



The FREEDOM INFORMER

www.freedomareacitizens.org

May 2003

A Publication of FACC / Freedom Area Citizens' Council

Growth Deferral Proposal: Controlling Residential Growth is not Automatic



Most citizens concerned about growth likely feel they did their public duty back in the fall when electing our three current Carroll County Commissioners, all of whom campaigned on promises of controlled growth. Unfortunately, your duty does not end in November; government is public process, requiring public support for achievement of its agenda. Without public support, rest assured there will be no progress on the growth issue.

An important proposal has been made by the County's planning department and adopted by the Board of Commissioners. This proposal could be an important first step in the process of slowing residential growth. A public hearing on this deferral proposal will be held **Thursday, May 22 in Room 003 of the County Office Building at 7:00 PM.** If you wish to learn more about the proposals in advance of the public hearing, please attend the

next FACC meeting on **Tuesday, May 20 in the Community Meeting Room in Carrolltowne Center at 7:00 PM.** Steve Horn, Director of Planning and Frank Johnson, Special Assistant to Commissioner Gouge and Chairman of the Growth Task Force (GTF) will be on hand to explain the significance of the proposals and answer any questions.

The GTF was formed by the Commissioners earlier in the year in an effort to gather input from a broad cross-section of County residents. Its purpose is to make recommendations concerning controls and to consider the degree to which adequate facilities are being appropriately addressed by the county's Concurrency Management Ordinance. Participants in the task force include county planning staff, representatives from the development community, fire and rescue, schools, municipalities, FACC and others.



The proposal recommends a deferral on new subdivision applications for a period of not more than one year. The proposal would allow the GTF, which is currently studying the county's Concurrency Management Ordinance, an opportunity to make recommendations for changes and/or additions, in hopes of making it more suitable as a tool for growth and facilities management.

The deferral proposal additionally calls for enforcement of a "sunset" provision, already within the regulations. This provision will force some subdivisions back into the planning stages so the impact on current infrastructure can be determined. Some of these subdivisions, which were approved prior to Concurrency Management and never built, may have been planned decades ago, long before there

- Don't miss the next FACC meeting on May 20th
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"Your duty does not end in November.... Without public support, rest assured there will be no progress on the growth issue."

Don't Miss the next FACC General Membership Meeting!

Our Guest speakers will be Frank Johnson, Chairman of the Growth Task Force, and Steve Horn, Director of Planning for the County.

The meeting will be held on Tuesday, May 20th, and will start at 7:00 pm in the Community Room at Carrolltown Center, across the hall from the Freedom Christian Church.

Controlling Residential Growth

Continued from Page 1

were issues with overcrowded schools and inadequate facilities.

The deferral proposal also applies only to areas outside municipalities (like Freedom) and is designed to stem the rush of development in advance of enacting more permanent controls, which are expected to be recommended by the GTF. The deferral proposal has no impact on development already approved by the county. One thing is clear, however, development interests will demonstrate strenuous opposition to this proposal.

Carroll County has had an unrestrained residential development culture for many years and it is not going to go away overnight. It is critical that concerned citizens realize that development interests, though defeated

in the last election, are still diligently at work undermining the very efforts put into creating a proposal to slow growth. Since the election, the pace of subdivision applications has been steadily increasing. Developers, fearing increased impact fees and less allowable growth, are flooding the county with applications, overwhelming the limited staff and all but bursting the pipeline of planned developments. The plan to limit new construction outside the municipalities to 6,000 homes between 1998 and 2004 is all but a distant memory. That number was exceeded in barely four years. Even today, the notion of a hard number cap has been removed in favor of better controls. Let's hope we get them.

FACC has consistently held the position that

uncontrolled residential growth brings negative implications for education, public services, water supply and most importantly the revenue base available to support them. In plain language, unrestricted residential growth means both lower quality of life and higher taxes.

There are 127 homes in the Freedom District where building permits have been issued, but use and occupancy permits have not been approved. Therefore some residential growth will continue in the near future even if both of the above proposals are approved by the Commissioners. FACC urges those concerned about growth to make their opinions heard by phone, letter or active participation in public forums, including FACC meetings. Our Commissioners need and want to hear from you. ☒

Community Meetings

The Commissioners will be scheduling community meetings to express concerns with residents and discuss ideas in a casual setting. The first of

these community meetings will be at 7:00 p.m. on Wednesday, May 21, 2003, at Oklahoma Road Middle School. Future

meetings will be held in Harney, Manchester, Marston, Mount Airy, Frizzelburg, Hampstead, Silver Run, Finksburg, Gamber, and Taneytown. ☒



Contributions of Articles or Information for The Freedom Informer can be sent to the attention of the editor at: FACC, P.O. Box 142, Sykesville, MD 21784.

Renew Your Membership Today

The 2003-2004 Membership drive is now underway and it is time to renew your \$10 annual membership in the Freedom Area Citizens' Council, if you haven't done so already. Please use the form below for your renewal.

We also encourage you to talk to friends and neighbors about joining the FACC. Together we can make a difference! The FACC is proud to have had an important part in bringing about several important changes in our community over the past year including:

- The election of two new Commissioners who truly care about the Freedom area

- Formal abandonment of the Piney Run Water Treatment Plant plan; officially "Saving the Lake"
- Signing of the Watershed Management agreement; the first step in getting more water for Freedom
- Creation of the Carroll County Council of Governments and Growth Task Force
- Pursuit of new wells on the Springfield property to augment our available water supply
- The Commissioner Candidate Forum
- The District 9B Delegate Forum
- Sen. Robert Kittleman & Del. Susan Krebs
- Schools Superintendent, Dr. Charles Ecker
- Commissioners Gouge, Minnich & Jones (April 2003)

We are also happy to have hosted important events and speakers at our regular monthly membership meetings including:

We appreciate your continued support, with which we are able to underwrite scholarships, publish the *Banner* newspaper, the *Informer* newsletter and support other charitable works in our community. ☒

**VISIT OUR
WEBSITE!**

Find us at:

www.

**freedomareacitizens.
org**

FACC MEMBERSHIP FORM

Name: _____

Address: _____

Phone: _____ E-Mail Address: _____

Are you a member of a Homeowners Association: ___ If so, which HOA? _____

I would be interested in offering assistance regarding:

- | | | |
|--|---|--|
| <input type="checkbox"/> Legal Affairs | <input type="checkbox"/> Membership | <input type="checkbox"/> Media Relationships |
| <input type="checkbox"/> Schools | <input type="checkbox"/> Newsletter/Publication | <input type="checkbox"/> Government |
| <input type="checkbox"/> Other _____ | | |

*FACC is a non-profit community organization
and a member of the South Carroll Business Association.*

Signature _____ Date _____

Annual Membership Fee: \$10.00 per household.

Please make checks payable to FACC. Mail to: FACC, P.O. Box 142, Sykesville, MD 21784

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EDITOR:

Nicole Musgrave-Burdette

PRODUCTION:

Mike Naused
Deborah Dugan

E-MAIL:

editor@freedomareacitizens.org

We're on the Web!

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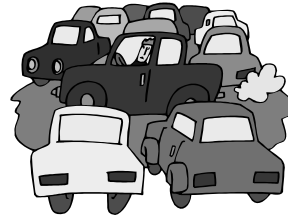
MacBeth Way Connection Controversy

Many Freedom residents could be affected by the proposed MacBeth Way Connection. The Commissioners have directed that an analysis of proposed alternatives be conducted. Additionally, the Public Works Department will undertake a comprehensive traffic calming program along the length of the existing MacBeth Way.

On Monday, May 5, a traffic monitor was placed on MacBeth Way to track the speed of passing vehicles. According to residents, the monitor was set up around 10:00 a.m., and removed by 5 p.m., thus missing most of the rush hour traffic. A witness reports that speeds along MacBeth Way topped 45 m.p.h., noting that the fastest vehicle was a school bus.

The Hilltop Community has established a committee to

prevent the expansion of MacBeth Way. The committee has consulted Richard Klein of Community and Environmental Defense Services (CEDS) for advice on stopping the construction of the connection. CEDS is a network of nonprofit attorneys, traffic engineers, environmental scientists, planners, and other professionals. Their mission is to assist people in defending their community against poorly planned land development activities.



Mr. Klein told members of the Hilltop Community that the proposed connection could cause increased traffic fatalities

due to high rates of speed in the community, and increased health problems because of vehicle emissions. He also suggested that the proposed improvements to Routes 26 and 32 could increase traffic on MacBeth if the connection is completed.

If you live in a community affected by the MacBeth Way connection, and would like information about the Hilltop committee, please contact the editor or visit <http://groups.msn.com/hilltopestates/welcome1.msnnw>. More information about CEDS can be found at www.ceds.org. Any additional comments or questions related to the proposed extension or traffic calming on MacBeth Way can be directed to Doug Myers, Director of Public Works, at 410-386-2035 or e-mail at dmyers@ccg.carr.org. ☒

FACC

P. O. Box 142
Sykesville, MD 21784

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