

The Greater Timonium Community Council

Volume IX Issue I

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

January 2007

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***** NEWSLETTER *****

President's Message – Eric Rockel

The Tale of Two Community Input Meetings

Recently, I attended two different community input meetings, and each could not have been more different. Community input meetings take place after a new development submits a concept plan to Baltimore County. In these cases the proposed developments were a 59 townhouse condominium project at Hampton Manor, off of Scott Adam Road, and proposed Honda dealership by Anderson Automotive just south of the existing General Motors dealership on York Road.

The Hampton Manor meeting exhibited a good deal of disappointment on the part of the residents who attended. Many of the attendees were existing tenants at the Hampton Manor complex. They voiced concerns over losing some of the open space that currently exists in the complex, and they stated that the management of the complex, who are relatively new, having only owned the property for a little over a year, was not responsive to the tenants needs. Certain residents also complained about rent increases that have taken place under the new management. All in all the current tenants who attended the meeting were not happy with the existing conditions, but some acknowledged that to live in a good neighborhood, with good schools and supporting services, they were willing to continue as residents.

The residents of the nearby townhouse development, Aspen Mill, also were not pleased with the new development. Residents of Southfork Court were concerned that Baltimore County's Department of Public Works wants to extend and connect Southfork into the Hampton Manor development. The Southfork residents currently enjoy a dead end street, and the thought of cut thru traffic and competition for the street's parking spaces are not an appealing proposition.

By contrast, the meeting about Anderson Automotive's Honda Dealership was a love-fest. Because the property that will be developed is not zoned for commercial use, the project will have to go through a Commercial Planned Unit Development (PUD-C) process. Councilman McIntire has already approved that the project move through the development process, and after this input meeting, the project will go before the Baltimore County Planning Board and a Hearing Officer's Hearing. Hampton Manor, however, will not have to go before the Planning Board because it is not part of a PUD process because no zoning change is involved.

The Anderson project would be located where the current Shell service station and the Athletic Complex are located. The adjacent Monterey residential community is supportive of Anderson's project. In fact, when their president learned that the Athletic Complex would be put up for sale, they urged Bruce Mortimer of Anderson to buy the property and use it in conjunction with the current dealership. Mr. Mortimer has established a very compatible relationship with the residents of Monterey, and along with the residents of nearby Still Pond, Mr. Mortimer held several meetings to make the adjoining residents aware of his plans before this Community Input Meeting. All in all, the plan screens the adjoining residential neighborhoods, and the few residents who attended were very supportive of the prospects of the car dealership. Personally, I have to question the need for another automotive dealership on York Road in this area, but since the neighbors are in favor of the project, it seems counterproductive to make this a big point. It just goes to demonstrate that if you are responsive to a community's concerns and make an effort to be a good neighbor, a community will be supportive of your efforts to change a property's use.

Happy New Year to all, and I hope to see you at the next GTCC meeting, January 10th.

GTCC General Meeting * LOCATION & DATE CHANGE *** – Wednesday, January 10th, 2007**

The GTCC will hold their 'Next Meeting' on **January 10th, 2007 at the "Cockeysville Library" Meeting Room**, at 9833 Greenside Dr., Cockeysville beginning at 7:00PM. The Ridgely Middle School will be undergoing major renovations through 2006 and 2007. They have asked the GTCC to vacate our use of Room 103 effective February 10, 2006. Therefore, we have arranged to hold our meetings at the Cockeysville Library in their Meeting Room.

Please note the meeting changes and remember that our *meetings will STILL begin promptly at 7:00 PM.*

Subsequent meeting dates are posted on our web page "www.gtccinc.com" and are noted in this Newsletter below.

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 2007

NOTICE !!!

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

Board of Directors 7:00 pm – 9:00pm

General Membership 7:00 pm – 9pm

February 14, 2007
April 11, 2007
June 13, 2007
August – No Meeting
October 10, 2007
December 12, 2007

January 10, 2007
March 14, 2007
May 09, 2007
July – No Meeting
September 12, 2007
November 14, 2007

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

NOTICE: The GTCC's First Emailed "Newsletter" – Frank Regan

We have reviewed our Printing and Postal Costs of mailing our bi-monthly GTCC Newsletter and these costs, not surprisingly, continuing to increase. Furthermore, we have become aware that many other organizations are placing their Newsletters and Notices right on their own Websites. After much thought and discussion, we will begin to Email our Newsletter to all those Community Leaders on our current mailing list that want it, instead of using the hard-copy postal edition. We plan on starting this method of delivery for our Newsletter *beginning this New Year*. Additionally, there are great advantages of this delivery method as you will be able to then forward the Newsletter in .PDF Format to any of your other members in your Community Association. We will also begin to post the Newsletter as a link on our GTCC website, shortly.

In Order for this to be successful: **WE NEED YOUR EMAIL ADDRESS !!!** Please forward me your email address if you have not submitted it already to: **regan87@comcast.net**. Otherwise, you may not be receiving future Newsletters.

We hope you find this form of our Newsletter delivery easy to use and as informative as always. Please feel free to forward this Newsletter to all those in your Association that you think might benefit from it.

Annual GTCC Membership Dues – Marge DiNardo

GTCC '2007' Membership dues of \$50 dollars for the year are due at this time. We had a great response from (48) Associations contributing their Annual Membership dues payment last year to date! Dues notices for 2007 have just been mailed out so look for them in your mail boxes soon. Please send your 2007 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!

Agenda and Speakers - GTCC January 10th Meeting - for our next meeting: Tentative Schedule...

- *Introductions of Attendees*
- *Secretary's report*
- *Treasurer's report*
- *Recent Crime and Safety Updates by the Cockeysville Precinct*
- *"Outlook for the 2007 Annapolis Legislative Session"*
- *York Road Condo Project Report*
- *Hampton Manor Development Reaction*
- *Zoning variance in Springdale*
- *Old and New Business*

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:

First of all, my wishes for a safe and healthy New Year 2007 to all GTCC members. It has been a pleasure working with you and your sense of community involvement is to be commended. I want to thank all of you for seeing your police officers as an ally in making your community a safer place in which to live. We cannot do this alone and we depend on the citizens and community associations to help us in the excellent way that you do.

Now it's time again for my plea to all residents to examine the crime prevention steps that you take to safeguard your homes and vehicles from burglaries and thefts. While entering crime data on a daily basis this year, I noticed a growing number of burglaries, both residential and non-residential, in which entry was gained through an unlocked door or window. I requested research on this issue from the Police Department's Crime Analysis Section. We found that for the period of January 1st through November 20th of 2006, the method of entry in 31.1% of the burglaries reported in the Precinct 7 district was through an *unlocked door or window*. That's a very significant rate because it can also be viewed as 31.1% of the burglaries may have been prevented by taking the simple "target-hardening" crime prevention steps of locking doors and windows. Additionally, during a recent rash of thefts from autos in a neighborhood, 82% of the vehicles were entered by means of an unlocked car door.

My intent is simply to bring awareness to these numbers and to let you know that this is *really* an area in which you can help prevent crime! Sometimes, the simplest measures make the greatest impact. Burglars and thieves will look for the easiest method to enter a house or business because they do not want to make noise or be seen. If "House A" is locked up and secure and "House B" isn't, the percentages say that the burglar/s will go to "House B."

Please, take a moment to review your security measures for your home, your business and your car. And please continue to make those calls to 911 to report suspicious activity. At least two recent calls to 911 by a concerned citizen reporting suspicious activity have led to the investigation and apprehensions of persons wanted for serious crimes. Because those citizens did their job exceptionally well by simply making a phone call, we were able to do what we needed to do to make your communities safer. Please...continue to work with us throughout the New Year.

The Councilman's Corner – Kevin Kamenetz

We have invited our 2nd District County Councilman, Kevin Kamenetz, to provide us 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 article is from Kevin:

I am most gratified to have been re-elected to serve a fourth term on the County Council, and with the 2002 legislative redistricting, I now begin my second term representing many of the GTCC communities situated west of I-83. Thank you for affording me this opportunity to address the GTCC through your informative newsletter.

During my dozen years of experience in office, I frequently receive inquiries as to when cable competition will occur in Baltimore County. Presently, Comcast has a non-exclusive franchise agreement with the County. Recently, the Council approved a request by Verizon to also be awarded a non-exclusive competitive cable franchise. Article 25 of the County Code authorizes the County Council to grant non-exclusive franchises for the construction and operation of cable systems. Such grants may be for a period of not more than 15 years. I have been selected by my fellow Council members to be the lead negotiator in this endeavor, and I am hopeful that a competitive agreement can be approved by this Council in early 2007.

Additionally, I have been approached over the years by constituents concerned about the lack of active construction once a building permit has been issued, and also, about alleged abuse of non-conforming uses. I recently sponsored two pieces of legislation to address these issues. Bill 104-06 authorizes the suspension or revocation of building permits by the County building official should it be determined that the public health or safety is endangered by the lack of active construction on the work authorized by the permit. This authority applies only to permits issued for the construction or rehabilitation of a structure or dwelling on a single lot of record. Bill 105-06 adds a provision to the existing County Code authorizing the Zoning Commissioner to terminate a non-conforming use if, after notice and a code enforcement hearing, he has previously determined that the owner or person in control of the use is in violation of any County Code, and that violation is continuing, or that the owner or person in control has been found to be in violation of a county code for the same offense on multiple occasions.

I will attempt to keep you updated on matters of community interest in future newsletters.

The Librarian's Corner – Margaret Prescott

We have also invited our Cockeysville Library Manager, Margaret Prescott, to provide us with an article for our newsletter in the form of 'The Librarian's Corner' on any issue(s) that she feels might be of interest to our membership. The following article this month is from Margaret:

The Cockeysville Library has already ordered a large selection of books that will be coming out during the spring 2007 publishing season. Just a few of them include James Patterson, Step on a Crack (February 2007); Jodi Picoult, Nineteen Minutes (March 2007); Patricia Cornwell, Book of the Dead (April 2007); Stuart Woods, Fresh Disasters (April 2007); Jonathan Kellerman, Obsession: An Alex Delaware Novel (April 2007); and Elmore Leonard, Up in Honey's Room (June 2007). Although these and other books have not yet been published, they are listed in our library catalog. The dates in parentheses indicate when the books will be available at the Cockeysville Library. You can reserve them now and be one of the first to read your favorite books! You'll be notified that your book is available by an automated telephone system or by e-mail. Books are held for one week and there is a \$1.00 reserve fee when you pick them up. Call us at 410-887-7750 or visit our web site (www.bcpl.info.org) to reserve these or other titles.

GTCC Website - <http://www.gtccinc.com>

The Greater Timonium Community Council maintains a website to provide everyone information related to our organization and activities of Community interest. We invite all of you to 'surf' our site where you can even find a brief summary of neighborhood Code Enforcement Definitions for Baltimore County in the *Issues Section*.

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 (48) 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	Wellington Valley	Pebble Creek HO	

The Neighbor Space - Preserving One Little Piece of Open Space – Eric Rockel

The robust economy of the last few years has seen tremendous housing growth around Baltimore County. Local non-profit groups and community associations are taking steps to insure that some land will remain undeveloped for years to come. The Land Preservation Trust seeks to protect rural areas of the County by purchasing or accepting donations of development rights on many rural parcels. Community organizations such as the Valleys Planning Council, the Gunpowder Conservancy and other organizations work hand in hand to preserve rural parcels.

In the established suburban and urban parts of the County, an advocate for land preservation did not exist until the creation of NeighborSpace of Baltimore County, Inc. Recognizing that most of the communities surrounding the Beltway are deficient in open space, NeighborSpace is committed to preserving small parcels for use as community parks, gardens and/or to leave in a natural state, provided that a local community or other group agrees to manage and maintain the open space areas.

Recently the Hampton Improvement Association in conjunction with Neighbor Space took one small step in preservation by purchasing a .6 acre lot on Dulaney Valley Road near Hampton Lane. The land will carry a preservation easement that guarantees it will remain open space in perpetuity, and the Hampton Community Association can let its members enjoy the property for park purposes. The sellers, the Burns family, demonstrated their consideration of the community by selling the property at below market value, and both Hampton and Neighbor Space contributed in the purchase price of \$40,000.

If your community is interested in a similar type of venture, check out the Neighbor Space web site 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 10-9; Friday and Saturday 10-5:30, and Sundays 1-5 (October-April). The library has 161,000 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. The Beaver Dam Swim Club is located at the site of an important nineteenth century commercial activity. What was it?
2. Name the first three turnpikes in the County.
3. The Baltimore and Ohio Railroad (B&O) founded in 1827 traversed Baltimore County. What was significant about its founding?
4. A castle once stood on the land that became the Loch Raven Reservoir. What was its name?

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. The Oregon Iron Furnace established in 1849 by Richard Green. The abandoned iron ore pit on the property is always full of water and provides a supervised swimming hole.
2. In 1804, Frederick, Reisterstown, and York Roads were incorporated as the first successful private turnpikes.
3. The B&O was the nation's first chartered common carrier railroad.
4. Glen Ellen. It was the birthplace and estate of Harry Gilmore, the notorious native son and Confederate raider. It had turrets and high mullioned windows, 18 rooms and one bathroom. It is now in ruins.



Glen Ellen

Recycle Your Christmas Tree

Curbside recycling collection of bare Christmas trees from single family homes and town homes in Baltimore County will occur over a two-week period beginning on Monday, January 15th. To ensure collection, trees must be at the front curb/street (no collection from alleys).

Baltimore County residents who live in an apartment or a condominium should follow their property manager's instructions for Christmas tree collection. Residents with questions can call 410-887-2000.

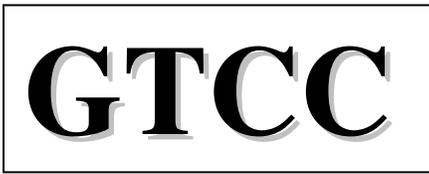
Helpful Contacts & Phone Numbers:

More and more of our Associations are bringing their presence onto the Web ! It's interesting and informative to check out these many websites. The following helpful info is available on the Dulaney Valley Improvement Association's Website. We thought that we would share these helpful numbers with you. Please check out their full website at: <http://www.dvia.org> We will try and feature other Association Websites in the future as time and space permit. Thanks to our friends and neighbors at the DVIA !

Baltimore County

General Information & Referral	410-887-0000	Animals Licenses	410-887-2594	Animal Control	410-887-5961
Consumer Protection	410-528-8662	Education Information	410-887-5555	Education Planning	410-887-4215
Employment & Training	410-887-2008	Fire Department Information	410-887-4500	Police Department Information	410-887-2222
Recreation & Parks	410-887-3871	Refuse Collection Bulk	410-887-2000	Recycling	410-887-2000
Roads & Streets Maintenance	410-887-3560	Social Services	410-887-2800	Water Drinking Water	410-396-5352
Building Permits	410-887-3900	Environmental Concerns	410-887-3733	Special Permits & Licenses	410-887-3616
Traffic Engineering	410-887-3554	Zoning Information	410-887-3391		

Also, for any neighbors who ever have a street light out in their area, the number to call for BG&E to make a repair 410-685-0123. For all other Power Outages, the number is 1-877-778-2222.



The Greater Timonium Community Council

The Next GTCC General Meeting is scheduled for Jan. 10th, 2007 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. This case began in January 2001 and was decided in July 2005. Department of Permits and Development of Baltimore County were notified and requested Code Enforcement to comply with the Court's order. GTCC wrote a letter requesting participation in any negotiations on compliance with the regulations. Have heard no further comment. E. Rockel and L. Miller met with owners' engineer to review a revised site plan. Several questions arose which require research as to the validity of engineer's comments. 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. (E. Rockel, L. Miller, and 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 garage parking below for five-hundred twenty-eight (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)

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. Councilman will not grant a PUD going forward until the residential communities are satisfied with the plan. The latest illustration of super-imposing the building onto photos taken with resident approval are under review. Meeting held with Mr. Buda of Keelty organization, Stratford member and E. Rockel, on the super imposed building on photo's taken from residential homes of Stratford with their approval to do so. No decision yet by Stratford or GTCC on the site plan. Concerns remain about the scale of these Condo towers and the precedent for future development on York Road. A meeting before Christmas produced a compromise proposal wherein Keelty will reduce the structure by one additional story and examine modifications to the cupolas. GTCC and Stratford expect a written letter of intent from Keelty by mid January. (E. Rockel, L. Miller, GTCC Executive Committee & Stratford Community)

Epithany Episcopal Church, 2216 Pot Spring Rd. – Cingular Antenna Tower – Church is proposing to lease space for Cingular to place an antenna on their property. GTCC and many of its member Community Associations totally oppose that use. Baltimore County Regulations 426 governs that use. Church property is undersized to provide required setback from other residential property. Case law has determined this in other cases. Federal law does not trump local law. Case law has also determined this. GTCC and the Communities have requested the church withdraw their offer. If not, Cingular likewise have been requested to withdraw their offer. If neither withdraws, the communities will oppose the proposal in the County halls. Letter received from Executive Vice President, External Affairs and Public Relations of Cingular stating no decision yet but may file for approval to install a stealth system within the steeple. (Means a hidden antenna). Suggested a call from Karl Nelson, attorney for Cingular in this region to review the current plans within the next sixty days. As of December, no communication from Cingular's attorney had been received. This shall remain on our Current Issues list, but the proposal may be dead. (E. Rockel, L. Miller, GTCC Executive Committee, C. Roller & M. DiNardo, Pot Spring Community, S. Smith, Springlake Community. Letters from this group have been sent to Cingular and hand delivered to the Church.)

Frankel Property (Old AAI north property) – Super Wal-Mart – Comprehensive Zoning Cycle changed the zoning from ML to BM. Land was sold by AAI to Frankel. Statement made he planned to build a 260,000 sq. ft. retail center. Early May 2006 it was understood Wal-Mart would occupy that site. Further study and research to be done. Construction has begun this Fall. (E. Rockel, L. Miller, GTCC Executive Committee)

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, and Longford North intends to further scrutinize the proposal.

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. (E.Rockel)

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)

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). No further plans presented to occupy the property. 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. Awaiting clients for leasing. (L. Miller, F. Regan)

York Rd. Widening, Seminar to Ridgely Rd. – York Road is a Md. State road. Funding approved of \$5.5 million from Md. State and \$875 thousand from Baltimore County to widen and provide for a third middle lane. Utility relocation activity started in August. Estimates of two years of construction were previously given for the entire project, including utility pole relocations, water main replacement and road work.. From the Fall of 2006 to Fall 2007 expect water main construction, and road reconstruction to take place from Fall 2007 to Fall 2008. (E. Rockel, GTCC Executive Committee)

Becker Property - Developers to modify their plans to comply with limitations set by the hearing officer on the project. While their modifications are scaled back from 20 homes on 89 acres. Hearing Officer's Hearing to take place in November 2007. (B. Moore & FRCA)

Francis X. Gallagher Center- The development Review Committee of Baltimore County approved the construction of a thirty foot wide by forty foot long pavilion, which will be constructed near the existing greenhouses on the property. This pavilion will support the existing functions on the property, including the greenhouses. The pavilion's style is reportedly similar to the pavilions at Oregon Ridge. (E.Rockel, M.DiNardo)

COMPLETED ISSUES

Smyth Property, Falls Rd & Padonia Rd.- New (20) home development. Traffic, water table, and environmental concerns still. The Court of Special Appeals dismissed FRCA appeal without hearing its merits. The Court ruled that the FRCA lacked standing to continue the appeal by itself and this case is now concluded. More details at <http://www.thefrca.org> (B. Moore & FRCA)

Francis Burns Property, Falls Rd. - A (19) new home project. Traffic, water table and environmental concerns. Hearing decision appealed. FRCA and neighbors recently reached agreement with the developer on developing the property. (B. Moore & FRCA)

Brewer Properties – 2412, 2414, 2416 York Rd. – Site plan reviewed by GTCC Executive Committee 11/22/2005 for a Class B Office Building in the RO zone to replace the three single homes. Special Exception must be approved by Baltimore County. Two contingencies noted: (1) Curb cut on York Rd., if not granted further review by GTCC is requested, and (2) variance for west boundary line of 6'. Minutes of this meeting were given to petitioner for future petition to Zoning Commissioner. Zoning Case 6-536-XA filed for hearing June 13, 2006, 9:00a.m., Room 407 County Courts Building, 401 Bosley Avenue, Towson Md. Several variances approved. GTCC to follow construction, but for now this issue is complete.. (E. Rockel & GTCC Executive Comm.)