	Andrew Hermina	andrew@he	3/31/13 23:56	
294	Sarah Latimer	sarah.latmr@	4/1/13 0:00	
295	Sarah Lewis	sarah.lewis1	4/1/13 0:04	
296	Joy Ruffa	ruffus.ruffa@	4/1/13 0:26	
297	Andrea Cohen	dicohen@ho	4/1/13 0:34	
298	Griffin Baltz	griffinb94@g	4/1/13 0:36	
299	Leonard DiCarlo	lendicarlo@v	4/1/13 0:44	Opposed to so much added residential growth in the Maple Farm area and impact on traffic and schools.
300	Robin Trenner	pianobug@r	4/1/13 0:46	216 has 5 circles. How are we going to add 1600 plus cars to that? Our 3 schools are maxed out; where will these children go? If they are put into the schools, where will the children already there go?
301	Edward Paul LaFemi	teddy.lafemi	4/1/13 2:15	
302	Amanda Wong	amanda_wo	4/1/13 2:54	NO MORE HOUSING IN LAUREL!!!
303	Don Fritz	dudesuperw	4/1/13 3:14	
304	Mark Kelly	markkelly42	4/1/13 3:47	Don't develop this area more than it already has been
305	Brenda Stewart	drsjbstewart	4/1/13 9:43	If the infrasturcture is not ready for this mass housing development, then why not be responsible and wait until the present problems of inadequate roads to handle this and not enough schools to hold this capacity of children be solved first? What is the rush?
306	Mark Shelnitz	shelnitz@ve	4/1/13 12:48	
307	Russ Swatek	swatek1@ya	4/1/13 13:28	Enough is enough already. Even if this proposal represents 'Smart Growth', 'Smart Growth' is an oxymoron. Let's grow quality of life, not numbers of people and apartments.
308	Peter Oswald Jr.	peteoswald@	4/1/13 15:16	
309	Philip Harris	phil-harris@	4/1/13 18:32	
310	Audrey Meehan	admeehan@	4/1/13 22:45	our schools are already crowded enough.
311	Stephanie Ichniowski	stephaniema	4/1/13 22:49	
312	Julie Smith	puppyluv207	4/1/13 22:57	
313	David McAdoo	mcadoo1@u	4/2/13 13:39	
314	Georgia Moyka	gmoyka@ya	4/2/13 13:49	
315	Valerie McGuire	vlmcguire1@	4/2/13 14:39	I oppose this high densiy zoning at this location.
316	Robert Licitra	rlicitra@hotr	4/3/13 21:56	
317	Ethny Obas	eobas@hotr	4/4/13 12:25	No apartments please.
318	MICHAEL PRAISNER	praisnerfam	4/4/13 16:51	
319	ANGELA PRAISNER	angelpraisne	4/4/13 16:52	
320	Kevin Salkeld	kevinsalkeld	4/4/13 17:22	
321	Avdesh Kaushiva	avdesh.kaus	4/4/13 17:28	As a Fulton resident, I am extremely concerned with the proposed R-A-15 rezoning of the farmland and request rezoning be denied.
322	Barbara Warrick	barbw29@h	4/5/13 1:35	
323	Paula K Fennessy	paula.fennes	4/5/13 11:49	I am against ANY re zoning for apartments being built near Rt216, Fulton, MD or



324	Brendan Fennessy	laxwrestler@	4/5/13 11:51	This is an outrage to the community and is only in the name of profits for developers
325	Michael J Fennessy	mfennessy1@	4/5/13 14:11	
326	Paul R Collison	prcollison51@	4/5/13 14:29	
327	Ann Scholz	annscholz@	4/5/13 16:54	
328	Ann Scholz	annscholz@	4/5/13 16:55	
329	James Fennessy	jamfen@gm	4/5/13 17:27	It is horrible Idea as I have lived in this area over a decade and seen how quickly Maple Lawn affected traffic in a negative way upon being built. I say nay to these Apt. Complexes which would also be a terrible eyesore on our beautiful area
330	Louis Consoli	fndrstrt27@	4/5/13 19:23	Please do not rezone the MAPLE LAWN FARM Area.
331	Linda Yokoi	lyokoi@umd	4/6/13 0:03	
332	Daniel R O'Leary	danielol@a	4/6/13 16:42	Inappropriate use of land that should be zoned CCT at maximum to provide a transition between the school complex/ Maple Lawn and the developed RR homes on Murphy Road aand 216
333	Katherine L O'Leary	kathlehm@a	4/6/13 16:47	An Incredibly dense proposal! What about the reservoir downgrade?
334	Lucille Ridlon	msluci7156@	4/6/13 18:23	
335	Sara Lustbader	sara.lustbad	4/6/13 18:37	I knew the developer would want more, more, more once the development of Maple Lawn was first approved. And...here it comes.
336	Martha Dunbar	martydmisc@	4/6/13 19:03	
337	Joan Jenkins	jumpy726@v	4/6/13 19:06	
338	Alexander Dunbar	martydmisc@	4/6/13 19:09	
339	Lisa Stevens	maasaibeads	4/6/13 19:35	
340	bradley garrison	bradgrr@ne	4/6/13 22:25	
341	tabassum garrison	tommystylin	4/6/13 22:27	
342	Richard and Mary Ra	marydrankin	4/7/13 4:26	We are deeply concerned about all of the aforementioned
343	Jeanne Morck	jmteach@co	4/7/13 14:29	
344	katie jones	katie@alka.u	4/7/13 15:10	
345	John Antoniades	antoniades@	4/7/13 15:22	
346	Mike Miller	mmiller328@	4/7/13 15:50	We, the citizens, taxpayers, and voters of Howard County oppose the rezoning and subsequent rental apartment development proposed by R-A-15 on the Murphy Road and Maple Lawn water tower land. Most of the Fulton residents are on the opposition side of this proposed land rezoning. Our opposition is based on substantiated concerns about: - Increased traffic on already stressed and congested roads - Detrimental effects on our environment including air and water pollution, water shortages and the loss of valuable farmland - Health and safety of our citizens and children threatened by increased traffic and crime resulting from a bursting infrastructure - Influx of students into our already-full public school system - General lack of existing infrastructure to sustain additional housing units. Please deny any proposal to rezone the land to R-A-15, thereby eliminating the threat of apartment development? Sincerely, Mike Miller
347	madi kim	mkim@dchw	4/7/13 16:08	I oppose the building of the apartment complex at fulton and maple lawn
348	Adam Welle	awelle1@gm	4/7/13 16:20	
349	rita kim park	ritakim22@g	4/7/13 20:16	I am strongly against rezoning and would like to maintain integrity and safety in the area.
350	Joi Williams	joi002@yah	4/7/13 20:22	

351	Catherine Bennett	kacbenne@v	4/7/13 20:36	
352	Jean Onufrak	jeanonufrak	4/7/13 20:50	
353	Warren Matzen	zanylady66@	4/7/13 22:13	
354	Helen Matzen	zanylady66@	4/7/13 22:28	am paying by mastercard
355	Karen Ely	kayjay219@	4/7/13 22:43	
356	Helen Matzen	zanylady66@	4/7/13 22:48	I am paying by mastercard
357	Stephen Martin	stephenrama	4/7/13 22:59	
358	larry tyson	tysonlarrytys	4/8/13 0:17	
359	Nicole Miller	nmr89@hot	4/8/13 0:35	
360	Donna Keffer	jidoke@yah	4/8/13 0:49	I am against the re-zoning. No Rental appts!
361	Heath Chilcoate	123456soph	4/8/13 1:01	
362	Peter Ko	peterko01@	4/8/13 1:38	
363	Emmeline Ko	emmeline_k	4/8/13 1:39	
364	Lorraine Gingerich	trottercat@a	4/8/13 2:01	
365	Bob Williams	buffalobob@	4/8/13 3:16	Please do not rezone!
366	debra roth	debroth1@c	4/8/13 9:24	
367	Paul R Collison	paulrcollison	4/8/13 10:57	you got to be kidding
368	Sumati patel	sumati5@hc	4/8/13 11:38	against rezoning !!!!!!!
369	Christine Bulbul	cbulbul@ver	4/8/13 12:32	On top of the items above... We already have a high density community in this area, Maple Lawn. This land needs to look like the other surrounding properties, acreage lots, single family.
370	Kelly Luttrell	sluttrell1@v	4/8/13 13:05	
371	Andrew Luttrell	hoosball@ya	4/8/13 13:06	
372	Karen England	karenenglan	4/8/13 13:10	
373	Andrea Smolen	smolenandre	4/8/13 13:19	I do not want the apartment complex. Keep it a farm.
374	Craig Smolen	csmolen@pa	4/8/13 13:24	no apartments!
375	Leon & Paula Hasna	leonh@mriss	4/8/13 13:26	
376	Marcia McAdoo	leigh57@yah	4/8/13 13:44	We do not need apartments on Rte 216 across from the school. That area is congested enough without apartments being built there. I am not in favor of building apartments on Rte 216 across from the schools.
377	David Seldin	dws871@ve	4/8/13 13:48	
378	marguerite summer	mgsummers	4/8/13 14:36	
379	Ronald Oliveren	uwbadger11	4/8/13 15:04	There is good and responsible development than there is this plan.
380	Meenal Zaveri	meenaljain@	4/8/13 15:16	
381	Pavan Zaveri	pavanzaveri@	4/8/13 15:17	
382	Charmi Patel	charmi1@gn	4/8/13 15:17	
383	Pradhuman Zaveri	laxmizaveri@	4/8/13 15:17	
384	Dhanlaxmi Zaveri	laxmizaveri@	4/8/13 15:17	
385	carlos contreras	carlosjavier1	4/8/13 15:24	Absolutely not. Infrastructure would not keep up with the overflow of residents
386	Eileen Densel	edensel@ao	4/8/13 15:25	These proposed apartments are certainly not welcome or appropriate for this parcel of land, and would be detrimental to our community, in my opinion.

387	Jigar Amroliwala	amroliwala@	4/8/13 15:29	
388	Daniel Park	dpark.viper@	4/8/13 15:31	
389	Jeanna nelson	jeanna76@h	4/8/13 15:33	
390	Stephen Powell	stephentbre	4/8/13 15:38	No Thanks , well's & septic as well as the run-off from this is something we don't need. Please don't ALLOW IT
391	Kerry Abraham	iyariel@hotr	4/8/13 15:51	
392	zarna patel	zarnapatel@	4/8/13 15:55	
393	Christopher J. Nowa	chrisn@gold	4/8/13 15:55	I oppose the rezoning of the AMENDMENT 46.002 parcel from RR to RA-15.
394	Laura G Simms	laurags2000	4/8/13 15:57	I oppose the rezoning.
395	Sharat	sscmvns@gr	4/8/13 16:09	No apartments please.
396	Sandhya Mynampat	mvnsandhya	4/8/13 16:21	
397	Mara Freedman	marafreedm	4/8/13 16:27	
398	Sharon Froom	sfroomcpa@	4/8/13 16:36	I oppose the rezoning along Rte 216 and rental apartment development proposed by R-A-15.
399	Craig Krammes	craigkramme	4/8/13 16:36	
400	Jessie W. Barnes	aggie6800@	4/8/13 16:52	The area is too congested already --- NO NO APARMENTS
401	Ledell Weaver	alweaver@g	4/8/13 16:53	
402	Lewis Weaver	lhweaver9@	4/8/13 16:54	
403	Michele Clark	michg_515@	4/8/13 16:57	This will completely decrease the quality of life/conditions in our area that we just purchased a home in because of the rural atmosphere. We must preserve the community as it is currently and look elsewhere to building this kind of an apartment complex! It absolutely doesn't belong here.
404	Derrick Leak	dcleak10@y	4/8/13 17:09	
405	DePorres Brightful	dp.brightful	4/8/13 17:12	It is unimaginable to me that an apartment complex is even being considered for Fulton. My wife and I will make our voice heard at the next hearing on this issue. This is nuts.
406	Bahl	sunanda10@	4/8/13 17:25	not ideal will add more congestion and roads are not equipped to handle this volume. not a good idea to build apartments
407	Julia L. Kowaleski	ekowaleski@	4/8/13 17:38	
408	Elaine Hochreiter	emhoch@co	4/8/13 17:39	Rezoning should NOT be allowed!!!!
409	Yaw Adu	aduyaw@ym	4/8/13 17:40	I oppose the rezoning of the farmland to R-A-15. This would have a detrimental effect on the schools and traffic off MD216 in Fulton
410	Crystal Brown	crystalbrowr	4/8/13 17:42	
411	Ted Neiman	ted.neiman@	4/8/13 18:10	
412	Eugene Pricee	genep@gma	4/8/13 18:13	
413	Robin Wilkinson	robinw@yah	4/8/13 18:13	
414	Nima Ashkeboussi	bignimoy@a	4/8/13 18:21	
415	Danielle Emche	danielle.emc	4/8/13 18:22	
416	Kelly Benton-Klein	ksk4you@ac	4/8/13 18:31	NO APTS
417	nia leak	njewell15@y	4/8/13 18:47	against rezoning for massive development
418	Andrew Carson	carsoncrew@	4/8/13 18:48	
419	Jennifer Bruner	jen.k.bruner	4/8/13 18:50	
420	Sid Davis	sidvickie@ve	4/8/13 19:11	

421	Mary M. Adu	ladiesq43@	4/8/13 19:12	
422	stephen salter	sjsalter1@ve	4/8/13 19:35	
423	Fran Seldin	franseldin@	4/8/13 19:38	
424	Donnist Marquez	dmarquez@	4/8/13 19:47	
425	Earl Wojciechowski	earl.wojo2@	4/8/13 20:07	I am strongly against this rezoning. We do not need more high density housing.
426	Sondra Ailing	ksbh_ailing	4/8/13 20:18	
427	Donna Boretos	donna13123	4/8/13 20:36	
428	MICHAEL KELLY	mbk008@hc	4/8/13 20:47	
429	John Bratiotis	john.bratioti	4/8/13 20:53	
430	Daniel Henderson	dandan22@v	4/8/13 20:58	No to this zoning change
431	Anne Sigman	anne@asigm	4/8/13 21:02	
432	Lynda Luttrell	lyndaluttrell	4/8/13 21:22	
433	Chris & Rudy Scipio	chrisie44@v	4/8/13 21:56	We DO NOT SUPPORT the proposed rezoning of the Fulton community (RA-15) to enable the building of high-density housing next to Rt. 216, across from the Fulton Elementary School, Lime Kiln Middle School, and Reservoir High School complex.
434	Andrew J. Hochreite	ajhoch@com	4/8/13 22:03	I am totally against the insane rezoning effort. Apartments are not appropriate for this area of Howard County!
435	John Welling	welling@syn	4/8/13 22:04	
436	Erum Welling	erum.welling	4/8/13 22:05	
437	Erum Welling	erum.welling	4/8/13 22:07	
438	C. Smiraglia	jsmiraglia@c	4/8/13 23:03	
439	Lois B. Henderson	lbhenderson	4/8/13 23:06	I oppose the rezoning
440	Li Zhou	focustream@	4/8/13 23:16	Condo is OK but no Apartment.
441	Dottie Gero	dcgero@ver	4/8/13 23:51	
442	Denise Mobley	dmobley415	4/8/13 23:57	Former resident of HoCo that wants responsible growth
443	Nancy S. Bowers	nbowers@rx	4/9/13 0:21	This is just not right!
444	Michael Brown	brown.mike.	4/9/13 0:27	We moved to this area to avoid high density development. 216 can not support 1500 units. The school system does not need this added burden to bail out the developer. The apartments would significant impact our home values and we all paid a premium to live in this part of the county.
445	Lynne Wagner	lynne.m.wag	4/9/13 0:50	
446	Teresa Eberhardt	traceyeberha	4/9/13 0:57	
447	Christina Boretos	shopdotcom	4/9/13 0:58	
448	David Eberhardt	david.eberha	4/9/13 1:00	
449	Sara Tewolde	stewolde2@	4/9/13 1:45	
450	Zelalem Makonnen	zelmako@ad	4/9/13 1:46	
451	June Huang Kramme	jhkrammes@	4/9/13 2:23	
452	Jamie Politzer	jlpolitzer@ya	4/9/13 2:56	We are against rezoning for apartments. We chose to live in an area of home OWNERSHIP to support the community.

453	Don Luttrell	dflhoo@yah	4/9/13 3:20	This proposed project is not a good fit for the surrounding area. Why disturb this rural setting with something that is totally out of character plus add additional students to schools that are already at an ideal student population level? Just not a logical use of this scenic farm land property...
454	Duane Satorius	dasator@ya	4/9/13 10:21	I also oppose the tax increases, yes increases, due to all the upgrades that will accompany all these additional people. I am on a fixed income and cannot afford any more increases in my property taxes.
455	Lynne Reilly	lreilly@umd	4/9/13 12:55	We STRONGLY oppose of apartments being built!! The crime rate in this area has already jumped!! I never felt threatened in my home and now I keep my doors LOCKED! Please do NOT allow apartments to be built!
456	Mark Feinberg	feinbergmar	4/9/13 14:54	
457	charles kunda	charles.kund	4/9/13 15:40	I attended the March meeting and heard what both sides had to say. When I found out there will be 900 units, some which would be four story high density apartments, I thought this is not a good thing for any surrounding schools, neighbors hoods, community, traffic, kids safety, crime. The only ones to benefit would be land owners, who have enjoyed unbelievable profits due to the increased value of their land. Why? Because people have built Howard County into a place where people will pay extra to live and are willing to extend their commutes into Baltimore & Washington DC, so that their children can attend some of the best schools in the State, as well as the country. I was also very surprise to find out how quickly this re-zoning application came into being. One of the people who live off of 216, who is also a lawyer, mention this this process was a "spot zoning", From Wikipedia: Spot zoning is the application of zoning to a specific parcel of land within a larger zoned area when the rezoning is usually at odds with a city's master plan and current zoning restrictions. The rezoning may be for the benefit of a particular owner, and at odds with pre-existing adjacent property owners" This is clearly the case, to benefit the land owner, not Howard County Residents and should not be approved in any increased density.
458	matthew nelson	armytuba@h	4/9/13 18:40	
459	Joyce & Bill Barnes	joykbarnes@	4/9/13 19:21	
460	David W. Dudich	dwdudich@c	4/9/13 19:37	
461	Sandy Dudich	sandy11697c	4/9/13 19:38	
462	Rudy Scipio	rszcs@aol.co	4/9/13 20:03	
463	Shannon Singleton	shaychil@gm	4/9/13 22:53	
464	Matthew Singleton	shaychil@gm	4/9/13 22:53	
465	Sunithi Khanna	raviandsuni@	4/10/13 11:28	I have lived in the Reservoir Overlook neighborhood for 13 years and I am against the rezoning proposal.
466	Chopras	aditicharm@	4/10/13 13:44	
467	Barbara Barger	barg258@ac	4/10/13 15:52	
468	Greg Barger	greg.barger@	4/10/13 15:59	We moved to this area from Laurel to get away from traffic and high density apartments. Already 216 in that area is too crowded/backed up -- especially in the morning when schools are starting. Maple Lawn is not even finished to full capacity yet. Enough is enough.

				Do any members of the zoning board live in this community? Have they driven on Rte. 216 on a regular basis? Do any of their children attend Fulton Elementary, Lime Kiln Middle or Reservoir High? If they do they wouldn't be proposing this ridiculous plan for an apartment complex in this area. If they don't, they have no right to make a decision for our community without allowing those in the community to vote.
469	Monica Miller	moemiller37	4/10/13 16:21	
470	Stewart Shaw	stewanne@v	4/10/13 17:10	Vote "NO" to this rezoning plan. This is not in the interest of communities living in the area.
471	Mary Mullusky	mgmullusky@	4/10/13 17:13	
472	Anthony Dori	dtongeo@ve	4/10/13 17:17	
473	James Kempf	jekempf@ve	4/10/13 17:18	
474	Phil Wang	pwang@ppg	4/10/13 17:19	
475	Rita Casazza	rcasazza1@a	4/10/13 17:29	Urge denial of change to zoning that would allow high density housing.
476	Thomas J. Broullire	thomas.sbsla	4/10/13 17:45	
477	jeanne lineberry	jeanne_lineb	4/10/13 17:48	
478	mark lineberry	jeanne_lineb	4/10/13 17:51	
479	JACK CHU	jschu@pepc	4/10/13 17:52	NO APARTMENTS, NO RE-ZONING AT FULTON.
480	Benet Tribble	benetltribble	4/10/13 17:57	
481	Mickey Kalra	mickeykalra@	4/10/13 18:05	This is going to lead to overcrowding of our schools. Please look for another way to pay for your political contributions received.
482	Paul Loisel	paul_1loiel@	4/10/13 18:10	Opposed to changing the zoning to higher units per acre. Kepp te 1 unit /3 acre size.
483	Susan Buda	susan.buda@	4/10/13 18:15	
484	Ying Wang	ying.l.wang@	4/10/13 18:21	I fully support this Petition!
485	Heather Weglein	hbweglein@	4/10/13 18:35	
486	Alexander Galperin	sasha_galper	4/10/13 18:35	
487	Ivetta	vetka.confet	4/10/13 18:41	
488	Lana Galperin	lana_galperi	4/10/13 18:45	citizens, taxpayers and voters of Howard County I strongly oppose the rezoning and subsequent rental apartment development proposed by R-A-15.
489	Suzanne mauris	snsmauris@v	4/10/13 18:49	
490	Stephen Mauris	snsmauris@v	4/10/13 18:50	
491	Kyle Snell	kailichka@gr	4/10/13 18:50	
492	Polly Jessup	mjessup1@v	4/10/13 19:13	
493	Jennifer Fieni	jen.fieni@gn	4/10/13 19:24	
494	laura mawhood	lauramawho	4/10/13 19:33	
495	Donna Keffer	jidoke@yahc	4/10/13 19:33	This will cause too much overcrowding of the schools and road system. The county doesn't have money for current road and school projects and they want to add additional burden! No Apartments!
496	beth simmons	bethgsimm@	4/10/13 20:02	
497	uma Sivaramakrishn	uma_s@hot	4/10/13 20:12	Don't agree with the rezoning.
498	Gina Ling	lingge58@ya	4/10/13 20:40	I am against to build apartments near school campus
499	Shian Chang	sc20866@ya	4/10/13 21:08	
500	Mark and Polly Jessu	mjessup1@v	4/10/13 21:14	We oppose the rezoning and subsequent rental apartment development proposed by R-A-15.

501	jian wei	yuanyuanma	4/10/13 21:24	
502	Despina Mastrogian	cdmastro@h	4/10/13 21:30	
503	Maria Charalampou	mnychis@hc	4/10/13 21:51	please don't re-zone!
504	Constantin Charalan	kosta_44@h	4/10/13 21:52	
505	Kirsten Sayani	kirst719@gn	4/10/13 21:53	
506	Adam Sayani	asayani719@	4/10/13 21:54	
507	Emily Michael	emily@mich	4/10/13 22:32	I am VERY much AGAINST the rezoning for apartments!!!!
508	Michael Wilson	miw@jagcor	4/10/13 22:32	stop the rezoning
509	Laurie Collins	chowcollins@	4/10/13 22:34	
510	Lauren Baron	laurenibaron	4/10/13 22:34	
511	Yvonne Shea	ydshea@gm	4/10/13 22:46	
512	Pamela	pamlinko@g	4/10/13 22:46	
513	Jacqueline C. Shepar	shepardj930	4/10/13 23:00	I am absolutely again the rezoning and apartment development proposed by R-A-15.
514	Paul Lewis	plewisllsa@a	4/10/13 23:01	
515	Paul Lewis	plewisllsa@a	4/10/13 23:02	
516	Patricia Carson	carsoncrew@	4/10/13 23:29	I strongly oppose to the building of apartments across from Fulton Elementary as well as the way this rezoning is attempting to sneak past homeowners.
517	Kris kendall	kriskendall10	4/10/13 23:50	
518	Cheryl Eaton	cteaton@co	4/10/13 23:54	
519	Howard Eaton	aicheee@ho	4/10/13 23:58	
520	Susie Yang	syang831@y	4/10/13 23:59	
521	Chris Yang	cyang1966@	4/11/13 0:01	
522	Elliot Sutton-Inocenc	FB id:123210	4/11/13 0:23	
523	Madonna DePalo	ladymadonn	4/11/13 0:44	
524	Jessica Benz	jbenzvt@gm	4/11/13 0:57	
525	Zeynep McGowan	zmcgowan@	4/11/13 1:00	
526	Ray McGowan	ray_mcgowa	4/11/13 1:02	
527	Alan Seigel	ats999@msr	4/11/13 1:04	
528	Brad	bradley.mille	4/11/13 1:20	
529	F Taylor	taylorfc2@ya	4/11/13 1:28	
530	Ravi Khanna	raviandsuni@	4/11/13 2:10	
531	Christine Divver	cmdivver@v	4/11/13 3:01	
532	Jatinder Singh	jsingh99@gr	4/11/13 3:20	
533	Chris yang	cyang1966@	4/11/13 3:25	
534	melissa schaab	mwschaab@	4/11/13 4:28	
535	Lenora Kroll	lenakroll@ve	4/11/13 9:38	The area is already very busy and the infrastructure can not handle an increased volume of cars, people and students
536	Joanne Yuvanc	yuvanc_joan	4/11/13 10:18	no apartments in Fulton
537	Jean Higgins	jeanhiggins2	4/11/13 10:25	



538	John Lewis	terpsrule96@	4/11/13 10:32	This zoning request is an insult to the residents of Howard County and the manner in which it is being tried to push through is an affront to the checks and balances to allow property owners to fully asses its ramifications to our community. We say NO
539	Reta Sponsky	rsponsky@co	4/11/13 11:00	
540	Maria Escobar	mnescobar@	4/11/13 11:02	
541	Maria Escobar	mnescobar@	4/11/13 11:03	
542	Beth Hair	FB id:100000	4/11/13 11:16	
543	Linda Glazer	lindaglazer@	4/11/13 11:26	This should be discussed above board, publicly and with notice, not slipped under the radar.
544	Stephanie Struble	rjstruble@ya	4/11/13 12:00	
545	William and Stepha	forseigers@v	4/11/13 12:02	We are concerned that this decision is being rushed without considering the impacts on the surrounding infrastructure and the quality of lives of the current residents of this area.
546	Mark Sponsky	msponsky@	4/11/13 12:33	
547	Debbie Wang	chiumeiwan	4/11/13 12:40	
548	Janette Wilson	jaber4608@	4/11/13 13:07	
549	Jennifer Ricketts	ricketts.bs@	4/11/13 13:12	
550	Keith Mack	kmackracks@	4/11/13 13:13	
551	Sharon Higginbotha	sharonhiggin	4/11/13 13:18	
552	Ruth Utz	ruthutz@ma	4/11/13 13:21	Further study on the impact (to traffic, to school crowding/redistricting, on the environment, etc.) MUST be done before this rezoning can even be considered.
553	Robyn Pochettino	rpochettino@	4/11/13 13:38	
554	John Salmans	jsalmans@ve	4/11/13 13:59	
555	Melissa Allen	missyann617	4/11/13 14:03	
556	Dustin hill	dustinahill@	4/11/13 14:04	Greedy and sneaky. This should never happen with all the builders that are trying to acquire more land in the Fulton area.
557	Patricia Kane	pgradykane@	4/11/13 14:31	
558	sonya miller	scubasonya@	4/11/13 14:38	
559	Wendy Peer	shaiwendy@	4/11/13 15:06	
560	Joanna Wang	jtjmw@yahc	4/11/13 15:11	The Fulton area does not have the necessary infrastructure to support this this development.
561	Fei Han	f1han@yahc	4/11/13 15:31	No apartments in Fulton, MD.
562	Bethany Deeds	deeds66@ve	4/11/13 15:48	
563	Anna Li	bbrsl2000@v	4/11/13 15:56	
564	Haixin Zhou	dorazhou1@	4/11/13 16:09	No apartment in Fulton, please!
565	Rick roland	rick.roland3@	4/11/13 16:09	
566	Melissa Roland	mroland3@r	4/11/13 16:10	
567	Stephanie Ravel	stephanie.ra	4/11/13 16:14	
568	Jianzhong Zhang	unity9@gma	4/11/13 16:44	
569	John Swift	jswift90@ho	4/11/13 17:04	
570	Diana Soriano	diana.sorian	4/11/13 17:26	
571	William England	wlengland@	4/11/13 17:28	
572	Beth Goodman	bethgood_2@	4/11/13 17:54	

573	Robert Maruschak	robbschak@	4/11/13 18:22	
574	Dogan Yuvanc	dyuvanc@hc	4/11/13 18:26	
575	Suzanne Hill	shill28@veri	4/11/13 18:27	
576	kim marter	kimjmarter@	4/11/13 18:37	
577	andrew marter	amarter@co	4/11/13 18:38	
578	justin tyler	justintyler12	4/11/13 18:39	
579	Gwyn Birdsall	gwyn@birds	4/11/13 18:41	
580	Chris yang	cyang1966@	4/11/13 18:54	
581	Zara Airapetian	zairapetian@	4/11/13 19:36	
582	sandor mester	sandors_pag	4/11/13 19:44	Current infrastructure, roads/schools cannot support it and there is no proposed infrastructure to evaluate as even a possibility.
583	Jose Rodas	jfrodas@yah	4/11/13 19:48	
584	Eva Loza	elloza_rodas	4/11/13 19:50	
585	Ann Putney Thomps	kagethomps	4/11/13 20:05	Please consider re-zoning this area of Maple Lawn to not allow apartments to be built here. We just had our children redistricted to Fulton Elementary School. If these apartments are constructed, we will be redistricted again!
586	Ron Bowman	ronbeachma	4/11/13 20:22	
587	Nadia Ward	drfward@co	4/11/13 20:39	
588	Rebecca Durbin	rebecca0308	4/11/13 21:26	
589	Zeki Bulbul	zbulbul@ver	4/11/13 21:47	This is not smart growth. I expect my elected officials to use their brains and stop this from happening.
590	Evan Allen Kaylie	ekaylie@gm	4/11/13 21:53	no to apartments
591	Rae Ann Kaylie	raeann01@g	4/11/13 21:57	
592	Evan Kaylie	ekaylie@gm	4/11/13 21:58	
593	James Hess	jh870906@g	4/11/13 22:02	I am adamantly opposed to this type of housing increase on an already overloaded infrastructure. Maple Lawn's present planned development is already going to overload the current roads, schools and other community support systems in this area. Before fast-tracking this type of change there needs to be significant study of the ramifications and community involvement.
594	Curtis A. Utz	ruthutz@ma	4/11/13 22:02	
595	James M. Tiller	tiller4@com	4/11/13 22:06	
596	Nina Tiller	tiller4@com	4/11/13 22:14	
597	Lucy Chuchman	chuchman@	4/11/13 22:36	
598	Mark E. Miller	mark.e.mille	4/11/13 22:50	
599	Paul Lee	pglee@com	4/11/13 22:55	
600	Ben Lui	benylui@yah	4/11/13 23:16	

				<p>Here is a sample e-mail you can send to the councilmembers. The e-mail addresses to all the council members is listed at the end of this e-mail. To make it easyâ€¦ Click on one of the e-mail addresses, it will open up a e-mail to them and then you just have to cut and paste the body of the letter below and hit send. I donâ€™t think the e-mails need to be differentâ€¦ because the message is the sameâ€¦ we are against re-zoning. The more people they hear from the better. Send an e-mail to each of the councilmembers. I oppose the proposed rezoning of the 91.25 acres between Murphy Road and south of Route 216 near the Maple Lawn Farms water tower, from the current RR-DEO (single-family homes) to R-A-15 (rental apartment development of 15 units per acre.) Opposition is based on substantiated concerns about: â€¢The influx of students into our already-full public school system â€¢Increased traffic on already stressed and congested roads near this property â€¢The detrimental effects to our environment including air and water pollution, water shortages and the loss of valuable farmland â€¢The health and safety of our citizens and children will be threatened by increased traffic and crime resulting from a bursting infrastructure â€¢The general lack of existing infrastructure to sustain additional housing units As the citizens, taxpayers, and voters of Howard County we are opposed to this rezoning and as our councilmember you should vote â€œnoâ€ with your constituents and not the developers. Deny rezoning the land to R-A-15, thereby eliminating the detrimental threat of apartment development. Sincerely, Debbie Wang</p>
601	Debbie Wang	peraltea@ya	4/11/13 23:19	
602	Jing-Shwu Jeng	jingshwu_jer	4/11/13 23:36	
603	Wendy Sauvageot	wendynscott	4/12/13 0:09	
604	William Bowles	whbowles@	4/12/13 0:15	Our current infrastructure, especially the school s, can't support this idea.
605	William Bowles	whbowles@	4/12/13 0:15	Our current infrastructure, especially the school s, can't support this idea.
606	Deborah Smith	debbiesmith	4/12/13 0:53	
607	Patricia Filomena	cherrytish@	4/12/13 1:11	
608	Scott Sauvageot	srsauvageot	4/12/13 2:48	We don't need to turn any more of our rural landscape into unsightly apartments
609	Tina Hamilton	tmhjunk@hc	4/12/13 3:34	
610	David Rever	dlrever@cor	4/12/13 6:10	There is no doubt that this proposed rezone has not been planned for adequately. It is this type of unchecked and unplanned overdevelopment that I moved to Howard county many years ago to avoid.
611	Carol Freeman	carol.freema	4/12/13 11:14	
612	Bruce Bredland	brucebredla	4/12/13 12:01	we do not need any apartments and there is already to much traffic. If addition, all developers should build all needed infrastructure before they build the first apartment/house. This includes schools, roads, etc.
613	Philip Hsieh	pcwhfj@gma	4/12/13 13:17	
614	jean fehr	jeanfehr@co	4/12/13 13:19	I have lived in Fulton for 35 years. The traffic has gotten out of control. Schools are crowded!!! What happened to breathing in some fresh AIR!!!
615	Leslie Ashley	lashley@bro	4/12/13 13:56	
616	Anthony Ashley	ashleyrealty	4/12/13 13:56	
617	jean Marc Wilson	marcw8780	4/12/13 14:07	

618	irene McDonald	topogigi@ya	4/12/13 14:12	The county needs to improve infrastructure before they consider adding additional housing. I say no to this "groth" until answers are provided.
619	Alice Ellis	sillea1@veriz	4/12/13 15:24	
620	Kenneth Ellis	sillek1@veriz	4/12/13 15:27	
621	DEVI REYNARD	dreynard1@	4/12/13 15:41	
622	Douglas Isokait	isokait@veriz	4/12/13 16:20	Many who live in the area surrounding the proposed apartments came to the area because of the high caliber single family housing. Apartments simply are not compatible to the area and would add to the existing and proposed density in Maple Lawn. The zoning petition for apartments should be denied.
623	Eilene Brocenos	ebrocenos@	4/12/13 20:13	
624	Peter Brocenos	peter@broce	4/12/13 20:14	
625	Susan crockett	susulee63@a	4/12/13 20:21	
626	Hector Areizaga	hareizaga@v	4/12/13 21:48	Stop the non-sense
627	Chun-Hsi Wong	chunhsiwong	4/12/13 22:02	
628	Ying-Shu Sheu	yingshu8@g	4/12/13 22:03	
629	Guy Filomena	cherryguy@	4/13/13 1:53	I oppose the rezoning and subsequent rental apartment development proposed by R-A-15.
630	Nancy Oliversen	uwbadger11	4/13/13 8:24	
631	Steve Pidliskey	pidliske@ver	4/13/13 11:10	The schools and roads are already over crowded! What are these MORONS thinking??? This is a another typical sleeze ball move by not informing residents in a timely manner. Not here!
632	Sabrina Chu	sabrinaechu	4/13/13 11:15	
633	JoAnn Ekstrom	joann_21@v	4/13/13 14:21	
634	Paul Sheehy	sheehyfamily	4/13/13 14:25	Residential growth has far outpaced development of services. This will significantly decrease quality of life.
635	julie huang	mail20104j@	4/14/13 15:07	
636	John Mumford	drumumgum@	4/14/13 17:36	I oppose the rezoning by R-A-15
637	John and Theresa La	jklai05@yah	4/14/13 23:04	
638	Karen Higgins	khiggins89@	4/15/13 16:04	Stop R-A-15. It is not the right thing for Howard County residents.
639	Paula Smiraglia	pjsmiraglia@	4/15/13 16:53	
640	Lena Wood	woodclan-fri	4/15/13 17:25	
641	Erin Mawhood	emawhood@	4/15/13 21:08	
642	Erin Mawhood	emawhood@	4/15/13 21:08	
643	scott mawhood	scottmawho	4/15/13 21:09	
644	Sally A Kelly	sallykelly@v	4/16/13 0:15	216 Reservoir and feeder schools are already too crowded. Also don't like the idea of apartments. They will negatively effect home values.
645	tim evankovich	tim@theclea	4/16/13 18:08	
646	Mian Cai	mian_cai@h	4/17/13 14:47	
647	Lihuan Xu	lihuan_xu@h	4/17/13 16:49	
648	PHIL AULT	phil18bl@ad	4/17/13 21:07	TOTALLY BAD FOR THE AREA DOES NOT MAKE SENSE

649	Marie desJardins	mariedj@cs.	4/17/13 21:55	The proposed rezoning makes no sense. Some increased density (one-acre or half-acre plots) would be sensible. Over a thousand apartments is beyond belief. It's absurd that this is even being considered.
650	Chuck Bollweg	ccbollweg@v	4/17/13 22:21	With all the pending growth in Maple Lawn and in the general Fulton area, adding 1,000 apartments and roughly 2,000 additional cars to our current infrastructure is insane . The apartment proposal is so over the top! The quality of life we currently have will go to hell in a hand basket if the county allows this to go through!
651	Wayne Norwood	waynenorwo	4/17/13 23:14	
652	zachary graber	zgraber@ya	4/18/13 0:42	This re-zoning idea hasn't been well thought out or planned. Please take the time to do the proper planning before making any zoning changes. Thank you.
653	Cynthai Bollweg	ccbollweg@v	4/18/13 2:30	I hope Howard County is smart enough to see what this would do to one of the nicest places to live in Maryland. The traffic is already a problem and the circle system they have in place now simply will not handle a few thousand more cars on Rt. 216. It will be a very sad day if they allow 1,000 apartments to be built in Fulton!
654	Matthew Mendis	mmendis@c	4/18/13 6:09	I fully agree and support all the points raised in the petition.
655	Barrie Lau	barrie.lau@e	4/18/13 13:04	
656	Vicoria Downing	victoria@ren	4/18/13 13:17	
657	Chris	cjbilger@ver	4/18/13 13:27	
658	Alwin Wenzel	wenzelaj@ya	4/18/13 13:32	
659	Michael Norwood	mikeydoos@	4/18/13 13:47	
660	Mike Gantz	msgantz@ya	4/18/13 13:51	No to Fulton Apartment
661	James W. Boone	jimb9478@y	4/18/13 14:42	
662	Marlon Maragh	FB id:550897	4/18/13 15:14	
663	jon fuller	jonfuller1@v	4/18/13 15:28	Lets try to keep some of the farm and charm Fulton was built around. There are an abundance of rental units within a 5 minute drive and we don't need more in Fulton.
664	Yekaterina Bogush	sevkatia@co	4/18/13 15:33	Strongly against this petition!
665	Franklin and Santa C	santa8357@	4/18/13 16:48	For the reasons stated in the petition above this rezoning petition makes no sense.
666	Harold Sandusky	haroldsandu	4/18/13 16:56	
667	Patricia Sandusky	paesandusky	4/18/13 16:58	
668	Susan Lau	susanlau@p	4/18/13 17:16	
669	Syeda Raza	sbremail@ac	4/18/13 19:14	The proposed apartments will strip Fulton of its character, increase traffic congestion, and place inordinate burdens on its current residents.
670	Kristen Parry	k_pavlik@ya	4/18/13 19:25	
671	John Parry	tuckerbark@	4/18/13 19:25	
672	Dr. Glenn King	gking@monr	4/18/13 19:32	
673	Maria Rocco	mrocco61@i	4/18/13 20:09	
674	Peter Rocco	peteseal1@a	4/18/13 20:10	
675	LARRY PERKINS	ldp20905@c	4/18/13 21:18	
676	ABEDA ALI KHAN	akhan8118@	4/18/13 22:17	
677	Linda Powell	lfpowell15@	4/18/13 23:19	

678	E. Cooper	e3cooper@r	4/19/13 2:00	
679	David	vidthekid@n	4/19/13 3:19	just say No
680	barbara andreadis	andreadis.ba	4/19/13 12:26	it would be terrible housing so many people together rather than building individual homes. Driving would also become a nightmare. I am completely against this project.
681	Kathleen Prewitt	dqkathleen@	4/19/13 13:37	
682	Mike Johnson	marlonm7@	4/19/13 18:33	
683	Harry	harrym777@	4/19/13 18:37	
684	Lorna	lmaragh@hc	4/19/13 18:40	
685	kamran khalid	k2khalid@ya	4/19/13 18:44	
686	Margarita A. Cartage	lecart11@ac	4/19/13 20:19	
687	Erin Fitzpatrick	coffmanerin	4/19/13 21:37	
688	Ronald Benton-Klein	ronnie4570@	4/19/13 23:04	need more schools
689	Danielle Arias	miscarias@v	4/19/13 23:32	
690	Samantha Maragh	smaragh@lo	4/20/13 12:32	please let's stop this!
691	Melissa	marlonm7@	4/20/13 14:08	
692	David	marlonm7@	4/20/13 14:15	
693	Joe H.	marlonm7@	4/20/13 14:17	
694	Kim H.	marlonm7@	4/20/13 14:18	
695	Shannon	marlonm7@	4/20/13 14:19	
696	Kerry	marlonm7@	4/20/13 14:21	This is horrible news! We can't let this happen!
697	Jason	marlonm7@	4/20/13 14:23	Totally bad for this area
698	Beth Gargano	dbgargano@	4/20/13 23:48	This development would have a very real, very large negative impact on the schools in this area.
699	Jeram Patel	jpatel449@g	4/21/13 3:36	I oppose the proposed zoning change of this parcel of land on Rt. 216 in Fulton. This will congest roads, local schools and adversely effect local environment. Growth before infrastructure is inviting series of problems, as is proved over and over again.
700	Carol Jane Gray	dragonlaye@	4/21/13 14:30	Rezoning via "deals" and not sensible planning is NOT "Smart Growth". What's wrong with you, Howard County?
701	Stephen Fowler	fowler.steve	4/21/13 16:50	Not against development, but the government officials are there to make sure progress is controlled to meet the sustainability of the area. Either drop billions into building the infrastructure of the area, or say no!
702	Frank Caruso	fcaruso54@g	4/21/13 23:33	I go to church up there, attend a number of meetings in the evening and do shopped in the Maple Lawn shopping area. If this project is approved, I will do my shopping in Laurel(Prince Georges) and THERE WOULD BE LOST REVENUE TO THIS AREA IN THE LONG RUN DUE TO THE TRAFFIC CONGESTION.
703	xia li	xiali09@yah	4/22/13 0:14	
704	Lisa Ghessie	lghessie@ve	4/22/13 0:46	
705	CJ Frederick	cjfrederick@	4/22/13 14:38	
706	Diane Unger	dmu920@ac	4/22/13 15:43	
707	Jere Cooper	jeres@veriz	4/22/13 16:32	
708	Julie Phillips	juliedphillips	4/22/13 20:34	

709	Rachel OFFUTT	rachel.offutt	4/23/13 2:39	oppose rezoning
710	Mark A Powell	mpowell443	4/24/13 0:21	
711	Tom Teodori	tteodori@ch	4/24/13 2:34	
712	Thomas Teodori	FB id:162692	4/24/13 2:37	
713	Kelly Cidre	kcidre@gma	4/24/13 2:57	
714	Eric Lindheimer	ericlindy42@	4/24/13 17:50	I currently purchased a single family home near Leishear Rd with the goal that my children would go to Fulton Elementary, Lime Klin, and Reservoir High. This concerns me greatly that I will be redistricted out of those schools.
715	talía lindheimer	talliegirl42@	4/24/13 18:01	potential preservation of the site...or another method of monetary reimbursement to the owner for his property so that everyone is happy in the end.
716	Dr. Robert Hoffman	kenh06@gm	4/24/13 22:37	We seek more careful consideration of the impact of planned development on our infrastructure and the environment.
717	lisa Schmitt	leezaleigh@l	4/25/13 15:19	No apartments!!
718	Ella Bradley	eed115@ya	4/25/13 15:20	
719	John Schmitt	jajrschmitt@	4/25/13 15:20	
720	Chad Beattie	leezaleigh65	4/25/13 15:21	
721	Keri Teodori	kteodori@hc	4/26/13 13:37	
722	Susan huffman	suzyhg@ver	4/28/13 21:44	
723	Cheryl & Ross Burch	clab@eastlin	4/28/13 23:05	we visit friends in this area and love the rural aspect of the neighbourhood; another grave concern, in our opinion, would be all the new incoming students related to this developement and what a burden that will become to already full schools in the area; sounds to us as though the almighty dollar is being put ahead of legitimate concerns of the residents in the area; isn't government supposed to represent the majority?
724	Katherine Striegel	twosparkys@	4/28/13 23:52	
725	Terry Sullivan	tsullivan@hs	4/29/13 13:23	This is hard to believe! How could anyone think this is a good idea. Fulton is a small town and can't support this kind growth. Please, stop and think about the impact this is going to have on traffic, schools and the environment.
726	Terry Gray	seanandmol	4/29/13 13:29	SMART GROWTH!!! enough said.
727	lisa wilson RDH, MS	lisagallaher@	4/29/13 16:33	
728	Samantha Daughert	samantha.da	4/29/13 16:51	
729	Terry and Thomas K	tntkenyon@	4/29/13 21:53	
730	Anne Sigman	anne@asigm	4/30/13 12:01	The infrastructure of this area cannot support the number of residents this would bring in.
731	Richard J. Moon	rnb1960@ya	4/30/13 18:42	Fulton doesn't need the added population density that comes with large apartment developements. I have lived in the area for over 50 years because of its rural nature. Apartments bring in over crowding of roads and schools, and bring high crime. Look at the Briggs-Channey area of Burtonsville. Children cannot go unescorted in the area due to the high crime and gang style violence in the Greencastle apartment areas.
732	Richard Lawracy	richard.lawra	4/30/13 19:24	
733	Steven B. Newman	ccsuwxman@	4/30/13 19:36	There is already enough traffic around the Fulton rotaries. We certainly do not need more.



734	Diana B. Newman	chatbox18@	4/30/13 19:37	Any thought of apartment development across the street from our schools is a totally misguided idea and should be stopped.
735	Alan Heintzelman	arhmd@com	4/30/13 19:56	This is not a smart move for the Fulton area on so many levels including traffic and quality of life it cannot happen.
736	Patricia Sullivan	patunitu@ya	4/30/13 20:39	
737	Austin bogus	abogus227@	4/30/13 20:45	very against additional apartments in Fulton
738	Roger Williamson	willcasa@ve	4/30/13 20:46	We don't need this!!
739	gene yhim	geneyhim@f	4/30/13 20:53	
740	gene yhim	geneyhim@f	4/30/13 20:54	
741	Thomas Smith	mail4tjs@ya	4/30/13 21:14	
742	Dana Ely	dlely59@ver	4/30/13 21:23	
743	Jeffrey L. Taylor	jltayl2@veriz	4/30/13 21:24	I'm totally against re-zoning anything in southern Howard County to R-A-15. If a public official votes in favor this re-zoning, I will everything in my power to have them removed from office.
744	Ricardo Gonzalez	ricgnzlzcr@y	4/30/13 21:32	
745	Michelle Ranker	michellemra	4/30/13 21:37	
746	Phil Ranker	phil.ranker@	4/30/13 21:37	
747	Marla Domingo	bmarlab2003	4/30/13 21:46	I do not approve of the rezoning of fulton property between rt 216's water tower and murphy road.
748	Stephanie Pine	strowbridge3	4/30/13 21:53	
749	Tiffany Gaugh	larktmp@ya	4/30/13 21:57	
750	Henry Hart	hjbmhart@v	4/30/13 22:01	
751	Ann P. Smith	annsmith751	4/30/13 22:03	
752	Michael G. Capshaw	cap328xl@ve	4/30/13 22:21	
753	Patricia DiCarlo	patdicarlo13	4/30/13 22:22	Put the high density apartments in Maple Lawn I, where they belong. After all, people were willing to accept this density when it was approved. Now developers are trying to shift it and increase it in "Maple Lawn II",
754	Lois T Capshaw	lcap53@veri	4/30/13 22:22	
755	Charles Abraham	charlesabrah	4/30/13 22:22	I strongly oppose building apartments in Fulton.
756	Sarah Casagrande	s.stark.casag	4/30/13 22:25	
757	Aaron Casagrande	aaron.casagr	4/30/13 22:26	
758	Peter Ulrich	pculrich@ea	4/30/13 22:30	
759	Andrea Abraham	andrea.m.ab	4/30/13 22:31	I strongly oppose building apartments in Fulton.
760	Andrea Abraham	andrea.m.ab	4/30/13 22:33	I strongly oppose building apartments in Fulton.
761	Monica Abraham	luv2swim.mc	4/30/13 22:33	I strongly oppose building apartments in Fulton.
762	Christine Abraham	christine.swi	4/30/13 22:34	I strongly oppose building apartments in Fulton.
763	stephen smith	steves999@f	4/30/13 22:35	Yet more idiotic rezoning, how many of the elected officials actually live around here? Also I have to wonder how much money has exchanged hands, whether it be campaign funds or back pocket funds? Strains of Rouse rezoning and trying to condemn fields.
764	Theresa Graham	tdgraham1@	4/30/13 22:35	I strongly oppose building apartments in Fulton.
765	Mary Bird	marybird@v	4/30/13 22:37	I strongly oppose building apartments in Fulton.

766	Linda Nelson	nelsons@cha	4/30/13 22:37	I strongly oppose building apartments in Fulton.
767	Jeanne Morck	jsmorck@co	4/30/13 22:38	I strongly oppose building apartments in Fulton.
768	Wally Belleza	yowally@ms	4/30/13 22:39	I strongly oppose building apartments in Fulton.
769	James T. Donohue	jtd1117@gm	4/30/13 22:50	Southeast Howard County is choking now. How can we add more?
770	Laura asher	tanyiash@m	4/30/13 22:52	
771	Kevin asher	kevinasherde	4/30/13 22:54	
772	Leilani A.M. Ames	petparents@	4/30/13 22:54	Expanding the density of that acreage to RA-15 will ruin the livability in Fulton. That type of density would create more congestion than is already in place, and anticipated with the growth that is left to be in Maple Lawn proper.
773	Theron M. Ames Jr.	batman_ma	4/30/13 22:57	By zoning that land RA-15 the entire 91 acres can become apartments, there is no limit that only a segment can be that dense. We bought and paid to live in a comfortable rural area, not around congestion and apartments where there is a lack of pride in the neighborhood and home ownership
774	Jim Keffer	jjidoke@yah	4/30/13 23:04	
775	Donna G Mason	dgmason@v	4/30/13 23:05	
776	Shelly Williams	shelly.lynne.	4/30/13 23:15	
777	Debra Williams	dlwmum@h	4/30/13 23:15	
778	Charles Williams	cdwilliamsed	4/30/13 23:16	
779	Carol Ann Baker	lollipopmom	4/30/13 23:17	The density under consideration is totally out of character with the rest of the community. It is outside the defined borders of the planned community of Maple Lawn. Adding apartments, townhouses, and single family homes that will grossly outnumber the bordering communities will tie up existing roads. Route 216 is not designed to handle that kind of volume, considering 216 is currently used as a bypass to Montgomery County during rush hour. We purchased our Fulton home because of the rural setting. We've personally had our property compromised by 500kv power lines, and our kids have been redistricted 5 times. Personally, we're tired of the control the lagers wield over the future of Fulton.
780	Matthew Zipper	matthew.dav	4/30/13 23:20	
781	Michael Hamilton	the_hamilto	4/30/13 23:21	We cannot allow this irresponsible overbuilding to occur!
782	Donald Carter	donfunda@l	4/30/13 23:22	
783	Dennis G Barton	dennisbarton	4/30/13 23:30	This will destroy the character of this part of Howard County! Who is our representative to contact? Developers will run this through if we citizens don't aggressively oppose this immediately!
784	Oscar D Robinson Jr	odr2@hotm	4/30/13 23:35	
785	Karyn Vice	goldens03@	4/30/13 23:36	
786	Gilberto Molina	diurnal@gm	4/30/13 23:38	I think this rezoning proposal is awful and will only harm our community.
787	Mary Holland	snickers01@	4/30/13 23:38	
788	Amy Lester	aglester@co	5/1/13 0:00	In our neighborhood (Fulton Manor) we are also dealing with the impending construction of an additional 29 homes (Fulton Manor II and the Regan Property), to be accessed from Hall Shop and Pleasant View.

789	Joseph D. Pieper	pieperjd@gr	5/1/13 0:01	I am against RA-15 Rezoning of the Fulton Property between Rt. 216's water tower and Murphy Road to allow for high density housing.
790	Stephen R. Orr IV	sorriv@gmai	5/1/13 0:01	Very bad idea - I strongly oppose this effort.
791	Nicole P. Pieper	nicolepaiger	5/1/13 0:04	I am against RA-15 in Fulton
792	Gaurang Patel	gpatel1@ms	5/1/13 0:06	I support this petition for the above reasons.
793	Josephine T. Pieper	jtpieper2@v	5/1/13 0:06	Please don't harm the Fulton community with this recless project RA-15 in Fulton
794	Gilbert M. Pieper	gpieper1@v	5/1/13 0:07	
795	Kevin Asher	tanyiash@m	5/1/13 0:09	
796	Rosemary Robinson	tripoli125@a	5/1/13 0:14	
797	Shari Obler	shariobler@v	5/1/13 0:15	
798	John Depenbrock	depenbro@a	5/1/13 0:34	We left Montgomery County and moved to Fulton for the nice open spaces. I don't want to have to go to Carroll County.
799	Mary Depenbrock	depenbro@a	5/1/13 0:36	
800	Paul and Mary Jo Fisk	mail2fishers	5/1/13 0:37	
801	Brian M. Lee	brianlee0614	5/1/13 0:48	
802	John Meehan	jf_meehan@	5/1/13 0:49	The traffic circles on 216 are clogged during morning and afternoon rushes. The additional traffic burden into them will add to the burden they have to carry every morning and evening, not to mention the weekends.
803	Laura S. Hartman	lhartman818	5/1/13 1:09	
804	Eric Poon	b8d8@yahoe	5/1/13 1:12	
805	Venus Li	venus11316	5/1/13 1:13	
806	Likun Wang	wang_likun@	5/1/13 1:24	I am against to build apartment.
807	Marina Kitzmiller	marina.kitz@	5/1/13 1:28	
808	Marina Kitzmiller	marina.kitz@	5/1/13 1:29	
809	Hilary C. Yuan	hil_24@hotr	5/1/13 1:35	
810	Noah Weintraub	otherbox@v	5/1/13 1:37	An MXD zone would not only be profitable for the developer in the long run, but better for Fulton.
811	Sarah Weden	otherbox2@	5/1/13 1:38	
812	Tina M. Hamilton	tmhjunk@hc	5/1/13 1:49	
813	Meghan Pierce	dayofcoordir	5/1/13 2:06	
814	Edward montgomer	edward.b.mc	5/1/13 2:11	This is outrageous! If I wanted to live in a high density area I would never have move to this part of Howard county. This will destroy our quality of life. Put it in the undeveloped part of maple lawn if they must
815	Amy Olin	amy_m_olin	5/1/13 2:15	
816	Roxane Chahine	roxane.chah	5/1/13 2:25	
817	Tim Belton	tim.belton@	5/1/13 2:27	
818	Julia	keralgal@ya	5/1/13 2:59	
819	Jakov V. Toporkov	jtoporko@vt	5/1/13 3:01	
820	Blanford Robinson	FB id:100000	5/1/13 9:35	

821	Jean Robinson	jean.law.rob	5/1/13 9:49	Fulton has already grown so fast that we must pause to consider carefully all the added and unwelcome stresses on our air quality, roads and services that would flow from substantially increasing the density. A lot of the charm of living here will be lost. I am vigorously opposed to runaway growth.
822	Brian Farasy	brianfarasy@	5/1/13 10:31	I am OPPOSED to the rezoning of this Fulton Property. Please take a second to realize the negative impact that this will have on the community here in Howard County. This is not a smart move for the community!.
823	Barbara Costa	costa8337@	5/1/13 10:43	
824	James Parker	parks058@a	5/1/13 11:28	
825	Chuck Gebhardt	ceglandscap	5/1/13 11:43	
826	Ryan Pierce	mrryanpierc	5/1/13 12:13	
827	Steve Carr	cscarr509@v	5/1/13 12:19	
828	Cindy Carr	ccarr1227@g	5/1/13 12:19	
829	dale morris	dale.morris@	5/1/13 12:49	
830	tracy morris	tracymorris2	5/1/13 12:51	
831	John Kitzmiller	jdkitzmiller@	5/1/13 12:51	I am a homeowner in zip code 20723. I am against this proposal! And I vote.
832	Laura Raphael	laura.raphae	5/1/13 13:11	
833	Theresa Seaton	tseaton513@	5/1/13 13:20	I am very disturbed about the take over of our countryside for thousands of new residences. It seems that soon there will not be a plot of open land left in this area!
834	Johnye K Tarabocchi	johnye36@v	5/1/13 13:25	Please add my name to this petition.
835	Laurie Church	lchurch@hos	5/1/13 13:37	
836	Penny Weinheimer	pbweinheim	5/1/13 13:39	Rt 216 is already too crowded, especially during school start and dismissal times. Infrastructure can not handle the increase in population density.
837	Stephen Wilson	poolshark82	5/1/13 13:57	No high-density housing. Fulton is a desirable place to live because this tyoe of house DOES NOT exist. What about the wells of the folks who live on Murphy road what will happen to them?
838	susan costenbader	mamasuec@	5/1/13 13:57	I have concerns regarding the extreme congestion that exists with 4 schools. The infrastructures are overloaded as is. The School System is suffering with the effects of BRAC, this will just send the schools, roads, everything over the edge.
839	Nalani Gallaher	lani.kai@hot	5/1/13 13:59	How can we possibly need more twonhouses. Maple Lawn isn't even finished. The roads, the schools, and the environment cannot handle this type of growth....this is NOT smart growth
840	Kari Anastasi	jweinrebdds	5/1/13 14:45	
841	Judy Devlin	judy_devlin@	5/1/13 15:37	
842	Neil Garner	neil@pinecr	5/1/13 15:40	
843	Randy Tu	randy.amytu	5/1/13 15:40	Against rezoning for so high density residents in Fulton.
844	Jose Leary	caesar99@g	5/1/13 15:44	
845	Carol Ristan	c.ristan@ver	5/1/13 16:20	
846	Thomas Witt	wthomaswit	5/1/13 16:55	
847	Laura Witt	lwitt@absca	5/1/13 16:56	
848	jenna song	jennasong1@	5/1/13 18:01	No apartments in fulton. We are crowded as it is with maple lawn development

849	Larry E Baer	bang7257@	5/1/13 18:05	The traffic volume is already excessive on Scaggsville Road; adding more will cause additional congestion and make our travel less safe.
850	Matt Fournery	mfourney@i	5/1/13 18:41	
851	Jill Hammond	hammondjill	5/1/13 18:45	
852	Gilbert Sussman	gilberts@sus	5/1/13 18:45	
853	Douglas W. Schooley	mary.m.scho	5/1/13 18:55	Suggest that the County buy the property make a public park and tax the county residents and I would gladly pay my share..
854	Hidee Molina	hideel@yah	5/1/13 19:14	
855	Jonathan Dunn	jpd555@yah	5/1/13 19:57	Townhouses and Single Family ok. Not condos or apartments.
856	James N. Robinson	jrobinson@f	5/1/13 20:01	
857	Ray Lombardo	tapintousa@	5/1/13 20:57	We do not want any development on the proposed Fulton site that includes single family homes, apartments or townhomes.
858	Rasmey Chang	bongrak@ya	5/1/13 21:37	No more development in fulton. I like it the way it is now.
859	Niyada Hin	niyadahin@y	5/1/13 21:41	Please stop further developments in Fulton. Let's keep it safe, clean and suburban. We don't want any more school redistricting, traffic and/or pollution in this area.
860	Lynn Lee	lynnlee74@g	5/1/13 21:44	No apartments in Fulton, please! Fulton needs more parks and recreation areas. We do not want congested roads or crowded schools. Let's keep it rural!
861	jan thurman	janthurman@	5/1/13 22:18	
862	Don Thurman	donthurman	5/1/13 22:19	
863	Stephen Renzi	stephenjrenz	5/1/13 22:28	
864	Tom Klein	tom.k9@ver	5/1/13 22:51	Agree completely. Even without any new units of any type, already way too crowded and way too little supporting infrastructure.
865	Kathryn Ratanavanid	kmr305@ho	5/1/13 23:23	
866	J. Myers	insanity2031	5/2/13 0:18	The current roads, especially the roundabouts on Rt. 216, can not hold the amount of traffic right now. Let alone greater amounts of cars and trucks. Money is the driving force. Not concern for any human and destruction of the environment. Where are our elected officials. I thought we are to be green, to save our planet.
867	Lucia Renzi	marielrenzi@	5/2/13 0:25	
868	Eileen J. Rusnock	rusnocke@g	5/2/13 0:31	
869	sam	ligerplease@	5/2/13 0:45	fuck apartments, who the fuck do you people think you are to build that bullshit when its already congested as fuck. stupid money hungry, greedy pig whores.
870	Cristin Autrey Gilley	FB id:521543	5/2/13 0:51	
871	Carole Parent	carolepierre	5/2/13 0:58	
872	Pierre Coulombe	carolepierre	5/2/13 0:59	
873	Brian England	beengland@	5/2/13 1:13	
874	Megan falkenhan	m_falkenhan	5/2/13 1:13	
875	Frank falkenhan	f_falkenhan	5/2/13 1:14	
876	Tara Diel	tjdiel@com	5/2/13 1:40	The schools, roads and environment can not support this type of growth.
877	Jason Diel	jason_diel@	5/2/13 1:43	The school system would suffer greatly with such an influx of students and the environment would suffer as well with the increased population, traffic and pollution.

878	Farah Noble	farahnoble@	5/2/13 2:03	
879	Jessica Welsh	jes.welsh@y	5/2/13 2:21	
880	Eric Pang	ericp23@gm	5/2/13 2:22	
881	Eric Masciantonio	hitemharder	5/2/13 2:22	
882	Eric A. Lampe	eric6708@cc	5/2/13 2:24	
883	A. Soboleva and D. Ga	ga_soboleva@	5/2/13 3:16	I am against rental apartment development! It is just wrong!!!!
884	Yumi Okamoto	yumiinmd@	5/2/13 3:24	
885	Robert Loman	lomanfamily	5/2/13 3:58	
886	Verena Meiser	verena.meis	5/2/13 10:42	Develop the area, but implement the principles used by the developers of the Maple Lawn community. Units could be lower cost, but there should be green spaces, and a lower density than the one currently considered.
887	Frank Persico	fpersico@ao	5/2/13 10:52	This area cannot sustain this density.
888	Stephanie Persico	fpersico@ao	5/2/13 11:02	
889	Albin L Hawkins	albin.hawkin	5/2/13 12:28	
890	peggy amico	pjga828@ve	5/2/13 13:19	
891	Patricia Lawler	trishlawler57	5/2/13 13:19	This is a small family friendly area. Lets keep it that way! No Apartments!
892	joseph amico	pjga828@ve	5/2/13 13:20	
893	SIMEON DIMITROV	formulaonep	5/2/13 13:25	NO APARTMENTS!
894	Rosemary Whitehea	rjgeneral1@	5/2/13 13:31	Too much congestion in area already
895	Joyce Gardner	jgardner26@	5/2/13 13:57	
896	Joyce Stein	baby-grandn	5/2/13 14:02	
897	Barbara	ban0417@a	5/2/13 14:14	Stop over crowding and preserve our environment
898	Kathy Andrews	beachchick@	5/2/13 14:15	STOP this!
899	Diane Harder	dharder@jbs	5/2/13 14:19	Adding any more housing will only add to a busy area, impacting negatively on the environment, watershed areas, as well as greatly overcrowd out schools, our roadways and pedestrian traffic. No to this rezoning!
900	Linda E Nelson	nelsons@cha	5/2/13 14:21	
901	Karen Barnes	kbarnesdc@	5/2/13 14:31	I am concerned about the traffic, schools, infrastucture, environment and safty of my community this rezoning will negatively impact.
902	Stan Ehrenfeld	ozziesrule@	5/2/13 15:15	The area should have trees planted and transformed into a nature park.
903	Lisa Helmer	platanos_20	5/2/13 15:18	We oppose the increase in traffic. We oppose building homes on this land since there are already town homes nearby in Maple Lawn. Why do we need more?
904	Nancy Kraft	ndkraft@ver	5/2/13 20:00	
905	Christopher Regan	cregan2@ya	5/2/13 20:20	None, thank you
906	Holly Kersten	hkerstenhon	5/2/13 20:35	No apartments.
907	Randy Kersten	mrrandy100	5/2/13 20:36	No apartments!
908	Stephen Benton	benton00@d	5/2/13 20:57	Strongly oppose dense development, especially apartments in the Fulton/Scaggsville area
909	Alexandra Pannoni	alexandrapa	5/2/13 21:10	
910	Donna Benton	dwbenton@	5/2/13 21:22	
911	Robert Hofkin	bhofkin@ba	5/2/13 22:55	

912	M. James Tanner	themicahjam	5/3/13 0:06	
913	Onalisa W Tanner	bratlisa2001	5/3/13 0:06	
914	Constance Fourney	cs4ney@aol.	5/3/13 0:37	
915	James Kantner	kjimmy@aol	5/3/13 1:30	
916	Eric Maniwang	eric61478@v	5/3/13 3:39	
917	Zakir Edris	zedris@gma	5/3/13 11:22	
918	Mekhfira Ibrahim	mekhfira@y	5/3/13 11:22	
919	Favoritism For lager	farmgirl14@	5/3/13 13:02	The blatant FAVORITISM for the lager family needs to be STOPPED!!! Its like all of the other citizens of the county don't matter! The County Good Old Boy System needs to go away!
920	Margery Rutten	mrutten3@r	5/3/13 13:03	
921	Robert Rutten	robert.rutter	5/3/13 13:17	As a resident of Howard County and more specifically the Scaggsville / Fulton area, I oppose the rezoning proposed by R-A-15.
922	Mary Garcin	bowlingfuns	5/3/13 13:43	
923	Carol Brizzi	carolbrizzi@	5/3/13 14:53	
924	Chaitanya Mahajan	cmahajan@r	5/3/13 14:54	I do not want to see any apartments near school. Thanks.
925	Bridget Prentice	bridgetpbs19	5/3/13 15:27	
926	Victoria LeBlanc	blvl@msn.co	5/3/13 16:10	
927	Victoria LeBlanc	blvl@msn.co	5/3/13 16:11	
928	Marilyn Graziano	rgrazi2@yah	5/3/13 19:04	
929	Shanika Booth	shanika_boo	5/3/13 20:36	
930	Crandall Watson	crandallw@h	5/3/13 20:44	
931	Sherrita Watson	sherrita.wats	5/3/13 20:46	
932	Sydney Watson	crandallw@h	5/3/13 20:47	
933	Faye Watson	crandallw@h	5/3/13 20:48	
934	Don and Teresa How	tmh.dph92@	5/3/13 20:56	We support this petition
935	Michelle Greenberg	michelle.d.g	5/3/13 22:55	
936	Jennifer Tebben	jentebben@	5/3/13 23:16	
937	Michelle Dubreuil M	macdub3@g	5/4/13 1:23	no to overpopulating a city not ready for it!
938	Seonho Choi	seonho_bow	5/4/13 1:32	
939	Sherrie Zabriskie	sherchatcx@	5/4/13 2:28	
940	Scott R. Leak	frankfartley@	5/4/13 5:26	Fulton can not currently, nor should it, handle this level of 'growth.'
941	Andrea Chapman	andrea_chap	5/4/13 13:06	
942	Eric Masciantonio	hitemharder	5/4/13 13:59	
943	Dawn Durkin	dawnsdurkin	5/4/13 14:02	
944	Michael Haaf	mhaaf03@ya	5/4/13 15:02	
945	Robert Graziano	rgrazi2@yah	5/4/13 16:35	
946	Michael Attknson	m1a20759@v	5/4/13 16:43	
947	Patricia Madara	jindo1@veri	5/4/13 19:11	
948	Tanya Roche	tanya@think	5/4/13 19:13	
949	Jim Schoend	jim.schoenes	5/4/13 19:19	

950	Liz Bowman	lizkuter@ho	5/4/13 19:31	Maple Lawn is already too congested. Stop the madness!
951	Phyllis Cail	fultonwoods	5/4/13 19:52	Along with congested schools, can the Fulton Post Office service the additional growth, along with the current Maple Farms growth?
952	Dodie van't Hoff	vanthoff@ve	5/4/13 20:01	
953	Justin Arnold	shopguy81@	5/4/13 21:49	
954	Linda Hart	hartanno@v	5/5/13 0:10	
955	Larry McMahon	lmcmahon@	5/5/13 8:12	Our roads can't handle any more traffic.
956	Melanie McKibbin	melmck@ve	5/5/13 12:34	
957	James McKibbin	jay.mckibbin	5/5/13 12:35	
958	Ivor & Mary Weldrid	ivormary@v	5/5/13 12:46	
959	brian grund	brian.grund@	5/5/13 14:40	
960	David Greenberg	david.m.gree	5/5/13 14:57	
961	Richard Joyce	rjjoy147@ya	5/5/13 15:20	
962	John Reckner	jrec22@gma	5/5/13 15:21	
963	David Malcolm	dmalcolm10	5/5/13 16:11	
964	Norman B. Price II	normanprice	5/5/13 16:32	If you are cyclist, and I am, you know how heavy the traffic can get now. We do not want and do not need this "growth".
965	John Dixon	jtddixon@ya	5/5/13 17:13	
966	Debbie medsker	pebbles18@	5/5/13 18:36	
967	Michael Medsker	medsker19@	5/5/13 18:36	
968	Deanna Mahanand	dcoleman10	5/5/13 20:30	
969	Ram Mahanand	dcoleman10	5/5/13 20:33	
970	Ann Farese	afarese@ver	5/5/13 21:00	I strongly oppose this development
971	Paul Barrett	barrett5paul	5/5/13 22:12	
972	Robert Corso	bpd1619rob	5/5/13 22:16	No apartments!
973	Amanda Corso	amanda5268	5/5/13 22:17	No apartments!
974	Jeanne Durkin	jeannedurkin	5/5/13 22:33	The Fulton area does not have the roads to handle such a big residential complex like this. It will ruin the old town feeling of the farmlands.
975	Wendy Diamond	kteacher32@	5/5/13 23:01	
976	David Greenberg	david.m.gree	5/5/13 23:45	
977	Justin D. Ward	justin.ward@	5/6/13 1:39	I oppose the rezoning and rental apartment development proposed by R-A-15.
978	Serene N. Ward	sereneward@	5/6/13 1:40	I oppose the rezoning and rental apartment development proposed by R-A-15.
979	Cathy DuBrul	cadubrul@ve	5/6/13 1:43	Please leave the land be. My eight year old is very upset that it may be developed. For the future of my two boys..... And whole community!
980	Syed A. Hasan	s_ashfaqhas	5/6/13 2:08	
981	Rana Hasan	mujtehad_i_h	5/6/13 2:09	
982	Jonathan Hill	jonathanhill2	5/6/13 10:42	
983	Rhonda Hill	hillfam04@v	5/6/13 10:49	
984	Sonal Mahajan	sonal.mahaja	5/6/13 13:30	
985	Paula Schuman	paula@quat	5/6/13 13:39	



986	dan Romano	dromano@r	5/6/13 14:19	
987	Samit Desai	sdesai102@g	5/6/13 14:20	
988	Pat Romano	dromano@r	5/6/13 14:28	
989	Thomas Corcoran	ybnormal600	5/6/13 15:08	No Rezoning should be granted
990	Patricia Corcoran	plcorcoran@	5/6/13 15:09	No Rezoning should be granted
991	Christine Spencer G	spencergrier	5/6/13 15:26	
992	Tom Grier	tfgrier@aol.c	5/6/13 15:27	
993	Deb Rivkin	drrivkin@co	5/6/13 15:36	
994	Manjula Kari	mxk339@gm	5/6/13 15:40	
995	Russ Swatek	swatek1@ya	5/6/13 15:41	
996	Mike Morris	dmotap@ao	5/6/13 16:50	Politicians should work for us. They should not work for a rich developer ... again!
997	jeremy corey	jcorey5@ho	5/6/13 17:10	There is no reason why Maple Lawn South shouldn't be re-zoned to MXD other than lager's greed. The economical and environmental impacts of R-A-15 are profound. We beg of the council to open their eyes on this one.
998	megan corey	megan_core	5/6/13 17:12	R-A-15 zoning makes no sense other than to stuff lager's pockets.
999	Keith Davidson	keith.davidso	5/6/13 18:04	I oppose R-A-15 rezoning for ML South.
1000	Elizabeth A. Nudo	elizabeth.nu	5/6/13 18:31	
1001	Daniel Hunt	danielrhunt@	5/6/13 18:41	
1002	Thomas j .Huber	t18tranny@v	5/6/13 19:12	I have a real problem with the rate and recklessness of the development of Howard County. Where are the parks and sensible land development. It seems to be all about the money.
1003	Danielle M. Huber	deastridge@	5/6/13 19:13	I like living in the country and wish to keep it that way
1004	Brooks Bossle	brooks_boss	5/6/13 19:49	
1005	Priscilla Anne Pitts	cookapie@a	5/6/13 20:20	We the people in Southern part of H.C. definitely need to join together in opposing the obscene push by developers to continue building apts/townhouses. This frantic pace of building has gotten completely out of hand and our local officials need to know that we won't stand for it.
1006	Ronald M. Chrismer	ronchrismer	5/6/13 20:22	
1007	Dorothea M. Chrismer	dmchrismer@	5/6/13 20:24	
1008	Charles M Spalding	charlesspald	5/6/13 20:59	
1009	Fernando Torres	torresrafaelf	5/6/13 21:36	
1010	Kavita kalra	kavita_kalra@	5/6/13 22:09	
1011	Donna Keffer	jjidoke@yah	5/6/13 22:16	
1012	Frank smith	smithfk@ver	5/6/13 22:26	I am opposed to the increased ra-15 zoning
1013	Kelly Casazza	ritacasazza@	5/6/13 22:35	Opposed RA-15 zoning for the parcel of land next to the water tower. Need to stay consistent with already approved zoning.
1014	Leonard and Roxann	roxlen2@ms	5/6/13 22:39	They are just pushing more and more of the older folks out of Fulton. This can only bring down the value of our home even more!!
1015	April Battle	oceansound@	5/6/13 23:05	I am against the the apartments and rental townhouses.
1016	Katherine Smith	kittysmith@	5/6/13 23:07	People like me moved to Howard County because it had well defined and well confined areas for dense development within a plan of overall balance with green space and open space. If this rezoning takes place, it defies the very reasons I am (and others are) here.

1017	rachel yu	cogryu@yah	5/7/13 0:07	
1018	paulina yu	paulina_y@y	5/7/13 0:08	
1019	danielle yu	wackypengu	5/7/13 0:09	
1020	christine chung	chkphs@yah	5/7/13 0:09	
1021	f r ford	fordfr@yah	5/7/13 0:09	
1022	Rita and Bob Quarle	rbq6367@ve	5/7/13 0:17	We find it difficult at times to attend church activities now, further development could make it prohibitive. Roads, pollution, and traffic will be greatly prohibited.
1023	Joyce Boy	joymboy@ac	5/7/13 0:17	I am opposed to the rezoning
1024	David Mitchell	mitch8204@	5/7/13 0:21	
1025	George Divver	georgedivve	5/7/13 0:38	
1026	Joanne Lye McKay	jolye72@hot	5/7/13 0:46	
1027	Marcia Mickley	mickleys@ve	5/7/13 0:46	
1028	Eddye Bullock	eddye1@ver	5/7/13 0:47	
1029	Chris McKay	mrmckay@g	5/7/13 0:47	
1030	Ron Mickley	mickleys@ve	5/7/13 0:49	
1031	Judy L Bruns	judybruns.bs	5/7/13 1:02	I am against this dense of housing on Rt-216.
1032	Rudolph P. Biro	pegdurpb@v	5/7/13 1:45	
1033	Charlene Pidliskey	cmpidli@gm	5/7/13 2:07	
1034	Diana Schelero	dianascheler	5/7/13 2:33	
1035	Roxanne Ward	manage4knc	5/7/13 2:38	This is the most absurd plan I have ever seen. This may be the largest overdevelopment in any single community. No apartments!
1036	Jae Chon	jwchon@gm	5/7/13 3:34	
1037	Sandeep Mehta	sanjlk@gmai	5/7/13 3:53	
1038	Anonymous	free2bj@ya	5/7/13 4:52	I Adamantly oppose the rezoning
1039	David Galosky	dgalosky@m	5/7/13 12:13	If we are not heard, they will hear us at the polls!
1040	Daryl M. Davis	ddavi@arbee	5/7/13 12:24	
1041	Mary Galosky	waswaz@ms	5/7/13 12:24	
1042	Nicole Magnani	nicole.l.magn	5/7/13 13:10	
1043	Deborah LaFemina	debbie.lafem	5/7/13 13:13	
1044	H. Saccone	hchung718@	5/7/13 13:13	
1045	Matt Galosky	mgalosky@y	5/7/13 13:16	
1046	dimple gill	risda1@aol.c	5/7/13 14:25	
1047	Rashmikant Amroliw	ramroliwalac	5/7/13 15:00	I oppose for the rental apartments developments
1048	viktorija herson	vsherson@h	5/7/13 15:11	NO Apartments. NO Hotels. NO Fast Food.
1049	Les Pitton	ljpitton@aol	5/7/13 15:12	I join with the other Fulton citizens in opposing the re-zoning proposed.
1050	Carol Cobb	cobb.carol3c	5/7/13 15:13	
1051	Carol Cobb	cobb.carol3c	5/7/13 15:13	
1052	Rick Roca	FB id:741244	5/7/13 15:13	
1053	Robert Dice	rd.dice@ver	5/7/13 15:33	12407 Lime Kiln Road, Fulton, MD 20759
1054	John Cowan	jcowan@uw	5/7/13 15:53	

1055	jeffrey rivkin	jdrivkin@cor	5/7/13 15:56	
1056	Lydia Joyce	ljoyceus@ya	5/7/13 16:20	With the high school students in Maple Lawn converted to a walking district this year, my concern is for their safety with the increased traffic this development will bring to the schools. Lime Kiln is also proposed to convert to a walking district which could further compound the issues. Howard County's smart growth plan has been one of its strengths and this development plan undermines it.
1057	Billie Smith	billie.d.smith	5/7/13 16:33	
1058	Roger Zeender	zeenrrela@v	5/7/13 16:37	Definitely opposed to the proposed building of Apartments in Fulton. Will create a traffic nightmare, amongst many other problems.
1059	Robin Zeender	zeenrrela@v	5/7/13 17:02	I'm totally against the proposed building of apartments. As a resident of Howard county for more than 38 years, I have seen the growth from being all farmland, to now dealing with crowded schools, congested circles and roads, dangerous traffic on 216 and Lime Kiln, and nothing seems to have improved with all the building. Building apartments only adds to what already become a problem for the community. The only people who benefits from this railroad of development are the land owners and the ones holding office for which they support. Clearly, they do not care about the citizens that actually live in Fulton. Southern Howard County has become a dumping ground for un-wanted development. Enough already.
1060	Richard A. Casazza	racasazza@a	5/7/13 17:25	
1061	Debra Wilcox Fitzge	msfitz01@ya	5/7/13 17:45	I have been a Howard County resident for 32 years and feel that this plan needs to be further studied to avoid adverse impacts on the community.
1062	Min Cheung	minjongseo	5/7/13 17:55	
1063	Janice Taylor	jwtylo88@v	5/7/13 17:57	Howard County - Laurel area looks like a chopped up mess...what kind of planning is this? The area has lost any value it once had. Such a shame. Let's not let this happen to Fulton.
1064	Lynton L Hanson	tsehanson@	5/7/13 18:18	Hope your work bears fruit
1065	Michelle Grillo	mreneep@y	5/7/13 18:52	
1066	Mary Angela Cobb	lilmac38@h	5/7/13 18:54	
1067	Diana Davidson	diana_david	5/7/13 19:46	No apartments!!!
1068	Marty Cowan	martycowan	5/7/13 20:36	
1069	Charles J Corcoran	charlie5mpd	5/7/13 20:41	This would be irresponsible growth and detrimental to those now living in the Fulton Area.
1070	Zack Callis	FB id:118119	5/7/13 21:06	
1071	Andrew Lyszyk	irma.r.hnaty	5/7/13 21:12	Oppose apartments in Fulton.
1072	Irma Lyszyk	irma.r.hnaty	5/7/13 21:13	Oppose Apartments in Fulton.
1073	Nina Hnatyshyn	irma.r.hnaty	5/7/13 21:15	There are many residents who do not have access to email. How can they sign the petition please?
1074	Myroslav H	irma.r.hnaty	5/7/13 21:16	Oppose apartments.
1075	Sandra Garcia	newmoon11	5/7/13 21:27	We moved here to get away from the congestion. Congestion increases pollutants and it will affect the environment since we are all on wells and the water will have increased toxins. Not good for the wild life!
1076	Susan Fitzgerald	susantfitzger	5/7/13 21:36	
1077	Thomas Dillon	thomasvdillo	5/7/13 21:38	

1078	Linda Cahill	lindac@arro	5/7/13 21:45	
1079	Stephen Palm	spj.palm@gr	5/7/13 21:49	
1080	Alicia Lynch	marielynch@	5/7/13 22:01	
1081	anonymous	irma.r.hnaty	5/7/13 22:09	Apartments are not a legacy...
1082	frank stocklin	frank.j.stock	5/7/13 22:35	
1083	Donna Hall	dhallnpaws@	5/7/13 22:45	email only as new developments occur
1084	Ron Whitehead	rjgeneral1@	5/7/13 23:51	Roads and schools overcrowded already.
1085	Ryan Whitehead	rjgeneral1@	5/7/13 23:53	
1086	Rhonda Whitehead	rjgeneral1@	5/7/13 23:54	
1087	Rosemary Whitehead	rjgeneral1@	5/7/13 23:56	Roads and schools too crowded already
1088	Iryna Graves	iygraves@co	5/8/13 0:09	
1089	Kenneth Graves	kgraves00@	5/8/13 0:10	
1090	Diane McClelland	dmcclelland@	5/8/13 0:50	
1091	Mark McClelland	mmcclelland	5/8/13 0:53	
1092	Natalie Gawdiak	natalie.gawd	5/8/13 0:55	
1093	Roxanne Mendis	rmendis@co	5/8/13 1:37	
1094	Jung Park	minhee8077	5/8/13 2:23	
1095	Paulette Carter	lexme1@ver	5/8/13 2:26	
1096	Katie Davis	teamdavis5@	5/8/13 2:52	I strongly support this petition and cannot understand how our elected officials can possibly support the rezoning. It is simply ludicrous.
1097	Christopher Davis	teamdavis6@	5/8/13 2:54	
1098	Eugene Reynolds	greyno4824@	5/8/13 3:05	
1099	Raj Sharma	sharma27@v	5/8/13 3:19	
1100	Jeffery Hobbs	blkswnhall@	5/8/13 12:13	
1101	Kathleen A Dougher	kad1309@ai	5/8/13 12:28	
1102	Elsa Haile	eh_2004@h	5/8/13 12:57	
1103	Craig A. Knopp	cknopp3@gr	5/8/13 13:25	This is disgusting! we have all done our research before buying our properties in this area of souther Howard co. This makes me understand leager's intentions years ago when he gave the county the property for the school development in exchange for running the city water past his protery. This has been his goal all along! Alowing such a development would certainly include section 8 housing, what would this do to our quiet neighborhood? what traffic impacts will we have, and what will this do to our property values? These are issues that the county execs that do not reside in our areas will not even care about! This is something that i thought we would never have to contend with....guess i was wrong. we can not let this happen to OUR community!
1104	Steve Bowers	steve@temp	5/8/13 16:04	
1105	Roxana Ansari	roxans2005@	5/8/13 16:08	
1106	Sondra Grace	justrich@cor	5/8/13 16:49	This will create increased traffic- with at least 3,000 or more vehicles in this 90 acres - and the environmental concerns this will cause. This County can't take much more. Enough!
1107	Robin Grant	robinkcdc@a	5/8/13 16:51	
1108	Cynthia Perks	clperks@me	5/8/13 17:10	

1109	Gail S. Williams	gailswilliams	5/8/13 17:24	rezoning would negatively change the character of the neighborhood, was not anticipated or reflected in the county general plan, and roads/schools are inadequate
1110	Deborah L. J. Cowell	d_cowell@v	5/8/13 18:24	
1111	Barbara Denno	b_denno@y	5/8/13 20:26	Maple Lawn development is not yet complete and the traffic and congestion on local streets as well as on 29 is horrendous. Please do not ad more high density townhomes or condos to the area.
1112	Kimberly Williams	kimqueenwil	5/8/13 20:29	
1113	Kati Davis	katidavis@g	5/8/13 20:35	
1114	Naomi Weiner	nweiner@ba	5/9/13 0:07	
1115	Zegga	wzegga120@	5/9/13 2:52	
1116	taras hnatyshyn	taras7@netz	5/9/13 4:51	
1117	Caroline Agresti	carolineagre	5/9/13 12:14	Apparently no one on the committee has tried to go west on 216 in the morning, already too much traffic.
1118	Leila Wieser	ericandleila@	5/9/13 13:34	
1119	Theresa Marolda	theresamarc	5/9/13 19:54	
1120	Liliana Mourrain	faylfm@aol.	5/9/13 21:05	
1121	Dorothy Blaszkiv	dashndot1@	5/10/13 0:36	
1122	Ryan Waggoner	waggonra@g	5/10/13 3:03	
1123	Melissa Waggoner	mdugan24@	5/10/13 3:09	
1124	Jeff Kendall	earthwayjk@	5/10/13 11:25	
1125	Randy Roby	randy9207@	5/10/13 13:51	
1126	Julie Roby	jroby@cnmc	5/10/13 13:51	
1127	Jason DeLorenzo	jasondelorer	5/10/13 15:48	
1128	Vsevolod Tishchenko	vbtinfo@yah	5/10/13 20:50	
1129	William Graham	wdgraham@	5/11/13 14:31	
1130	Theresa Graham	tdgraham1@	5/11/13 14:35	
1131	William Graham III	wdgraham3@	5/11/13 14:37	
1132	Cassidy Graham	cassidygraha	5/11/13 14:40	
1133	gail baptiste	gbaptrd@aol	5/11/13 15:10	
1134	Deborah Towner	fdtowner@c	5/11/13 20:28	
1135	Fred Towner	fdtowner@c	5/11/13 20:35	
1136	Carol L. Mosier	cmosier59@	5/11/13 22:26	
1137	Brian C. Mosier	riddleking93	5/11/13 22:34	
1138	Danny Eaton	danny.m.eat	5/11/13 22:34	
1139	Paul Scholz	paulscholz@	5/12/13 1:24	
1140	giuseppe giammona	reg2353@gr	5/12/13 12:05	came to this part of the county 14 years ago, before, maple lawn to get away form high density, traffic, etc, and what did I get? same....
1141	Brandon Bloodworth	bloodworth@	5/12/13 13:10	
1142	Jeff Bulte	jwmbulte@r	5/12/13 15:48	
1143	Leslie Alexander	lsalexander1	5/12/13 17:53	

1144	mari kim	mkim@dchv	5/13/13 1:46	I oppose the construction of rental apartment development due to the detrimental effects on traffic, environment, health, and safety of me, my family and my neighbors.
1145	Diane Baerveldt	diane.baerve	5/13/13 2:34	
1146	Paul Triska	setpat@veri	5/13/13 2:54	
1147	Linda Waggoner	linda.waggon	5/13/13 12:55	
1148	Edward N Schinner	eandfschinn	5/13/13 13:45	There is a need for a 55 and older development in South Eastern Howard County. My wife and I know of at least 25 couples currently living in Howard County with a strong desire to stay in the county they have resided in most of their adult lives while raising children A part of this acreage should be allotted for this purpose. Taxes will support the school sysytem without adding children.
1149	Erik L. Williams	e_williams@	5/13/13 14:35	
1150	Daniel Dugan	danieldugan	5/13/13 19:04	
1151	Pete Babendreier	pbabendr@c	5/13/13 20:39	
1152	Keith Anthony	jebb36@hot	5/13/13 20:44	
1153	Marilyn Jones	marjjo@veri	5/13/13 20:45	
1154	Roberta K. Barkley	robertabarkl	5/13/13 21:59	
1155	Stephanie Wright	wrightskinsf	5/13/13 21:59	
1156	Renu Nath	sanilrenu@g	5/13/13 22:49	We do not currently have the proper infrastructure for RA-15. It will increase traffic in our area and this is already an issue for us as things are currently. The local schools will not be able to support an increase in student population which can lead to a decreased levels of performance for our children.
1157	Sanil Nath	sanilrenu@g	5/13/13 22:55	Potential water runoff that RA-15 would cause could leech into current residents well water and could contaminate our water supply.
1158	Holly Benze	hbenze@live	5/14/13 0:45	
1159	David Benze	dlbenze@ho	5/14/13 0:45	
1160	Tri do	triddo@gma	5/14/13 8:11	
1161	Sarah Waller	sarah.waller	5/14/13 14:33	
1162	Lynthia and Gene Pr	lgibson87@v	5/14/13 22:28	
1163	Mary Shawhan	mkshawhan	5/15/13 0:48	
1164	Susan Morrow	morrow_sus	5/15/13 12:25	
1165	Jason Thurman	jasonthurma	5/15/13 17:43	Please do not build apts. in Fulton.
1166	Laurette Dearden	deardencpa	5/15/13 19:56	
1167	Patty Westland	pjkcmom24	5/15/13 22:09	
1168	Catherine Morrow	adelem0126	5/16/13 12:39	
1169	Bev. Keane	pitasmom52	5/16/13 13:07	I agree with the above concerns.
1170	KAREN HOLLAND-JO	khollandjohr	5/16/13 14:26	
1171	Brian Alvarez	ebalvarez@v	5/16/13 18:41	I strongly oppose this rezoning and development proposal.
1172	Jerry Waggoner	jwaggoner@	5/17/13 19:26	
1173	Kannan Subramania	kannan7@gr	5/18/13 13:24	I support the petition opposing the rezoning and subsequent rental apartment development proposed by R-A-15.
1174	Zhuo Wang	jianmin.z@h	5/18/13 14:19	Vote to oppose this rezoning.

1175	William Morris	bill_morris@	5/18/13 19:32	
1176	Bee Hamlin	gbhamlin@j	5/18/13 21:28	Oppose rezoning of Fulton farmland to be developed into 1,365 apartment units.
1177	LeRoy Froom	lfroom@out	5/18/13 22:29	
1178	Patricia Tuttle	pattituttle@	5/18/13 22:54	
1179	William C. Grammer	bglaurel@ad	5/19/13 1:06	Strongly oppose
1180	Robert Ostrosky	bobostrosky	5/19/13 20:02	Keep the area rural and stop uncontrolled development.
1181	Gregory Pannoni	gpannoni101	5/19/13 21:13	
1182	Cheryl Pannoni	gpannoni101	5/19/13 21:14	
1183	Julie Sweeton	jul13ster@ya	5/19/13 22:32	
1184	Bruce Sweeton	jul13ster@ya	5/19/13 22:37	
1185	Ty Moore	gkmoore@cc	5/19/13 23:11	
1186	Donna Bush	bushdonna1	5/20/13 12:06	We elected those we thought best capable to take care of our collective community interests....Please pay attention the to the concerns of local residents....we live here, drive here, shop here, and our children are educated here....we are all about everyday experience in our local area. We are educated and connected, hence our concerns raised in the petition above. Please pay attention....we all vote, too.
1187	Melissa Waggoner	mdugan24@	5/20/13 12:41	
1188	Mike Takovich	michael.tako	5/20/13 13:03	I am signing the petition against re-zoning. I agree with my fellow community members against the plan to over-develop the Maple Lawn area.
1189	Daryl M. Davis	ddavis@arbe	5/20/13 13:35	
1190	Jennifer Smigal	jsmigal@ver	5/20/13 16:08	
1191	Charles Pulay	cpulay@gma	5/20/13 20:51	
1192	Rosdiana Ginocchi	rginocch@ya	5/20/13 23:58	
1193	Lisa Pulay	lisapulay@gr	5/21/13 0:35	
1194	Robert M. Ostrosky	robertostros	5/21/13 1:19	
1195	Kathy C. Mattos	thekcm1@ve	5/21/13 19:39	
1196	Jared Fribush	jaredfribush	5/22/13 1:12	The area lacks the infrastructure to support this growth in residential apartments. Please consider keeping the area zoned as is - it will prevent traffic concerns, and keep the area zoned as was originally intended. This was the reason our family moved to the area.
1197	David L Rever	dlrever@cor	5/22/13 12:18	There is clearly no basis for the rezoning and it would dramatically overburden the infrastructure.
1198	Greg Shannon	glshannon@	5/23/13 0:24	
1199	Elizabeth Triantafilio	etrianta826@	5/23/13 17:34	Do not approve apartments in Fulton. The beautiful scenic farmland is what brought me to the area from Virginia where over population has caused many issues.
1200	Trey Mangelsdorf	tmangelsdor	5/23/13 17:48	no apartments no section 8, it's bad enough in my part of Columbia!!
1201	Dianna Mangelsdorf	goldingdi@n	5/23/13 18:02	
1202	Kyle Hochreiter	kbhoch7@gr	5/24/13 2:15	
1203	Ed Muniz	esom66@gr	5/24/13 12:18	
1204	greg simke	gsimke@hot	5/24/13 15:28	
1205	Louis Nagel	lanagel@ver	5/24/13 19:05	I support this petition.
1206	Stacy Pomeroy	stacyg65@h	5/25/13 13:15	