From: CZMP 2020
To: kent miller
Cc: Joseph W. Wiley; Krystle Patchak
Subject: RE: Issue 3-062 of the Comprehensive Zoning Map Process of 2020
Date: Friday, April 10, 2020 4:39:06 PM

Good afternoon!

Thank you for your comments. We'll make sure they get to the Planning Board members.

In response to the cancelation of the CZMP public hearings, the Planning Board is collecting public feedback on rezoning issues through alternative methods. All information and input collected will be reviewed by members of Planning Board. **A new online application has been launched.** The Planning Board encourages the public to use the CZMP 2020 Public Comment Application to submit comments and feedback on rezoning issues. You can access the online application here: https://bc-gis.maps.arcgis.com/apps/CrowdsourcePolling/index.html?appid=6d959794cd8e4fc0b7e5e683516cef03 **Please open in a Google Chrome browser or the latest version of Internet Explorer.*

The deadline for all comments, through the online application, mail, and email, is TODAY April 10th by 5:00pm.

Thank you again, for your submittal.

Amy

From: kent miller <kent.psca@gmail.com>
Sent: Friday, April 10, 2020 1:50 PM
To: CZMP 2020 <czmp2020@baltimorecountymd.gov>
Subject: Issue 3-062 of the Comprehensive Zoning Map Process of 2020

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Dear Planning Board:

I support the rezoning proposed in. Rezoning is appropriate, desirable, and consistent with the County Master Plan 2020 for all the following reasons:

1. The intersections on Dulaney Valley Road with Timonium and Old Bosley Roads are already at a D level as shown by a 2019 traffic study that was done before 115 additional workers were moved onto the subject property. Undoubtedly an impartial traffic study done by the county, as opposed to the developer, will show these intersections cannot withstand the addition of the 73 homes currently proposed for the two properties.
2. The proposed lots, ¼ acre for the Lanahan Meadows development off of Dulaney Valley Road and duplexes for the proposed development off of Pot Spring Road (Villas at Pot Spring) seem to be permitted under the clustering concept now

allowed by the County. However, that is not in keeping with the larger lots and more rural nature of Dulaney Valley Road and the northern end of Pot Spring Road. When these properties were originally zoned as DR-1 and DR-2 clustering was not permitted.

3. The Dulaney Valley Road corridor is designated as a Scenic Highway. It will not remain scenic if, as apparently allowed by the current zoning, 31 homes are plopped on ¼ acre lots for all to see as they come south through the woods after crossing the bridge over Loch Raven reservoir.
4. The northern part of Pot Spring Road is also a Scenic Highway, but will not remain so if the proposed 42 duplexes are built on the western side of it.
5. The southern part of the property, which is proposed for development as Lanahan Meadows, is within the Loch Raven Resource Preservation Area as recognized by the Master Plan 2020. You should not be permitted to put 31 houses on ¼ acre lots in a Resource Preservation Area.
6. The amount of homes permitted by the existing zoning will create overcrowding in Timonium Elementary, Pot Spring Elementary, and Ridgely Middle Schools. Who knows what is going to happen to the capacity of Dulaney High School while being rebuilt or replaced?
7. The southern part of the property, which is proposed for development as Lanahan Meadows, borders and drains into Kelly Run. The County recently spent hundreds of thousands of dollars on the Kelly Run stream restoration project, and designated it as a County Green Space. Rezoning this property to RC-5 will protect this investment of County tax dollars as well as Green Space.

For all these reasons, you should recommend approval of Issue 3-062.

Thank you for your time and attention.

Kent Miller