

SPECIAL REPORT
to the
Carroll County Planning and Zoning Commission
April 16, 2023

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: P-23-0056 – Reservoir Run
LOCATION: South side of Bennett Road, north of Rolling View Drive; C.D. 05
OWNER: Long Meadow Farm 21784 LLC, 741 Klees Mill Road, Westminster, MD 21157
DEVELOPER: St. John Properties Inc., 2560 Lord Baltimore Drive, Baltimore, MD 21244
SURVEYOR: DDC, Inc. 192 East Main Street, Westminster, MD 21157
ZONING: R-20,000
ACREAGE: 20.71 acres
WATERSHED: Liberty Reservoir
NO. OF LOTS: 34 Lots
FIRE DISTRICT: Sykesville Freedom District Fire Company
MASTER PLAN: Residential Medium – Freedom Community Comprehensive Plan 2018
PRIORITY
FUNDING AREA: Freedom
DESIGNATED
GROWTH AREA: Freedom

❖ **Action Required:**

The plan is before the Planning and Zoning Commission per Chapter 155 of the Code of Public Local Laws and Ordinances of Carroll County for a determination regarding a cluster plan of subdivision. **Action is required.**

❖ **Existing Conditions**

The subject property is one of four parcels which collectively are recognized as the “Beaty Property.” The subject property is 20.71 acres of undeveloped land and is comprised of mostly open meadow, with patches of trees at the southern border. There are no streams or 100-year floodplain designations located on the property, but there are non-tidal wetland areas. From the southern property line, the property slopes downhill to the north, away from that existing residential development. The subject property and all adjoining properties lie in the Existing / Final Planning Water and Sewer Service areas.

Bordered by Long Meadow, a 1960s subdivision, to the south (see plat, attached), the subject property shares an R-20,000 zoning designation with all adjoining properties. The Long Meadow

subdivision was developed with single-family residences on lots that average 23,000 square feet. Included on the Long Meadow subdivision record plats are areas of future access from Long Meadow Drive and Rolling View Drive to the subject property.

❖ **Project History:**

On March 9, 2022, morning and evening Town Hall meetings were held by Commissioner Rothstein to invite conversation as it relates to the “Beaty Property” with the developer. During these meetings, discussion focused on environmental impacts and traffic. An email was received prior to this meeting which stated opposition to the development (email attached).

On March 30, 2022, the Master Plan for the “Beaty Property” was presented to the Planning and Zoning Commission as a special report to receive initial project feedback from the Commission and the public (minutes attached). The subject property was depicted as being developed with a cluster subdivision of single-family residential lots with three roadway connections to the existing Long Meadow subdivision. Discussion from the Commission revolved around traffic. Citizens present at the meeting raised concerns about the environmental impact, water/sewer allocation, and traffic as it relates to the subject project. An email was received following this meeting which outlined concerns of the proposed connections to the existing Long Meadow subdivision (email attached).

❖ **Plan Review:**

On November 27, 2023, a concept subdivision plan for the subject property was submitted to the Bureau of Development Review and distributed to technical review agencies. The developer proposes to create 34 new, clustered lots of subdivision on the property. The Planning and Zoning Commission may authorize clustering in the R-20,000 zoning district provided conditions outlined in Chapter 155.036 of the Code of Public Local Laws and Ordinances of Carroll County are met.

§155.036 CLUSTER SUBDIVISIONS.

(A) Conditions requisite to approval in R and H Districts. In the H, R-40,000, R-20,000, and R-10,000 Districts, the Planning and Zoning Commission may authorize the division of tracts or parcels of land into lots for R District uses, and lots and yards may be smaller than otherwise required in the R Districts in Chapter 158, provided that the following conditions are met:

- (1) The total number of lots and dwelling units may not exceed the number that would be permitted for the zoning district based on the gross area of the parcel or tract being subdivided;
- (2) Individual lots shall be a minimum of 20,000 square feet in the R-40,000 District, 10,000 square feet in the R-20,000 District, and 7,500 square feet in the R-10,000 District;
- (3) The land derived from reduction of lot size shall be provided and maintained as open space or recreational areas for joint use by the residents of the cluster subdivision or offered to the county as agreed to by the Planning and Zoning Commission, except where such additional reduction of lot size occurs as a result of utilizing TDRs pursuant to § 155.090(D) and division (A)(5) of this section:
- (4) Cluster subdivisions must be served by public water and sewerage facilities;
- (5) Common open space shall not be less than 15% of the gross acreage of any tract submitted for cluster subdivision.
 - (a) A maximum of 50% of the required open space may be steep slopes, streams, ponds, watercourses, and floodplains;
 - (b) A minimum of 10% of the required open space or one and one-half acres, whichever is greater, shall be suitable for active recreational use and may not exceed a grade of 3%; and
 - (c) For tracts or parcels less than ten acres, the Planning and Zoning Commission may approve deviations from these percentage requirements.
- (6) A cluster subdivision receiving TDRs may increase density at two TDRs for every ten lots created in accordance with division (A) above; and

(7) In order to be eligible for clustering, all lot yield from the entire property shall be included on the preliminary subdivision plan.

To determine maximum lot yield, “the total number of lots and dwelling units may not exceed the number that would be permitted for the zoning district based on the gross area of the parcel or tract being subdivided.” In the R-20,000 zoning district, minimum lot size requirement is 20,000 square feet. With an acreage of 20.71 acres (902,053 square feet), 45 lots are permitted on the subject property. The cluster plan proposes 34 lots.

The proposed clustered lot sizes range in size from 11,903 square feet to 17,717 square feet. This exceeds the minimum required size of 10,000 square feet outlined in §155.036(A)(2). Setbacks are depicted as 35-foot front, 12-foot side, and 40-foot rear yards.

The total acreage of land derived from clustering is the difference between the 20,000 square foot required minimum lot size and the proposed lot sizes. This calculates to 4.83 acres. An Open Space Tabulations table on sheet 1 shows 5.45 acres of open space being provided which “shall be provided and maintained as open space or recreational areas for joint use by the residents of the cluster subdivision or offered to the county.” The County does not currently have an interest in the Open Space parcels; therefore, they will be for the joint use of the residents of the cluster subdivision.

The subdivision will be served by public water and sewer. Proposed sewer lines for this development will connect to existing sewer lines on the “Beaty Property” and in the Long Meadow subdivision. Proposed water lines for this development will connect to the proposed water line in Georgetown Boulevard Extended, as well as existing water lines within the Long Meadow subdivision.

Common open space proposed, 5.45 acres, is greater than the code-required 15% of the gross acreage of the tract (3.11 acres). The calculated area of steep slopes, streams, ponds, watercourses, and floodplains totals 50% of the code-required open space and 44% of open space proposed. Code permits up to 50% of open space to be steep slopes, streams, ponds, watercourses, and floodplains. For open space suitable for recreational use and not having a grade exceeding 3%, 1.7 acres are proposed and exceeds the 1.5 acre minimum.

There are no TDRs (Transfer of Development Rights) utilized in the development and all lot yield from the property is included on this subdivision plan.

Access to the proposed lots is to be from new roadways which will connect to the existing southern neighborhood at Long Meadow Drive and Rolling View Drive. A connection is also shown to the north to Georgetown Boulevard Extended, a planned major road extension in the 2018 Freedom Community Comprehensive Plan.

The proposed road network on-site includes cul-de-sac Road A which is shown connecting to Long Meadow Drive via an in-fee strip and will be a County road. Sunrise Drive connects proposed Road A to existing Rolling View Drive. Both Long Meadow Drive and Rolling View Drive are existing roads constructed within the Long Meadow subdivision with reserved access points for future connections to the subject property. Lots 1, 2, and 3 within the proposed subdivision will be accessed via an extension of Long Meadow Drive. Lots 4, 5, and 6 within the proposed subdivision will be accessed via Road B, a County road, which will connect the

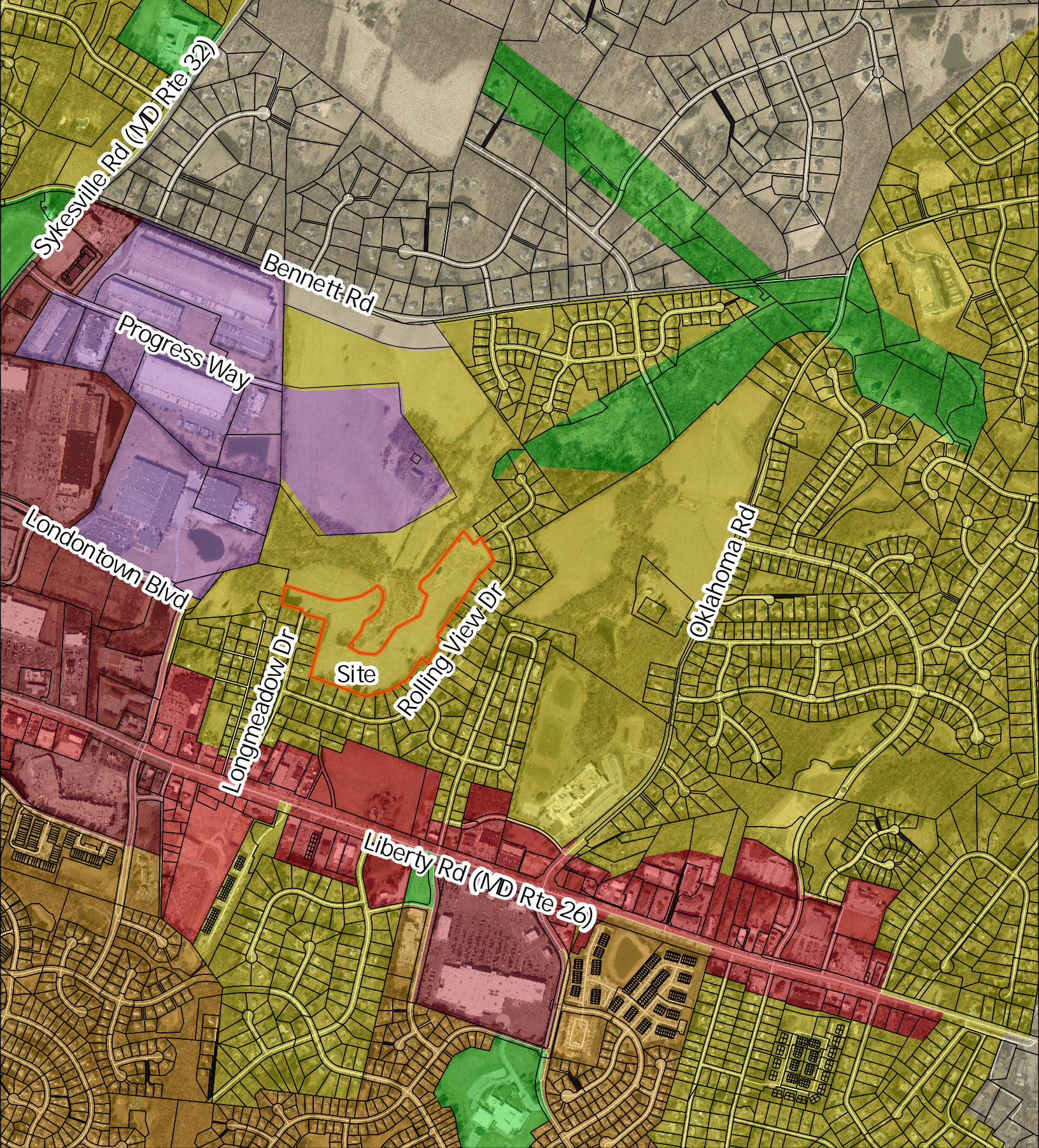
proposed development to Georgetown Boulevard Extended. Sidewalk is provided throughout the internal road network of the subdivision.

A traffic impact study was required and submitted to the County for all four parcels/projects comprising the "Beaty Property." The study determined that the combined impact of the four proposed projects would in total impact the intersection capacity of MD Route 32 & Bennett/Johnsville Road, Md Route 32 and Progress Way, and MD Route 32 and Londontown Boulevard. The developer has proposed mitigation improvements to each of the three intersections and the County and Maryland State Highway Administration have approved the concept design of the mitigation.

The subdivision plan was subject to citizen involvement on December 18, 2023 during the Technical Review Committee meeting. Three citizens signed in, two of which spoke regarding the subdivision and asked questions/voiced concern regarding the cemetery located on the "Beaty Property." After the meeting, a phone call was received from an area citizen who voiced concern over traffic generated from this development. Another phone call received from an adjoining property owner shared concern of the proximity of the staging area to their property, school capacity, cemetery locations, and the proposed roadways near their property. This phone call was followed up with an email (email attached).

The subject property is in a Priority Funding Area and Designated Growth Area. The proposed land use is consistent with the 2018 Freedom Community Comprehensive Plan, as stated by the Bureau of Comprehensive Planning in their review. The project is subject to the provisions of Concurrency Management, Chapter 156 of the Code, and will be tested prior to presentation of the plan to the Commission for approval of the Preliminary Plan.

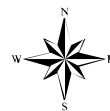
This cluster plan proposal meets the conditions of Chapter 155.036. Staff and the Developer are requesting a determination from the Commission authorizing the proposal to cluster the plan of subdivision. Following a determination from the Commission, the concept plan will be further developed and then presented to the Planning and Zoning Commission for concept review.



Zoning	R-20,000	C-2
Conservation	R-10,000	C-3
R-40,000	R-7,500	I-1

Reservoir Run

P-23-0056



Property line shown hereon are from tax maps and therefore are approximate and are shown for illustrative reference only. Photograph date: Spring 2020



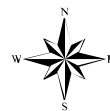
Site

Longmeadow Dr

Rolling View Dr

Rolling View Dr

Reservoir Run P-23-0056

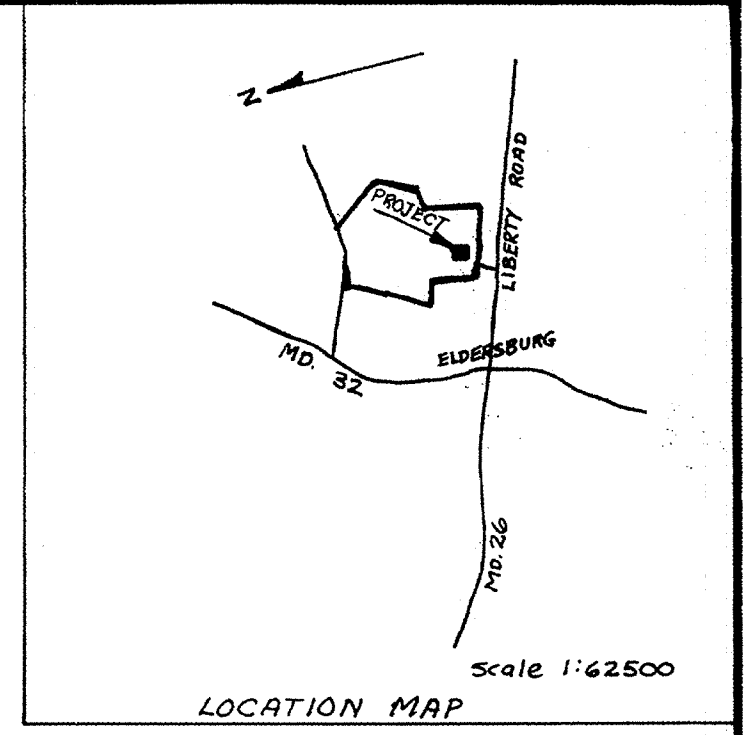


Property line shown hereon
are from tax maps and therefore
are approximate and are shown
for illustrative reference only.
Photograph date: Spring 2020

Notes (a) County Master Plan Water And Sewerage, 1972-73

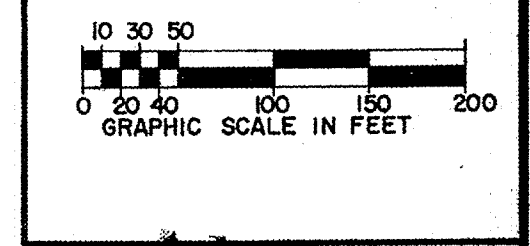
RECEIPT NO. 14543

- (b) Water: Existing Service Area;
No Individual Water Supply System Shall Be Permitted.
- (c) Sewer: Ten Year Service Area; Planned By 1977-1979
However, Individual Sewerage Systems Are Interim And Shall Be Discontinued As Public Community Sewerage Facilities Become Available And Connection Thereto Is Required By The Agency Having Jurisdiction.
- (d) Where Applicable, Utilities Shall Be Installed In Accordance With The Current Regulations, Or As May Hereafter Be Amended, Of The Public Service Commission Of Maryland Regarding Underground Service.
- (e) No Grading, Filling Or Construction Shall Be Permitted Which Obstructs Or Inhibits The Surface Flow Of Natural Or Stormwater Drainage Within Drainage Or Drainage And Utility Easements As Shown Hereon.

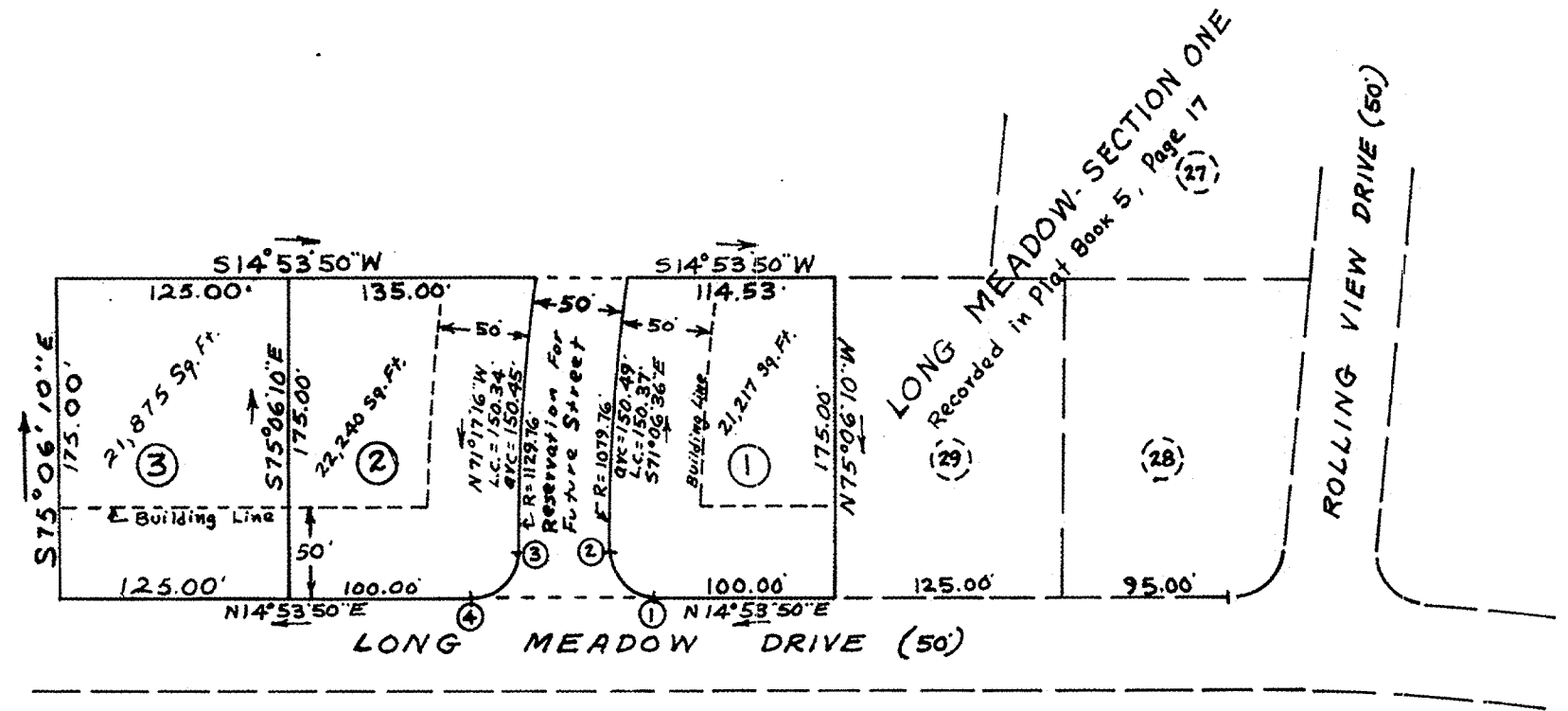


NOTES:
THERE IS A 15' WIDE UTILITY AND DRAINAGE EASEMENT AT THE REAR AND SIDES OF ALL LOTS UNLESS OTHERWISE NOTED.
NO FURTHER SUBDIVISION OF THE LOTS SHOWN HEREON SHALL BE PERMITTED UNLESS RESUBMITTED TO THE CARROLL COUNTY PLANNING COMMISSION.

OWNER & SUBDIVIDER
Long Meadow Construction Corp.
Route 5
Sykesville, Md. 21784



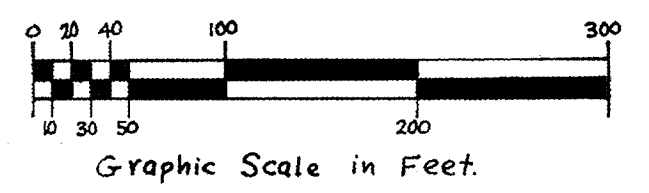
True North
by Observation.



Data: Total Area Of Subdivision = 1.69 Acres
Deed Reference: Liber 299 Folio 593
Liber 350 Folio 581

CURVE		DATA					
NO.	Δ	D°	R	L	T	L.C.	Chord Bearing
1-2	90°00'00"	229.18320	25.00'	39.27'	25.00'	35.36'	N 59°53'50" E
3-4	90°00'00"	229.18320	25.00'	39.27'	25.00'	35.36'	N 30°06'10" W

SITE DATA
Number of Lots — 3 Lots
Minimum Lot Area — 21,217 Sq. Ft.
Minimum Bldg. Setback — 50 Feet



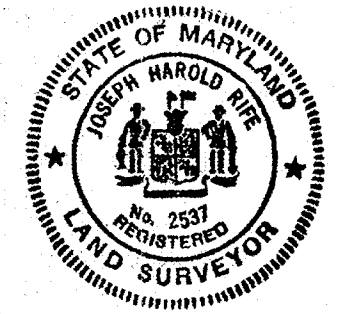
OWNERS CERTIFICATE

I (WE) Long Meadow Construction Corp. OWNER(S) OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE ENGINEERS CERTIFICATE, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE BUILDING LINES AS SHOWN. NEW STREETS, ROADS, OPEN SPACES, AND PUBLIC SITES SHOWN HEREON, AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE LAND SO SHOWN IS EXPRESSLY RESERVED IN THE PRESENT OWNER(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS AND ASSIGNS. NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING, OR OTHER REGULATIONS.

DATE May 23, 1973 (SEAL) Long Meadow Corp.
WITNESS (SEAL) Raymond A. Sykes

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT AND HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH ALL APPLICABLE STATE AND COUNTY LAWS.



J. H. Rife
SIGNATURE
J. H. RIFE
REG. SURVEYOR NO. 2537
213 WEST AVE.
HANOVER PA. 17331
PHONE 717-637-1871
5/23/73
DATE

CARROLL COUNTY PLANNING AND ZONING COMMISSION

APPROVAL
BY [Signature] SECRETARY
DATE MAY 25 1973

SANITARY COMMISSION

APPROVAL
BY Paul R. Hoop
DATE 7-31-73

CARROLL COUNTY HEALTH DEPARTMENT

APPROVAL
INDIVIDUAL WELLS AND/OR SEWAGE DISPOSAL SYSTEMS.
EFFLUENT DISPOSAL BY: See map of lot 1 & 2
lots 1 & 2 by tiled catchment for lot 2

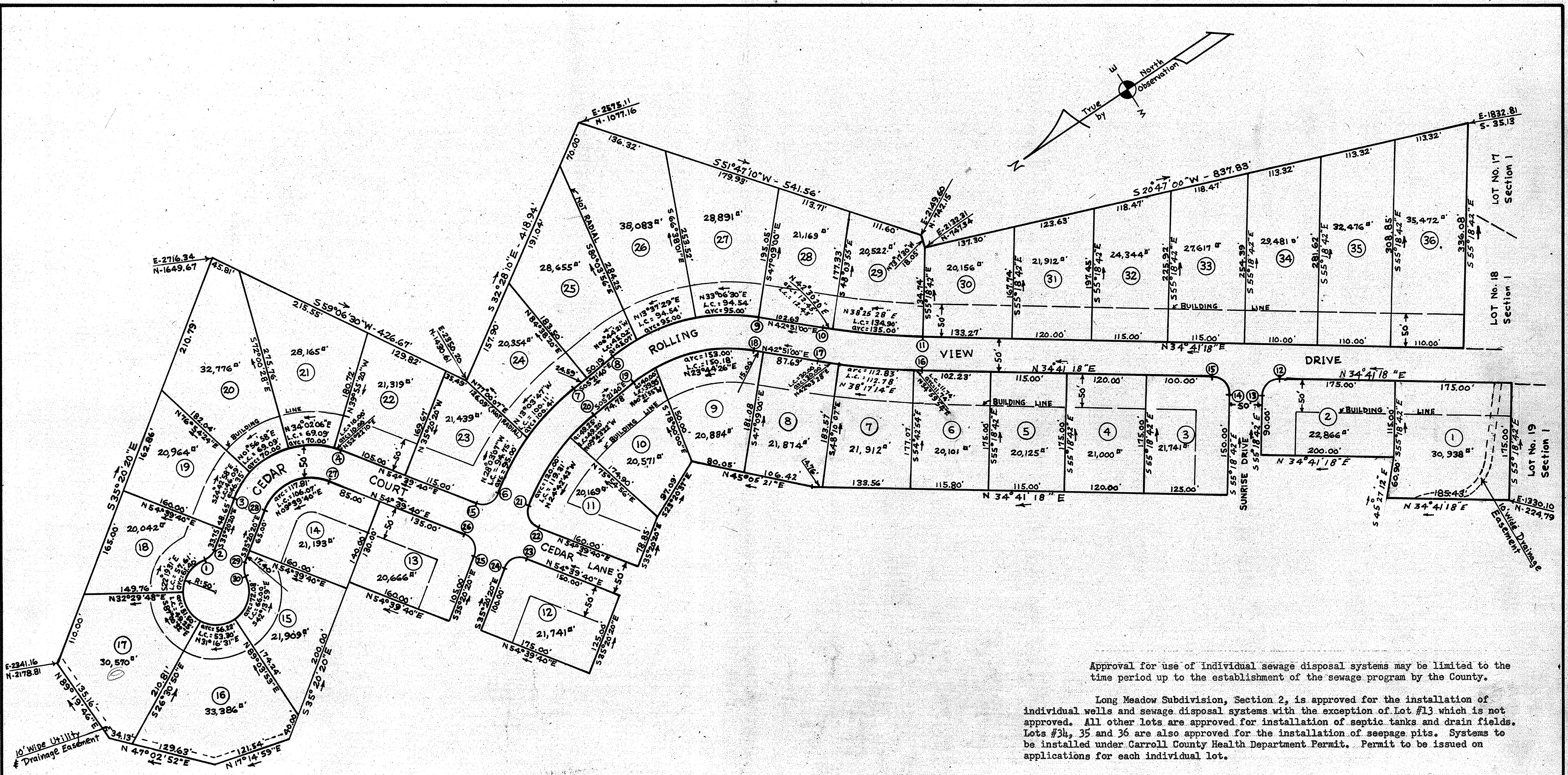
QUALIFICATIONS: INDIVIDUAL WELLS AND/OR SEWAGE DISPOSAL SYSTEMS TO BE INSTALLED UNDER HEALTH DEPARTMENT PERMIT TO BE OBTAINED ON EACH LOT PRIOR TO CONSTRUCTION.

BY Leslie Chang TITLE HEALTH OFFICER
DATE 5/27/73

PLAT ONE A - SECTION THREE
LONG MEADOW CONSTRUCTION CORP.

ELECTION DISTRICT NO. 5
CARROLL COUNTY - MARYLAND
Scale 1" = 100' January 16, 1967
File No. D-80

J. H. Rife
213 West Ave.
Hanover, Penna.
Registered Surveyor No. 2537



Approval for use of individual sewage disposal systems may be limited to the time period up to the establishment of the sewage program by the County.

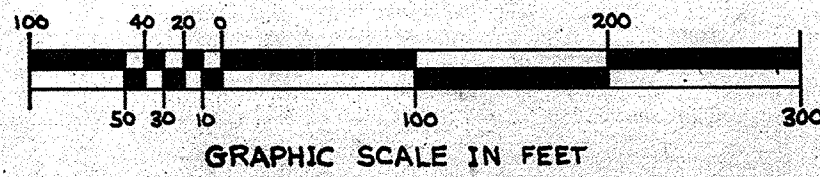
Long Meadow Subdivision, Section 2, is approved for the installation of individual wells and sewage disposal systems with the exception of Lot #13 which is not approved. All other lots are approved for installation of septic tanks and drain fields. Lots #34, 35 and 36 are also approved for the installation of seepage pits. Systems to be installed under Carroll County Health Department Permit. Permit to be issued on applications for each individual lot.

THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

Charles M. Kenealy
 Charles M. Kenealy,
 Chief Engineer

NOTE: THERE IS A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT AT THE REAR AND SIDES OF ALL LOTS ON THIS PLAN EXCEPT AS OTHERWISE SHOWN.

MINIMUM LOT AREA ————— 20,000'²
 MINIMUM AVERAGE LOT WIDTH — 100'
 MINIMUM BUILDING SETBACK — 50'



CURVE		DATA						Chord Bearing
NO.	Δ	D°	R	L	T	L.C.		
1-2	48°11'30"	229.18320	25.00'	21.03'	11.18'	20.41'	S11°14'35"E	
3-4	90°00'00"	45.83664	125.00'	196.35'	125.00'	176.78'	S09°39'40"W	
5-6	90°00'00"	229.18320	25.00'	39.27'	25.00'	35.36'	S09°39'40"W	
6-7	29°58'40"	15.34065	373.49'	195.41'	100.00'	193.19'	S20°21'00"E	
8-9	48°12'40"	20.50908	279.37'	235.07'	125.00'	228.20'	S18°44'40"W	
10-11	08°09'42"	5.53518	1035.12'	147.45'	73.85'	147.33'	S38°46'09"W	
12-13	90°00'00"	229.18320	25.00'	39.27'	25.00'	35.36'	N10°09'00"W	
14-15	90°00'00"	229.18320	25.00'	39.27'	25.00'	35.36'	N79°51'00"E	
16-17	08°09'42"	5.28013	1085.12'	154.57'	77.42'	154.44'	S38°46'05"W	
18-19	48°12'40"	24.97986	229.37'	193.00'	102.63'	187.36'	N18°44'40"E	
20-21	29°58'40"	17.71177	323.49'	169.25'	86.61'	167.33'	N20°21'00"W	
21-22	90°00'00"	229.18320	25.00'	39.27'	25.00'	35.36'	N80°20'20"W	
23-24	90°00'00"	229.18320	25.00'	39.27'	25.00'	35.36'	N09°39'40"E	
25-26	90°00'00"	229.18320	25.00'	39.27'	25.00'	35.36'	S80°20'20"E	
27-28	90°00'00"	76.39440	75.00'	117.81'	75.00'	106.07'	N09°39'40"E	
29-30	48°11'30"	229.18320	25.00'	21.03'	11.18'	20.41'	N59°26'05"W	

SECTION 2

LONG MEADOW CONSTRUCTION CORPORATION
 5th ELECTION DISTRICT
 CARROLL COUNTY - MARYLAND

SCALE - 1"=100' 25 October 1961
 FIELD BOOK Nos. 47 & 54
 File No. D-10 J. H. Rife
 213 West Ave.
 Hanover, Penna.

J. H. Rife Registered Surveyor No. 2537
 MSA 55U 1240-1898

MEETING SUMMARY
Carroll County Planning and Zoning Commission
March 30, 2022

Location: Reagan Room (003)

Members Present: Jeffrey A. Wothers, Chair
Janice R. Kirkner, Vice Chair
Peter Lester
Matthew Hoff
Michael Kane
Stephen A. Wantz, Ex-officio

Members Absent:

Present with the Commission were the following persons: Lynda Eisenberg and Laura Bavetta, Department of Planning; Chris Heyn, Laura Matyas, and Amy Barcroft, Development Review and Jim Almon, County Attorney's office.

CALL TO ORDER/WELCOME

Chair Wothers called the meeting to order at approximately 6:05 pm.

ESTABLISHMENT OF QUORUM

Laura Bavetta took attendance and noted that six members of the Board were present and a quorum was in attendance.

PLEDGE OF ALLEGIANCE

REVIEW AND APPROVAL OF AGENDA

On motion of Mr. Lester, seconded by Ms. Kirkner and carried, the Agenda was approved.

ADMINISTRATIVE REPORT

A. ADMINISTRATIVE MATTERS

Secretary Eisenberg reviewed the process for the meeting and how citizens should sign in to speak.

B. OTHER

There were no other comments.

SPECIAL REPORT

SUBJECT: The Beaty Property

LOCATION: 1701 Bennett Road, Eldersburg, MD 21784; E.D. 5

OWNER: Long Meadow Farm 21784 LLC, 741 Klees Mill Road, Westminster, MD 21157

DEVELOPER: St. John Properties, 2560 Lord Baltimore Drive, Baltimore, MD 21244

SURVEYOR: DDC, Inc. 192 East Main Street, Westminster, MD 21157

ZONING: R-40,000 (7.4 acres) / R-20,000 (80.2 acres) / I-1 (33.4 acres)

ACREAGE: 120.9407 acres
WATERSHED: Liberty Reservoir
FIRE DISTRICT: Sykesville
MASTER PLAN: Residential Medium & Commercial High–2018 Freedom Community Comprehensive Plan

PRIORITY

FUNDING AREA: Freedom

DESIGNATED

GROWTH AREA: Freedom

SEWER/ WATER

DISTRICT: Freedom

❖ **Action Requested:**

The plan is before the Planning and Zoning Commission by request from the developer for consideration of the developer’s master plan for the Beaty Property. **No action is requested.**

❖ **Existing Conditions:**

Five parcels comprise the 121-acre subject site. Three zoning districts, coinciding with adjoining properties’ zoning, split the property into two distinct residential zones and one industrial zone. Across Bennett Road to the north lies Quincy Station subdivision, recorded in 1994. Adjoining to the northeast is the R-20,000-zoned Wilson Farms subdivision, approved in 2015. To the south and lies the 1961 Long Meadow subdivision in the R-20,000 zoning district. To the west along Progress Way lie single-tenant and multi-tenant buildings in the I-1 zoning district. To the west along Londontown Boulevard lie commercial and retail businesses in the I-1 and C-3 zones.

The property is in the existing water and sewer service areas. The 2018 Freedom Community Comprehensive Plan includes Georgetown Boulevard extended as a Planned Major Street connection from Georgetown / Londontown Boulevard to Progress Way. A stream and its forested banks bisect the property from west to east.

❖ **Review:**

The developer, St. Johns Properties, is actively engaging in community outreach opportunities to present their proposal. On March 9, 2022, they participated in Commissioner Rothstein’s morning and evening Town Hall meetings. The plan is before the Planning and Zoning Commission, at a public meeting, for information and consideration of St. Johns Properties’ master plan. On February 22, 2022, a plan was submitted to the County with request for informal comment. A Traffic Impact Study has been submitted to the County and the State Highway Administration for technical review.

For consideration, the following are select agencies’ collective comments in response to the developer’s master plan for the Beaty Property:

1. The extent of roadway and neighborhood inter-connectivity is appreciated. As previously noted, there is still some concern regarding impacts to Bennett Road, but the traffic impact study will quantify any issues to be resolved.
2. Sidewalks and walking paths are encouraged to provide bicycle and pedestrian options. Examples include:
 - a. Connecting to existing sidewalk along Bennett Road.
 - b. Providing walking paths within the community.
 - c. Connecting to adjoining neighborhoods.
 - d. Connecting to retail and commercial destinations.
3. Streetscapes should complement existing neighborhoods and promote a sense of community. Examples include:
 - a. Siting structures with front elevations parallel to roadways.
 - b. Liberal use of landscape features to enhance the aesthetics of the community.
4. Geometry of the planned major street extension of Georgetown Boulevard shall accommodate safe and uninterrupted traffic movement.
 - a. The 90 degree turn at Georgetown Boulevard and Progress Way is not acceptable; realign to allow uninterrupted movement.
 - b. The horizontal curve of Georgetown Boulevard near Londontown Boulevard shall comply with the Collector roads minimum in the DPW Manual.
 - c. The extension of Georgetown Boulevard is to be the same typical section as existing Georgetown Boulevard; a Major Collector with a median.
 - d. Georgetown Boulevard shall be designed to accommodate a WB-67 truck.
 - e. Intersection spacing requirements must be addressed.
5. It is understood that the developer is seeking to phase the development. Phase One should include public infrastructure for the entire Beaty Property.

Discussion:

Laura Matyas presented the staff report.

Tom Pilon and Matt Taylor, St. John Properties, were present.

Mr. Pilon and Mr. Taylor presented the potential development plan for the Beaty Property. The presentation illustrated existing business parks St. John Property has developed in other parts of Maryland as well as the potential proposal for this project.

Ms. Kirkner expressed concern regarding traffic funneling onto Bennett Road.

Mr. Lester expressed concern regarding traffic and congestion in the area.

Chair Wothers thanked the developers for presenting to the Commission and the public early in the process to gain insight and feedback for the potential plan going forward.

PUBLIC COMMENT

J. Brooks Leahy, Attorney representing the Beaty Family, reviewed the zoning history of the property.

Fadra Nally, citizen, is against the project and urges the county to reconsider the land use for the Beaty farm.

Stephen Debreceny , citizen, stated the proposal is not as objectionable as other proposals that have been discussed. Mr. Debreceny feels there are opportunities to work with the developer.

Jeff Sturgess, citizen, is against the project. Mr. Sturgess is concerned about the last few large parcels of land in the area that are being developed. Mr. Sturgess is concerned about the environmental impact, the stream area and open space.

Denton Gosnell, citizen, states the property for the circle will go through his property. Mr. Gosnell is concerned about environmental safety and the runoff.

Karen McFarland grew up in the area and has family in the area. Ms. McFarland is against the project and is concerned about the environmental impact.

Joyce Klein, citizen, is against the project. Ms. Klein stated the sentimental impact and environmental impact on the area.

Phil Martin, citizen, is against the project. Mr. Martin is concerned about the environmental impact and impact on his property.

Barb Nolan, citizen, is against the project. Ms. Nolan is concerned about the impact on her property and the traffic and runoff.

W. Grant Tait, citizen, is concerned about the roads, stream, water and sewer.

Mark Krebs, citizen, is against the project. Mr. Krebs is concerned about traffic.

GENERAL PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

On motion of Mr. Hoff, seconded by Ms. Kirkber and carried, the Commission adjourned at approximately 7:20 pm.

Secretary

Approved