

Residents' Concerns Regarding Proposed Development

From: HOWARD-CITIZEN@yahoogroups.com [mailto:HOWARD-CITIZEN@yahoogroups.com]

Sent: Tuesday, January 08, 2019 6:34 PM

To: howard-citizen@yahoogroups.com

Cc: calvinball@howardcountymd.gov; councilmail@howardcountymd.gov

Subject: [HOWARD-CITIZEN] Re: Residents' Concerns Regarding Proposed Development

To: HCCA Listserve Members

In the last several days there has been quite a bit of dialog on our Howard County Citizens Association (HCCA) Listserve regarding proposed development in our County. For far too long residents of the County have been very concerned with development in the community and whether our current infrastructure can withstand the impact. This includes Roads, Schools, the Environment, our Hospital, Fire, Police, Emergency Medical Services, Utilities, etc. Residents are very upset and disillusioned as stated on our Listserve. For years we have testified at Legislative and Planning / Zoning Board Hearings mostly to no avail. Eleanor Roosevelt is quoted as saying, "Justice cannot be for one side alone, but must be for both." We are hoping there might be a dawn of a new day with a newly elected legislative body.

We want decisions by our Government to be made with a vision not simply based on making Cents but rather Sense! The three most recent examples are the proposed Jordan Overlook, the Enterprise development and Hickory Ridge. HCCA is working with the Jordan Overlook community as consultants and sent a letter to the County Executive and Council regarding a proposed Moratorium on Conditional Use Age-Restricted Adult Housing (55+) Subdivisions of 10 Acres or Less within R-20 Zoning in Howard County Maryland and Improvements to All Age Restricted 55+ Design Guidelines see – <http://howardcountyhcca.org/wp-content/uploads/2018/12/HCCA-Moratorium-10-acre-Age-55-Over.pdf>. HCCA testified on 3 January at a Planning Board (PB) regarding the proposed Enterprise development in Columbia see – <http://howardcountyhcca.org/member-info/reports-documents-and-testimonies/>. You can also go to http://howardcounty.granicus.com/MediaPlayer.php?clip_id=3733 to see the video. Our testimony was based on the general principle that there is currently not a provision in the Zoning Regulations to define the criterion for Amending a Preliminary Development Plan (PDP) for the Columbia New Town District. The Department of Planning and Zoning (DPZ) in the Technical Staff Report used a previous Zoning Board case to define the criteria. What was so aggravating but not surprising was the PB didn't even ask any questions regarding our concern nor turn to the Office of Law for advice. The residents of Hickory Ridge as Brian England pointed out on the Listserve are very upset with the proposed development in their neighborhood for the reasons as cited below. Unfortunately for the most part it has been all about big business (as Dan O'Leary states below) without our voices heard and acted upon.

It is very apparent there is validity for the concerns. All one has to do is refer to the Development Regulation Assessment and Annotated Outline conducted by DPZ and the contractor, Clarion for the purpose to rewrite the current zoning and land development regulations. The process began in 2016, during which nearly 500 residents and

stakeholders participated in more than 40 meetings to discuss what should be improved in the existing regulations. This outreach resulted in 695 comments see – <https://www.howardcountymd.gov/Departments/Planning-and-Zoning/HoCode-Rewrite/Regulation-Assessment> to view the database of Comments and see the Synopsis. Is it possible to wish for a future whereby residents have hope their communities will not deteriorate because of poor planning and bad judgment?

We can only hope that one day the scales of justice will not be for one side alone but must be for both. Let's hope the future will be more balance and equal. Thomas Jefferson stated, "I like the dreams of the future better than the history of the past." Perhaps our dreams might someday become reality.

Stu Kohn

HCCA, President

Cc: County Executive and Council

From: HOWARD-CITIZEN@yahoogroups.com [<mailto:HOWARD-CITIZEN@yahoogroups.com>]
Sent: Tuesday, January 08, 2019 9:01 AM
To: HOWARD-CITIZEN@yahoogroups.com
Subject: Re: [HOWARD-CITIZEN] Hickory Ridge Board hears its residents

Brian,

Thanks for an excellent summary.

Dare I say: "Business as usual?"

Dan O'Leary,

Highland

On Mon, Jan 7, 2019 at 11:56 PM Brian England beengland@comcast.net [HOWARD-CITIZEN] <HOWARD-CITIZEN@yahoogroups.com> wrote:

Tonight the "Hickory Ridge Board" listened to the community's concerns about accommodating Kimco by changing the Village Statement from "absolutely NO apartments in the Village Center".

Approximately 20 residents out 60-70 spoke out against while 2 agreed with the changes. Here are some of the comments

1. DPZ says that development must be Compatible, the development is not Compatible!
2. 300 Local Residents say the village center should not have housing.
3. It's a "Rubber Stamp operation" by the Planning Board anyone that can see it should not

be allowed for one thing the set back wrong. The does not comply with the Design Guidelines.

4. "I drunk the "cool aid" about COLUMBIA, I saw the movie" This Development is out of sync with the COLUMBIA I bought into!
5. This plan does not stay true the original principles!
6. Kimco's allowing businesses to close.
7. It's all about the developer! Not about the people! Who is standing up for the people?
8. There will be a negative Impact on schools, roads.
9. We need to protect our quality of life.
10. The Elementary School full!
11. Why are the businesses closing? 6 out of 21 closed! Kimco is raising the rents!
12. Quote from one business, rents are up and foot traffic is down, I can hardly pay myself let alone my employees.
13. An attorney representing residents says he has a number of residents he feels have "Standing" and are prepared to fight Kimco.
14. Giant has renewed its lease.

The next step is the Zoning Board Hearing there was hope that the new Zoning Board will not accept the Planning Boards Recommendation and not approve it.

Brian England