



The FREEDOM INFORMER

www.freedomareacitizens.org

June 2003

A Publication of FACC / Freedom Area Citizens' Council

Route 26 Summit

The Board of Commissioners formally signified their support for the redevelopment of Route 26 at a briefing in Westminster on May 1st. Representatives from FACC, Delegate Susan Krebs and Senator Bob Kittleman were all present to give their support for this important road project. Final engineering and design for the more than \$20 million project will be sought from the Maryland State Highway Administration (SHA). In addition, as the project is not currently funded, supporters suggested that interim repairs, like the construction of right turning lanes and the timing of traffic lights be investigated.

were completed on the Route 26 redevelopment project in the latter part of 2002 as part of a comprehensive planning exercise with the state, county, FACC and concerned citizens all participating. Although not required to do so, Carroll County contributed half of the \$400,000



commercial development along Route 26 has outstripped the capacity of the road to be an effective and safely traveled road in our community. Numerous left turns, failing intersections and partial right turning lanes with abrupt ends have made Route 26 a disaster area. Traffic accidents are on the rise. During peak commuting hours and on weekends, the route can be virtually impassable, taking as much as 15 minutes to traverse less than a 2-mile stretch of road. Until recently, little or nothing has been done by the County to reduce or even limit the number of entry points (known as "cuts") in the road. Currently there are over 100 "cuts" on Route 26 – a road that was designed for no more than thirty.

Since that meeting, the County and the SHA have been struggling with scheduling. Therefore, little progress has been made in reviewing project status or in planning and engineering. In an effort to bring everyone together, FACC has invited all the concerned parties to a "Route 26 Summit" on Tuesday, June 17th at 7:30 pm at Oklahoma Road Middle School. Project engineer, Wes Mitchell, and other SHA officials will be on hand to brief County planning personnel, elected officials and the general public on this significant road project.

cost of the planning in an effort to raise the priority of the project with the SHA. The concept of the redevelopment called for the creation of a "boulevard district", which would limit the number of access points and streamline traffic flow. In addition, every effort was made to create pedestrian and bicycle access along the route, which runs east from the intersection at Routes 26 and 32 to the bridge over Liberty Reservoir. Unfortunately, at the conclusion of the planning process the project was shelved by the last Board of Commissioners.

During construction, which will not be funded until engineering is complete, it is expected that State and County officials would seek to limit any business disruption or related delays along Route 26. Progress will take time and patience. This project is clearly vital to our community, and as aesthetics are of paramount concern to those involved in planning this project, FACC is confident that a redeveloped Route 26 will effectively serve and beautify the Freedom community for future generations. ❖

Preliminary planning and design Few dispute the fact that

• Don't miss the "Route 26 Summit" on Tuesday, June 17th at 7:30 pm at the Oklahoma Road Middle School.

• Growth Task Force Update on Page 2

New Developments

Eldersburg will soon be adding an Applebee's. You can expect to see it next to Wal-Mart.

Don't expect to stop for cash at the proposed 1st Mariner Bank at Routes 26 and 32 on your way to dine. The bank pulled out of the deal to build on the site of the Korner Karry-Out, and may now be looking at space near the former Liberty Med.

Growth Task Force Update

The Infrastructure Subcommittee of the Growth Task Force met on May 14th and made the following recommendations for roads, water and sewer, and parks.

ROADS



That new commercial and industrial development usually introduces the heaviest tonnage and most congestion to roads in the form of trucks and therefore should be subject to a threshold for roads.

That a policy similar to Hampstead's be adopted under which the local government hires a traffic engineer to prepare the traffic impact study for a development project and the developer pays for the study. The County should prepare a list of competent and acceptable engineers to choose from. In cases where a proposed development adds recognized benefits to the County, the fees can be negotiated between the parties.

That a two-tiered threshold for roads be adopted: Level of Service (LOS) "D" inside Community Planning Areas (CPAs) and level of Service (LOS) "C" in the remaining rural areas of the County.

That the County may allow the developer to mitigate the roads threshold by including a

negotiated payment-in-lieu of threshold compliance.

That the County create a position for one or more transportation planners.

That the County should do more research on the legal liability of setting thresholds on State roads. If legally sound, the County should establish a threshold for State roads.

That the County will work to reduce the number of curb cuts and traffic control devices on major roads within planned growth areas and plan for major collector roads through adopted comprehensive plans.

WATER & SEWER

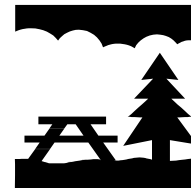


That the current threshold works well in conjunction with State law that prohibits building permits from being issued if public water and sewerage capacity is not available.

That the County explore options for private water and sewerage systems in the County.

That the County create a formal Water and Sewerage Board to serve as an advisory panel to the County concerning community water and/or sewerage systems that are owned, operated and maintained by the County, excluding Westminster.

PARKS



That no threshold is needed for parks and recreation in the Concurrency Management Ordinance.

That the Department of Recreation and Parks should be involved earlier in the development review process.

That the County Department of Recreation and Parks may offer a developer the option to pay to that Department a fee-in-lieu of recreation improvements.

That consideration should be given to using the perimeter drainage and utility easements for new developments as public trails, along with green spaces, especially wooded areas.

That the County and developer should cooperate during the review process and emphasize the completion of pedestrian walkways and trails that interconnect with similar facilities in other residential developments and recreation and park areas.

That the above recommendations on parks should be adopted as guidelines to be used as part of the development review process. ☒

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**

Public Hearing on Section 8 Housing

The County Commissioners will hold a public hearing on June 12 at 2:00 p.m., in Room 300 of the Carroll County Office Building to hear public comments on the Carroll County Public Housing Authority One Year and Five Year Plans. The Plans establish the guidelines and procedures to be followed by the Carroll County Bureau of Housing in the administration of the Federal Section 8 Program.

The proposed plan may be reviewed and copies obtained at the Bureau of Housing, 10

Distillery Drive, Westminster, Maryland, 21157, during normal business hours. The proposed plan has been sent to the Carroll County Library branches and is available for review there. Written comments may be addressed to the County Clerk, Office of the County Commissioners, 225 North Center Street, Westminster, Maryland, 21157, and will be considered if received prior to the close of the hearing. Both oral and written comments may be given at the hearing. The proposed plan is also available

on the County website: ccgov.carr.org.

Questions should be addressed to Jolene G. Sullivan, Director, Department of Citizen Services, 10 Distillery Drive, Westminster, Maryland, 21157, phone 410-386-3600; TT 410-848-9747. Anyone requiring accommodations, please contact the Americans with Disabilities Act Coordinator, Jolene G. Sullivan, at 410-386-3600 or 1-888-302-8978 at least five days in advance so that they may make arrangements. ☒

VISIT OUR WEBSITE!
Find us at:
www.freedomareacitizens.org

We encourage you to talk to friends and neighbors about joining the FACC. Together we can make a difference!

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:

- Legal Affairs
- Membership
- Media Relationships
- Schools
- Newsletter/Publication
- Government
- 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

The Freedom Informer

Published monthly by the
Freedom Area Citizens' Council
P.O. Box 142
Sykesville, MD 21784

EDITOR:

Nicole Musgrave-Burdette

PRODUCTION:

Mike Naused
Deborah Dugan

E-MAIL:

editor@freedomareacitizens.org

We're on the Web!

See us at:

www.freedomareacitizens.org

FACC Meeting Minutes

May 20, 2003

Board Meeting Highlights

The Chairman recommended that the future meetings should be formatted to start at 6:30 PM with the board meeting, followed at 7:30 PM by the public meeting with speakers.

A change in the Freedom Church schedule makes their space unavailable on third Tuesdays. Alternatives are being investigated. One possibility is Holy Spirit Lutheran Church. They have multiple meeting rooms larger than the Carrolltown Center Community room that would be more suitable.

The first FACC column in the Gazette was considered a success and it was agreed that the column for next month would be on the Route 26 upgrade.

The first meeting of the Council of governments will be held on May 25. The Chairman will represent FACC.

General Meeting Highlights

On May 20, Steve Horn, Director of Planning, addressed FACC. His topic was the newly announced Proposal to Defer Growth. The proposal is intended to give the Carroll County government time to review and make changes to the present planning regulations, Development Approval Process, Zoning Ordinances and other laws to improve the County's ability to manage and control growth.

In response to questions from the citizens, Mr. Horn discussed Adequate Facilities tests at the preliminary plan review, and ideas for changes in the approach and the current thresholds. The theory of Concurrency Management was discussed. Mr. Horn also explained the present development impact fees as well as the fact that increases are being considered.

The second speaker was Frank Johnson, Chairman of the Growth Task Force (GTF) and Special Assistant to Julia Gouge, President of the Board of County Commissioners. The GTF is made up of County staff members, representatives of the Board of Education, Volunteer Fire companies, Town Governments, Developers, Real Estate, and citizen Groups such as FACC and FPAC. Mr. Johnson reported on the activities of the Growth Task Force, which has been meeting since the beginning of the year to identify initiatives to allow the County to better manage growth. Among the items being examined are a database to provide visibility into the number of approved and unapproved lots, their location, and the load that these put on the infrastructure. ☒

Since this meeting, the County Commissioners have adopted the Proposal to Defer Growth.

FACC

P. O. Box 142
Sykesville, MD 21784

NON-PROFIT
U.S. POSTAGE
PAID
SYKESVILLE, MD
PERMIT#130

Visit our Website:
www.freedomareacitizens.org