

**ADJOINING PROPERTY OWNERS FOR 12745 FREDERICK ROAD**

Wang-Yi Yang  
Ping-Ping Tien  
12765 Frederick Road  
West Friendship, MD 21794-9619  
(15.005)

Jennifer Lynn McNeill  
Kevin Schwartz  
12787 Route 144  
West Friendship, MD 21794  
(15.005)

James Hudson  
12795 Route 144  
West Friendship, MD 21794  
(15.005)

State Roads Commission of MD  
301 W. Preston Street  
Baltimore, MD 21201-2305  
(15.005)

West Friendship Ctr, LLC  
17 w. Pennsylvania Ave. Suite 500  
Towson, MD 21204-5067  
(15.005)

"  
"

## Requested Zoning

**Search Street:**

FREDERICK RD

Next

**Property Information:**

Amendment No.: 15.005

Current Zoning: RC-DEO

Requested Zoning: RSI

Tax Account ID.: 1403281949

Map: 15

Grid: 11

Parcel: 141

Lot:

Acres: 8

Address: 12745 FREDERICK RD

City/State/Zip: WEST FRIENDSHIP, MD 21794

**Owner:**

Name: ETB ENTERPRISES LLC

Email: mjkalinock@jpbe.com

Phone: 410-884-1960

Mailing Address: 8820 COLUMBIA 100 PKWY STE 400

City/State/Zip: COLUMBIA, MD 21045

**Representative:**

Name: William E. Erskine

Email: WErskine@offitkurman.com

Phone: 301-575-0363

Mailing Address: 8171 Maple Lawn Boulevard, Suite 200

City/State/Zip: Fulton, MD 20759

**Decision:**

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:

--	--	--	--

## Zoning Map Amendment Request Form

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

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

**A. Property Information**

1	Address / Street (Only)	12745	Frederick Road	
2	Tax Map Number	15 ✓	Grid	11 ✓
3	Parcel(s)	141 ✓		
4	Lot(s)	N/A		
5	Tax Account Data	District	03 ✓	Account # 281949 ✓
6	Size of Property:	Acres	8.0 ✓	Square feet

RECEIVED

DEC 14 2012

DIV. OF PUBLIC SERVICE & ZONING

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

**B. Owner Information**

8	Owner Name	ETB Enterprises LLC
9	Mailing street address or Post Office Box	8820 Columbia 100 Parkway, Suite 400
	City, State	Columbia, Maryland
	ZIP Code	21045
	Telephone (Main)	410-884-1960 - Mike Kalinock
	Telephone (Secondary)	
	Fax	
10	E-Mail	mjkalinock@jpbe.com

**C. Representative Information**

11	Name	William E. Erskine, Esq.
	Mailing street address or Post Office Box	8171 Maple Lawn Boulevard, Suite 200
	City, State	Fulton, Maryland
	ZIP	20759
	Telephone (Main)	301-575-0363

Receipt # 149443

**C. Representative Information**

Telephone (Secondary)	443-864-8844
Fax	301-575-0335
E-Mail	WErsklne@offitkurman.com
12 Association with Owner	Zoning Attorney

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

Name	
Telephone	
E-Mail	

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

13	Subject property is not well suited for single family detached residential development due to its close proximity to the commercial uses in the West Friendship Shopping Center and its close proximity to MD Route 32. Petitioner would like to develop the subject property as a nursing home and residential care facility.
----	--

**F. List of Attachments/Exhibits**

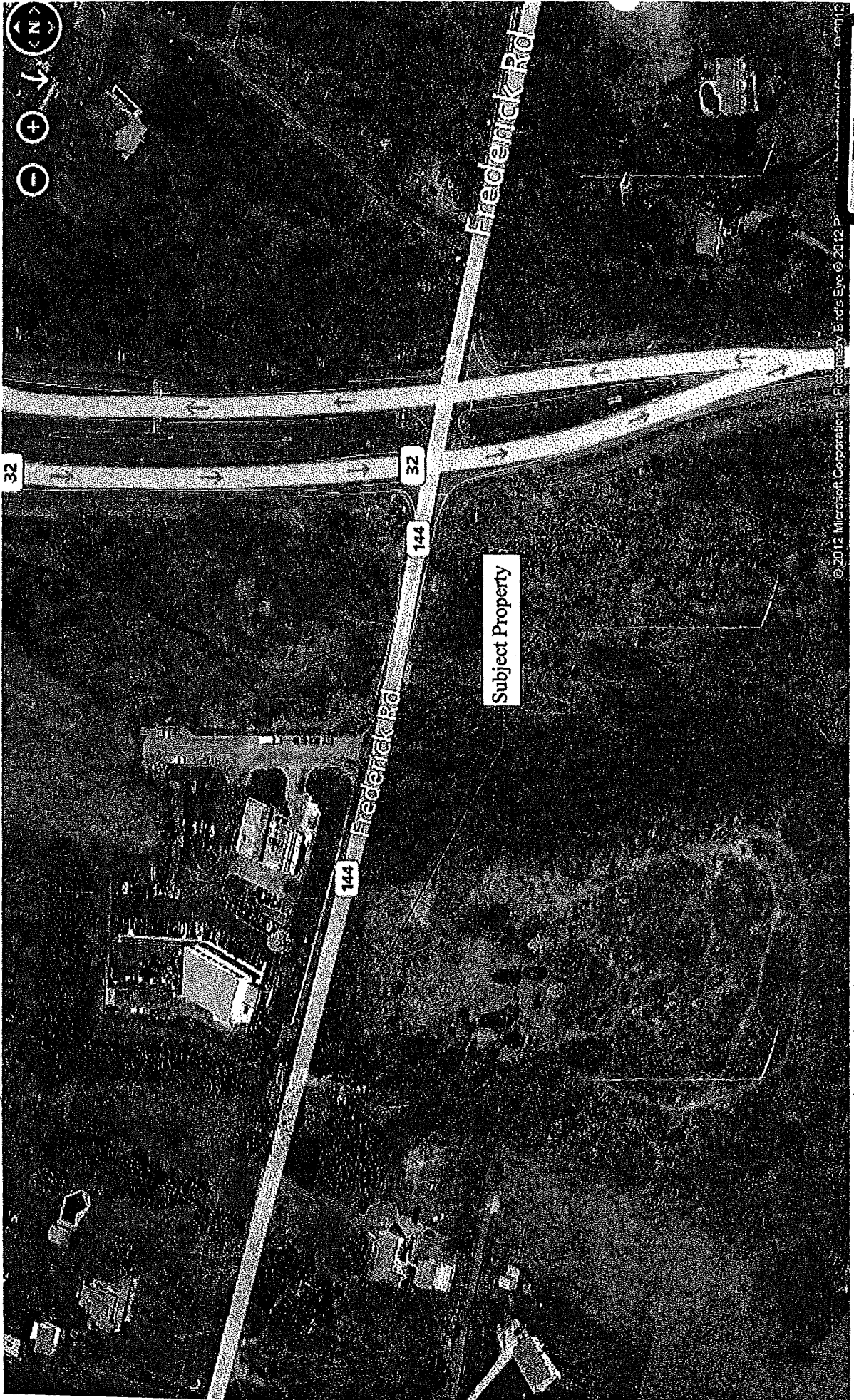
14	<ol style="list-style-type: none"> <li>1. Aerial view of subject property and surrounding area.</li> <li>2. Current Zoning Map of subject property.</li> <li>3. SDAT Parcel Tax Map of subject project.</li> </ol>
----	--

**G. Signatures**

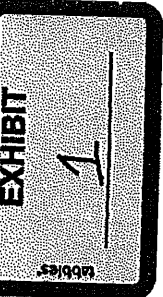
15	Owner	Michael Kalinock	Owner (2)	
	Date	12/13/12	Date	
<input type="checkbox"/> Additional owner signatures? <b>X</b> the box to the left and attach a separate signature page.				

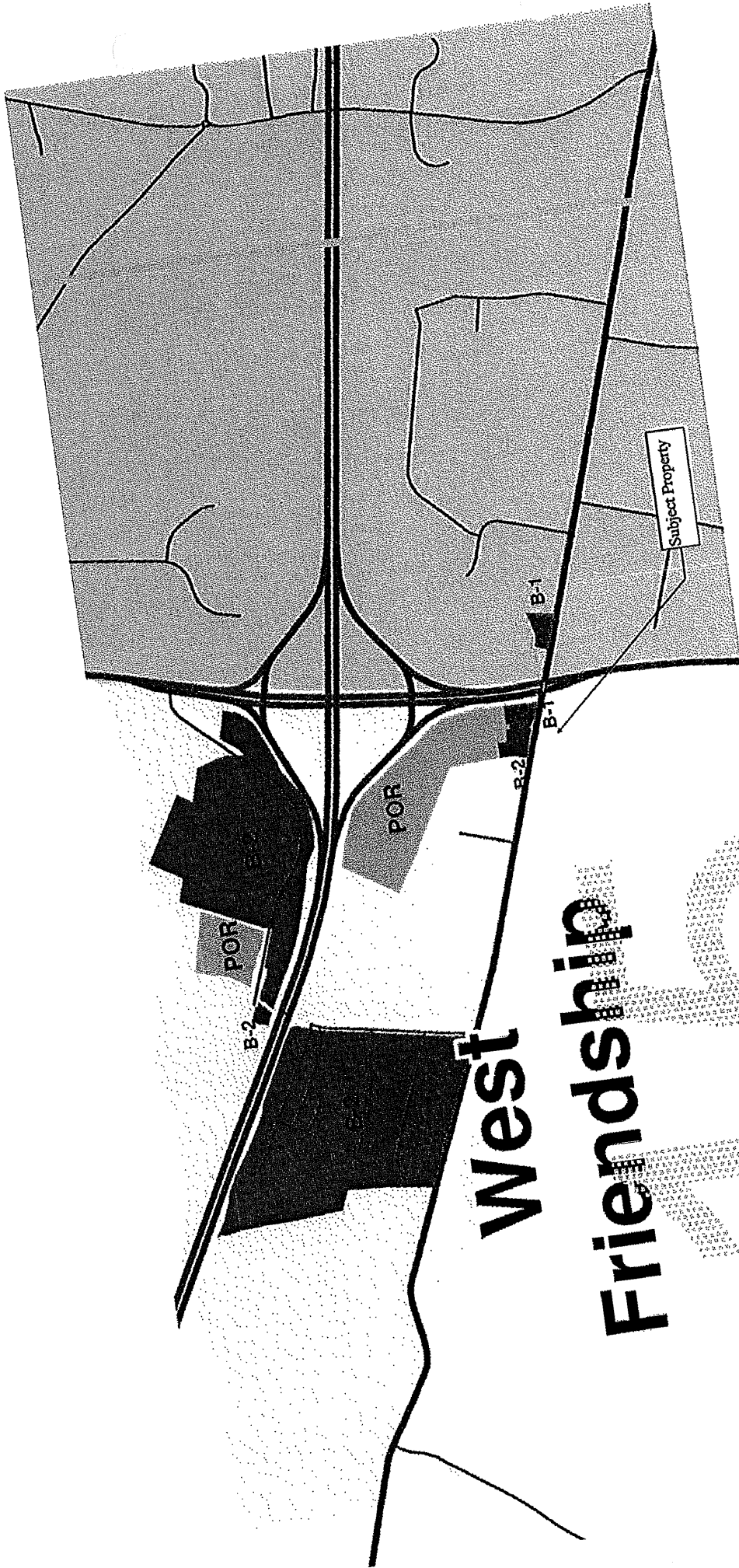
16	Representative Signature	William E. Erskine
	Date	12/14/12

DPZ Use Only	z/c	Amendment No.	15.005
Notes			



© 2012 Microsoft Corporation. Microsoft Bird's Eye © 2012 P



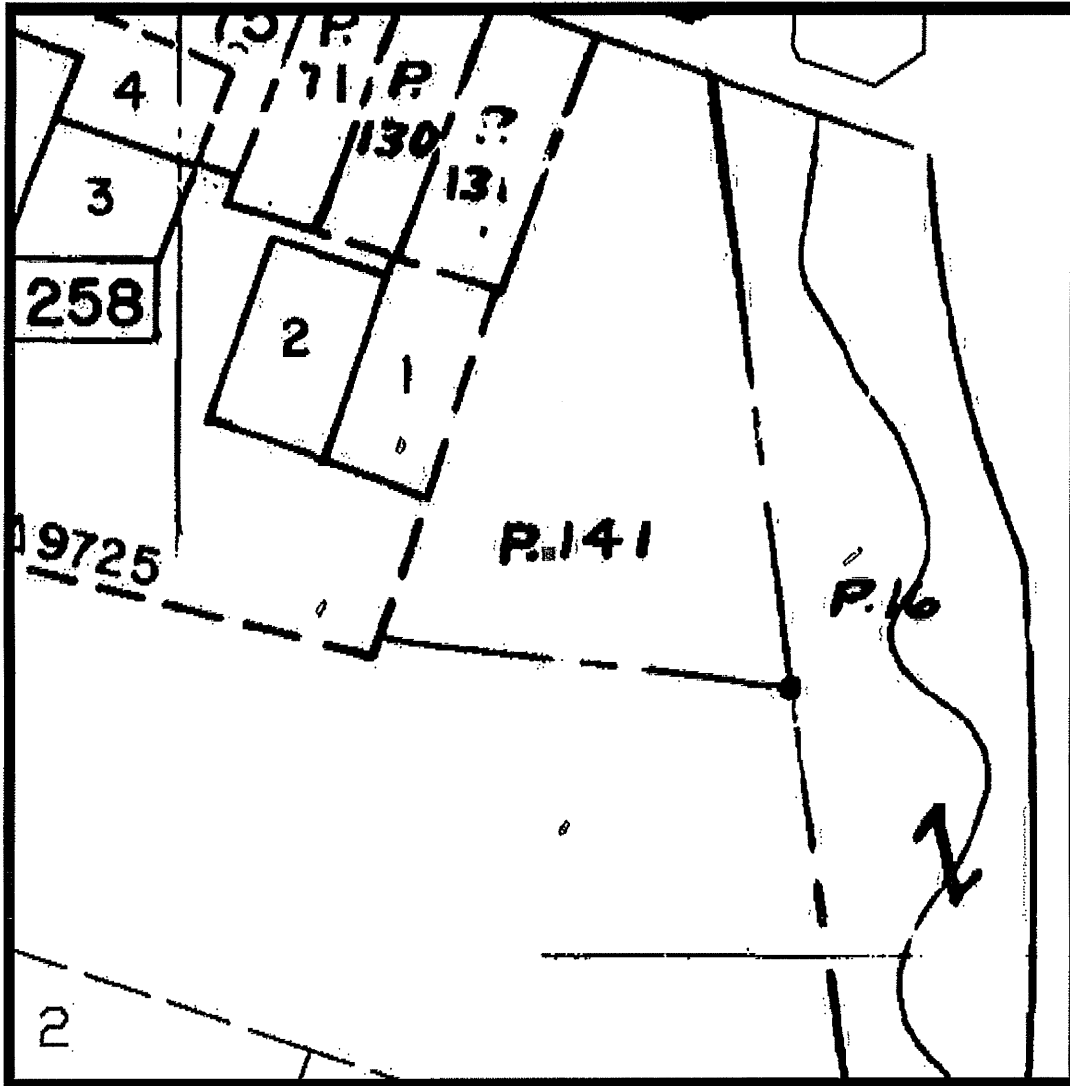


# West Friendship

EXHIBIT  
2  
LADDER

	<b>Maryland Department of Assessments and Taxation</b>	<a href="#">Go Back</a>
	<b>HOWARD COUNTY</b>	<a href="#">View Map</a>
	<b>Real Property Data Search</b>	<a href="#">New Search</a>

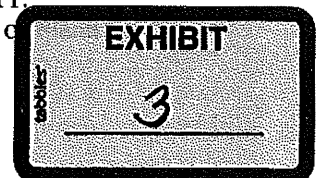
District - 03 Account Number - 281949



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning ©2011. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at [www.mdp.state.md.us/OurProducts/OurProducts.shtml](http://www.mdp.state.md.us/OurProducts/OurProducts.shtml)





# Howard County Council

George Howard Building  
3438 Court House Drive  
Ellicott City, Maryland 21043-4392

## COUNCILMEMBERS

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

March 11, 2013

ETB Enterprises, LLC  
8820 Columbia 100 Pkwy, Suite 400  
Columbia, MD 21045

Dear Sir or Madam:

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

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

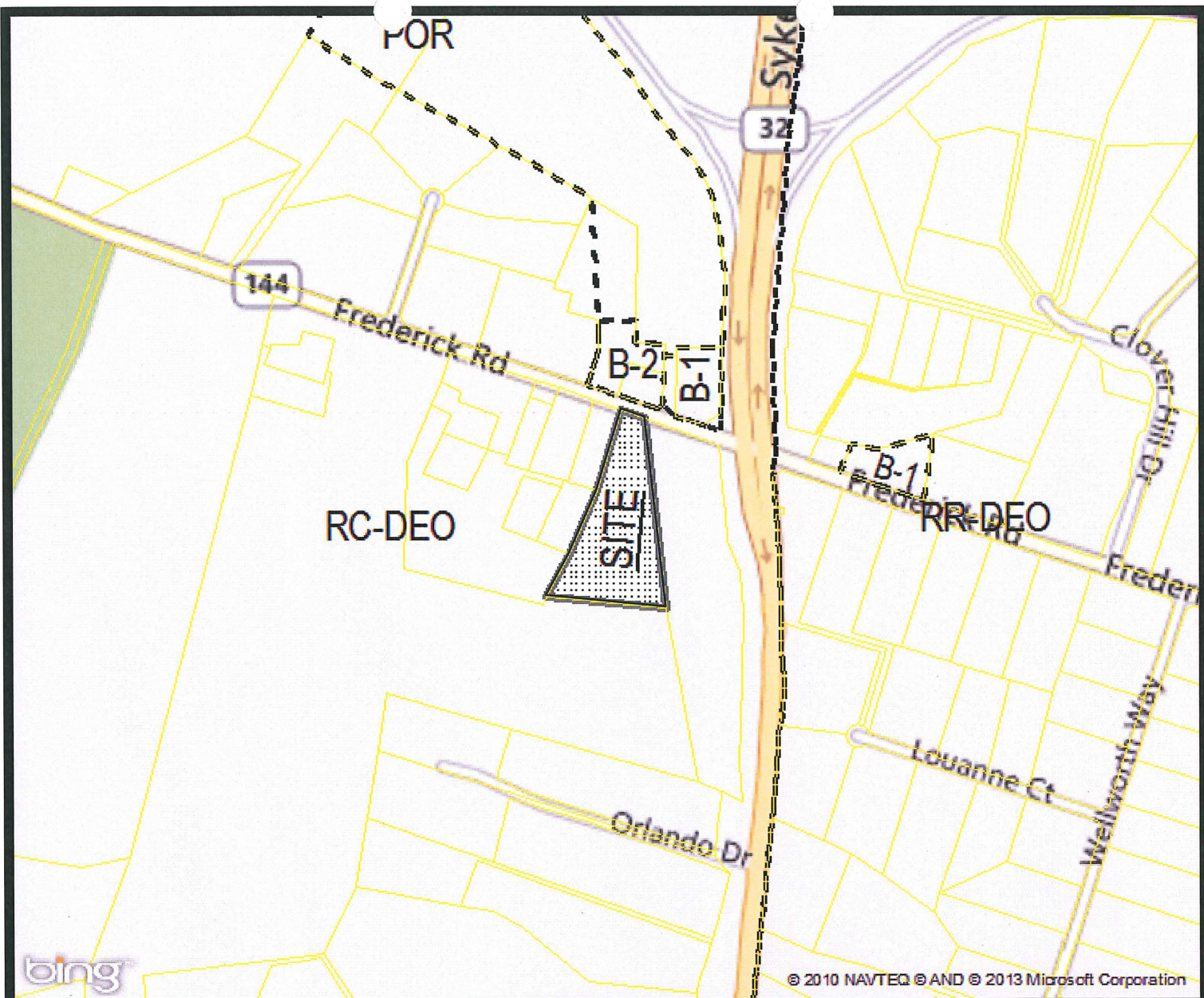
The Commission directed me to notify applicants of their obligation to file the affidavit and disclosure. The obligation is set forth in Md. Code Ann., St. Gov't, Sec. 15-849(b), which provides in part, **"the affidavit or disclosure shall be filed at least 30 calendar days prior to any consideration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

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

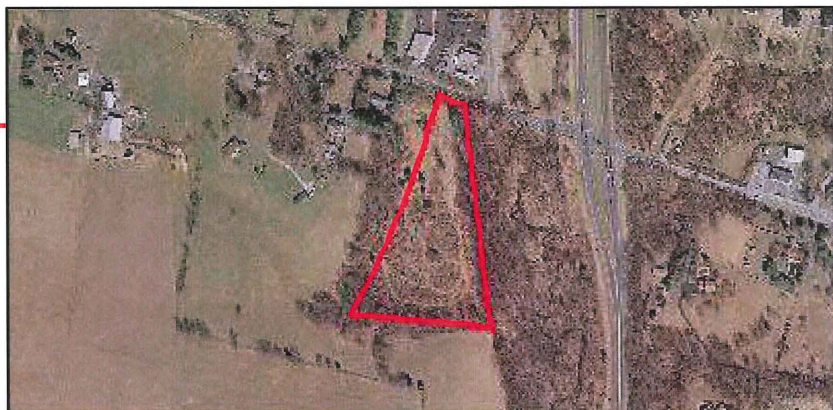
Very truly yours,

Stephen M. LeGendre  
Administrator





1	2	3	4	5	
6	7	8	9	10	11
12	13	14	15	16	17
19	20	21	22	23	24
	27	28	29	30	31
	33	34	35	36	37
	39	40	41	42	43
		45	46	47	48
				50	



Zoning Map General Plan Amendment: 15.005 Tax ID: 1403281949  
 Current Zoning: RC-DEO Council District: 5  
 Tax Map: 15 Grid: 11 Parcel: 141 Lot: N/A  
 Address: 12745 FREDERICK RD

## Regner, Robin

---

**From:** Tolliver, Sheila  
**Sent:** Monday, June 24, 2013 8:36 AM  
**To:** Regner, Robin  
**Subject:** FW: Map Amendment 15.005  
**Attachments:** WF Senior Living Demand Study - 6-24-13 with Exhibits.pdf; Map Amendment 15.005.pdf

---

**From:** Erskine, William [<mailto:werskine@offitkurman.com>]  
**Sent:** Monday, June 24, 2013 6:47 AM  
**To:** CouncilMail  
**Cc:** King, Lisa  
**Subject:** Map Amendment 15.005

Dear Council Members,

Attached is an electronic version of a West Friendship Senior Living Demand Study with Exhibits. The applicant for the above referenced Map Amendment would like the Council as it considers this request to be fully aware of the tremendous need for senior living facilities with Alzheimer's and dementia care in western Howard County. Printed copies of these materials will be distributed to the Council at tonight's public hearing.

As always, please feel free to contact me directly if you have any questions about the proposal.

*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)

[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)

**Baltimore/Washington**  
8171 Maple Lawn Boulevard | Suite 200 | Maple Lawn, MD 20759

---

### PRIVILEGED COMMUNICATION/PRIVACY NOTICE

Information contained in this transmission is attorney-client privileged and confidential. It is solely intended for use by the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and delete this communication.

### IRS CIRCULAR 230 DISCLOSURE

To ensure compliance with requirements imposed by the IRS, we inform you that any US federal tax advice contained in this communication (including any attachments) is not intended or written to be used and cannot be used for the 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.



OVERVIEW OF  
SPRING VILLAGE AT WEST FRIENDSHIP  
PROJECT

12745 Frederick Road, West Friendship, MD

PREPARED BY:

Gloria Brock  
Managing Partner  
WoodBine Senior Living, LLC  
11255 Dovedale Ct, Suite B  
Marriottsville, MD 21104

## INTRODUCTION

WoodBine Senior Living, LLC is pleased to present an overview of the benefits of opening a 50 bed Dementia Specific Community in Western Howard County. We have included general information on WoodBine Senior Living, information on the growing need for Dementia/Alzheimer's Care across the country and in the Western Howard County Market. We will provide an overview of the senior resident population and the current number of beds in the Western Howard County Market that serve our residents with Alzheimer's and other dementia related diseases.

## WOODBINE SENIOR LIVING, LLC

WoodBine Senior Living (WSL) is a Maryland Company that was formed by its founders in 2005. Our teams have worked with Seniors for more than 40 years and we have focused a large portion of our time and attention on development of Alzheimer's and Dementia Care communities that will offer a safe and nurturing environment for our residents that suffer from Dementia related illness. We believe that the growth of the need for this care is rising on unprecedented levels and will continue to drive the need for communities like Spring Village of West Friendship Memory Care. We are dedicated to enhancing the quality of life for the seniors we serve. We have included a general information package in this report.

## NEED FOR DEMENTIA CARE

### What is Alzheimer's?

The most common cause of dementia is Alzheimer's disease (AD). AD is a progressive and irreversible brain disorder. The actual cause of AD is unknown. AD slowly damages, and then destroys, a person's memory, judgment, reasoning skills, personality, autonomy, and bodily functions.

The disease specifically affects several components of the brain. These include:

- a gradual loss of brain cells, called **neurons**
- damage to neurons so they no longer function properly
- the loss of neural connections—called **synapses**— where messages are passed from neuron to neuron

Estimates vary, but experts suggest that as many as 5.1 million Americans have Alzheimer's disease. Unless the disease can be effectively treated or prevented, the number of people with it will increase significantly if current population trends continue. That's because the risk of Alzheimer's increases with age, and the U.S. population is aging. The number of people with Alzheimer's doubles for every 5-year interval beyond age 65.<sup>1</sup>

---

<sup>1</sup> nih.gov

## Other Forms of Dementia

It's normal to sometimes forget things, but as we age, it often takes longer to learn new skills or remember words, names, or where we left our glasses. Of course, this does not mean an individual has dementia. In fact, scientists have found that healthy older adults perform just as well as their young counterparts on complex and learning tests—if given extra time to complete.

However, there's a difference between occasional forgetfulness and behavior that may be cause for concern. Not recognizing a familiar face, trouble performing common tasks (such as using the telephone or driving home); or being unable to comprehend or recall recent information are all red flags that need to be checked by a medical professional.

Dementia is caused by damage to or changes in the brain. After Alzheimer's disease, stroke is the most common cause of dementia. Dementia caused by stroke is called vascular dementia. Some causes of dementia can be reversed with treatment, but most cannot.

Common causes of dementia that cannot be reversed are:

- Parkinson's disease. Dementia is common in people with this condition.
- Dementia with Lewy bodies. It can cause short-term memory loss.
- Frontotemporal dementia, a group of diseases that includes Pick's disease.
- Severe head injury that caused a loss of consciousness.
- Vascular dementia that may occur in people who have a stroke, long-term high blood pressure, or severe hardening of the arteries (atherosclerosis).

Less common causes of dementia that cannot be reversed include:

- Huntington's disease.
- Leukoencephalopathies, which are diseases that affect the deeper, white-matter brain tissue.
- Creutzfeldt-Jakob disease, a rare and fatal condition that destroys brain tissue.
- Brain injuries from accidents or boxing.
- Some cases of multiple sclerosis (MS) or amyotrophic lateral sclerosis (ALS).
- Multiple-system atrophy (a group of degenerative brain diseases affecting speech, movement, and autonomic functions).
- Infections such as late-stage syphilis. Antibiotics can effectively treat syphilis at any stage, but they cannot reverse the brain damage already done.

## Howard County, MD Demographics<sup>2</sup>

Total Residents: 273,669  
65 years old +: 25,274

Age Adjusted Death Rate (per 100,000) 1999 - 2007

	1999-2001	2001-2003	2003-2005	2005-2007
All Causes of Death	793.7	751.8	695.2	679.7
Cerebrovascular Disease	66.2	60.3	54.6	41.8
Alzheimer's	22.2	17.4	20.6	24.6

The 10 mile radius around the proposed project shows a population of 13,716 over the age of 75. Based on the data presented there are over 2,000 residents who currently need Dementia Care within 10 miles of the proposed project. By 2016 the number will be close to 2,500 residents.<sup>3</sup> There are no dedicated Alzheimer's/Dementia care communities in Western Howard County. Our residents have to travel into Columbia or Westminster for the quality of care they deserve. Many of our seniors with dementia are parents of Western Howard County Residents who work full time, are raising a family and need to look after their parents. They currently would drive more than 30 minutes to get to a dedicated dementia community.

The Data shown in the following chart allows for a growing need for Senior Care in general (Assisted Living) in Western Howard County, not only for Alzheimer's and Dementia Care.

---

<sup>2</sup> machc-institute.org

<sup>3</sup> claritas

WEST FRIENDSHIP DEMOGRAPHICS (10 MILE RADIUS)

Market Area Characteristics						
	PMA	USA			PMA	USA
<b>Total Population</b>				<b>75+ Population</b>		
2013 Population	271,197	314,861,807		2013 Population 75+	13,716	19,158,070
Forecasted 2018 Population	284,845	325,322,277		Forecasted 2018 Population 75+	16,356	20,873,124
Forecasted Annual Growth 2013-2018	0.99%	0.66%		Forecasted Annual Growth 2013-2018	3.58%	1.73%
				2013 Age 75+ Pop. As % of Total Pop.	5.06%	6.08%
<b>Adult Child (45-64) Population</b>				<b>85+ Population</b>		
2013 Population 45-64	84,032	83,112,807		2013 Population 85+	4,057	5,876,669
Forecasted 2018 Population 45-64	87,327	84,336,524		Forecasted 2018 Population 85+	4,462	6,278,130
Forecasted Annual Growth 2013-2018	0.77%	0.29%		Forecasted Annual Growth 2013-2018	1.92%	1.33%
2013 Age 45-64 Pop. As % of Total Pop.	30.99%	26.40%		2013 Age 85+ Pop. As % of Total Pop.	1.50%	1.87%
<b>65+ Population</b>				<b>2013 Income Levels</b>		
2013 Population 65+	35,578	43,861,920		Median Household Income, All Ages	\$99,821	\$49,297
Forecasted 2018 Population 65+	44,839	50,997,686		Median Income Level Age 45 - 54	\$128,592	\$64,242
Forecasted Annual Growth 2013-2018	4.74%	3.06%		Median Income Level Age 55 - 64	\$128,156	\$59,138
2013 Age 65+ Pop. As % of Total Pop.	13.12%	13.93%		Median Income Level Age 65 - 74	\$75,066	\$41,317
<b>Median Housing Value</b>				Median Income Level Age 75 - 84	\$51,754	\$28,800
2013 Median Housing Value	\$351,125	\$171,345		Median Income Level Age 85+	\$36,289	\$23,194
						Source: Claritas

## **COST OF DEMENTIA CARE**

The 2010 costs of caring for people with dementia in the United States were between \$159 billion and \$215 billion, and those costs could rise dramatically with the increase in number of older people in coming decades, according to estimates by researchers at RAND Corp. and the University of Michigan, Ann Arbor. The researchers found these costs of care comparable to, if not greater than, those for heart disease and cancer.

The study, supported by the National Institutes of Health and published April 4 in *The New England Journal of Medicine*, totaled direct medical expenditures and costs attributable to the vast network of informal, unpaid care that supports people with dementia. Depending on how informal care is calculated, national expenditures in 2010 for dementia among people older than 70 were found to be \$159 billion to \$215 billion. Dementia is a loss of brain function that affects memory, thinking, language, judgment, and behavior; the most common form is Alzheimer's.

The researchers first looked at care purchased in the health care market - formal costs for nursing homes, Medicare, and out-of-pocket expenses. They found direct costs of dementia care purchased in the market were estimated to be \$109 billion in 2010. Those costs, they said, exceeded direct health costs for heart disease (\$102 billion) and cancer (\$77 billion) that same year.

Adding informal, unpaid care to the equation as much as doubled the estimated total national costs for dementia care. The study estimated full costs per case of dementia in 2010 at \$41,000 to \$56,000. The lower number accounts for foregone wages among caregivers, while the higher figure valued hours of informal care as the equivalent of formal paid care. The range of national expenditures was tallied based on an estimated prevalence of dementia of 14.7 percent in the U.S. population older than 70.

The researchers also project skyrocketing costs as the baby boom grows older; the Bureau of the Census estimates that the population age 65 and older will double to about 72 million over the next 20 years. Rates of dementia increase with age, and unless new ways are found to treat and effectively prevent it, national health expenditures for dementia could come close to doubling by 2040, assuming a constant rate for dementia and an increased aging population.



## DEMENTIA CARE IN WESTERN HOWARD COUNTY

There are a total of 7 Licensed Assisted Living communities in Western Howard County that serve seniors with dementia. All are small group homes. There are no Dementia specific stand alone communities. In fact, there is only one stand alone Dementia specific community in all of Howard County and it only has 64 beds. Nursing homes are not specifically designed to take care of our residents and the out of pocket costs for Long Term Care in a nursing home are almost twice that of a dementia specific Assisted Living.

Aastoria House  
11584 Scaggsville Road  
Fulton, MD 20759  
Licensed Capacity 13

Elternhaus, Inc.  
4201 Linthicum Road  
Dayton, MD 21036  
Licensed Capacity 23

Angel's Touch, Inc.  
12799 Buttercup Court  
West Friendship, MD 21794  
Licensed Capacity 15

Glen Hill  
14269 Triadelphia Mill Road  
Dayton, MD 21036  
Licensed Capacity 16

Autumn Hill  
12401 Lime Kiln Road  
Fulton, MD 20759  
Licensed Capacity 16

Hillside House  
5502 Harris Farm Lane  
Clarksville, MD 21029  
Licensed Capacity 15

Country Gardens  
12752 Scaggsville Road, Route 216  
Highland, MD 20777  
Licensed Capacity 15

## REVENUE AND JOBS FOR HOWARD COUNTY

WoodBine Senior Living will employ approximately 75 full and part time staff members for the proposed community. The building will be staffed 24 hours a day, 7 days a week, over 3 shifts a day. These positions include executive leadership, middle management, entry level administrative, nursing, hands on care, housekeeping, maintenance, and dietary positions. During peak hours, Monday through Friday, 9am – 5pm, there will be no more than 30 staff members working in the community.

We will generate approximately \$4.5 million of revenue annually, with approximately 75 percent of those dollars going back into the community as we prefer to use local vendors whenever possible within our communities.

This report includes a copy of the staffing model as well as financial information on a similar Dementia Care community to the proposed project that WoodBine Senior Living recently opened. We have two other Dementia specific stand alone communities that currently generate similar numbers. We have also included a preliminary concept plan of this charming two story building.

## **CONCLUSION**

WoodBine Senior Living believes there is a critical need for a community of this type in the Western Howard County Market. We believe that this quickly growing facet of Howard County will face a strong need for Dementia and Alzheimer's Care and these residents deserve a community that offers them the dignity and respect they deserve, rather than being forced to live in a clinical environment that was not created for quality of life, or living in a community with residents who may not understand or accept these residents in their daily lives.

The diseases that cause dementia vary and the symptoms that go with them are terrifying and overwhelming. Our residents need specially trained staff in a specifically designed environment that will allow them to communicate, make decisions, have choices, retain dignity, feel normal and most importantly enjoy the moments as they come. For our residents there is only this moment, as past and future moments can either not be remembered or not be comprehended.

We believe the West Friendship community would welcome a community like ours into their economy and into their lives. We offer the opportunity for multi-generational learning experiences for our schools and our students. We offer families that opportunity to retain the relationships with their loved ones that bring joy and peace to the family rather than stress and fear.

WoodBine Senior Living believes that every Senior, regardless of their diagnosis, deserves the right to choose – independence is only the opportunity to choose and the ability to act on that choice. We give our residents that independence.













Floral Vale TRS, LLC (222-126)  
**Income Statement (12 months)**

Period = Jan 2012-Dec 2012

Book = Accrual

	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Total
<b>30000 REVENUE</b>													
36010 Assisted Living Revenue	171,967	172,375	173,513	176,609	174,150	172,398	174,760	175,433	175,067	175,932	172,555	174,183	2,086,954
36020 Level of Care	86,210	85,212	85,773	86,382	83,924	83,613	87,285	85,425	84,323	84,652	85,189	87,881	1,025,868
36045 Ancillary Revenue	1,040	615	1,681	389	692	2,157	981	906	522	1,112	999	1,157	12,252
36056 Med Management	19,875	19,841	20,066	20,285	19,565	19,851	20,228	20,311	20,490	20,547	19,992	20,332	241,287
36085 Community Fees	8,500	-8,500	0	0	0	0	31,900	4,500	2,900	0	7,500	2,500	48,500
36100 Other Revenue	7,172	21,338	24,740	6,881	13,323	7,685	-22,417	6,983	6,354	6,840	7,465	4,081	89,845
<b>39999 TOTAL REVENUE</b>	<b>294,764</b>	<b>290,882</b>	<b>305,776</b>	<b>289,747</b>	<b>291,654</b>	<b>285,905</b>	<b>292,327</b>	<b>293,559</b>	<b>289,276</b>	<b>289,084</b>	<b>293,699</b>	<b>290,035</b>	<b>3,506,706</b>
<b>40000 EXPENSE</b>													
<b>44500 HEALTHCARE DIRECT EXPENSE</b>													
<b>44501 ADMINISTRATION</b>													
44505 Payroll Wages	14,956	14,762	16,020	14,130	17,067	20,337	14,857	19,592	13,568	17,723	18,767	14,311	196,111
44515 Payroll Taxes	4,801	1,351	394	1,176	1,321	2,539	2,491	1,626	9,700	-2,342	3,262	1,460	27,779
44518 Workers Comp	6,720	6,720	6,720	6,720	6,810	7,279	6,738	15,997	6,738	6,738	6,738	6,738	90,656
44519 Employee Benefits	6,356	6,357	5,636	10,677	10,036	10,638	7,385	8,963	5,682	3,586	12,652	-3,315	88,634
44520 Employee Relations	1,137	645	192	3,431	560	461	174	857	243	58	617	991	9,348
44521 Training & Education	1,179	1,104	1,265	1,500	1,551	1,318	1,944	290	407	725	1,550	1,793	14,627
44522 Recruiting Expense	508	0	705	-198	899	1,015	97	2,865	562	28	0	0	6,480
44523 Pre-Employment Costs	193	188	603	-464	314	1,030	144	-44	694	678	-44	96	3,587
44524 Employee of the Period	0	0	0	0	0	0	0	0	110	0	0	0	110
44526 Office Supplies	902	935	2,317	804	892	878	745	542	381	570	839	726	10,531
44528 Postage/Express Mail/Courier	777	207	787	354	235	787	439	529	944	1,040	340	295	6,735
44530 Stationery/Forms & Printing	48	194	-51	0	0	0	0	0	0	0	0	0	181
44532 Telephone / Internet	1,617	1,283	3,006	651	995	1,117	946	1,201	1,105	1,190	255	1,099	14,465
44540 Licenses and Fees	125	0	0	235	0	332	0	0	0	-20	0	0	672
44548 Equipment Rental	0	0	0	207	0	300	0	0	0	0	0	0	507
44552 Travel	0	39	69	213	813	0	38	0	94	17	409	79	1,772
44558 Vehicle Insurance	1,207	1,207	1,207	1,207	-3,623	201	201	2,215	201	201	201	201	4,426
44560 Liability Insurance	567	567	567	567	8,612	2,176	2,176	604	2,176	2,666	2,176	2,176	25,030
44562 Property Insurance	1,376	1,376	2,871	2,871	-4,064	886	885	6,279	886	1,611	900	900	16,779
44564 Property Taxes	4,549	4,549	4,776	4,776	4,776	4,776	4,776	4,776	4,776	4,776	4,776	4,776	56,857
44566 Accounting Services	3,800	3,900	2,800	2,900	3,100	2,900	3,100	2,900	2,900	3,100	2,900	3,100	37,400
44568 Legal Services	0	0	0	0	742	0	0	0	0	0	0	0	742
44572 Computer Services/Supplies/Software	0	549	0	0	0	0	0	0	0	0	1,004	85	1,638
44574 Data Processing	1,016	1,760	1,700	1,031	1,039	1,022	1,122	1,425	1,128	1,159	1,161	1,084	14,648
44578 Gift Shop Supplies	0	0	0	72	0	0	0	0	0	0	0	0	72
44582 Other Administrative Expense	1,191	545	101	559	415	240	267	174	112	119	588	338	4,650
<b>44599 TOTAL ADMINISTRATION</b>	<b>53,024</b>	<b>48,237</b>	<b>55,875</b>	<b>53,421</b>	<b>52,310</b>	<b>60,212</b>	<b>48,506</b>	<b>70,792</b>	<b>52,408</b>	<b>43,624</b>	<b>59,092</b>	<b>36,935</b>	<b>634,437</b>
<b>44600 RESIDENT CARE</b>													
44605 Payroll	85,163	67,125	77,954	74,568	79,567	78,192	79,524	84,785	82,902	76,203	74,175	73,862	934,020
44615 Payroll Taxes	10,598	7,521	7,887	7,204	7,042	6,187	6,450	6,656	9,137	6,318	6,932	6,483	88,414
44619 Employee Benefits	-1,809	-1,749	-1,804	-3,214	-3,164	-4,710	-2,732	-2,307	-1,935	-2,590	-1,352	-1,450	-28,815
44621 Training & Education	0	0	0	0	0	0	0	240	0	0	0	0	740
44636 Resident Care Supplies	709	1,900	-156	1,147	891	427	676	1,669	-154	1,767	1,387	567	10,790
44640 Briefs	506	303	848	514	567	920	1,031	1,152	947	883	1,108	418	8,197
44644 Miscellaneous Expense	0	94	92	100	245	0	96	0	0	0	0	144	774
<b>44699 TOTAL RESIDENT CARE</b>	<b>95,167</b>	<b>75,194</b>	<b>84,780</b>	<b>80,319</b>	<b>85,153</b>	<b>81,015</b>	<b>85,045</b>	<b>92,194</b>	<b>90,896</b>	<b>82,582</b>	<b>82,251</b>	<b>80,523</b>	<b>1,015,120</b>
<b>44700 ACTIVITIES</b>													
44705 Payroll	6,468	6,634	6,321	6,302	6,921	7,014	4,495	5,183	7,512	5,845	5,906	5,791	74,391
44715 Payroll Taxes	751	717	631	518	930	468	290	374	750	524	666	505	6,724
44719 Employee Benefits	-781	-781	-781	-902	-902	-1,044	-857	-317	-327	-489	-317	-328	-7,825
44726 Supplies / Decorations	50	1,183	379	394	448	580	439	177	359	183	750	1,224	6,159
44728 Special Events	281	219	463	351	302	286	215	151	64	640	140	130	3,243
44729 Entertainment	815	727	340	230	360	487	710	490	345	380	464	425	5,683
44732 Outside Services/Printing	0	100	84	100	0	192	100	100	139	200	200	245	1,460
44738 Miscellaneous Expense	67	906	324	232	332	500	232	685	127	400	322	400	4,527
<b>44799 TOTAL ACTIVITIES</b>	<b>7,651</b>	<b>9,706</b>	<b>7,761</b>	<b>7,225</b>	<b>7,982</b>	<b>8,483</b>	<b>5,623</b>	<b>6,754</b>	<b>8,970</b>	<b>7,663</b>	<b>6,131</b>	<b>8,392</b>	<b>94,361</b>



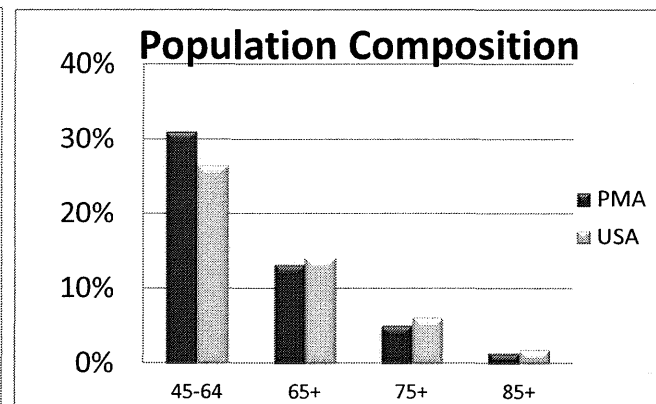
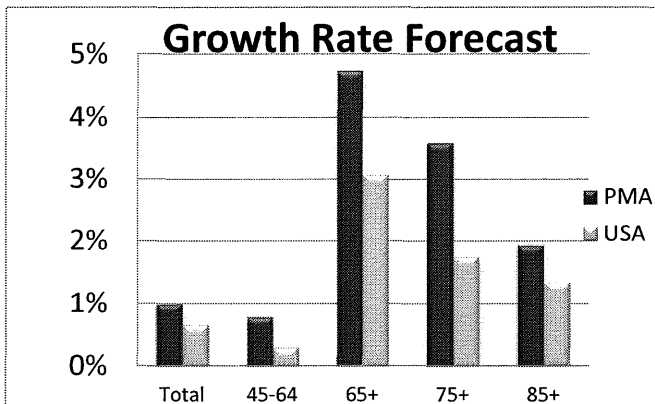
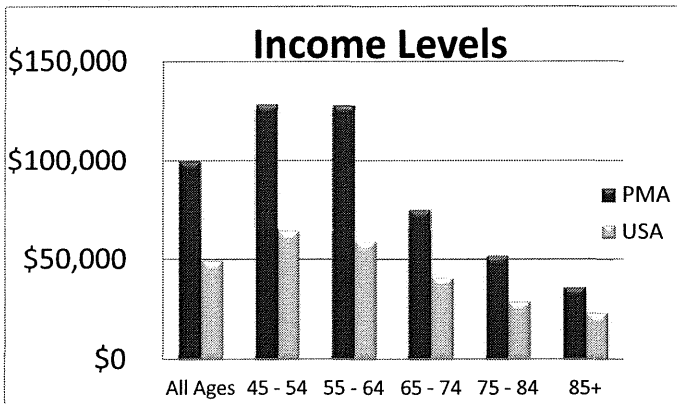
45262	Paint & Supplies	0	90	498	30	130	48	74	103	81	-21	154	52	1,240
45263	Plumbing Supplies	0	109	41	-41	28	0	180	5	0	200	325	0	846
45264	Maintenance tools & Supplies	242	667	616	302	588	288	1,078	1,638	427	512	400	281	7,039
45270	Outside Services	144	344	245	226	189	279	324	369	342	392	342	342	3,541
45274	Internet & Cable	195	186	180	60	256	171	329	90	265	180	1,205	149	3,267
45276	Repairs & Maintenance	806	1,480	1,567	1,010	752	929	1,603	874	1,032	499	3,273	828	14,654
45299	TOTAL MAINTENANCE	9,243	11,020	12,828	8,955	11,628	8,182	9,295	13,311	7,000	11,983	13,196	10,999	127,639
45300	UTILITIES													
45305	Electricity	4,596	4,065	4,215	4,040	4,548	4,894	5,402	5,129	4,755	4,110	3,896	3,954	53,606
45306	Water & Sewer	1,582	1,258	7,491	727	1,320	5,789	3,262	2,299	5,095	4,184	3,242	4,729	40,980
45307	Gas	2,660	2,252	1,836	1,256	45	780	413	517	465	460	1,132	1,805	13,519
45308	Waste Removal	47	747	1,494	745	747	747	794	794	47	794	747	747	8,452
45310	Utilities Other	176	225	135	0	180	45	0	0	0	0	0	0	761
45399	TOTAL UTILITIES	9,063	8,548	15,171	6,769	6,840	12,254	9,871	8,739	10,362	9,548	9,018	11,236	117,419
45400	OTHER													
45405	Rent	41,667	41,667	41,667	41,667	41,667	41,667	41,667	41,667	41,667	41,667	41,667	41,667	500,000
45406	Straight Line Rent	3,915	3,915	3,915	3,915	3,915	3,915	3,915	3,915	3,915	3,915	3,915	3,915	46,983
45407	Incentive Management Fee	0	0	17,470	0	0	17,433	0	0	17,522	0	0	17,888	70,113
45408	Management Fee	14,715	14,471	14,458	14,500	14,635	14,345	14,745	14,363	14,598	14,596	14,850	14,543	174,919
45416	Bad Debt Expense	0	0	0	0	0	0	0	0	0	0	0	1,059	1,059
45499	TOTAL OTHER	60,297	60,053	77,510	60,082	60,217	77,360	60,327	59,945	77,802	60,178	60,432	78,872	793,074
45999	TOTAL HEALTHCARE DIRECT EXPENSE	266,171	258,837	293,205	247,918	259,052	281,703	250,424	287,305	278,276	251,634	266,503	267,414	3,208,442
46999	TOTAL DIRECT EXPENSE	266,171	258,837	293,205	247,918	259,052	281,703	250,424	287,305	278,276	251,634	266,503	267,414	3,208,442
48000	INDIRECT EXPENSE													
48160	Software Licensing	203	203	203	203	203	203	156	156	156	156	156	156	2,200
48166	Tax Services	0	0	0	0	825	0	0	825	0	0	0	0	1,650
48170	Regulatory Filing Fees	0	0	0	0	0	0	642	0	582	0	0	0	1,224
48599	TOTAL INDIRECT EXPENSE	203	203	203	203	1,028	203	845	981	738	156	156	156	5,074
49999	TOTAL PROPERTY EXPENSE	266,373	259,040	293,408	248,120	260,080	281,906	251,268	288,286	279,015	251,790	268,659	267,571	3,213,516
50000	CORPORATE EXPENSE													
57000	PROFESSIONAL EXPENSE													
57031	Asset Management Expenses	15,283	-15,283	0	0	0	0	0	0	0	0	0	0	0
57069	TOTAL PROFESSIONAL EXPENSE	15,283	-15,283	0	0	0	0	0	0	0	0	0	0	0
57110	Regulatory Filing Fees	0	0	0	0	0	0	0	0	0	-582	0	0	-582
59050	State Taxes	0	0	0	250	0	0	0	0	0	0	0	0	250
59900	Other Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
59999	TOTAL CORPORATE EXPENSE	15,283	-15,283	0	250	0	0	0	0	0	-582	0	0	-332
60000	OTHER INCOME/EXPENSE													
60050	Corporate GAAP	-1,186	-3,306	6,139	5,722	1,431	-21,014	681	-1,139	1,139	3,569	-3,931	2,042	-9,853
60549	TOTAL OTHER INCOME/EXPENSE	1,186	3,306	-6,139	-5,722	-1,431	21,014	-681	1,139	-1,139	-3,569	3,931	-2,042	9,853
60599	DEPRECIATION & AMORTIZATION													
60600	Depreciation - Bldg & Improvements	12	12	12	30	30	74	109	109	109	109	287	403	1,300
60610	Depreciation - Furniture & Fixtures	281	281	231	130	231	231	231	254	314	284	284	284	3,032
60615	Depreciation - Office Equipment	189	189	189	189	189	223	206	206	206	206	206	206	2,407
60620	Depreciation - Computer Equipment	169	169	169	169	169	230	200	200	200	200	200	300	2,376
60700	TOTAL DEPRECIATION & AMORTIZATION	652	652	602	519	620	758	746	765	829	799	977	1,193	9,115
69999	TOTAL EXPENSE	283,494	247,715	287,871	243,167	259,269	303,678	251,334	290,194	278,705	248,438	271,566	266,722	3,232,153
89900	OPERATING INCOME BEFORE TAXES	11,269	43,167	17,505	46,880	32,386	-17,773	40,993	3,365	10,571	40,646	22,133	23,313	274,553
89999	NET INCOME	11,269	43,167	17,905	46,580	32,386	-17,773	40,993	3,365	10,571	40,646	22,133	23,313	274,553



## **Information Packet**

**WoodBine Senior Living, LLC**  
**11255 Dovedale Ct, Suite B**  
**Marriottsville, MD 21104**  
**office:410-442-0080**  
**fax:410-442-1127**

## West Friendship DEMOGRAPHICS



### Market Area Characteristics

	PMA	USA		PMA	USA
<b>Total Population</b>			<b>75+ Population</b>		
2013 Population	271,197	314,861,807	2013 Population 75+	13,716	19,158,070
Forecasted 2018 Population	284,845	325,322,277	Forecasted 2018 Population 75+	16,356	20,873,124
Forecasted Annual Growth 2013-2018	0.99%	0.66%	Forecasted Annual Growth 2013-2018	3.58%	1.73%
			2013 Age 75+ Pop. As % of Total Pop.	5.06%	6.08%
<b>Adult Child (45-64) Population</b>			<b>85+ Population</b>		
2013 Population 45-64	84,032	83,112,807	2013 Population 85+	4,057	5,876,669
Forecasted 2018 Population 45-64	87,327	84,336,524	Forecasted 2018 Population 85+	4,462	6,278,130
Forecasted Annual Growth 2013-2018	0.77%	0.29%	Forecasted Annual Growth 2013-2018	1.92%	1.33%
2013 Age 45-64 Pop. As % of Total Pop.	30.99%	26.40%	2013 Age 85+ Pop. As % of Total Pop.	1.50%	1.87%
<b>65+ Population</b>			<b>2013 Income Levels</b>		
2013 Population 65+	35,578	43,861,920	Median Household Income, All Ages	\$99,821	\$49,297
Forecasted 2018 Population 65+	44,839	50,997,686	Median Income Level Age 45 - 54	\$128,592	\$64,242
Forecasted Annual Growth 2013-2018	4.74%	3.06%	Median Income Level Age 55 - 64	\$128,156	\$59,138
2013 Age 65+ Pop. As % of Total Pop.	13.12%	13.93%	Median Income Level Age 65 - 74	\$75,066	\$41,317
<b>Median Housing Value</b>			Median Income Level Age 75 - 84	\$51,754	\$28,800
2013 Median Housing Value	\$351,125	\$171,345	Median Income Level Age 85+	\$36,289	\$23,194

# 1. Company Overview

Woodbine Senior Living, LLC is a management company that operates, and consults for senior living communities in Maryland, Pennsylvania, Virginia, New York, New Hampshire, South Carolina, Massachusetts and Florida. Our expertise lies in taking challenged communities and quickly turning them into profitable and healthy assets.

Woodbine Senior Living, LLC has contracted with several Senior Living organizations to turnaround, market or develop their communities. We have also been contracted to train marketing staff for owners and operators of senior living properties. Our management team has the unique ability to turnaround challenged communities regardless of the market or the competition. We have successfully developed and filled every operation managed in the more than 30 years of combined experience in the Senior Care Industry.

The mission of Woodbine Senior Living, LLC is to operate senior living communities so as to have the opportunity to enhance the quality of life for the seniors we serve. Woodbine Senior Living is a Maryland company that was founded by the country's best assisted living managers with the experience and talent to succeed in this mission.

Challenged and ramp up communities require a very different process from communities that are stable. Our efforts focus on resident care and satisfaction, staff development at all levels, and the financial health of the communities we serve. Our processes result in maximizing revenue, meeting or exceeding NOI projections, creating a quality product that will own its market, and maximizing the value of the asset. We turn-around communities and simultaneously build teams that will maintain this success going forward.

Woodbine Senior Living provides an array of marketing services that are specifically designed for each client's needs:

## MANAGEMENT SERVICES

- Staff Models that Increase Productivity/Efficiency
- Processes that Increase Census AND Revenue
- Budget Management that Increases Bottom Line
- Quality Assurance Process that Maximizes Customer Satisfaction
- Hands on Management Services that Significantly Improve Overall Health of the Community
- Staff Development and Training

## **MARKETING SERVICES**

- Market Analyses
- Competitive Analyses
- Marketing Plans
- Media and Print Advertising Design
- Hands on Sales Services that Guarantee Results
- Sales/Marketing Training—In house workshops specifically designed for your market, your community and your philosophies
- Marketing Consulting Services

## **DEVELOPMENT/ACQUISITION SERVICES**

- Valuation Services
- Market Analyses
- Realistic Proforma Development
- Relationships with Investors and Financial Institutions
- Product Design

The Partners' combined experience includes operations, marketing and development for the following organizations:

- Brighton Gardens Senior Living
- Sunwest Management
- Country Gardens Assisted Living
- Commonwealth Assisted Living
- Tranquillity of Fredericktowne Assisted Living
- Windsor Senior Living
- Johns Hopkins Home Health
- Children's National Medical Center
- University of Maryland School of Nursing
- Towson University Department of Physical Therapy and Occupational Therapy
- UCLA Medical Center
- St. Vincent Hospital, New York City
- National Medical Corporation
- Baxter Health Care Corporation
- The Center for Health Policy Studies
- Smith/Packett
- Caremark
- Home Intensive Care
- MediqPRN
- Vineyard Commons Independent Living
- Highland Square Senior Living
- JKS Management
- Bentley Commons at Keene
- Bentley Commons at Zephyrhills
- Southlake Village Retirement Community

- Bentley Commons at Keene
- Bentley Commons at Zephyrhills
- Cornerstone Real Estate Funds
- Servant Health Care
- Sentio Health Care REIT
- CNL Health Care REIT
- Spring Village at Floral Vale
- Forest View Manor
- Spring Village At Galloway Assisted Living
- Spring Village At Galloway Memory Care
- Sanctuary Care at Rye

We believe that our experience in the industry as well as our unique ability to turnaround challenged communities allows us to succeed in whatever market we choose to develop.



## 2. The Partners

### Steve Gaylor

Steve Gaylor has worked in the Senior Care Industry for more than 20 years. He has developed care facilities nationwide from the ground up, opened new senior living properties in a variety of markets and successfully operated senior living communities that consistently exceeded census, revenue and NOI budgets year over year. Below is an overview of his experience.

- Co-Founder and Managing Partner of Woodbine Senior Living & Brock Consulting, LLC.
- Contracted on senior living communities in NH, NY, PA, MD, VA, SC, MA and FL.
- Served as Vice President of Senior Housing for Smith Packett, largest Senior Housing Developer in the Southeast with \$500 million in aggregate development value.
- Served as Senior Executive Director for Sunrise Senior Living. Responsibilities included post merger operations of Marriott Senior Services. Region included 390 units and 425 residents, \$15 million in annual revenues and staff of up to 100 members per community.
- Increased stable homes to 100% capacity, improved census challenged homes to above 97% occupancy and developed successful start up communities. Consistently increased profits by 30% year over year.
- Designed recruiting and staffing models to ensure high quality labor pool.
- Served 6 years as Director of Operations for Baxter Healthcare Corporation, largest provider of senior healthcare products in the world.
- Licensed Assisted Living Administrator by The Board of Long-Term Care Administrators.

### Gloria Brock

Gloria Brock has worked in the Marketing and Operations arena for more than 20 years. She has directly served seniors for more than 15 years. She succeeded in growing a small local health care consulting firm to an organization nationally recognized as experts in their field. Clients included federal agencies like the Health Care Financing Administration (HCFA) and the Health Care Resources and Services Administration (HRSA) as well as health care providers and insurance companies across the nation. She has experience in marketing and managing senior living communities in NY, NH, PA, MD, VA, and FL. Her communities consistently exceeded census goals and she significantly increased revenue year over year by developing value added services for the residents she served. Below is an overview of her experiences.

- Co-Founder and Managing Partner of Woodbine Senior Living & Brock Consulting, LLC.
- Contracted on senior living communities in NH, NY, PA, MD, SC, MA, VA, and FL.
- Served as Executive Director and Director of Marketing for Sunrise Senior Living (SSL).
- Increased Census 30% and achieved 100% occupancy in 12 months for SSL.
- Maintained full homes and managed waitlists.
- Responsible for increasing year over year revenue by 110%.
- Developed new programs and enhanced care products to continue revenue growth in a full community.
- Managed a \$9 million dollar annual budget.
- Developed staffing models to increase efficiency and improve quality of care simultaneously.
- Contracted to manage all aspects of start-up community and day to day operations. Build market recognition for new communities and manage aggressive ramp up budgets.
- Contracted to manage all aspects of challenged communities, changing unattractive reputation within the market, restructuring care processes to create a quality product that stands above current competition, and increasing census, revenue, and NOI.
- Contracted to provide on site sales workshops and seminars specific to market, and community.

1 copy  
Parker

## **Jen's Testimony of 6/24/2013**

**Good Evening Ladies and Gentleman. My name is Jennifer Schwartz and I am a lifelong resident of Western Howard County. I am speaking tonight in opposition to Proposed Zoning Amendment 15.005. This is the proposal to allow a Nursing Home Project of uncertain size on an 8 acre site that borders my one acre residential parcel; as well as the family farm on Frederick Road; which as you have already heard; is in the County's Agricultural Preservation Program.**

**The need for more Commercial development in this area is unnecessary as attested to by the DPZ recommendation against any change in current zoning for this site from current RC DEO to proposed RSI.**

**The proposed RSI zoning change appears to open the door to greatly increased residential density under the auspices of community need. I understand what is initially proposed; and I understand what the RSI zoning could allow to eventually bring about; and I am opposed to that; or any commercial development on this eight acre site that borders my residential parcel.**

**As the grateful beneficiary of an acre residential lot, given to me by my Mother and Grandmother from the family Farm; I have the opportunity to raise my family adjacent to the family farm where generations before me have made their home; and consistent with current Rural Conservation zoning. Please do not allow anyone to drastically change the Zoning rules now that I have achieved my homeowner dreams.**

**Thank you for serving as responsible gatekeepers to my generations residential aspirations.**

.

*Robert -  
1 copy only*

## **Mark's Testimony of 6/24/2013**

**Good evening, and thank you for the opportunity to testify tonight. My name is Mark McNeill. I have been a Western End resident for thirty plus years. I would like to preface my statements tonight with KUDOS and a sincere thank you to all of you; but especially Greg Fox.... I was among those hundred or so, who walked out of a hearing in disgust, about a month ago, when no one wanted to hear Greg Fox's attempts to revisit the rain tax inequities.... As you know, some of us Western Enders place a real premium on the responsiveness of our elected officials..... So again thank you for bringing about an equitable solution to the Rain Tax fiasco. My own rain tax obligation under the old scheme would have been about \$ 500.00; now it is much more reasonably capped; and I greatly appreciate your responsiveness to your sometimes noisy constituents!!!**

**My primary reason for being here tonight is that I would like to address proposed comprehensive zoning amendment # 15.005, which involves the 8 acres proposed to be rezoned for a nursing home construction project near the intersection of Rt. 32 and Frederick Road. First and foremost I should note that I support DPZ's recommendation against the requested**

**RSI zoning....The neighborhood would be far better served if the 8 acre parcel were to remain as currently zoned at RC DEO. It is appropriately zoned as is; and as DPZ notes this parcel is also a future State Highway Administration likely right of way acquisition. Any consideration of a zoning change would allow for an inappropriate and grandiose use of the subject property to the detriment of current landowners and neighbors as well as make SHA's engineering projects more costly.**

**While I understand the proposed plan is for a relatively small nursing home on the site; it should be understood that the zoning change they are requesting makes no distinction between 1 housing unit and 25 housing units per net acre.....and allows for a structure potentially 4 stories high!!!**

**The simple math there is close to a couple hundred Senior Citizen living units potentially wedged onto that site....and on a well and septic system is simply a recipe for disaster.....as the site adjoins my family's farm which is in Agricultural Preservation; and several family owned residential parcels and dwellings; it is all about sensible intensity of use, and quality of life considerations; over enriching commercial development in an area specifically designated as Rural Conservation to begin with. Thank you.**

Dear Ms. Terrasa,

I wanted to add a few things that weren't said in reference to the property adjoining our farm and families homes for rezoning 15.005.

Our family was actually shocked at the hearing that without Public water or sewer, they want to house over 50 people on this small parcel that is to be either fully taken for the 32 by-pass or at least a portion of it. Our family had not heard these #'s until Monday at the Council hearing. That of course is why my son unprepared spoke. Although he was just winging it and was very nervous, his points about the roads are valid. Not a bad idea about Woodmont site either. The owners of the 8 acres can also appeal to the State of Maryland to have it bought now under hardship case for their situation.

The amount of wells and sewer system it will take for this type of project will no doubt affect our wells and properties, farm and neighbors too. Who is going to pay for our water or sewer problems when they fail? Tax Payers? With all the other problems off Rt. 97 and other locations with septic, this alone is enough to reject the request to change the zoning.

I touched on the noise factors, but consider the trash trucks, deliveries, staff and families coming and going, ambulances etc. We are told there wouldn't be visitors and comings and goings after a certain time Monday night at the hearing. That is not true. With shift changes, work schedules kitchen staff, administration workers, etc. Most of these facilities allow 24/7 access for the families or they would go elsewhere. Our family recently experienced this personally being with our Mom 24/7 from last Oct. to January. You may also have experience with this.

When I referred to Trespassers, it doesn't just mean the residents of the facilities, but workers, families, etc. Even if they don't have something happen to them on our property, people break, cut and weaken fences, which can have our livestock get out. A 2000 lb. bull is hard to control anytime. Have you ever seen the damage one getting hit on the road can do or someone getting close to see that little calf just born. A cow is over protective of their newborn calf and can hurt you as bad or worse than a Bull. Out west one Grandmother was actually killed recently. I have been on the receiving end on too many occasions with these situations and know how to handle myself.

Like the down tree calls and other complaints the council members receive, wait until you get the calls about the smells, farm noise, dust, slow moving equipment, cows bellowing to their calves when you wean them for a week or two. The facility would also interfere with the needed controlled hunting that is done, for crop damage, disease and destruction to equipment and livestock. Remember this property border s the deer and wildlifes habitat.

Thank you for consideration in this Zoning Issue,  
Teresa Stonesifer

**Regner, Robin**

---

**From:** Tolliver, Sheila  
**Sent:** Friday, August 23, 2013 11:40 AM  
**To:** Regner, Robin  
**Subject:** FW: 15.005

---

**From:** Fox, Greg  
**Sent:** Friday, August 23, 2013 11:37 AM  
**To:** Tolliver, Sheila  
**Subject:** FW: 15.005

**From:** [stone1982sifer@verizon.net](mailto:stone1982sifer@verizon.net) [mailto:[stone1982sifer@verizon.net](mailto:stone1982sifer@verizon.net)]  
**Sent:** Wednesday, June 26, 2013 6:26 PM  
**To:** Fox, Greg  
**Subject:** 15.005

Mr. Fox,

I wanted to add a few things that weren't said in reference to the property adjoining our farm and families homes.

Our family was actually shocked at the hearing that without Public water or sewer, they want to house over 50 people on this small parcel that is to be either fully taken for the 32 by-pass or at least a portion of it. Our family had not heard these #'s until Monday at the Council hearing. That of course is why my son unprepared spoke. Although he was just winging it and was very nervous, his points about the road is valid. Not a bad idea about Woodmont site either.

The amount of wells and sewer it will take for that type of project will no doubt affect our homes, farm and our neighbors too. Who is going to pay for our water or sewer problems or that nursing facilities if they fail??? Tax Payers? With all the other problems off 97 and other locations with septic, this alone is enough to reject the request to over turn the zoning boards opinion.

I touched on the noise factors, but consider the trash trucks, deliveries, staff and families coming and going, ambulances etc. I am sorry when we are told there wouldn't be visitors and comings and goings after a certain time, that is not true with shift changes, work schedules for meals etc. Most of these facilities allow 24/7 access for the families or they go else where. Having recently experienced this personally being with our Mom 24/7 from last Oct. to January.

When I referred to Trespassers, it doesn't just mean the residents of the facilities, but workers, families and other people from that facility just exploring. Even if they don't have something happen to them on our property, people break, cut and weaken fences, which can have our livestock get out. You don't want to stop traffic on 144 or 32 with a herd of cattle or worse someone get killed. It is hard to always control a 2000-2500 lb bull anytime, let alone breeding season or a cow that is over protective of their newborn calf. Trust me, I have been on the receiving end on too many occasions with these situations. These things all interfere with trying to run a farm. Or the complaints about the smells, our noise, dust, cows bellowing to their calves when you wean them for a week or two and would probably interfere with the needed hunting that is done, to control crop damage, disease and destruction to equipment and livestock.

Thank you for consideration to this matter,  
Teresa Stonesifer