

2024-06-14 22:19:54	Roger	Carland	Pasadena	MD	21122	Yes		Bill No. 27-24: General Development Plan – Region 4 Plan, as amended	Oppose	<p>The Anne Arundel County Office of Planning and Zoning (OPZ) has recommended leaving the property at 201 Ember Drive, Pasadena MD zoned R1. Additionally, the Anne Arundel County Planning Advisory Board (PAB, in their Recommended Comprehensive Zoning Changes dated 12/05/2023 as well as during the Planning Advisory Board Region 4 Plan and Comprehensive Zoning Briefing dated 10/24/2023) has recommended leaving the property zoned R1, with the comment (CZ-R4-PAS-020, 201 Ember Dr.) – “R1 is consistent with the existing planned land use on the property and in the surrounding area. Residential development would be less of an impact to the environment versus industrial. R1 SAC agrees with OPZ recommendation”</p> <p>Our community sits between several major thoroughfares. To the south we are bordered by Route 2, to our north, Route 100 and to our west the on/off ramp to MD 10. We have our fair share of road noise, but it’s mostly tolerable. It’s tolerable due to the trees that are in place, surrounding our community. If any portion of these trees are removed, the noise will increase.</p> <p>Another point of opposition would be the noise that is already heard from the recycling center. This noise is easily heard randomly throughout the day, seven days per week. While Mr. Newton made the claim that operating outside of the 7:30am - 5:00pm (I believe these were the hours) was a one time incident and quickly resolved, this is not true. Whether Mr. Newton knowingly lied to the community and to our Councilman, Nathan Volke is unclear. He could have been given mis-information by his partner that runs the sight. Either way, this dishonesty is unacceptable and does not warrant the community negotiating with Mr. Newton in good faith. I hope as Council members you’ll look into this. Expanding that operation brings the heavy machinery even closer to our community. Which in turn brings even more noise.</p> <p>The environmental impacts seem to be rather unknown. I would request a study to show exactly what impacts to the land and to the stream that runs right behind my house will be. I would request that the county hire a non-biased, third party to perform this study. As I mentioned at the most recent meeting, the wildlife has significantly increased since Mr. Newton took over the property. While he makes the claim that they are doing nothing different, I struggle to believe this. The business has had a greater impact on our community since Mr. Newton has owned it.</p> <p>Lastly, Councilman Volke was unable to tell us why this rezoning would be good for the county or our community. He only mentioned the interests of Mr. Newton and his companies. This was after Mr. Volke stated, “I don’t care if you believe me, most people think all politicians lie anyway”. That is not exactly what I would expect to hear from the ELECTED representative in the very beginning of a meeting.</p> <p>During that meeting I simply asked Mr. Volke, “why would you introduce this bill, and why do you support it?”. He sidestepped this question and never answered it. I was disappointed that he ignored the question. Not once did he say why this would be good for the county, or the community.</p> <p>I have been a resident of AA County since I was 9 years old. I’ve lived mostly in the Glen Burnie/Pasadena area.</p> <p>Upon a divorce and several years of trying to re-establish myself as a home owner and single father within this community, I was thrilled to be able to do so. I purchased my home at 202 Drum Ave N in late 2016. Due to the condition of the home, I received a great deal on it. Also, thanks to my being a veteran I was able to use the VA to purchase my home with virtually no money out of pocket. While this house is a “fixer-upper”, it was my dream come true. A house that backs to woods, in a solid school district and that I could afford for my two girls and I.</p> <p>A few upgrades and several year later, I find myself with a family that has doubled in size.</p> <p>Not even two weeks ago I finally married my absolute dream girl. Now, we have a blended family with four teenage daughters.</p> <p>In the last 18 months we have spent around \$7,500.00 having plans drawn to add a very large addition onto this home. The cost is around \$250,000.00. You may wonder why we would spend so much adding on, when we could just move. Well, that’s how awesome this community is. We genuinely look out for one another and care. If something is going on that seems off, we alert the other. We help each other. It’s a wonderful neighborhood with exemplary people living within it.</p> <p>If the re-zoning goes through, it will dampen this community. We already are faced with loud industrial noises seven days per week. I live here, my house is one of the closest to their operations. I hear it often. Please, don’t make it worse.</p>	
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2024-06-15 7:26:04	Wes	Jones	Pasadena	Md	21122	Yes		Bill No. 27-24: General Development Plan – Region 4 Plan, as amended	Oppose	Leave 201 Embers zoned R1	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/28502/Letter%20from%20the%20Community.docx
2024-06-15 10:15:33	Jeff	Higgins	Pasadena	MD	21122	Yes		Bill No. 27-24: General Development Plan – Region 4 Plan, as amended	Oppose	Leave 201 Ember Dr. Pasadena zoned R1 as recommended by the OPZ, PAB, Magothy River Association and the entire neighborhood due to the detrimental impacts to the community and environment.	
2024-06-16 18:15:10	Heather	Messick	Pasadena	MD	21122	Yes		Bill No. 27-24: General Development Plan – Region 4 Plan, as amended	Oppose	I strongly oppose this bil due to the potential for environmental damage, noise pollution from machinery and the clearing of trees allowing g more noise from 100 and 10 to bleed over into the neighborhood and the possible devaluation of my property.	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/28589/Letter%20from%20the%20Community.pdf
2024-06-17 6:46:32	Vicki	Phillips	Pasadena	MD	21122	Yes		Bill No. 27-24: General Development Plan – Region 4 Plan, as amended	Oppose	I strongly oppose this bil as well as bill 28-24!!! As a member of the Selby Grove community I live directly behind the forest which 80% is planning on being removed if Mr Newton is allowed to expand his business onto 201 Ember Drive. My concerns are noise from Rt 10 and Rt 100, noise from the business, wildlife being displaced, environmental concerns and my house value decreasing . Please do not allow the amendment to this bill to continue.	
2024-06-17 9:48:42	Olivia	Gossweiler	Glen Burnie	MD	21060	Yes		Bill No. 27-24: General Development Plan – Region 4 Plan, as amended	Oppose	I am opposed to have rezoning and making it an industrial zone. Keep it residential	
2024-06-17 9:59:17	Christopher	Gossweiler	Glen Burnie	MD	21060	Yes		Bill No. 27-24: General Development Plan – Region 4 Plan, as amended	Oppose	The area does not need another industrial area that generates more noise. Specifically for the surrounding neighborhoods. Not to mention the already struggling infrastructure in place. And to add, the nearby tributaries that will certainly be affected by an industrial park.	
2024-06-17 10:05:13	Tammy	Martin	Millersville	Md	21107	Yes		Bill No. 27-24: General Development Plan – Region 4 Plan, as amended	Oppose	Please stop	
2024-06-17 10:31:43	Melissa	Gossweiler	Glen Burnie	Maryland	21060	Yes		Bill No. 27-24: General Development Plan – Region 4 Plan, as amended	Oppose		
Bill No. 28-24											

2024-06-14 22:28:05	Roger	Carland	Pasadena	MD	21122	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose	<p>The Anne Arundel County Office of Planning and Zoning (OPZ) has recommended leaving the property at 201 Ember Drive, Pasadena MD zoned R1. Additionally, the Anne Arundel County Planning Advisory Board (PAB, in their Recommended Comprehensive Zoning Changes dated 12/05/2023 as well as during the Planning Advisory Board Region 4 Plan and Comprehensive Zoning Briefing dated 10/24/2023) has recommended leaving the property zoned R1, with the comment (CZ-R4-PAS-020, 201 Ember Dr.) – “R1 is consistent with the existing planned land use on the property and in the surrounding area. Residential development would be less of an impact to the environment versus industrial. R1 SAC agrees with OPZ recommendation”</p> <p>Our community sits between several major thoroughfares. To the south we are bordered by Route 2, to our north, Route 100 and to our west the on/off ramp to MD 10. We have our fair share of road noise, but it’s mostly tolerable. It’s tolerable due to the trees that are in place, surrounding our community. If any portion of these trees are removed, the noise will increase.</p> <p>Another point of opposition would be the noise that is already heard from the recycling center. This noise is easily heard randomly throughout the day, seven days per week. While Mr. Newton made the claim that operating outside of the 7:30am - 5:00pm (I believe these were the hours) was a one time incident and quickly resolved, this is not true. Whether Mr. Newton knowingly lied to the community and to Councilman Volke is unclear. He could have been given mis-information by his partner that runs the sight. Either way, this dishonesty is unacceptable and does not warrant the community negotiating with Mr. Newton in good faith. I hope as our County Council you’ll look into this. Expanding that operation brings the heavy machinery even closer to our community. Which in turn brings even more noise.</p> <p>The environmental impacts seem to be rather unknown. I would request a study to show exactly what impacts to the land and to the stream that runs right behind my house will be. I would request that the county hire a non-biased, third party to perform this study. As I mentioned at the meeting, the wildlife has significantly increased since Mr. Newton took over the property. While he makes the claim that they are doing nothing different, I struggle to believe this. The business has had a greater impact on our community since Mr. Newton has owned it.</p> <p>Lastly, Mr. Volke was unable to tell us why this rezoning would be good for the county or our community. He only mentioned the interests of Mr. Newton and his companies.</p> <p>During the most recent meeting I simply asked Mr. Volke “why would you introduce this bill, and why do you support it?”. He sidestepped this question and never answered it. I was disappointed that he ignored the question. Not once did he say why this would be good for the county, or the community. He did however make a point to tell every community member that was present that “I don’t care if you believe me, because most people think all politicians lie”. Not the best way to start off a meeting with the community. Especially considering most (if not all) of us voted for you.</p> <p>I have been a resident of AA County since I was 9 years old. I’ve lived mostly in the Glen Burnie/Pasadena area.</p> <p>Upon a divorce and several years of trying to re-establish myself as a home owner and single father within this community, I was thrilled to be able to do so. I purchased my home at 202 Drum Ave N in late 2016. Due to the condition of the home, I received a great deal on it. Also, thanks to my being a veteran I was able to use the VA to purchase my home with virtually no money out of pocket. While this house is a “fixer-upper”, it was my dream come true. A house that backs to woods, in a solid school district and that I could afford for my two girls and I.</p> <p>A few upgrades and several year later, I find myself with a family that has doubled in size.</p> <p>Not even two weeks ago I finally married my absolute dream girl. Now, we have a blended family with four teenage daughters.</p> <p>In the last 18 months we have spent around \$7,500.00 having plans drawn to add a very large addition onto this home. The cost is around \$250,000.00. You may wonder why we would spend so much adding on, when we could just move. Well, that’s how awesome this community is. We genuinely look out for one another and care. If something is going on that seems off, we alert the other. We help each other. It’s a wonderful neighborhood with exemplary people living within it.</p> <p>If the re-zoning goes through, it will dampen this community. We already are faced with loud industrial noises seven days per week. I live here, my house is one of the closest to their operations. I hear it often. Please, don’t make it worse.</p>	
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2024-06-15 7:23:10	Wes	Jones	Pasadena	Md	21122	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose	Leave 201 Embers zoned R1	
2024-06-15 10:16:04	Jeff	Higgins	Pasadena	MD	21122	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose	Leave 201 Ember Dr. Pasadena zoned R1 as recommended by the OPZ, PAB, Magothy River Association and the entire neighborhood due to the detrimental impacts to the community and environment.	

2024-06-16 11:49:38	Suzanne and Tim	George	Pasadena	Anne Arundel Co	21122	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose	<p>Dear Council members, We strongly oppose the change of the zoning of the property known as 8270 Waterford Rd, Pasadena, MD 21122. Parcel 951 on Tax Map 16, Tax Account Number 03-896-26127600 to receiving ANY commercial zoning designation. The original amendment 10 that was held off at the last council meeting, is what was requested by 8257, 8259 and 8261 Waterford Road property owners. We asked for support to maintain its R1 zoning. It is very important to us that you know that we are respectfully writing you in lieu of giving "in person" testimony, because we will be out of town during the next county council meeting. Otherwise, we would have been there in person to give these remarks. Should the forthcoming changes to the original amendment 10 contain or include any potential commercial zoning designations to this property at 8270 Waterford Rd, we are strongly opposed. We ask that this property remain R1 as is consistent with the rest of the WATERFORD RD R1 properties. Please stop any further encroachment of Commercial zoning on our street. It is important to also note that Waterford Rd has nothing to do with B&A Blvd. that runs on the back side and butts up to some Waterford Rd properties from behind. We are referring to Waterford Rd only for this case. We can mirror our situation on our road to the constituents who testified at the last council meeting about their "legacy" properties being in jeopardy of maintaining "culture" and keeping property in the family. Our culture is that of a small, rural setting of R1 properties all along Waterford Rd. We moved here over 52 years ago to live in peaceful serenity away from the city and/or commercial surroundings. We are highly opposed to people buying property on Waterford Rd and applying to change the zoning from R1 to commercial for commercial uses. We feel that if property buyers don't want to live in our neighborhood, they should find a commercial property in a commercial area to operate their businesses. Not in a neighborhood of residential homes. We have over 52 years on our property and our neighbors have been here even longer. Our children need our legacy properties handed down to them as my parents handed it down to us. Everyone speaks of affordable housing. Affordable housing wouldn't be an issue for our children if we could keep our neighborhood residentially zoned for our children to be able to remain here and not be forced out by a commercial zoning takeover. We are petrified our family of generations will be pushed out along with the rest of our neighbors if we can't get the support to stop this. This very thing has already happened to a neighbor across the street! It's like a cancer. It begs to ask, why can't this new property owner change his property where he lives in his neighborhood to C4 to accommodate his "side-business"? Maybe where he lives won't allow it. We don't want it allowed in our neighborhood, on our street either. The only reason a property owner wants to "go big" to ask for C4 is for big commercial plans and uses. This has already happened to other properties further up on one side of Waterford Road. If this property is given any designation of commercial zoning, there will be no telling what it will be used for. At that point, the sky is the limit for commercial use and these zoning changes will keep moving up the street like a cancer. Our neighbors at 8261 also emailed county councilman Nathan Volke, in opposition of this zoning change to any commercial uses because they too are legacy owners who don't want any more commercial zoning on our street. Also very important to mention is that we three property owners at 8257, 8259 and 8261 discussed amongst ourselves the proposed meeting that was to be held at 8270 Waterford Rd. As much as we appreciated the invite to the meeting, together with our neighbors, we did not believe that we would be able to convince the property owner to withdraw his request for C4 zoning and leave our neighborhood free from commercial encroachment, nor that anything constructive or positive could come from us stepping onto the property owner's property and imploring him not to add more C4 on our street. We didn't think that was a good idea. We are petrified that at the current rate of R1 properties being allowed to change to commercial designations, the residential homes in this area will be entirely replaced/displaced by commercial properties in no time at all. We ask you to see how the further encroachment of commercial zoning is simply not ethical nor fair to the residents who live on Waterford Rd. These are our homes. No one knows more than we do at 8257, 8259 and 8261 Waterford Rd, what horrors have happened due to the change of the R1 property immediately next door to 8257 8259 that was zoned to C4. Our lives as we knew them changed so drastically in ways we could never have imagined. We have no rights and have lost our quality of life on our own property and at our home. We have been forced with no choice to live right next to all varieties of hazardous health conditions, environmental destruction, noise, and the very integrity of our home is in jeopardy from the shaking and vibrations from all the major commercial activity, just to name a few. We still welcome all council members to come visit our property anytime, any day, on an open invite to see first hand what we deal with 24/7, and to see what is happening on our street. We implore council members to see the terrible wrong that has happened already, and we ask that you not allow it to happen anymore on Waterford Rd. We ask for your support and your votes to keep all of the remaining residential residences and properties on Waterford Rd as R1, free from the worry and stress of further commercial activity where we live and for our children and their children. We thank you more than we can express for hearing our plea and considering these facts.</p>	
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2024-06-16 18:12:42	Heather	Messick	Pasadena	MD	21122	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose	I oppose this bill due to the potential environmental impact to the magothy River and tributaries, the increased noise pollution, the devaluation of my house as well as overall quality of life once the industrial area expands.	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/28588/Letter%20from%20the%20Community.pdf
2024-06-16 19:09:57	Peter	Boettinger	21122	MD	21122	No	Selba Grove Cor	Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose	<p>Councilman Volke,</p> <p>Thank you for taking the time to meet with community members on June 11 regarding your intent to pursue rezoning the property at 201 Ember from the current (per County Plan) R1 residential to W2 industrial.</p> <p>I strongly oppose this rezoning.</p> <p>I will not re-hash what you heard from the 36 community members in last night's meeting other than to remind you that you heard virtually uniform opposition to your intent to pursue the rezoning.</p> <p>Personally - I will state that the rezoning absolutely will negatively impact home values in our community. This is money out of my pocket due to your intended actions. The expansion of CLM's industrial processes absolutely will increase noise levels in our community from both I10 and Rt. 100 due to the removal of forested area (sound buffer) as well as due to the expansion of industrial activity. And finally, the environmental damage to this Magothy River watershed cannot be effectively disputed (no amount of mitigation will change that fact).</p> <p>Thanks</p> <p>Pete Boettinger 310 Delma Ave. Pasadena MD 21122 (443)679-7182</p>	
2024-06-16 19:49:38	AnnaLisa	Nelson	Annapolis	MD	21409	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	No position	I am submitting support for the rezoning of 161 Ferguson Road to C4. I am familiar with the property and a rezone to C4 makes sense given its location adjacent to multiple car dealerships, a gun club, and the highway.	
2024-06-16 19:54:37	Charles	Nelson	Annapolis	MD	21409	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	No position	I am giving support to rezone 161 Ferguson Road to C4. I have been to the property and considering the location near multiple car dealerships and gun club, C4 makes sense.	
2024-06-16 21:28:00	Maureen	Carr-York	Millersville	MD	21108	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose	Support amendment	
2024-06-17 6:54:04	Vicki	Phillips	Pasadena	MD	21122	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose	I am a resident of Selby Grove community and I oppose this bill regarding 201 Ember Drive from being rezoned from R1 to W2 Environment concerns, noise, wildlife , housing pricing decreasing	

2024-06-17 8:58:33	Debbie	Lodato	ANNAPOLIS	MD	21409-5705	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose	<p>I want to thank the entire council for your hard work on the preparation of the Comprehensive Plan 2040. It's no small task to take into account rapid population growth, let alone the protection of our environment and the resident's well-being.</p> <p>You've heard my previous testimony here and in-person regarding the upzoning for Safe Harbor from an MA-3 to an MA-2. But I wanted to let you know that we've taken Councilwoman Fiedler's suggestion and have met with Safe Harbor staff to hear our concerns.</p> <p>It was at that very meeting that the Regional Director told our community that Safe Harbor is not concerned with the residents, but only their members. Councilwoman Fiedler mentioned drafting covenant restrictions for the Yacht Club property. We have prepared this document and are awaiting a reply from Safe Harbor.</p> <p>Even after our meeting with Safe Harbor, they have continued with out of zoning compliance operations such as; boat charters, boat clubs/rentals, and most importantly the transportation of gasoline in the back of a pick-up trucks. Safe Harbor told us that this fuel is for their forklifts. However, we (members) never saw these fuel trucks until the boat charters and boat clubs began at Safe Harbor.</p> <p>In closing, a commercial marina is not compatible with the Podickory Point community, which is a principal development requirement for peninsula areas under the proposed Comprehensive Plan 2040. We have no public water and sewer service, no fire hydrants. We are also extremely vulnerable to flooding, which makes a commercial marina an environmental threat to our community. Thank you for your time and consideration on this very important issue. We hope you will vote to amend Bill 28-24 and/or remove Safe Harbor Yacht Club from the proposed Comprehensive Zoning Plan 2040.</p> <p>Debbie Lodato Podickory Point Community Association – Secretary</p>	
2024-06-17 9:01:52	Kurt	Svensden	ARNOLD	MD	21012	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	No position	Support a specific amendment - see attached PDF with written testimony	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/28623/Testimony%20-%20Bill%2028-24%20-%202nd%20Round.pdf
2024-06-17 9:13:55	Matthew	Palmer	Arnold	MD	21012	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Support	100% in favor of rezoning to C4. Keeping 161 Ferguson Road as a single family home makes no sense whatsoever.	
2024-06-17 9:50:32	Olivia	Gossweiler	Glen Burnie	MD	21060	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose	I oppose that area becoming industrialized. Keep it residential, stop ruining our county for financial gain. Let us live	
2024-06-17 10:24:19	Christopher	Gossweiler	Glen Burnie	MD	21060	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose		
2024-06-17 10:32:19	Ashley	Palmer	Arnold	MD	21012	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Support	Thank you for the opportunity to weigh-in on this rezoning item. I am in support of the change mainly because the property is not fit to remain residential due to the surrounding commercial properties. Reselling a residential property at 161 Ferguson Road would be near impossible under the current conditions, which is why I support rezoning the property to C4 commerce. Thank you for your consideration.	
2024-06-17 10:33:29	Melissa	Gossweiler	Glen Burnie	Maryland	21060	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose		
2024-06-17 10:46:26	Richard	Brill	Annapolis	MD	21409	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose		https://www.aacounty.org/system/files/webform/cc_legislative_testimony/28650/Safe%20Harbor%20Zoning%20Request%20Response%20-%20202%20min%20-%2020version%205.docx
Bill No. 31-24											
2024-06-17 10:16:46	Kurt	Svensden	ARNOLD	MD	21012	Yes		Bill No. 31-24: Pensions – Reemployment – Reduction of Benefits, as amended	Oppose	See attached PDF	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/28639/Testimony%20-%20Bill%2031-24%20-%202nd%20Round.pdf



Kaley Schultze <ccschu24@aacounty.org>

1212 Ritchie Highway

1 message

APC <arnoldpreservationcouncil@gmail.com>

Mon, Jun 17, 2024 at 10:28 AM

To: Julie Hummer <jhummer@aacounty.org>, Peter Smith <petersmith@aacounty.org>, Kristen Etzel <kristen.etzel@aacounty.org>, Pam Scarbro <pscarbro@aacounty.org>, ccschu24@aacounty.org, Nathan Volke <nathan.volke@aacounty.org>, Brian Kemmet <bkemmet@aacounty.org>, Amanda Fiedler <ccfied33@aacounty.org>, Shannon Leadbetter <sleadbetter@aacounty.org>, Allison Pickard <allison.pickard@aacounty.org>, Linda Harris <linda.harris@aacounty.org>, Sara Gannon <sgannon@aacounty.org>, Lisa Rodvien <lisa.rodvien@aacounty.org>, Stacey Fitzgerald <stacey.fitzgerald@aacounty.org>, Jessica Ewing <jewing@aacounty.org>
Cc: APC <arnoldpreservationcouncil@gmail.com>, Christina Pompa <pzpomp22@aacounty.org>

Arnold Preservation Council (APC) opposes the amendment to change the current zoning from R1 to C2 for [1212 Ritchie Highway](#) for the following reasons:

- The lot is surrounded by residential, except for the **one** parcel across the street. Just because it is on an arterial road and across the street from **one** commercial lot, doesn't justify changing the other side to commercial within residential.
- Changing to C2 could drastically change the landscape and area. Right now the height limit is 40 feet. It could go to 60 feet and even upto 72 feet.
- R1 is 25% lot coverage vs C2 is 80% lot coverage.
- It doesn't look like it can become a commercial kennel based on lot size. They are currently 1.88 acres and 3 acres are required by code.
- A commercial kennel must be 100 ft from the back lot line and they are only 50 ft.

Instead of changing the zoning, please change the code. Define specifically what is allowed for an animal clinic vs veterinary hospital vs kennel in the county code, within a special exception and variance.

Respectfully,
Arnold Preservation Council



Kaley Schultze <ccschu24@aacounty.org>

1352 Shirleyville Road

1 message

APC <arnoldpreservationcouncil@gmail.com>

Thu, Jun 13, 2024 at 3:09 PM

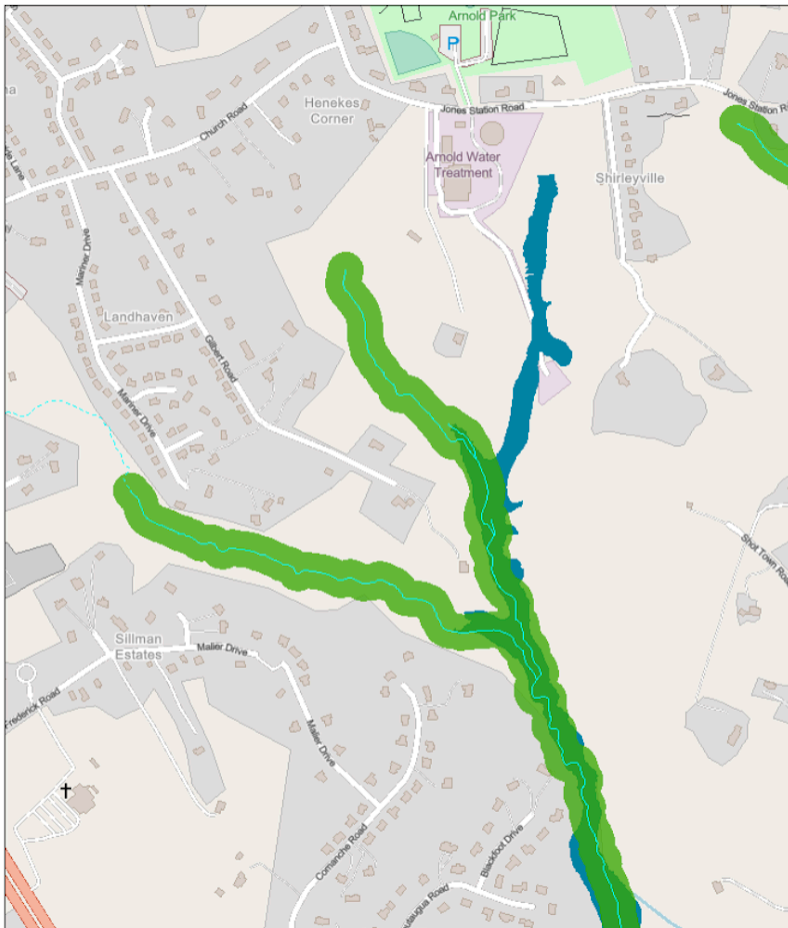
To: Amanda Fiedler <ccfied33@aacounty.org>, ccschu24@aacounty.org, "ccpick33@aacounty.org" <ccpick33@aacounty.org>, "ccsmit23@aacounty.org" <ccsmit23@aacounty.org>, "ccvolk33@aacounty.org" <ccvolk33@aacounty.org>, "cchumm22@aacounty.org" <cchumm22@aacounty.org>, "ccrodv33@aacounty.org" <ccrodv33@aacounty.org>, "cclead22@aacounty.org" <cclead22@aacounty.org>

Cc: Pam Scarbro <pscarbro@aacounty.org>, APC <arnoldpreservationcouncil@gmail.com>

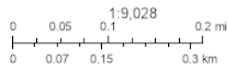
APC recommends keeping 1352 Shirleyville Road RLD. The property is not near county transportation, and not conducive for low income or work force housing. It is in the Mill Creek watershed and in the FEMA floodplain.

- RLD is in keeping with the surrounding area. (It may be located on the perimeter, but it is currently undeveloped green space).
- This property is different from nearby R1 lots, in that it is the FEMA Floodplain.
- With steep slopes and a massive floodplain, this property directly feeds into wetlands and stream branches of Mill Creek (see maps below).
- Based on location and natural features, this property should remain RLD.

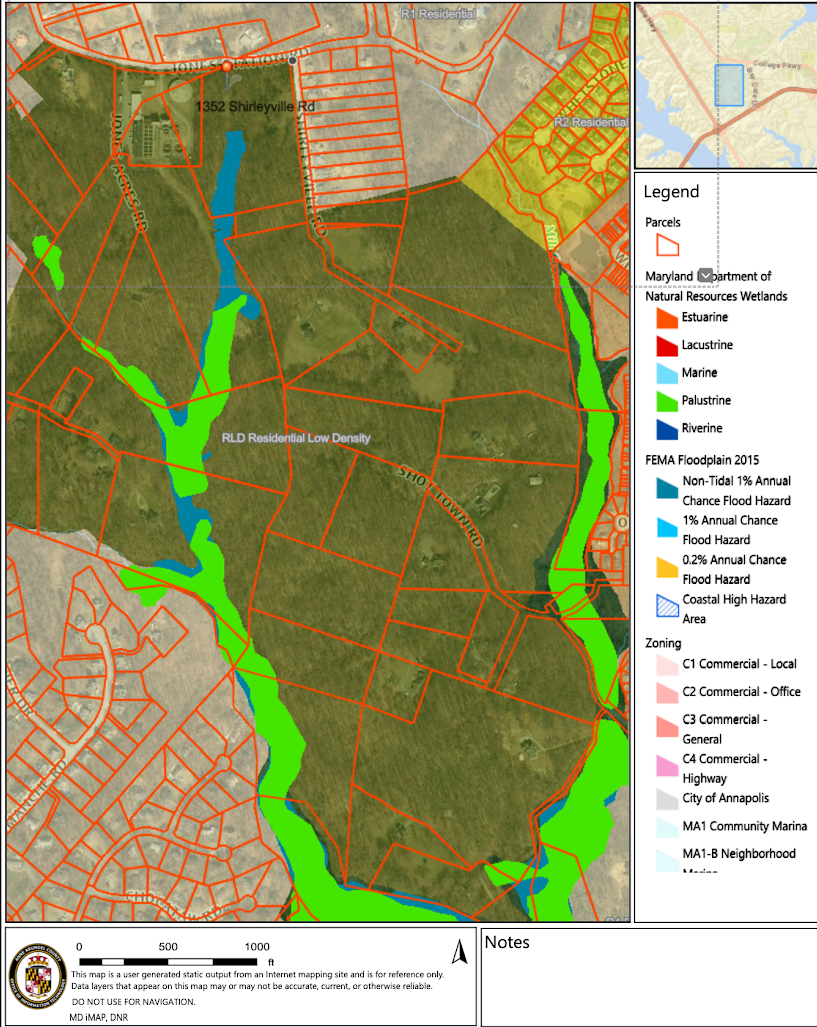
Plan2040 Resource Sensitive Policy Area Overlay



May 18, 2024



1352 Shirleyville Rd



Respectfully,
Kathleen McCoun
 Arnold Preservation Council President