

1207	Joan W. Ostrosky	joanostrosky	5/25/13 14:49	Keep rural Maryland rural.
1208	Eric Hoffmann	ej_hoffmann	5/26/13 15:03	
1209	Ka Mun Dunavant	kamunchoy@	5/26/13 15:12	
1210	Brian Dunavant	dunavant@g	5/26/13 15:13	
1211	Chris Davis	chris75davis	5/27/13 2:12	no zoning keep farm land for our future children would not starve to death. less farmers less crops we will have. keep family history since 1800s.
1212	Matthew Thomas	matthew_th	5/27/13 12:37	
1213	Daniel Willcox	dbush18775	5/27/13 13:40	I agree absolutely with every concern raised above.
1214	Frances Burrell	francesonan	5/27/13 14:17	
1215	Monica James	monica_burr	5/27/13 14:33	
1216	Philip James	philipm_jam	5/27/13 14:53	
1217	Tom Sims	tsims99@ve	5/27/13 18:32	
1218	Sam Adamczyk	adamczyk20	5/27/13 21:19	I am totally opposed to the development.
1219	Sesh Simha	seshsimha@	5/28/13 16:55	I fully agree with all the points raised by this petition.
1220	Kate Haaf	kates03terpa	5/28/13 17:01	
1221	Kathleen DeBlasis	deblasis@ve	5/28/13 17:11	
1222	Cathy Hurley	pansy@erols	5/28/13 19:30	
1223	Daisy Hussain	eaboo.316@	5/28/13 22:12	
1224	M. Yienger	myienger@d	5/29/13 13:39	Leave open space open. It is shrinking at an alarming rate. Redevelop dilapidated areas and slums instead.
1225	Clinton Kittrell	cak029@bud	5/29/13 23:16	I want forests and walking trails
1226	Peter Mattejat	lp_mattejat@	5/30/13 2:04	As resident and civil engineer I have grave concerns on the potential impacts to our local roads and environment by allowing denser developments.
1227	Laura Hochreiner m	presscouts@	5/30/13 2:07	
1228	Jennifer Cooper	jennylcoopy@	5/30/13 2:25	
1229	J. Bastien	jolanbaucum	5/30/13 15:57	We can't overtax our schools.
1230	Rebecca Barton	beckybarton	5/30/13 17:22	
1231	Jackie Voigt	designersdra	5/30/13 17:27	I am against
1232	Kathy Shafer	kshaf54@gm	5/30/13 19:03	I am against the rezoning and very concerned about my property value!!
1233	sherry Gardner	sherrygardne	5/30/13 21:47	
1234	Carol Jane Gray	dragonladye	5/30/13 22:43	"Smart Plan" equals "Smart Growth", NOT the developer's plan for over 850 "dwellings".
1235	Beth Viscarrs	bviscarra@a	5/31/13 2:05	
1236	Brian Tarantino	brian.taranti	5/31/13 12:56	
1237	John Zito	zito33@gma	5/31/13 14:27	
1238	Allen Tayman	atayman@cf	5/31/13 14:50	
1239	John D. Stanfill	stanfill01@v	5/31/13 21:32	
1240	Sandy	sandyprice13	5/31/13 22:56	
1241	Jason Lee	jhlee1974@f	6/1/13 1:32	
1242	steven frost	stevefrost@	6/1/13 2:03	
1243	youngju an	youngju.an@	6/1/13 2:05	open space is not a dirty word

1244	Sharon Seipel	seseipel@co	6/1/13 5:24	
1245	Fran Cote	fcote1@veri	6/1/13 13:16	
1246	Anthony Meoni	tmeoni@yah	6/1/13 16:05	against thd apartments in maple lawn
1247	Susan Meoni	smeoni@gm	6/1/13 16:29	
1248	Karen Jordan	kmjordan@a	6/2/13 12:26	Thanks for your leadership
1249	Neil Wagoner	wagonern@v	6/2/13 15:39	
1250	Walter Belleza	yowally@ms	6/2/13 16:03	
1251	Niranjan Santhamod	sniranjank@	6/3/13 3:15	I oppose this zoning completely. Any elected official who favors this will NOT get our families vote!
1252	Mary Stine	mstine@gsid	6/3/13 11:52	
1253	Louise White	lmkwhite@a	6/3/13 13:11	
1254	Ryan White	rn39296@ur	6/3/13 13:16	
1255	Ed Wagschal	ewagschal@	6/3/13 13:57	
1256	clifton durham	cliftond03@	6/3/13 16:39	I am against rezoning 216
1257	lisa jarvis-durham	durham_fam	6/3/13 16:40	A am against rezoning 216
1258	Gayle Gerdes	gaylegerdes	6/3/13 19:13	
1259	Tanya Hoegh-Allan	tanya.allan@	6/3/13 19:19	
1260	Melissa Thompson	msaori312@	6/3/13 19:43	
1261	Amy DeLorenzo	amydelorenz	6/4/13 13:46	
1262	David Riffert	dr8372@aol	6/4/13 19:32	Resident and homeowner in Cherrytree Farm
1263	Mia Weintraub	nsmweintrau	6/4/13 23:46	As a citizen of Fulton, I am strongly opposed to the currently proposed zoning.
1264	Susan Garber	buzysusan23	6/4/13 23:52	Is it time to change the County seal? Clearly agriculture and open space are no longer valued.
1265	Jessica Sokira	j_sokira@ya	6/5/13 1:04	
1266	Christopher Sokira	csokira@hot	6/5/13 1:06	
1267	Jennifer ross	jennross16@	6/5/13 1:34	
1268	Robert gauthier	rtgauthier@v	6/5/13 1:50	
1269	Caroline Rhim	crhim79@ya	6/5/13 12:41	
1270	social bookmarking	andino34390	6/5/13 20:29	
1271	Vicky H Reinke	vhreinke@gr	6/5/13 20:45	
1272	hasan chaudhry	homesint@g	6/5/13 21:54	
1273	social bookmarking	bodway5434	6/6/13 4:05	YkWD4y Fantastic blog post.Much thanks again. Will read on...
1274	social bookmarking	yamauchi163	6/6/13 18:01	LaK5B7 Looking forward to reading more. Great article post. Awesome.
1275	Marcus F. Sciadini	msciadini@u	6/6/13 18:29	High-density housing in this area makes no sense for many reasons. Zoning in this area calls for single family homes on minimum 3 acre lots and should not be modified.
1276	Art Caplan	worldhq@gr	6/6/13 19:09	
1277	Deborah Grenier	grenier.dd@	6/6/13 20:12	I oppose the rezoning and rental apartment development proposed by R-A-15.
1278	Michael Kouroupis	mikek60@ya	6/6/13 23:17	No Re-Zone! No Re-Zone!
1279	Silas Finnegan	hoopsi88@h	6/8/13 16:11	
1280	katherine f. tiongson	tiongson1@v	6/8/13 16:29	
1281	Lynn Harper	lh12130@ac	6/9/13 3:14	Rally attendee; entered by administration

1282	Elizabeth Morris	lizbadiz915@	6/9/13 19:55	ENOUGH IS ENOUGH!
1283	Stephen Hamilton	stephshan	6/9/13 20:05	
1285	Shelli Cinoti	shellilord@t	6/9/13 22:59	Smart Building not Greedy Building
1286	Wendy Vorce	rainbowav17	6/9/13 23:00	No More Building!
1287	Thomas Hubber	thuber1933@	6/9/13 23:01	
1288	Delong Liu	delong1208@	6/9/13 23:02	
1289	Joseph Rehling	oldguard@m	6/9/13 23:02	
1290	sandra Thorne	sandrathorn	6/9/13 23:03	
1291	Christine Blake	cmlake1@a	6/9/13 23:03	
1292	Henry H. Horn	patcshelter@	6/9/13 23:04	No More Growth
1293	Janice Horn	jlhorn2009@	6/9/13 23:05	
1294	kelly Hiden	khiden2@te	6/10/13 0:17	
1295	terry marshall	terryleemars	6/10/13 0:20	
1296	Cristina D Marshall	cristinadmar	6/10/13 0:21	
1297	Rett Spelman	rettspelman	6/10/13 0:21	
1298	Martin Wuerstlin	mwuerstlin@	6/10/13 0:22	
1299	Norman Price II	normanprice	6/10/13 0:22	
1300	Connie Wuerstlin	iamconniega	6/10/13 0:23	
1301	Barbara Schick	schickbas@c	6/10/13 0:23	
1302	J. DeBaldo	insanity2031	6/10/13 0:24	Stop the greed
1303	Steve Battisha	steveb@ua.c	6/10/13 0:24	
1304	Dana Ely	dlELY59@ver	6/10/13 2:40	
1305	Karen Ely	kayjay219@g	6/10/13 2:41	
1306	Steve Pidliskey	spidliske@ve	6/10/13 2:42	
1307	Robyn Pidliskey	robbyngirl2@	6/10/13 2:42	
1308	Adriana Quintero	qadrimar@a	6/10/13 2:43	
1309	mario Quintero	mq@mdpco	6/10/13 2:43	
1310	Xavier Quintero	xaviar_quint	6/10/13 2:44	
1311	Garbriel Quintero	gabeg80@gr	6/10/13 2:44	
1312	Charlie Pulay	cpulay@gma	6/10/13 2:45	
1313	Charlie J. Corcoran	charlie5mpd	6/10/13 2:46	
1314	Diane Moore	timberlane1	6/10/13 9:10	
1315	Adriana Quintero	qadrimar@a	6/10/13 12:52	
1316	Carol Baker	cbaker@aga	6/10/13 16:23	
1317	Rick Baker	rick.baker@v	6/10/13 16:24	
1318	Diana Newman	chatbox180@	6/10/13 16:24	
1319	William England	williamengla	6/10/13 16:25	
1320	Susan Buda	susan.buda@	6/10/13 16:25	
1321	Colleen Gigioli	cgigioli56@y	6/10/13 16:26	
1322	Sunithi Khanna	raviandsunit	6/10/13 16:26	

1323	Trish Lawler	trishlawler57	6/10/13 16:27	
1324	Patty Westland	pjkmom240	6/10/13 16:28	
1325	Maritza Quintero	mquintero46	6/10/13 16:29	
1326	Dean Pannell	dfpannell@v	6/10/13 16:45	
1327	Alyssa Heinz	alyssa.b.hein	6/10/13 16:55	
1328	brian heinz	brianpheinz0	6/10/13 16:56	
1329	Chow Collins	chowcollins0	6/10/13 21:33	
1330	Lenny DiCarlo	lendicarlo@v	6/10/13 21:34	
1331	Kathleen Smith	kittysmith@f	6/10/13 21:35	
1332	Stephen Morck	sjmorck@co	6/10/13 21:36	
1333	Jeanne Morck	jsmorck@co	6/10/13 21:36	
1334	Keith Davidson	keith.davidso	6/10/13 21:37	
1335	casey speares	caseyspeare	6/10/13 21:37	
1336	donyel speares	donyel.spear	6/10/13 21:38	
1337	paul barrett	barrett5clan	6/10/13 21:39	
1338	Kyle and Debbie Lan	klangford@v	6/10/13 21:39	
1339	Mary Morris	plurmom@a	6/11/13 15:00	
1340	Victor Hare	victorh751@	6/11/13 15:01	
1341	Steven Newman	ccsuwxman@	6/11/13 15:01	
1342	Candy Galanis	jaydenandalv	6/11/13 15:02	
1343	Andrew Granzow	agandrew6@	6/11/13 15:03	
1344	Bill Mulholland	wdm@wmg	6/11/13 15:04	
1345	Paul Sheehy	psheehy5@g	6/11/13 15:05	
1346	William B. Kelly	mbk008@hc	6/11/13 15:06	
1347	Richard Joyce	jjoy14@yahc	6/11/13 15:07	
1348	Donna Mason	dgmason@v	6/11/13 15:07	
1349	Dennis LaPoma	dlapoma@cc	6/11/13 22:07	

Regner, Robin

From: Ball, Calvin B
Sent: Wednesday, October 02, 2013 1:23 PM
To: Regner, Robin
Subject: D2 Comp Zoning 2013 Testimony

From: phil-harris@comcast.net [mailto:phil-harris@comcast.net]
Sent: Monday, May 13, 2013 6:45 AM
To: Ball, Calvin B
Subject: Zoning Amendment 46.002

Hi Calvin,
In Regards to Zoning Amendment 46.002

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

Regner, Robin

From: Ball, Calvin B
Sent: Wednesday, October 02, 2013 1:18 PM
To: Regner, Robin
Subject: D2 Comp Zoning 2013 Testimony

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

From: michael norwood [<mailto:mikeydoos@aol.com>]
Sent: Monday, May 13, 2013 10:46 AM
To: Ball, Calvin B; Watson, Courtney
Subject: ZONING AMENDMENT 46.002

>
>
> Dear COUNCIL MEMBERS,
>
> My family and neighbors here in Fulton MD are firmly opposed to a rezoning of RA-15 on property boarding Rt.216 and Murphy Rd in Fulton. We recommend it be zoned as R-ED (2 houses per acre).
>
> Over the years our community has seen many changes in the land along these roads, including the addition of the pond on the corner of Rt 216 when the present owners of that farmland were opposed (many years ago) to the county straightening out Rt. 216 and taking the 2 lane road over the their property. The pond then became an existing body of water that couldn't be disturbed. They saved their farm and land for there own benefit but now want to "disturb" the tranquility and life style of the rest of the community by having the above mentioned property rezoned for there own financial gain.
>
> This monetary gain for the land owner will be a loss for "our" community. RA-15 zoning on that land will mean that our already over crowed schools will burst at the seams. Rt. 216 will become a gridlock with the addition of thousands of more cars. Our roads simple do not have the infrastructure to accommodate the additional traffic. The well water that some of us drink will be compromised by pollution.
>
> It doesn't seem that justice is being served if one family can control the county boards zoning plans for their personal financial gain to the detriment of so many solid citizens who have loved and respected this land for so many years.
>
> Please delay filing for the zoning until there has been time to conduct all the important studies for a project of the magnitude.
>
>
> Thank you for your support in this matter. I know you will do your best to represent the citizens of this community in the most honest way.
>
>
> Sincerely,
>
> Michael Ann Norwood
> 8219 Reservoir Rd.
> Filton, MD 20759

Regner, Robin

From: Ball, Calvin B
Sent: Wednesday, October 02, 2013 1:07 PM
To: Regner, Robin
Subject: D2 Comp Zoning 2013 Testimony

From: Mkrabbit [<mailto:mkrabbit@aol.com>]
Sent: Monday, May 13, 2013 9:09 PM
To: Ball, Calvin B
Subject: construction at maple lawn

My name is Madi Kim and I live at the Fulton Manor neighborhood of Pleasant View Drive.

I want to send you a note stating my opposition to the proposed building of apartment complexes off route 216, across from the 4 schools on this road. The main points for opposition include:

- what this zoning will do to our town:
 - increased traffic
 - increased influx of students to our schools
 - decreased safety of students walking to school
 - potential 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
 - it is recommended that the area 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)

- consider 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.

e-signature – madi kim

Regner, Robin

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

From: dgalosky@msn.com [mailto:dgalosky@msn.com]
Sent: Friday, April 19, 2013 9:47 AM
To: Ball, Calvin B
Subject: Please Oppose the Proposed Apartment buildings being developed across from the Turkey Farm!

Data from form "Contact Howard County Government" was received on 4/19/2013 9:46:36 AM.

Contact Howard County Government

Field	Value
HCGEmailAddr	cball@howardcountymd.gov
YourEmailAddr	dgalosky@msn.com
Name	David Galosky
Subject	Please Oppose the Proposed Apartment buildings being developed across from the Turkey Farm!
MessageBody	The proposed building of apartments across from the Turkey farm is inappropriate! The Hammond Hills Community has been notified and we are now sending out over 87 emails to those in our neighborhood along with other nearby neighborhoods. Please act upon this and oppose the building of these apartment buildings. R-A-15 is the most appropriate for this parcel whereas the surrounding land uses and Plan Howard 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 Plan Howard 2030. We do represent a large voting population. Sincerely, David Galosky

Email "Please Oppose the Proposed Apartment buildings being developed across from the Turkey Farm!" originally sent to cball@howardcountymd.gov from dgalosky@msn.com on 4/19/2013 9:46:36 AM.

Regner, Robin

From: Ball, Calvin B
Sent: Wednesday, October 02, 2013 1:04 PM
To: Regner, Robin
Subject: D2 Comp Zoning 2013 Testimony

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

From: Paul Spelman [<mailto:pspelman@verizon.net>]
Sent: Wednesday, May 15, 2013 5:45 PM
To: Ball, Calvin B
Subject: FW: vote NO on 46.002

Councilman Ball,

Please forgive me for omitting your email address on my note. I was babysitting my Granddaughter and she distracted my attention as 1 year olds will do.

Respectfully,

Loretta Spelman
rettspelman@gmail.com

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

From: Loretta Spelman [<mailto:rettspelman@gmail.com>]
Sent: Wednesday, May 15, 2013 3:23 PM
To: mmclaughlin@howardcountymd.gov; kulman@howardcountymd.gov; cwatson@howardcountymd.gov; gfox@howardcountymd.gov; mksigaty@howardcountymd.gov; jterrasa@howardcountymd.gov
Subject: vote NO on 46.002

Please vote NO on the proposed rezoning of the Maple Lawn parcel (46.002).

Are you kidding me!. Maple Lawn is barely half done and the roads, schools and the environment can't stand anymore stress on them.

Please make the right decision and don't let this rezoning happen. It is not Smart Growth or Common Sense Growth.

Thank you in advance for your "NO" vote.

Best Regards,

Loretta Spelman

Regner, Robin

From: Ball, Calvin B
Sent: Wednesday, October 02, 2013 1:01 PM
To: Regner, Robin
Subject: D2 Comp Zoning 2013 Testimony

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

From: Ann Thompson [<mailto:kagethompson@verizon.net>]
Sent: Thursday, April 11, 2013 4:34 PM
To: Ball, Calvin B
Subject: Re-zoning of Maple Lawn

>
> Dear Mr. Ball,
>
> Please vote NO tonight at the re-zoning meeting concerning the Maple Lawn Farm area. My children were recently redistricted to Fulton Elementary School. We are extremely concerned that if the land at Maple Lawn Farm is re-zoned to allow 1,400 apartments to be built, where will our children go to school? Also, there are concerns of major traffic issues for the area of 216; we already witness accidents and congestion at the traffic circles along Rte. 216.
>
> Sincerely yours,
>
> Ann and Kris Thompson
> 8837 Cardinal Forest Circle
> Laurel, MD 20723
>
> Sent from my iPad

Regner, Robin

From: Ball, Calvin B
Sent: Wednesday, October 02, 2013 12:55 PM
To: Regner, Robin
Subject: D2 Comp Zoning 2013 Testimony

From: Ray Lombardo [<mailto:rlombardo@ahcah.com>]
Sent: Friday, May 17, 2013 9:51 AM
To: Ball, Calvin B
Subject: smart fulton growth

I echo the sentiments of Jeff Regner is response to Smarth Fulton Growth.

I am responding to the letter that you sent many of the residents of Howard County who wrote to you in opposition to zoning amendment 46.002. We are in favor of smart growth in the County, but the proposed zoning amendment is not smart growth. We expected you, as a public official, to address our real concerns about the traffic on MD-216, redistricting of Fulton schools, and the environmental impact on the reservoir and the Bay. Instead, you laid out the developer's agenda for changing Fulton, which you must know runs contrary to the promises our elected officials made to us last year in PlanHoward 2030.

You are wrong to say that the 1990 General Plan identified the area around Maple Lawn Farms for future mixed-use growth. It did not. The Iager Farm parcel is shown on Map 6-6 of the 1990 General Plan as targeted for "Proposed Environmental Zoning." In fact, even years later, in the original draft of PlanHoward 2030, the Iager Farm parcel was excluded from the Public Service Area. It was only later that the PSA was expanded at the request of the developer's lawyer to snake around the boundary of the Iager farm.

You can find the PSA expansion on page 73 of PlanHoward 2030, and it does not allow for R-A-15 (apartment) zoning. It says that the Iager Farm parcel and two other properties were added "[t]o achieve Bay restoration goals" not to add high density development. It further mandates that "[t]hese 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 the surrounding communities." The highest nearby density is Maple Lawn, zoned MXD-3 (3 units per acre). Transition zoning from MXD-3 to the reservoir cannot mean R-A-15 (15 units per acre) as you advocate.

You acknowledge what we find obvious, that MD-216 cannot handle the new development, and that the schools will be overfilled. The false palliative of the Adequate Public Facilities laws will not adequately address these issues. The failure of APF in Maryland generally, and Howard County in particular is well documented. The citizens of Howard County are not required to trust the developer's representations. Instead, we expect our public officials to plan intelligently and ensure the infrastructure is in place to support development before we zone to allow the development.

You should be aware that the developers do not share your belief that the Iager Farm should house residents that will work in Howard County. The developer has explained that the apartments will be targeted to people working in downtown Washington, D.C. making approximately \$90,000 per year. The high density is intended to grow the consumer base for Maple Lawn businesses, and Howard County services, not to foster smart growth

by placing housing near the center of employment. The apartment residents are intended by the developer to be commuters and consumers. That is not smart growth.

Change is welcome in Howard County. We are some of the most dynamic, well educated, and forward thinking citizens in the world. We have a vision for Howard County that involves planning and infrastructure before development, protection for the environment, and honesty among neighbors. We met with the developers and their lawyer and were unimpressed. The absence of adequate infrastructure, the impact on the reservoir, and the legal mandate of PlanHoward 2030 requires that the Iager Farm be zoned R-ED. We want nothing less for the community where our kids go to school, we walk our dogs, spend time with friends, and look forward to growing old. To suggest that we fear change is to misunderstand us. I suggest, instead, that we work together and take a longer view of where change can take Howard County.

Jeff Regner

Fulton, MD

in cooperation with SmartFultonGrowth

Regner, Robin

From: Ball, Calvin B
Sent: Wednesday, October 02, 2013 12:55 PM
To: Regner, Robin
Subject: D2 Comp Zoning 2013 Testimony

From: Jean Onufrak [<mailto:jeanonufrak@verizon.net>]
Sent: Friday, May 17, 2013 7:28 AM
To: Ball, Calvin B
Subject: Opposition to amendment 46.002

Dear Calvin,

I am a former student of yours at UofP who was in your Facilitator Training when you were just beginning your political career!

I am also a Howard County resident who will be impacted significantly if you pass the rezoning amendment cited above in Fulton.

I am writing to strongly protest the proposed zoning amendment 46.002. This property should not be rezoned to RA-15.

Currently the Fulton schools are at capacity. The road infrastructure is not adequate for an additional influx of residents. There are not reasonable public accommodations in this portion of the county to support this level of development.

Parents of school age children in the area are tired of the redistricting policies which do not take into consideration the upheaval that is caused when properties are re-zoned causing current attendees of a school to be redistricted away from their social support networks. It is a strain on the entire system which is not needed at this time.

Currently the feeds to the Middle and High Schools are out of kilter for many in this part of the county who live in the smaller developments. I believe that this wholesale development as is being proposed will make things worse before they get better.

Hall Shop road is already a busy curvy road thanks to the APL and Maple Lawn. If I wish to get to Rt 29 North, I have to go through 3 consecutive traffic circles. How many more will be put in? How will children walk to school when all of the surface roads, 216, Hall Shop, Pindell School are already full of curves, blind corners and possess no sidewalks?

Please consider zoning this property R-ED and give the due diligence to researching the true impact for the community and then require Mr. Lager to apply for rezoning.

Please consider that the current proposal will have much further reaching effects beyond the immediate location and that its neighbors prize the quiet, rural nature of the Fulton/Highland area. For this reason we have made due with sewer, septic and lesser trash services and lesser parks and recreation services. But this rezoning proposal would irreparably change the nature of the area.

Sincerely,
Jean Onufrak
12374 Pleasant View Drive
Fulton, MD 20759

Regner, Robin

From: Ball, Calvin B
Sent: Wednesday, October 02, 2013 12:51 PM
To: Regner, Robin
Subject: D2 Comp Zoning 2013 Testimony

From: M Bloor [mailto:mishook7@gmail.com]
Sent: Tuesday, March 26, 2013 2:34 PM
To: Ball, Calvin B
Subject: Vote NO against 46.002

Dear Council Member Ball,

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 live 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 lagers 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

17 June 2013

(00:30, exactly)

I'm Carol Jane Gray, 8301 Murphy Rd, Fulton, speaking against 46.002.

My husband and I have lived for 41 years next to the larger property which is requesting a zoning change to RA-15.

It is reprehensible what is being planned for this parcel along with other large-parcel owners and developers panting to get into the PSA - waiting to pounce on high-density zoning for this rural area.

Not "Smart Growth", Council...

My neighbors feel the same way.

Watch...

Start Video 2: (2:28) Total testimony: 3 minutes

JT
46.002
TW

Tolliver, Sheila

From: Terrasa, Jen
Sent: Monday, May 20, 2013 6:47 PM
To: Tolliver, Sheila
Subject: FW: Request to Attend and Speak at VCSG Rally June 1

JT
SP-

From: Christine Bulbul [mailto:cbulbul@verizon.net]
Sent: Saturday, May 18, 2013 12:54 PM
To: Terrasa, Jen
Cc: Jeff Regner; Christine Pereira; Chris Bloor; Frederick Gray; Jane Gray; Ruth Lyons; Mark Neumanm; Greg Pereira; Becca Salkeld; Kevin Hiden; Chris Nowalk
Subject: Request to Attend and Speak at VCSG Rally June 1

May 16, 2013

Jen Terrasa, District 3
3430 Courthouse Drive
Ellicott City, Maryland 21043

Dear Councilwoman Terrasa,

The members of Voters for Common-Sense Growth (VCSG) cordially invite you to speak at our rally to be held June 1, 2013 from 1030 to 1200. We are sponsoring a Rally 'Round the Water Tower in an effort to educate the citizens of Howard County, who will be significantly affected should Zoning Amendment 46.002 win approval, on its impacts and their rights as Howard County Citizens to lobby their legislators.

I am a member of the group VCSG, and as you know, we are in opposition to Amendment 46.002 for a parcel of land located in Fulton, Maryland. While this parcel of land is not in your district, the zoning change will greatly affect a large number of voters throughout Howard County. We believe this Amendment would do great harm to the environment, given its location to the Rocky Gorge Reservoir, will significantly impact an already congested State Road 216, overwhelm the Fulton schools, which would require a redistricting and force your constituent's children further from their locals schools as the "domino effect" of redistricting takes place, and is not in keeping with PlanHoward 2030. VCSG is not against growth, what we want is smart growth; which we believe should include a comprehensive plan that specifically addresses the unique needs of the south western region of Howard County, and appropriate time for citizen stake-holders to provide input into decisions that greatly affects our lives in this wonderful county.

The water tower is located on Rt. 216, west of Rt. 29, across from the Fulton School Complex. However, we are concerned about the safety of rally participants; therefore, the actual rally location will be at Reservoir High School parking lot, the area closest to Rt. 216 and the tower. We would be honored if you would consider being a guest speaker at the event and have reserved 10 minutes on our agenda for you to address the voters, citizens and residents who will be in attendance. It is our plan to invite other speakers to address the environment and smart growth issues, other county and state legislators, print and television media, the 1,170 citizens who have already signed our petition opposing this amendment, as well as the vast number of HOAs and communities that line the Rt. 216 corridor.

In order to have enough time to notify citizens residing in the Maple Lawn, Scaggsville, Fulton, and Highland communities and the news media of our speaker line-up, please let me know by Wednesday, May 22, if you will be able to attend and speak at our rally.

Sincerely,

Christine Bulbul

Voters for Common-Sense Growth

PO Box 245

Fulton, Maryland 20759-0245

Smartfultongrowth.com

cbulbul@verizon.net, Cell: 240-393-7395

46002

7 May 2013

The Neighborhood Estimated Watch --- North Laurel /Maple Lawn /Savage
Housing Units Currently Being Built Now and in the Future

The information below represents the number of current and future proposed housing units within North Laurel area and Maple Lawn in Fulton. **This is Not a Complete List** as this is what I'm aware of as of the above date. There are definitely more.

- High Ridge - 137
- Marcelleno - 37
- Newell Property - 4
- Wincopia - 220
- Scaggsville Rd - Cornerstone builder- 10
 - Guilford Manor - 6
 - Across Church - Hamilton-Reed builder - 10
 - Cherry Tree - Beazer Homes builder - 10
 - Higdon - Scaggsville & Crest Rd - 20
- Stansfield Rd - Watkins - 6
- Patuxent overlook - Old Scaggsville and All Saints - 8 lots
- Riverwalk - Gorman Rd - Craftsman builder - 58 town houses
- Gorman Rd - 120 Senior citizens
- Whisky Bottom Rd (Armstrong Property Subdivision) - 4
- North Laurel homes built in 2012 - 57 units

Total Number of On-going (In-Fill) Development in North Laurel

- 707 = number of known units including estimates.
- 2121 = number of additional residents at 3 residents per unit.
- 1414 = additional vehicles at 2 vehicles per unit.

Number of future proposed development in North Laurel

- *Note: Bolton property which is 9 acres could mean an additional 54 to 72 units.
- Emerson - by Milk Producers is zoned for future development. (Number of Units Unknown)
- Laurel Park - near race track on Rt. 1 is a planned mixed-use site having as much as 1000 apartment units.
- Park Overlook - Next to North Laurel Community Center - 27 - 30 units

- 1102 = additional units estimated above + unknown quantity of units regarding Emerson
 - 3306 = additional residents at 3 residents per unit.
 - 2204 = additional vehicles at 2 vehicles per unit.
-

Total Number of On-going & Future Development in the North Laurel Area

1809 = number of estimated units

5427+ = number of additional residents at 3 residents per unit.

3618 = number of additional vehicles at 2 vehicles per unit.

The Maple Lawn Proposal

1365 = number of proposed units.

4095 = number of additional residents at 3 residents per unit.

2730 = number of additional vehicles at 2 vehicles per unit.

The Savage Proposal

75 = number of proposed units.

225 = number of additional residents at 3 residents per unit.

550 = number of additional vehicles at 2 vehicles per unit.

Total Number of Estimated On-going & Future Development in
North Laurel /Maple Lawn/Savage

3249 = Total Number of Units and Proposed Units.

9747 = Total Number of Estimated Additional Residents at 3 residents per unit.

6898 = Total Number of Additional Vehicles at 2 vehicles per unit.

Stu Kohn
North Laurel

Regner, Robin

From: Tolliver, Sheila
Sent: Monday, July 22, 2013 9:14 AM
To: Regner, Robin
Subject: FW: Howard County rezoning

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

From: Fox, Greg
Sent: Sunday, July 21, 2013 5:03 PM
To: Fran; CouncilMail
Subject: RE: Howard County rezoning

Ms. Shellenberger:

Thank you for your email. As it relates to what is on the table currently, are you referring to Maple Lawn South, something else or all of the above. I believe that there has been movement towards a reasonable compromise on Maple Lawn South. As you are probably aware, I have fought most of this pretty hard the last few months.

Regards,

Greg

From: Fran [fshell68@verizon.net]
Sent: Sunday, July 21, 2013 4:54 PM
To: CouncilMail
Subject: Howard County rezoning

Council Members,

As a resident of Howard County, having lived in the Scaggsville neighborhood since 1970, I have seen so very much change in the character of the county as a whole but specially this area as it affects me on a daily basis. The development has occurred at a steady pace since 1970, but today it seems to be more and faster paced than ever! My concern is overall density in a county that I feel is not keeping up with infrastructure. I beg departments of the county government who approve this development to please think twice, thrice, even again before approving more density! It seems there will not be a single lot in this area that hasn't been built on within the next five years!

Fran Shellenberger

June 24, 2013

My name : Yan Yuan

My address: 6416 Shannon Ct, Clarksville, MD 21029

Here is my testimony

VIDEO PART 2 BEGINS

In a presentation to the community Marsha "guessed" the range would be between 2000 and 4000 units.

Though internal documents obtained in 1991 called for Maple Lawn to have retail and office space with up to 6000 employees,

At the same time, during the comprehensive zoning process, Ms McLaughlin told the Montgomery County Citizens Advisory Council that the Maple Lawn site (hereinabove identified) had ½ acre lots.

But now she said it was 821 acres of ½-acre lots.

The reality? The property was still an open farm field, zoned 1 house per 3 acres.

According to Marsha then, regardless of whether they kept the existing zoning or changed it to MXD, "we'll still get somewhere on the order of 1200, maybe little bit more , in the way of "units."

Furthermore, employment would also be allowed, and there would be open space.

OCTOBER 1992: Two weeks before the Comprehensive Zoning Plan was publicly introduced: The scene? Laurel Regional Planning & Transportation Meeting. When asked if there was anything going on with a large mixed-use center in Fulton, Carl Balsler, of the DPZ staff answered, "no plans on that any time in the foreseeable future."

2 weeks later, November, Comprehensive Rezoning for the East was introduced with proposals for rezoning the Maple Lawn property to a large mixed-use center which Marsha had described earlier.

The Maple Lawn property was now even defined as being in the "eastern part" of the County, although it's west of Route 29.

See how easy it is for the DPZ's "minor changes" to become MAJOR CHANGES TO the face of our communities?

And with NO public input?

Not a good procedure.

And now, with this Comprehensive Zoning, we've identified, a year later, the two properties slated for rezoning from rural to urban land use, supposedly has the PSA "mysteriously" extended to them through the passage of the 2012 General Plan...

Alan Schneider speaks:

"The PSA has to be removed from these properties. They cannot be re-zoned!"

The 2012 general plan where the PSA extensions supposedly occurred, misidentified properties being placed into the PSA!

The General Plan (PlanHoward2030) proposes 3 minor expansions of the planned service area that are NEVER IDENTIFIED! There's no way to know what they are. "Ellicott City" and "Clarksville" and "Maple Lawn" are "possible maybe's"!

THIRD, it's a major BREACH of the urban/rural demarcation line that opens up this whole county for congested high-density. And does so for everything between Routes 29 and 108 south of 32 right down to the banks of our drinking-water supply. By sneaking these PSA extensions through, there is no integrity in the process.

END OF PART 2 (2:59 LONG)

June 24, 2013

My name : Xiaoning Zhao

My address: 6415 Kilbrogan Court, Clarksville, MD 21029

Here is my testimony

VIDEO PART 3 BEGINS

NARRATOR CONTINUES:

- “According to zoning language, the CEF zone regulations were written to implement the Plan, and thus the unknown extensions of the PSA, CEF zoning can be attached, essentially at will, based on the developer’s request, and allows apartments, up to and including, CONGESTION!!*

- Plus CEF “allows” offices and the highest-intensity commercial uses. You are looking at part of the specification for the CEF zoning category...”*

- Being involved in (the) zoning issue around the Hoddinott property in Clarksville, many letters and emails were sent-and phone calls made-to the DPZ.*
- Input from the DPZ was NOT forthcoming. In fact, residents received either wrong answers or NO answers.*

- It seemed as if the County government had their own “spot application policy” of obscuring or manipulating to cover up matters that should be under public (and that means “citizens”) control.*

Walter Fountain, on-camera:

“All the facts are against it... the big-land parcels upstream of my house...

I live here on Murphy Road , here in Fulton, and those rain-proof surfaces upstream will create a HUGE runoff through my stream into the nearby Rocky Gorge Reservoir, which supplies drinking water for over 3 ½ million people.

This is NOT “Smart Growth”. This parcel does NOT have to be rezoned. If we care about our environment and the Bay, we’ll begin by taking this Parcel-113 OUT of the PSA.

NARRATOR:

Take these 2 parcels out of the PSA. It’s horrible for the Bay, and it’s a hazard to (the) drinking-water supply for the counties in the region and downstream.

Fred Tutman on-camera

- If you say "high-density development" is good, with its high amount of impervious surfaces – I's NOT! That's a myth!*

- Any zoning that allows it will "open the floodgates".*

- We're facing something that would be vastly WORSE-MORE damaging than a few large-lot houses on these properties. The "smart" option (and in fact it's a wonderful idea) is a "Preservation Overlay" over the Patuxent Reservoir Watershed.*

- It would be permanent, over the watershed boundary.*
- You have to respect the entirety of the entire watershed. You can't increase those impervious surfaces in Clarksville and Fulton-time and time again.*
- If you want to put it in terms of pavement, congestion, hard-surface runoff, go ahead and explain THAT to the Chesapeake Bay. It would be a very high price to pay.*

NARRATOR:

People all around the area are weighing in on taking these properties out of the PSA, and NOT continuing this sprawl across what has always historically been planned as a permanent rural area.

The runoff from the Hoddinott property in Clarksville-with MANY planned impervious surfaces they would get from their high-density zoning, will affect the Middle Patuxent,

And the runoff from the lager parcel and that parcel's many impervious surfaces from the high-density RA-15- proposed zoning, will hurt the Patuxent Reservoir Watershed.

END OF PART 3 (2:40 LONG)

June 24, 2013

My name : Yuxiang (Luke) He

My address: 6416 Shannon Ct, Clarksville, MD 21029

Here is my testimony

VIDEO PART 4 BEGINS

Barbara Sollner-Webb: on camera

- Now Howard County's current plan is ESPECIALLY dangerous because it is the first precedent of bringing water and sewer and accompanying high-density residential development into this entire drainage area west of Route 29, which until recently, Howard County officials had insisted would remain low-density to protect this Reservoir. Because of this, many members of the General Assembly, whose constituents drink this water had earlier sponsored legislation that would have mandated low-density development within the Reservoir's watershed. Unfortunately, it was NOT enacted.*
 - With absolutely no restrictions, on the amount of impervious surface that can be put there-thanks to the "CEF" zoning just enacted by Howard County's Council. Now this is not "Smart Growth"- this is "DUMB" growth!*
-

Bernie Fowler: on camera

"The more impervious surface we have is the downfall!

I mean, we're getting inundated with impervious surfaces, and there's no place for the water to go except into the river...into the receiving waters.

And Howard County plays a big part in the deterioration of that river!

We need to think out of the box. We need to find a better way to handle human waste than to have it run into the Patuxent River.

We're beginning to make some big strides in that, and we need to keep that ol' engine going full blast, because storm water's a very big part of what's causing the failure of our water quality right now.

We've got to be strong, and we've got to be absolutely uncompromising when they build, that they don't do things that will make that receiving water worse than it was when they got there.

Narrator:

"How about something else...?"

The natural gas pipeline runs like a spider web around the county.
Potentially, any of the land it goes through has a natural causeway for sewer and water lines. That's the PSA!

BUT, where's all the developed land this gas pipeline is running through?
Looks as if it's UNDEVELOPED land to us!

Is something afoot???"

Narrator:

Take the two parcels-Hoddinott in Clarksville AND lager in Fulton-OUTof the PSA-they weren't put in there legitimately, and even if they were, you can do it-you're the "Legislative" body in Howard County. History shows it's been done-and done on a big scale. We know you don't want to breach the historic commitment to the environment, drinking water supply and people of the county, so don't open the floodgate of PSA extension and rezonings.

Let's consider another option for the lager parcel and others near the watershed along the Howard County border:

A "Preservation Overlay" of the Patuxent Reservoir Watershed. That will preserve our open land in the western County-as has also been the standard, historically-by keeping the "Urban/Rural Demarcation Line" AND protects our neighbors' drinking water AND, ultimately, the Bay.

Let's start doing that NOW, and not have future Marylanders pay for even

More pollution that comes from high-density zoning and runoff

That leads to further destruction of waters flowing into the Bay, and the Bay itself.

Let's prevent further pollution to these areas and their water and make

Howard County a responsible partner in protecting the drinking water supply and the Bay.

(MUSIC, UP AND OUT)

END OF PART 4 (2:58 LONG)



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Prince George's County, Maryland

June 13, 2013

Hon. Jennifer Terrasa, Chairperson
Howard County Council
3430 Courthouse Drive
Ellicott City, MD 21043

Dear Councilwoman Terrasa,

Re: Rezoning application 46.002 (Iager Farm/Fulton)

I am writing as Chair of the Prince George's Group of the Maryland Sierra Club with respect to a proposal in the Comprehensive Rezoning package. The Prince George's Group opposes the rezoning of the 91-acre Iager Farm parcel (Amendment No. 46.002) in Fulton from RR-DEO to R-A-15 (up to 15 housing units per acre). In addition, we oppose the Howard County Planning Board recommendation for split zoning for the property R-ED and R-A-15.

The Iager property lies on the south side of Route 216 overlooking the Rocky Gorge Reservoir, into which it drains. The Reservoir is positioned on the Patuxent River, one of Maryland's most productive tributaries. The members of the Prince George's Group reside downstream and rely on the Rocky Gorge Reservoir as their principal source of drinking water. The Rocky Gorge Reservoir has been listed as an impaired waterway under the Clean Water Act since 1998 (nutrients) and in November 2008 the Environmental Protection Agency approved a Total Maximum Daily Load (TMDL) for the reservoir for phosphorus. The 2004 Patuxent Reservoirs Source Water Assessment for WSSC, prepared by the Maryland Department of the Environment, identified the following concerns affecting drinking water quality from nonpoint sources: "Sediment, nutrients, pathogens (Giardia and Cryptosporidium), total organic carbon (TOC), road salts and heavy metals are the most significant water supply concerns from runoff in developed areas."

The proposed R-A-15 multi-family housing project will produce an inordinate amount of impervious surface, which will result in excessive runoff and a worsening of the health of the reservoir. Construction sediment and residentially-generated nutrients will further add to its degradation. The University of Maryland Center for Environmental Studies has identified upstream growth, non-point source from paved surfaces, and construction runoff as significant causes for the degradation of the Patuxent River.

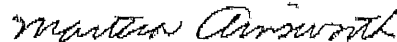
Suite 111, 7338 Baltimore Ave. College Park, Maryland 20740
Telephone (301) 277-7111; Fax (301) 277-6699.

The rezoning application 46.002 (Iager Farm/Fulton) is contrary to the public interest, and we strongly urge the Howard County Council to reject it. Prince George's County residents are just now learning about this proposal and its potential to continue the impairment of the Rocky Gorge Reservoir and the degradation of the Patuxent River. We trust that the Howard County government understands its role as the protector of sensitive environmental resources, and the obligation as a steward to limit the impact on its downstream neighbors.

We will be asking our local legislators to review this situation and register their views with respect to potential impacts on their constituents.

Thank you for the opportunity to comment on this matter.

Sincerely,



Martha Ainsworth, Chair
Prince George's Sierra Club Group
(Martha.Ainsworth@mdsierra.org)



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46.002

THE MARYLAND GENERAL ASSEMBLY
21ST LEGISLATIVE DISTRICT
PRINCE GEORGE'S AND ANNE ARUNDEL COUNTIES

June 24, 2013

Hon. Jennifer Terrasa, Chairperson
Howard County Council
3430 Court House Drive
Ellicott City, MD 21043

Dear Chairperson Terrasa,

We hope this letter finds you well. We've heard from our constituents regarding the rezoning of the Iager Farm property in the Comprehensive Rezoning proposal. Amendment #46.002 rezones the 91-acre property from RR-DEO to R-A-15 to allow for a multi-family housing project, and we share concerns that this will have detrimental effects on the neighboring area, in particular, the Rocky Gorge Reservoir, being the principle source of drinking water for Prince Georges County.

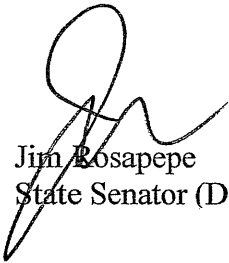
This plan would rezone the Iager Farm property to R-A-15 and change the residential density from a three-acre density to 15 dwelling units per acre, vastly changing the landscape south of Route 216 which has proudly been upheld as a rural area. There has been no previous construction of water and sewer south of Route 216 and west of Route 29, because of the valiant efforts of Howard County officials to maintain this as an undeveloped area. The introduction of these public works would make this project inconsistent with the current landscape and development. In addition, we are concerned the damage that construction, debris, and a new residential community would inflict on the already ailing Rocky Gorge Reservoir, which per the Clean Water Act has been an impaired waterway since 1998, would be irreparable.

Also we believe that the increase of impervious surfaces would only further contaminate this keystone water source because the Iager Farm drains directly into the Rocky Gorge Reservoir. As outspoken advocates for the environment, we voted for the Strom Water Remediation tax on impervious surfaces as an effort to preserve our waters and limit this kind of development and pollution. Prince Georges County residents are directly downstream from this watershed, and all possible damage is possible harm to our constituents in the great State of

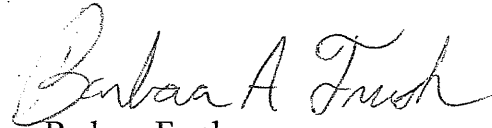
Maryland. This new construction will do the most harm to the residents of Prince Georges County being below the watershed.

In closing, we respectfully request the rejection of this amendment to the Comprehensive Rezoning package, and the cessation of attempts to make the Iager Farm property another residential community. This will only lead to further degradation of the reservoir and our environment, opening the flood gates for similar construction in sensitive areas. This rezoning brings unwarranted development that we feel we should protect our proud Maryland residents from. The people should be properly informed of all of the effects this proposal will have. Thank you for your time and consideration of our request.

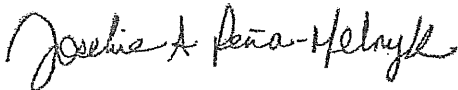
Sincerely,




Jim Rosapepe
State Senator (D-21)



Barbara Frush
State Delegate (D-21)

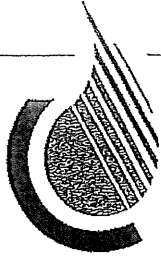


Joseline A. Peña-Melnyk
State Delegate (D-21)



Benjamin Barnes
State Delegate (D-21)

2013 JUL - 2 A 11: 33
RECEIVED
HOWARD COUNTY COUNCIL



Washington Suburban Sanitary Commission

14501 Sweltzer Lane • Laurel, Maryland 20707-5901

46002

COMMISSIONERS
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Chris Lawson, Vice Chair
Mary Hopkins-Navies
Antonio L. Jones
Hon. Adrienne A. Mandel
Dr. Roscoe M. Moore, Jr.

GENERAL MANAGER
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

RECEIVED
2013 AUG 12 PM 2 40
HOWARD COUNTY
EXECUTIVE

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

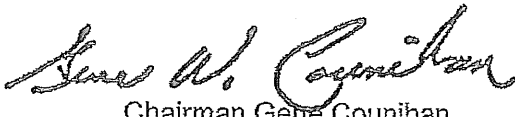
for mercury in fish tissue with Rocky Gorge reaching a Category 5, and thereby requiring a TMDL.

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



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov

FAX 410-313-3467

TDD 410-313-2323

August 19, 2013

Mr. Gene Counihan, Chairman
Washington Suburban Sanitary Commission
14501 Sweitzer Lane
Laurel, Maryland 20707-5901

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46.007 CZ#
SP-

Dear Chairman Counihan,

Thank you for contacting County Executive Ulman. Your letter was forwarded to me for response. We greatly appreciate you taking the time to outline your concerns and reiterating WSSC's interest in providing safe, reliable drinking water and clean water for the environment. Certainly, this is also Howard County's interest. Howard County wants to be a good neighbor, so you can rest assured that we will ensure the proper controls are in place to support this joint interest.

With regard to the recent Howard County Council decisions to include a farm parcel adjacent to the Maple Lawn development within the Planned Service Area for public water and sewer and appropriate zoning, the County Council actually approved an alternative zone to what the property owner originally requested. The petitioner's request was for R-A-15, which allows 15 dwelling units per net acre. What was granted was R-ED, which yields two units per net acre, with a mandatory 50 percent open space requirement. However, the Council also approved the MXD (Mixed-use Development) overlay district, which is a zoning district that applies to the portion of the Maple Lawn development north of MD 216. If the property owner wants to exercise the option of utilizing the MXD overlay, the process requires them to first apply for Zoning Board approval of a Preliminary Development Plan (PDP). The PDP would show the development mix, lay-out, and the open space to be protected. MXD allows a maximum of 3 units per net acre with a minimum of 35 percent open space. This process would allow additional opportunities for public and stakeholder comment before the Planning Board and Zoning Board.

Again, thank you for raising your concerns about the proposed development in Fulton. We are willing to meet to discuss techniques for the mitigation of any potential adverse effects from any development in the vicinity of the reservoirs.

Sincerely,

Marsha McLaughlin
Director

Cc: Chris Lawson, Vice Chairman, WSSC
Commissioners, WSSC

Ken Ulman, Howard County Executive
Jen Terrasa, Chairperson, Howard County Council
Mary Kay Sigaty, Vice Chairperson, Howard County Council
Calvin Ball, Howard County Council
Greg Fox, Howard County Council
Courtney Watson, Howard County Council
Kimberley Flowers, Deputy Director, Department of Planning and Zoning
Susan Overstreet, Resource Conservation Division

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HOWARD COUNTY COUNCIL

MAPLE LAWN SOUTH

SCHEME 8

Conceptual Site Plan



03-29-13

BAVAR
PROPERTIES GROUP

MURN
DEVELOPMENT

KH KOCH
HOMES

H+A
HENNEMAN + ASSOCIATES
ARCHITECTS + PLANNERS

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Applied Physics Lab - Howard County's Largest Private Sector Employer - Only 1 mile away.

4 Public Schools within walking distance.

181,590 SF Retail space, including Harris Teeter grocery within walking distance.

Commuter Bus Service within walking distance.

1.7 Million SF of Employment, including Class A Office within walking distance.

Near major existing road infrastructure: Route 216; Route 29; Route 32; Interstate I-95; Route 295.

Maple Lawn South

Multiple Places of Worship within walking distance.