


T.CB19

**Howard County**
Internal Memorandum

SUBJECT: Council Bill No. _____ - 2016
Testimony and Fiscal Impact Statement
to incorporate into the Metropolitan District a parcel of real property containing
approximately 91.2575 acres owned by Maple Lawn Farms, Inc., located at 11621
Scaggsville Road in Fulton, Maryland also known as Parcel 113 on Tax Map 46 for
Howard County

TO: Lonnie R. Robbins
Chief Administrative Officer

FROM: James M. Irvin, Director *J. M. I.*
Department of Public Works

DATE: February 25, 2016

The Department of Public Works has been designated coordinator for preparation of testimony relative to the incorporation a parcel of real property containing approximately 91.2575 acres owned by Maple Lawn Farms, Inc., located at 11621 Scaggsville Road in Fulton, Maryland also known as Parcel 113 on Tax Map 46 into the Metropolitan District.

Pursuant to Section 18.101(f) of the Howard County Code, the Director of Public Works published a Public Notice in the Howard County Times on April 30, 2015, notifying all interested parties that Maple Lawn Farms, Inc., owner of the property described below, had petitioned to incorporate the parcel of land into the Metropolitan District. Written opposition to the Metropolitan District Incorporation by Administrative Decision was received on May 15, 2015, copy attached. In accordance with Section 18.101(g)(1) of the Code, if the Director of Public Works receives a timely objection to the incorporation of a parcel into the metropolitan district, the Director shall prepare a bill to be introduced by the County Council authorizing incorporation of the parcel into the district.

The following is a synopsis for your review.

Name of Property Owner: Maple Lawn Farms, Inc.

Location of Property: 11621 Scaggsville Road, Fulton, Maryland 20759
(South of Maryland Route 216 and west of US Route 29)

Tax Map: 46 Grid No.: 2 Parcel: 113 Election District: Fifth

Present Zoning: R-ED MXD-3 (Residential: Environmental Development)

Deed Date: May 30, 1974 Liber/Folio: 683/747

Tax ID No.: 05-358906 Parcel Size: 91.2575 Acres Parcel No.: 113

Water: The sixteen (16) inch water main constructed under Contract Nos. 44-3505 and 44-3934 exists along Maryland Route 216/Scaggsville Road, adjacent to the property. Rights-of-way will not be required on the subject property.

Sewer: The eight (8) inch sewer main constructed under Contract No. 20-3056 exists along Maryland Route 216/Scaggsville Road, adjacent to the property. Rights-of-way will not be required on the subject property.

On May 8, 2015, the Department of Planning and Zoning determined that inclusion of the property into the Metropolitan District will not violate the intent of the General Plan and recommends approval of the proposed legislation to incorporate the parcel belonging to Maple Lawn Farms, Inc. into the Metropolitan District. The Department of Public Works concurs with the recommendation of the Department of Planning and Zoning.

The property is part of an expansion of the Planned Service Area of the Howard County Master Plan for Water and Sewerage (the "Master Plan") which is part of Council Resolution Number _____-2016 also being heard tonight. Approval of the Master Plan is required prior to approval of the Metropolitan District Incorporation.

Upon approval of the Master Plan, the subject property will be an out parcel of the Metropolitan District located in the 6-10 Year Comprehensive Service Area of the Howard County Master Plan for Water and Sewerage Plan Howard 2030: PSA/PFA Expansion by Property Ownership. Extension of the Metropolitan District to include the subject property will not violate the intent of the Master Plan.

If this legislation is enacted, upon entry into the Metropolitan District, the property owner would be paying an ad valorem charge, currently eight cents (\$0.08) per one hundred dollars (\$100.00) of assessed valuation. Front-foot benefit charges are not applicable. Upon connection, the property owner would be paying the standard water and sewer connection charges and in-aid-of-construction charges.

The Department of Public Works will be represented at the Public Hearing to present testimony and respond to any questions regarding the Council Bill.

JMI/paw
Attachments

cc: Jennifer Sager
File

May 15, 2015
Hand delivery

RECEIVED
DEPT. OF PUBLIC WORKS
DIRECTOR'S OFFICE
2015 MAY 15 PM 4:44

Mr. James M. Irvin, Director
Howard County Department of Public Works
3430 Court House Drive, 2nd Floor
Ellicott City, Maryland 21043

Dear Mr. Irvin:

Pursuant to the attached notice, this letter is to formally note my objection to the inclusion of the listed property (Maple Lawn Farms, Inc., 11621 Scaggsville Road, Fulton MD 20759, tax map 46 (the county notice was in error in identifying this property as being on tax map 47), Parcel/Lot 113) into the Metropolitan District.

This property was never legally placed in the Planned Service Area and therefore cannot be incorporated into the Metropolitan District.

Sincerely yours,

Suzanne M. Jewell Suzanne Jewell Phillip L. Hart Robert Hart
B. K. Bennett George Kevin Bennett Romina Charles Romina Charles
Catherine A. Bennett Catherine A. Bennett ~~Christine Resiva Calvert~~ Duplicate
John J. Smith John J. Smith Eldon Charles Eldon Charles
Ashley Truskawski Ashley Truskawski Phil By Phil By
CHRIS KIMNACH Chris Kimnach Linda L. Wilkerson Linda L. Wilkerson
Shelly Kimnach Shelly Kimnach Rambell Jewell Rambell Jewell
PAUL T. LEWIS Paul T. Lewis THUY TRAN Thuy Tran

May 15, 2015
Hand delivery

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Howard County Department of Public Works
3430 Court House Drive, 2nd Floor
Ellicott City, Maryland 21043

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Sincerely yours,

<u>JANE WHITE</u>	<u>JANE WHITE</u>
<u>Margaret H. Whyte</u>	<u>MARGARET H. WHYTE</u>
<u>Gregory J. Perezina</u>	<u>GREGORY J. PEREZINA</u>
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May 15, 2015
Hand delivery

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Howard County Department of Public Works
3430 Court House Drive, 2nd Floor
Ellicott City, Maryland 21043

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Sincerely yours,

Kathleen M. Koehle KATHLEEN M. KOEHLE

Vince Koehle VINCE KOEHLE

Christine Pereira Christine Pereira

Chris Kinnally CHRIS KINNALLY

Jane Gray
8301 Murphy Road
Fulton, Maryland 20759

May 15, 2015
Hand Delivery


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Howard County Department of Public Works
3430 Court House Drive, 2nd Floor
Ellicott City, Maryland 21043

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Sincerely yours,



cc: County Executive Alan Kittleman
ALLAN

Frederick Gray *
8301 Murphy Road
Fulton, Maryland 20759

May 15, 2015
Hand Delivery

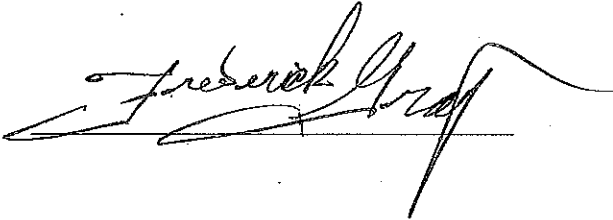
Mr. James M. Irvin, Director
Howard County Department of Public Works
3430 Court House Drive, 2nd Floor
Ellicott City, Maryland 21043

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Sincerely yours,



cc: County Executive Alan Kittleman
ALLAN

Alan J. Schneider
12598 Clarksville Pike
Clarksville, Maryland 21029

May 15, 2015
Hand Delivery

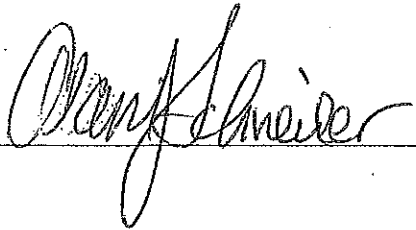
Mr. James M. Irvin, Director
Howard County Department of Public Works
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cc: County Executive Alan Kittleman

May 15, 2015
Hand delivery

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Howard County Department of Public Works
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Ellicott City, Maryland 21043

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Sincerely yours,

Soon S. Park

6420 Richardson farm ln
clarksusille, MD 21029

John McMalon

Tien Liang

John

DeLan & Liu

SWAMY POLUMVER

XIAOLI JIN
YIM IN HU
6413 Gateway Dr.

B. Gray

BRIAN SNOW
6446 GAWWAY DRIVE, CLARKSVILLE, MD 210
Brian Snow

Marvin Schneider

Shun Lu

Daniel R. O'Leary
12832 HIGHLAND RD. 20711

**PUBLIC NOTICE
DEPARTMENT OF PUBLIC WORKS
PETITION RECEIVED TO INCORPORATE A PARCEL
OF LAND INTO THE METROPOLITAN DISTRICT**

THE DIRECTOR OF PUBLIC WORKS IS GIVING PUBLIC NOTICE THAT HE HAS RECEIVED A WRITTEN PETITION SUBMITTED BY THE OWNER OF PROPERTY LOCATED IN THE PLANNED SERVICE AREA IN THE HOWARD COUNTY MASTER PLAN FOR WATER AND SEWERAGE TO INCORPORATE THIS PARCEL OF LAND INTO THE METROPOLITAN DISTRICT. THIS PROPERTY LOCATION IS:

NO.	PROPERTY OWNER NAME	TAX MAP	PARCEL LOT
(1)	MAPLE LAWN FARMS, INC. 11621 SCAGGSVILLE ROAD, FULTON, MD 20759	47	113

PLATS OF THE PROPOSED LOCALITY MAY BE INSPECTED AT THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS, GEORGE HOWARD BUILDING, SECOND FLOOR, 3430 COURT HOUSE DRIVE, ELLICOTT CITY, MARYLAND 21043, BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M.

ANY PERSON OBJECTING TO THE PROPOSED INCORPORATION SHALL SUBMIT WRITTEN OBJECTIONS TO THIS OFFICE ON OR BEFORE MAY 15, 2015. IF WRITTEN OBJECTION TO THE INCORPORATION OF A PARCEL INTO THE METROPOLITAN DISTRICT IS RECEIVED, THE DIRECTOR SHALL PREPARE A BILL TO BE INTRODUCED BY THE COUNTY COUNCIL AUTHORIZING INCORPORATION OF THE PARCEL INTO THE DISTRICT AT THE FIRST AVAILABLE COUNTY COUNCIL HEARING.

IF NO WRITTEN OBJECTION IS RECEIVED BY MAY 15, 2015, THE PETITION WILL BE PROCESSED TO INCORPORATE THE PARCEL INTO THE METROPOLITAN DISTRICT ON MAY 18, 2015.

JAMES M. IRVIN, DIRECTOR
DEPARTMENT OF PUBLIC WORKS
32A1572


Howard County
Internal Memorandum

2015 MAY 11 A 11:36

RECEIVED
DEPT. OF PUBLIC WORKS

Subject: Proposed Administrative Decision to Incorporate in
the Metropolitan District Property of
Maple Lawn Farms, Inc.
Tax Map 46, Parcel 113, 91.25 Acres
11621 Scaggsville Road
Fulton, Maryland 20759

To: James M. Irvin, Director
Department of Public Works

From: Marsha S. McLaughlin, Director *msm*
Department of Planning and Zoning

Date: May 8, 2015

PlanHoward 2030 indicates that the subject property is in the Planned Service Area. It is zoned R-ED MXD-3 (Residential: Environmental Development) District and located in a residential area south of MD RT 216 and west of US RT 29. Furthermore, the subject property, an outparcel of the Metropolitan District, is located within the Planned Service Area of the PlanHoward 2030: PSA/PFA expansion by property ownership. A 16 inch water main exists along MD RT 216/Scaggsville Road, adjacent to the property. An 8 inch sewer main exists along MD RT 216/Scaggsville Road, adjacent to the property. Inclusion of the subject property into the Metropolitan District will not violate the intent of the General Plan.

Based on the above and the report of the Department of Public Works, this Department recommends approval of the proposed legislation.

If you have any questions concerning this recommendation, please call David Dell at extension 4322.

cc: File: Metro District 2015
Carl Katenkamp, Department of Public Works
Phyllis Watson, Department of Public Works ✓

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