

HOWARD COUNTY COUNCIL
PLANNING

D. Susan Scheidt
12730 Hall Shop Road
Highland, Maryland 20777

2015 NOV 25 P 2:47

November 20, 2015

County Council, Zoning Board Members
Mr. Valdis Lazdins, Director Department Planning and Zoning
Ms. Grace Fielhauer, Special Assistant County Executive
3430 Court House Drive
Ellicott City, Maryland 21043

Greeting to All, *Mary Kay,*

Peter and I have just returned from a road trip to Alabama where we frequently observed unattractive and vacant commercial property along the road. This was often the norm. As we drove along, this reminded me of the threat to Highland from excessive commercial property created by the BRX Zoning Law. Highland is already surrounded by nearby prime new commercial property now serving our community, and additional commercial property is under construction. After years without a drugstore, we now have a Walgreens in Clarksville and a CVS in Maple Lawn. So, where is the demand for all of this new commercial space?

The impact of the BRX Zoning on Highland is substantially greater than shown by DPZ's zoning map that focuses on the 1,000 foot limitation and omits the full extent of the properties involved. To illustrate, enclosed is a map created by the Greater Highland Crossroads Association (GHCA) that shows the extent of the new commercial development under BRX Zoning planned by Howard County for Highland. There is dramatic difference between the existing pink B-1/orange B-2 Commercial Zoned Areas and the extensive green/blue potential new commercial zoned areas created by BRX Zoning for future development. BRX Zoning appears to more than triple the commercially zoned property – "As a Matter of Right". Good new commercial development projects can be welcomed and supported by Highland under the traditional zoning process in the future without BRX Zoning.

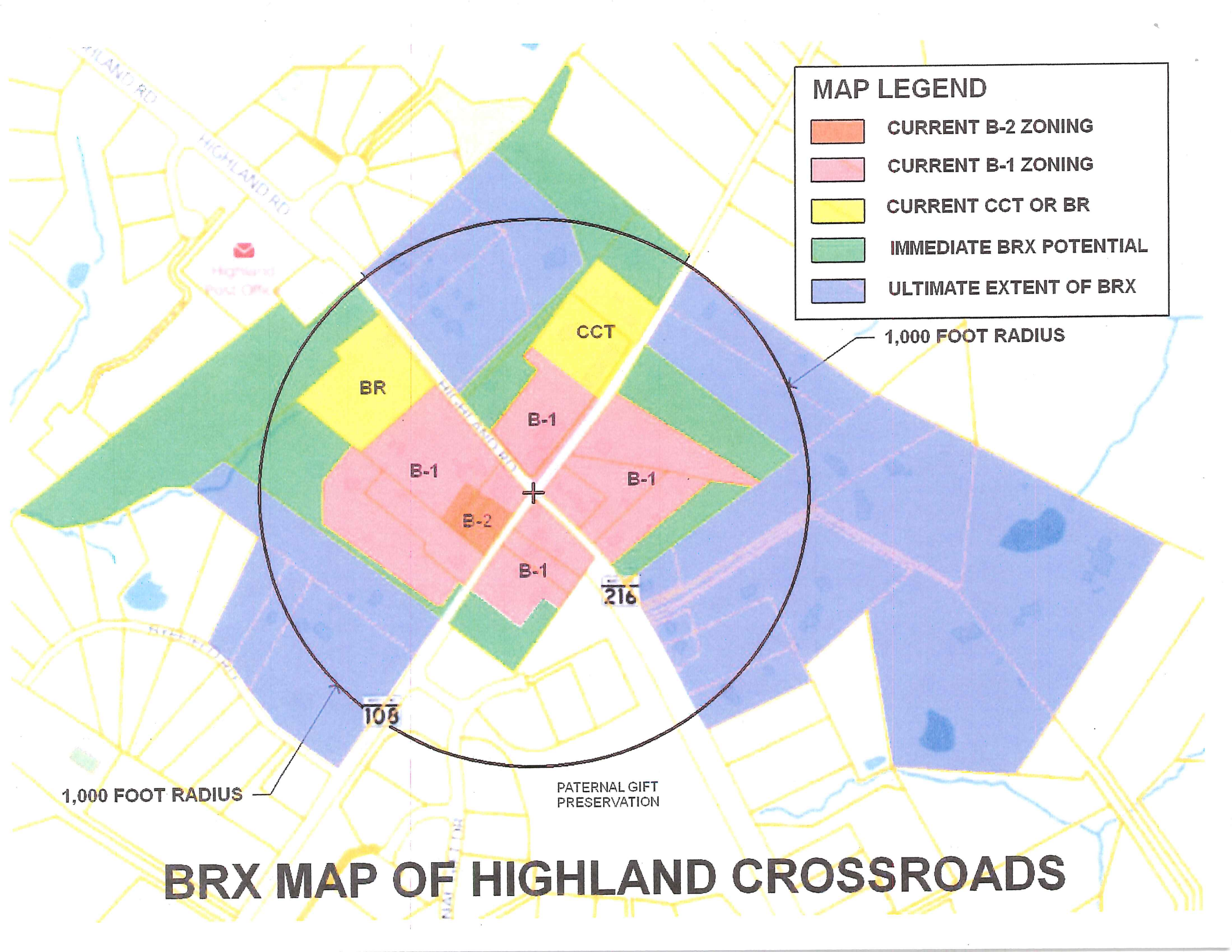
Again and still, we the people of Highland implore the Zoning Board to remove our historic, rural crossroad community from the BRX Zoning Law. We implore Val, Director Department of Planning and Zoning, to reiterate his comments about the changing pattern of how people are shopping presently and how they are predicted to shop in the future - more shopping on line - less commercial property needed - leading to unattractive and vacant commercial property along the roads. This is a simple zoning change request for the Howard County Zoning Board – a zoning change that will only effect about 1,000 residents who love the character of their rural crossroads community, Highland, Howard County, Maryland.

Sincerely Yours,

Susan
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President, GHCA
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MAP LEGEND

- CURRENT B-2 ZONING
- CURRENT B-1 ZONING
- CURRENT CCT OR BR
- IMMEDIATE BRX POTENTIAL
- ULTIMATE EXTENT OF BRX



BRX MAP OF HIGHLAND CROSSROADS