

The Greater Timonium Community Council

Volume XI Issue III

9b Ridgely Rd., Box 276, Timonium, Maryland 21093
<http://www.gtccinc.com>

May 2009

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***** NEWSLETTER *****

President's Message – Eric Rockel

Planned Unit Developments Stir Community Questions

Lately, many umbrella community associations have held a lot of discussions about the PUD- or Planned Unit Development- process. Initially, the PUD process provided an accelerated method for large developments with mixed uses to be approved by Baltimore County if the development demonstrated a community benefit and if a substantially higher quality of development could be achieved in comparison to a conventional development. An early example of that type of PUD is the Mays Chapel community. Prior to the development of Mays Chapel, the property was largely vacant and zoned for low density residential use. The Keelty Company, through the PUD process, was allowed to construct a mix of medium and high density residential uses, along with some supporting commercial use, in exchange for a higher quality of development, certain public infrastructure improvements and other enhancements.

Over the years the PUD process has evolved. One of the first changes occurred with the introduction of strictly commercial PUDs. By their very nature, these commercial properties seeking PUD approval were smaller in size than the first wave of PUDs. In this area, we have seen two commercial PUDs that I am aware of: the first being some conversion of warehouse use on the east side of York Road, just south of Aylesbury Road, and the second being the Hummer Dealership across from Industry Lane. Changes in 2007 made the process more streamlined, but also brought concerns from many community associations. The PUD process does not provide the same depth of public notice about the development that would be present in the Comprehensive Zoning Process, where properties are posted for a longer period of time and correspondence about the requested change are sent to adjoining property owners. Secondly, the PUD process does not provide for the same number of public hearings that occur in the Comprehensive Zoning Process. Finally, in the traditional development process for a major development, the public is afforded a quasi-judicial hearing where testimony is given, cross examination can take place and counter testimony can be registered. The PUD process, however, does not directly allow for the same type of quasi-judicial proceeding.

Another matter of controversy rests with the issue of “community benefit”. Recently, some developers have claimed that the PUD project itself provides the required community benefit because the project will bring features that do not currently exist in that community . For example, an assisted living facility in a community that currently does not have one has been argued to be a community benefit. On the other hand, some community leaders would like to see a benefit over and above the project itself. For example, the Hummer Dealership provided a significant donation to the Cockeysville Library as its community benefit.

Recently, many of these complaints hit the fan when two separate PUDs were overturned at the Board of Appeals- one a PUD on Millers Island, the other a PUD in Bowleys Quarters. We will have as our guest at the next GTCC meeting Mr. Peter Max Zimmerman, from the Office of People’s Counsel, who successfully argued for the overturn of one of those PUD projects. It will be your opportunity to learn more about the controversial aspects of the process and why Mr. Zimmerman decided to appeal that PUD project. Hope you can find time to join us at our May 13th GTCC Meeting.

GTCC General Meeting – Wednesday, May, 13th, 2009

The GTCC will hold their 'Next Meeting' on **Wednesday, May, 13th, 2009 at the Cockeysville Library Meeting Room**, on Greenside Dr., Cockeysville with *meetings STILL beginning promptly at 7:00 PM.*

Annual GTCC Membership Dues – Marge DiNardo

GTCC '2009' Membership dues of \$50 dollars for the year are due at this time. We had a great response from (51) Associations contributing their Annual Membership dues payment last year! Dues notices for 2009 have been mailed out this past week so if you haven't received one or if you need a copy, please don't hesitate to let us know. . So far, we have received (44) dues paying responses through February! Please send your 2009 dues payments to **GTCC, 9b Ridgely Rd., Box 276, Timonium, Maryland 21093**. Thanks to all our contributing Associations for all their dedicated support for the ongoing work of the Greater Timonium Community Counsel!

GTCC

The purpose of the GTCC is to coordinate a united council of Community Associations to enhance and protect the quality of residential life within the community.

NOTICE !!!

CALENDAR 2009

NOTICE !!!

***** **Meeting Schedule** *****

Board of Directors 7:00 pm – 9:00pm

General Membership 7:00 pm – 9pm

**February 11, 2009
April 08, 2009
June 10, 2009
August – No Meeting
October 14, 2009
December 09, 2009**

**January 14, 2009
March 11, 2009
May 13, 2009
July – No Meeting
September 09, 2009
November 11, 2009**

*All Meetings are **NOW** Scheduled at the “**COCKEYSVILLE LIBRARY**”, on the **DATES NOTED ABOVE !!!***

Agenda and Speakers - GTCC May 13th, Meeting - Tentative Schedule.....

1. Introductions
2. Treasurer's Report
3. Safety Briefing from Precinct 7
4. Featured Speaker: Peter Zimmerman, Esq., Office of People's Counsel
5. Old Business: Ongoing zoning cases, legislative bills, Towson University Bus Service
6. New Business: Lecture on Commercial Corridors

The Captain's Corner – Captain Martin Lurz

We have invited our Cockeysville Precinct "7" Commander, Captain Marty Lurz, to provide us with an article for our newsletter in the form of 'The Captain's Corner' on any issue(s) that he feels might be of interest to our membership. The following article this month is from Captain Lurz:

This month, I want to update you on some odds and ends that affect the residents of Precinct 7, so grab your pens and paper...

First of all, we are actively recruiting residents to become part of the Precinct 7 Police-Community Relations Council. Meetings are held at 7 PM on the fourth Wednesday of each month at the Bank of America Building, 11333 McCormick Road in Hunt Valley (just south of Shawan Road). Various guest speakers provide information to citizens to help them better understand and reduce crime. You also get the opportunity to meet the Precinct 7 Commander and other police personnel first-hand to express your concerns and ask your questions. Individual dues are only \$5 and business dues are \$10. For more information, please call the Precinct 7 Community Outreach Office at 410-887-1863.

Secondly, the University of Maryland Marlene and Stewart Greenebaum Cancer Center is sponsoring a Maryland Half-Marathon, a 13.1 mile footrace, on Sunday, May 31, 2009, starting at 7:30 AM. The race will start at the Timonium Fairgrounds and follow this route:

- Westbound on W. Timonium Rd. to right onto Jennifer Rd.
- Jennifer Rd. to left onto Mays Chapel Rd.
- Mays Chapel Rd. to left onto Seminary Ave.
- Seminary Ave. to right onto Thornton Rd.
- Just before the Royal Farm Store on Thornton Rd. they will make a u-turn and proceed back up Thornton Rd.
- Northbound on Thornton Rd. to right onto Timonium Rd.
- It will then make a right onto Hunters Ridge Rd. to left onto Valleyfield Rd.
- Continue on Valleyfield Rd. to left onto Seminary Ave.
- Continue on Seminary Ave. to left onto Francke Ave.
- Continue on Francke Ave. to left onto Ridgely Rd. and proceed to the Light Rail stop and make a right and travel through the parking until they come out onto Aylesbury Rd.
- Continue on Aylesbury Rd. and cross Timonium Rd. and enter the gate of the Fair Grounds directly across from Aylesbury Rd.

Numerous police officers will be stationed along the route to assist with traffic flow. We expect that all of the roadways involved will be open to regular traffic flow by 10:30 AM.

Finally, I wanted to make you aware of the "Home Team Program" sponsored by the Baltimore County Department of Aging. The staff and volunteers associated with the Home Team program will be working with the various police precincts around Baltimore County to help elderly citizens remain independent in their own homes by providing a support network to these folks. Many of the GTCC folks are aware of the emails that we send out to keep our constituents aware of crime trends and potential scams that target the elderly, and often vulnerable, citizens in our area. I see the Home Team Program as an excellent opportunity to build on that process while looking out for our family, friends and neighbors. If any citizens are interested in obtaining further information or know someone who could benefit...*or, volunteering with the HTP...* please call Colleen Shaneybrook at 410-887-4141 or you can email her at: cshaneybrook@baltimorecountymd.gov

Enjoy the Spring weather. Don't forget that warmer weather brings more folks, especially kids, outside. Please stay alert while driving in the residential neighborhoods.

The Librarian's Corner – Mollie Fine, Cockeyville Branch Manager

“Hello” from the Branch Manager at the Cockeyville Library.

- Circulation continues to soar at the Cockeyville Library. This month our circulation was up 9.2% from last year at this time. To give everyone a better idea of just how busy we are; in 2009 the Cockeyville Library circulated, on average, almost 100,000 items per month and on average had almost 50,000 customers per month. So-statistically, on average, every man woman and child walks out of the library with at least two items.
- We held our annual Volunteer Luncheon in April. We celebrated all of the 27 library volunteers. Highlights included a fantastic lunch by the Omelet Man and a presentation by Channel 11's Deborah Weiner. This year, local resident, Janet Uematsu, received our Volunteer Award. Ms Uematsu contributed over 1,000 hours of service to the library.
- The Hereford Library held their annual Friends of the Library Meeting. The community enjoyed a talk presented by local resident and chief veterinarian, Brent Whitaker. (Did you know that ailing aquarium residents, even toads, are scheduled between human patients for CAT scans at Johns Hopkins to help identify their illness before ecosystems become infected?)
- Plans continue for the upcoming renovation/expansion of the Cockeyville library branch late in 2009.

The Councilman's Corner – Bryan McIntire

We have invited both of our 3rd District County Councilman, Bryan McIntire, to provide us this month with an article for our newsletter in the form of 'The Councilman's Corner' on any issue(s) that he feels might be of interest to our membership. The following articles are from Bryan:

3rd District - Councilman Bryan McIntire

As I write this newsletter to you, I am watching the heavy rain and thinking “welcome to spring!” I know that the beautiful warm weather is just around the corner. It is always a pleasure to be in touch with the members of the Greater Timonium Community Council and I thank you for giving me this opportunity to do so.

Spring means budget season for Baltimore County and indeed the County Council has just begun budget hearings. The County Executive presented his budget message on April 14th and the County Council must adopt a balanced budget on May 21st. In this time of economic crisis, I am proud to say that Baltimore County is in very good shape. The County Executive's budget is very lean and did not include any tax increases. It will be difficult for the County Council to lower the property tax rate although a number of people spoke about the constant yield rate at our Public Hearing on April 28th.

We are very fortunate in Baltimore County because as a matter of law we have a 4% cap on the County's portion of property taxes. This compares favorably to our neighbors, Carroll County with a 7% cap and Harford County with a 10% cap.

I extend my best wishes to all for a healthy, safe and enjoyable spring season.

The Legislator's Corner – Senator Jim Brochin and Delegate Steve Lafferty

We have also invited our State Representatives to provide us with an article for our newsletter in the form of 'The Legislator's Corner' on any issue(s) that they feel might be of interest to our membership. We rotate these requests through the Districts within GTCC. The following articles this month are from the 42nd Legislative Districts:

42nd District – Senator Jim Brochin

As the 2009 Legislative Session ended, I was able to have an impact on many pertinent issues. Here are some of the issues and the impact I was able to have:

Death Penalty

As many of you know, I have always supported the death penalty, and feel it is a valuable tool for prosecutors across the State. When it looked like the death penalty was going to be repealed, I offered an amendment that said you can't impose the death penalty based solely on eyewitness testimony. I thought this was a fair compromise. My amendment passed 26-21, and the repeal was overturned.

Lawful Presence

For the last 10 years, Maryland has allowed illegal immigrants to obtain Maryland driver's licenses without having to show that they are in this state or country lawfully. I think this practice is unconscionable, and this is how one of the 9/11 hijackers obtained his Maryland driver's license. The House of Delegate's position was amnesty for all 250,000 people who have received Maryland driver's licenses without having to show they are in this country lawfully. I simply cannot accept amnesty. I co-sponsored the Senate bill to require documentation verifying that an individual either is a citizen or is lawfully present in the United States before the MVA can issue a driver's license. I also negotiated the compromise on behalf of the Senate that said beginning June 1, 2009, if you can't show lawful presence then you can't get a Maryland driver's license. In addition, the 250,000 people who have already obtained Maryland driver's license without lawful presence have until July 1, 2015 to obtain lawful presence, or their license will become invalid.

Septic Bill

I co-sponsored a bill that passed by one vote in the Senate that said if you live in a critical area (1,000 feet from the Chesapeake Bay) and your septic tank is failing, you must get it upgraded. Six percent of the nitrogen in the Chesapeake Bay comes from failing septic systems. This legislation, along with the upgrades in our wastewater treatment plants (which I supported four years ago) should continue the progress we have made in reversing the damage to the Bay, and should continue the re-growth of our underwater grasses.

Thank you for allowing me the opportunity to provide you with this update. If you have any questions, please feel free to contact me at (410) 823-7087. I hope to see you this Summer.

42nd District – Delegate Steve Lafferty

Once again, thank you for the opportunity to briefly report on some of the major legislation that we addressed this session. I report on more at my web site, www.delegatelafferty.com if you are interested.

State Budget

There can be no doubt that the state is being battered by the faltering economy. Going into the Session, we had a revenue shortfall of \$800 million. As a result, we passed a budget in which the General Fund is 3.3% less than last year's. We cut over \$825 million from the Governor's budget. More than \$37 million was cut from Baltimore County's portion of state aid. State employees will have neither merit nor COLA increases this year and many additional, vacant positions have been eliminated. Program Open Space general funds were eliminated and this program will be funded with bonds.

We protected funding for public education and increased school construction by \$260 million. College tuitions were frozen for the fourth straight year to help families. Fortunately, I was able to work with others to obtain \$3 million for improvements to Robert E. Lee Park.

Public Safety

I supported two bills to enable judges to restrict access to firearms by those subject to a temporary or permanent protective order for domestic violence. I also opposed legislation to make it easier for a victim to obtain a permit to carry a gun. The presence of guns cannot improve these emotionally charged situations.

We also passed legislation to restrict the application of the death penalty. I support the repeal of the death penalty but we were only given a "compromise" version to vote upon. This "compromise" does not ban the death penalty, but it sets rigorous evidentiary standards for applying this ultimate sentence

Our Environment

The Governor had a package of Smart Growth bills. I sought to strengthen them by requiring local governments to set goals to ensure their growth is appropriate and they are accountable for their efforts. I worked hard to set standards for performance but, in the end, the Senate stripped my proposals and created a more lukewarm bill that only requires that “indicators” be set. Even though I did not succeed, we had a vigorous debate on how Smart Growth does and should work.

I sponsored the Bay Restoration Act of 2009, to require that all new septic systems have the best available nitrogen removal technology possible. Nitrogen from septic (and farms and waste water plants) is killing the Bay. I worked hard with environmental advocates, legislators and other stakeholders to pass this legislation. While the bill that passed will only apply to the state’s Critical Area, it is a great step forward.

The legislature passed a very important bill to provide “standing” in cases involving environmental permits. Now, defined associations will have the right to legally challenge various environmental permits and approvals. This is a monumental step in expanding the opportunity to ensure compliance with the law and citizen participation. Delegate Maggie McIntosh is to be congratulated for her terrific work in getting this passed.

After three years of very hard work by legislators and environmental advocates, we also passed to reduce the greenhouse gas emissions which contribute to global warming. The goal is to reduce emission by 25% by the year 2020.

Motor Vehicle Laws

Another major, and very contentious, issue was the provision of driver’s licenses that comply with the federal Real ID law. The federal government’s failed immigration policy places enforcement, and service provisions, on the states. We cannot allow Maryland to be overwhelmed by applications from illegal immigrants who misuse our drivers’ licensing system. However, I believe, there must be compassion and understanding for those who reside in Maryland who have licenses.

Thousands of people who are here illegally have jobs and pay taxes, attend school or have children in our schools, are raising solid families and are members of the community. Having a license also enables law enforcement to locate people. I supported the legislation which takes effect on June 1, 2009. After that date, no one without proper documentation will be able to obtain a driver’s license in Maryland. Those who have licenses can only use them, or have them renewed, until July 1, 2015.

I also supported legislation to allow the State Highway Administration to place speed cameras in work zones and to enable local governments to place speed cameras in school zones. There are a number of safeguards, including the fact that a citation cannot be issued unless a driver is 12 miles over the limit and there will be a 30 day notice before a camera is placed. The civil citation that does not impact insurance or assess points. Baltimore County must now act.

I am pleased to represent you and the 42nd District in Annapolis. If I can be of any assistance or if you have any questions, please contact me at Stephen.Lafferty@house.state.md.us or at 410-841-3487 (Annapolis/ Session) or 410-296-1699 (District/in between Sessions).

Membership & Annual Dues Report

The GTCC has always had a great representation from the many Associations that exist in our geographic area which encompasses about 25 perimeter miles. This area is roughly bound from Dulaney Valley Road & I-695 to Falls Road & I-695, then north on Falls Road to Shawn Road, then east over to York Road, then up Ashland / Papermill Roads to the Loch Raven Reservoir boundary then over to Old Bosley Road and then down Dulaney Valley Road to I-695.

Each year we have been fortunate to increase our participation with a growing number of Community Associations. We are pleased to report that the GTCC now has *over* 50+ active dues paying Associations within its umbrella that represents over 60,000+ residents within our thriving neighborhoods. It is through the hard work and participation by each member Community Group that helps to enhance and protect the quality of residential life within our area.

Please find a list of participating Community Associations below:

Belmont Forest Condos	Falls Road Comm.	Monterey Imp.	Springlake Comm.
Brooking Court Condos	First Mays Chapel HO	Orchard Hills Comm.	Stapleton Court Garden Condos
Burncourt Condo	Fox. Chapel Comm.	Pine Valley / Valleywood	Stratford Comm.
Chapel Hill	Holly Hall Garden Condos	Pot Spring Comm	Tullamore Condos
Chapel Gate HO 1-2-3	Hunt Meadow Comm.	Ramsgate Comm.	Valley Crest Civic
Chapel Gate 4-5-6	Huntridge Comm	Rockfleet Garden Condos	Valley Garth
Chapel Ridge Comm.	Kilcolman Garden Condos	Rosslare Ridge Condos.	Wakefield
Coachford Comm.	Lutherville Comm.	Shepherd's Knoll Garden Condos	West Timonium Heights
County Home Park Comm.	Northhampton Comm.	Sherwood Hill	York Manor
Dulaney Forest Comm.	Mays Chapel Village Garden Condos	Springdale Comm.	Yorkshire/Haverford Comm
Dulaney Valley	Mays Chapel Townhouse HomeOwrs	Limerick Condos	Longford
Jennifer Ridge	Overlook	Topfield Condo	Tralee Forest Condo
Roundwood Ridge I & III	Wellington Valley	Pebble Creek HO	Dunloy Condo
Longford North			

NeighborSpace of Baltimore County, Inc. - Saving Open Spaces in Our Neighborhoods

NeighborSpace of Baltimore County, Inc. is a non-profit organization that acquires land for communities to enjoy forever as small parks, gardens, or natural areas. NeighborSpace will acquire a piece of land, either through purchase or donation, in exchange for a commitment by a local group to manage the parcel as community open space.

NeighborSpace focuses on open space needs in the County's older communities and growth areas - that is, inside the Urban-Rural Demarcation Line. NeighborSpace can acquire land outright, or it can obtain a "conservation easement" that enables the owner of the property to keep the land but places a permanent restriction on the use of the land. Landowners that donate land or easements to NeighborSpace may receive significant tax benefits.

Michele Frome, the Land Trust Administrator for NeighborSpace, gave a presentation at the February 11 GTCC meeting. If you are interested in preserving a piece of undeveloped land or learning more about NeighborSpace, please feel free to contact Michele Frome at 410-727-3245 or Michele.frome@verizon.net.

For additional information check out their website at: www.neighborspacebaltimorecounty.org

This & That – Regular and New Helpful Items

- **Balto.Co. Executive Updates** - The Office of the County Executive periodically has information to provide to community leaders. A number of community leaders have expressed a desire to receive this information in an email format. If you would like to receive these emails, please register using the following website:

<http://www.baltimorecountyonline.info/Subscribe/communitynews>

- **Balto.Co. E-Community Newsletter** - Baltimore County has unveiled a new County service, the E-Community Newsletter. The county will publish seven monthly letters, one for each County Council district, detailing planning, zoning, development and public works decisions and their impact on communities. The first issue will be published in mid-August. Residents can register for the newsletter at:

<http://www.baltimorecountyonline.info/subscribe/updates>.

You can find a weekly calendar of development- and zoning-related hearings and meetings for County:

Council District 3 at: http://www.baltimorecountymd.gov/MeetingsandEvents/pdm_d3.html

Council District 2 at: http://www.baltimorecountymd.gov/MeetingsandEvents/pdm_d2.html

Full Newsletter at: <http://www.baltimorecountymd.gov/Agencies/communityupdates/d3/060901d3.html>

Previous Editions at: <http://www.baltimorecountymd.gov/agencies/communityupdates/d3/index.html>

- **Baltimore County Public Library** – The Cockeysville Library is located at 9833 Greenside Drive adjacent to the Baltimore County Home Park. Library hours are Monday-Thursday 9-9; Friday and Saturday 9-5:30, and Sundays 1-5 (October-April). The library has 153,000 books, DVDs and videos, CDs, newspapers, magazines and more. Annual circulation is more than 1.1 million items. There are (19) computers available for the public that have Internet access and Microsoft Office for typing resumes and other documents. All programs are free and include drop-in story times for children, family puppet shows, computer courses and book discussions for adults. The BCPL website (www.bcpl.info) has magazine, newspaper, genealogy, literature and other databases for research and general information. Librarians welcome information requests and questions at 410-887-7750. Please..... Give them a call!

GTCC Trivia – Did You Know?

There is so much history and tradition here in both the *Greater GTCC and the Baltimore County* area that books could easily be written and filled with all the information. However, from time to time we will provide a source for the lighter side of our many Communities.

See if you know the answers to these few trivia factoids:

1. In the early 1900s families from up and down the Atlantic coast traveled to Baltimore County to enjoy the beaches, amusements, food and dance hall at this location. Where did they go?
2. In 1940, an obscure Navy lieutenant commander was assigned to the Glenn L. Martin plant in Middle River to work on winding up government war contracts. Who was he?
3. What “Ripley’s Believe It Or Not” incident took place at the quarry in Texas, Md. near Cockeysville in 1900?

Please don’t hesitate to send any of our Board members a trivia fact and we will try to include them in our next Newsletter.(See Answers Below)

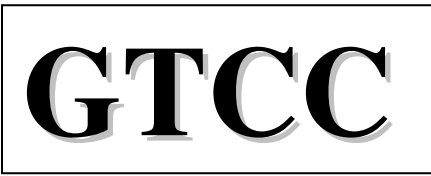
1 Riverview Park on Colgate Creek in Dundalk. It is said that this park often became rowdy and its patrons frequently hurled beer bottles from the trolley car into storefronts in Highlandtown.



2 Richard M. Nixon. He lived on Wilson Point Road

3. A mule fell 75 feet into the quarry but suffered no broken bones. It had a concussion and was stunned for a while but eventually got up and regained its appetite!!





The Greater Timonium Community Council

The Next GTCC General Meeting is scheduled for May 13, 2009 at 7:00 PM at the Cockeysville Library

CURRENT ISSUES

Potin Stil Restaurant Zoning Variance Appeal – Zoning Case 02-165-A, 2323 York Rd, Variances to Parking Regulations as to number required, island sizes, aisle space dimensions. Zoning Commissioner granted all variances. GTCC filed an appeal with the Board of Appeals. Appeals Board reversed the Zoning Commissioner's order by a 2-1 vote. Petitioner made request for Judicial Review to Baltimore County Circuit Court. GTCC and Peoples Counsel of BC filed in opposition to request. Circuit Court Judge agreed with the Board of Appeals decision reversing the variances granted. Director of Permits and Development and Code Enforcement have not exercised the Circuit Court's order of July 5, 2005. Request, if granted by the County, for any future meeting to be held, to participate in settlement of this case. Engineer for the owners have requested a refinement to the development plan to correct this violation. Lou Miller attended the DRC meeting, and Baltimore County did not approve the DRC request. The matter is rightfully considered a zoning violation and not a development refinement. To date, the violations have not been corrected, and Baltimore County needs to enforce the zoning violations. The engineer's revised plan has been rejected by zoning officials of Baltimore County. As of the end of April revisions to the plan have not been received. Lou Miller is writing a letter to County Exec. Jim Smith asking him to intercede to require code compliance. (E. Rockel, L. Miller, and GTCC Executive Committee)

Hampton Inn & Suites: Hotel is proposed on lot 6 at Texas Station Court. The Development Review Committee approved that this project would not require Community Input Meeting and Hearing Officer's Hearing despite objection raised by GTCC. (E. Rockel)

York & Ridgely Roads: The former Lincoln/Mercury dealership has been reported to be the future site of a Walgreen Drug Store, as well as a pad site for some other use. According to Office of Planning, the site plan to redevelop the site was approved in April. (E. Rockel)

State Highway Administration Projects: The SHA plans to resurface Falls Road in the next few months, which may result in traffic delays, and it plans to replace a bridge deck on Seminary Ave. in the summer of 2009. (E. Rockel)

Galloway Avenue and Texas Station: Recently the Development Review Committee postponed consideration of a decision to allow two-way traffic at the entrance from Galloway Avenue into Texas Station. Both GTCC and the County Home Park association questioned two-way traffic in light of the original development plan restrictions on the site. Before any change takes place, an assessment of the York Road and Galloway Avenue intersection should take place. (E. Rockel)

11311 McCormick Road: The owner has received a variance to construct signage larger than permitted under zoning regulations. The GTCC will oppose the grant of this variance at the Board of Appeals. Board of Appeals deliberation will take place in May. (E. Rockel)

Aylesbury Road: Owner is proposing a mixed use project for the property on the north corner of Aylesbury Road and Business Park Drive. Residential, commercial and office uses are planned. This project may take until 2011 to receive County approvals. (E. Rockel)

ON-GOING ISSUES

Texas Station – Jacoby Properties sold property to Peter Angelos. Zoning changed in 2004 Comprehensive Zoning Cycle from ML-IM to BM (Business Major). GTCC continues to monitor this property. (E. Rockel, L. Miller, F. Regan, GTCC Executive Committee.)

Ames Store Building – Land and building owned by Capital Enterprises. The DRC approved plan to change the building which should lead to the construction of a Giant Foods in place of the now vacant store. Despite requests from GTCC and Yorkshire/Haverford, Giant has not replied to a request to publicly present their plans. Former Ames building has been demolished, and expect the new Giant to be opened this summer in June. (L. Miller, F. Regan, E. Rockel)

York Rd. Widening, Seminar to Ridgely Rd. Most curb and gutter relocation and sidewalk work to Bellona Avenue will be completed by June 2009. Expect work from Bellona to Ridgely Road from Spring 2009 to Spring 2010. So far, the SHA is approximately one year behind the project completion estimate.(E. Rockel, GTCC Executive Committee)

Beaver Dam Swim Club Property – Development Concept Plan reviewed by GTCC. Plan calls for four (4) mid-rise residential buildings with fifty-five units per building, or eleven units per floor. Two hundred twenty (220) units, with below grade parking for 528 spaces. Plan would occupy ten of the twenty-six acres. No plans given for the remaining acres. A PUD overlay zoning is required. Further discussion with Mr. Mark Hanley, Jr. results in no further action at this time. (E. Rockel, L. Miller, GTCC Executive Committee)

Comprehensive Rezoning for 2008: See the list of properties requesting a zoning reclassification under the Comprehensive Zoning Map Process by looking at the GTCC website. GTCC continues to work with Councilman McIntire on developing a unique zoning classification for the Timonium Fairgrounds. (E. Rockel, L. Miller & GTCC)

COMPLETED ISSUES

Anderson Honda: Proposal to construct a Honda dealership at the corner of York Road and Halesworth Road. This proposal will require that the project go through a Planned Unit Development process (PUD-Commercial), as was done for the Hummer facility because the existing zoning is not fully commercial. The Community Input Meeting produced no objections to the proposal. In fact the communities of Monterey and Still Pond are supportive of the dealership. (E. Rockel, J. Rogers)

Jessup Property – The County Landmarks Preservation Commission has approved placing the Jessup House on the landmarks list. The Baltimore County Council would have to also approve the inclusion. As of August, the developer's attorney indicated his client was reviewing how this would impact the proposal. Regardless of the Landmark's issue, the developer has not submitted a development plan for County review. Longford North was to hold a fundraiser in early November to help pay for its legal expenses. The developer has submitted a revised development plan in December. The Hearing Officer's Hearing was held in April with Longford North, Pine Valley/Valleywood, Huntridge and GTCC offering comments on the plan. A consistent remark from all was that the number of units, 103, needed to be reduced. The hearing officer approved the 103 unit plan. The Longford North Community reached a compromise with the developer and has dropped any plan to appeal the development. It has come to our attention that the original developer is trying to sell the property to a third party to develop. (E. Rockel, Longford North)

Hampton Manor: This property is located on the east side of Scott Adam Road and is an existing multifamily residential development that will be adding more units. Concept Plan Conference scheduled for 11/6/2006 at 10:00 am in Room 123 County Office Building. Community Input Meeting will be scheduled thereafter. The community input meeting demonstrated several objections to the plan. The most common objection was a proposal to connect Southfork Road with the existing roads in the apartment complex. Residents on Southfork are concerned about additional "cut thru" traffic. Despite the owner's willingness to eliminate the connection to Southfork Road, Baltimore County DPW and Fire Department officials insist on a second access. A compromise may have been reached at the start of the Hearing Officer's Hearing. Both sides will examine making the Southfork connection a gated entrance. At the Hearing Officer's Hearing, Baltimore County agreed to allow Southfork Road to be a gated entrance. (E. Rockel)

York Rd.-Timonium Condo Proposal – A & A Global Industries and Keelty Company are proposing a two tower Condo and mixed use on York Rd across from the north end of the Fair Grounds. Meetings were held 9/21/05, 10/27/05, 1/10/06, 3/08/06, 5/24/06 concerning adopting the site plan to minimize sight lines from Stratford Community at top of the hill. What started with 14 stories and one underground and two above ground parking stories is now reduced to two underground parking and one above is now 10 stories of 216 Condo's. Movement into the hill is now approximately 35 feet. The Stratford Community Association's Board of Directors and GTCC have recently agreed not to oppose the Planned Unit Development (PUD) with respect to height and size. The Planning Board approved the condo plan., and the Zoning Commissioner approved the project. In February 2009 the development plan for the project was submitted to Baltimore County for review. (E. Rockel, L. Miller, GTCC Executive Committee & Stratford Community)

Mays Chapel School Site: The Baltimore County Board of Education originally planned to move a special needs school to a 20 acre site off of Padonia Road in Mays Chapel. After much community opposition, County Executive James Smith intervened to propose that existing schools in Towson, including the current site of the special needs school, receive additions to accommodate the overcrowding at the elementary school level. At present, the Mays Chapel site does not appear to be in the Board of Education's plans (E. Rockel & Mays Chapel Community Associations)

1928 Greenspring Drive: Plans to create a commercial recreational facility within the existing building to host birthday parties, corporate outings and other events. The recreational uses will include laser tag, cosmic miniature golf and other high tech gaming activities. (E. Rockel)

Padonia Swim Club: Grace Fellowship Church announced plans to purchase the 29 + acre site of the swim club. Many nearby residents have expressed concerns that the church plans to build a 2,500 seat sanctuary on the site. GTCC members have voted to disapprove the site for the church's intended use. In November, the Church announced that it would not build on the site. (GTCC Executive Committee & Community Organizers)