



"Promote Smart Growth"
CROFTON

www.CroftonFirst.org

P.O. Box 3482 Crofton, MD 21114

Our Mission:

- **Nurturing relationships/partnerships with local businesses, organizations and elected officials**
- **Offering a platform for community members to voice concerns about the direction of growth and development around our community**
- **Highlighting the environmental, social, moral and community impact of large scale non-strategic development within the community**
- **Acting to protect the community from inappropriate development, threats to local businesses, and damage to natural resources**

Outline

- Intro (Madonna)
- What's going on? (Tim)
- What can you do about it? (Tim)
- Committee Structure/Summary
(Caroline/Sharon/Rob, etc)
- Member Questions and Discussion
(everyone)

What's Going On?

Example issues:

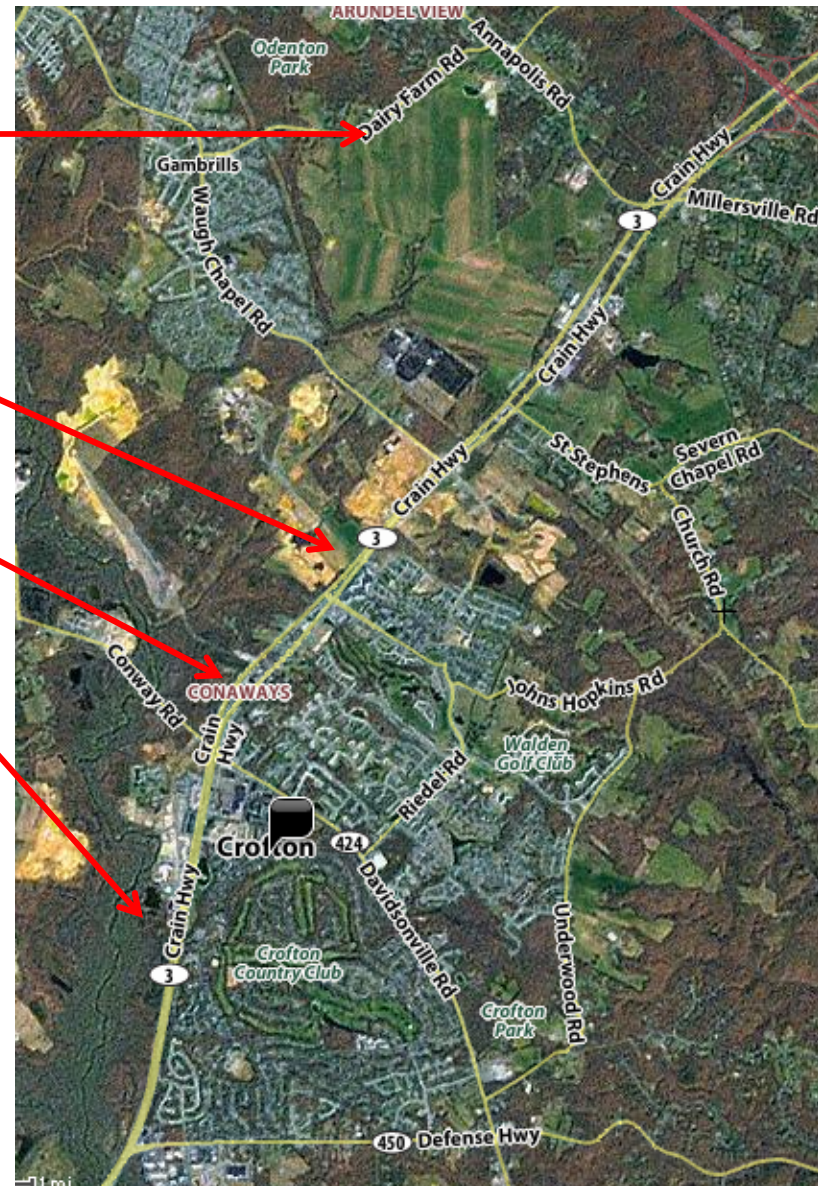
Proposed townhouses on Old Dairy Farm Rd

Fly Ash/BBSS site
WCII

Long property up-zoning

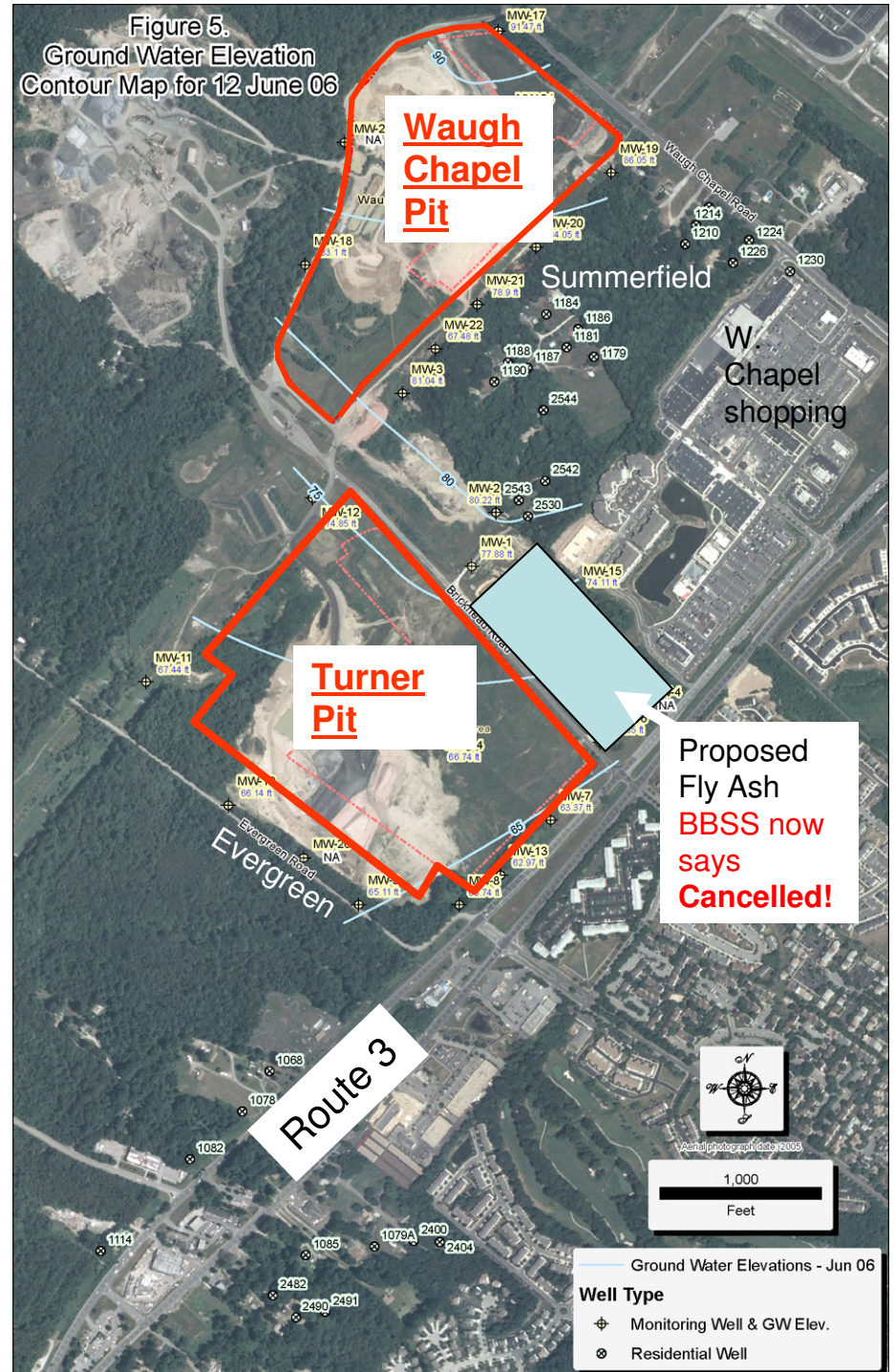
Ex-Wal-Mart site

General Development Plan

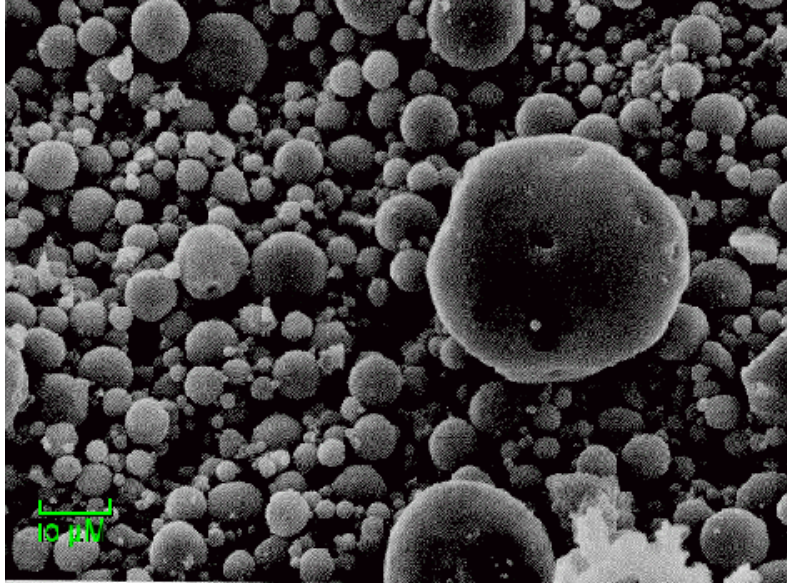


Fly Ash/BBSS site

- Consent Decree Oct 2007, submittal doc since then on website
- Lawsuit filed by Murphy Firm Nov 2007
- BBSS states no more fly ash dumping planned for the site
- Impacted well-owners are still waiting for permanent public water
- Constellation/MDE not responding to CF questions about water hookups, additional testing
- No independent/government water testing – well owners left to “beg” Constellation for testing/clean water. Constellation energy using “in house” lab for monitoring well tests
- No information being proactively provided by MDE, forcing CF to use PIA process
- **New Fly Ash regulations due out in summer**
- **County 1-year fly ash ban to expire this fall**
- **Future Re-disturbance of Fly Ash**
- **Will WCII proceed without proper clean-up of site?**



Fly Ash: What Can You Do?



Fly Ash Particles
taken from

<http://www.rmajko.com/index.html>

Sign-up for CF action alerts by
joining at
groups.yahoo.com/croftonfirst
(If we don't get answers expect
more news media stories)

Support local well owners and
demand Constellation to
provide permanent water hook-
ups to all surrounding well
owners

Encouraging people to write
letters to local newspapers and
legislators

Waugh Chapel South Proposed Development

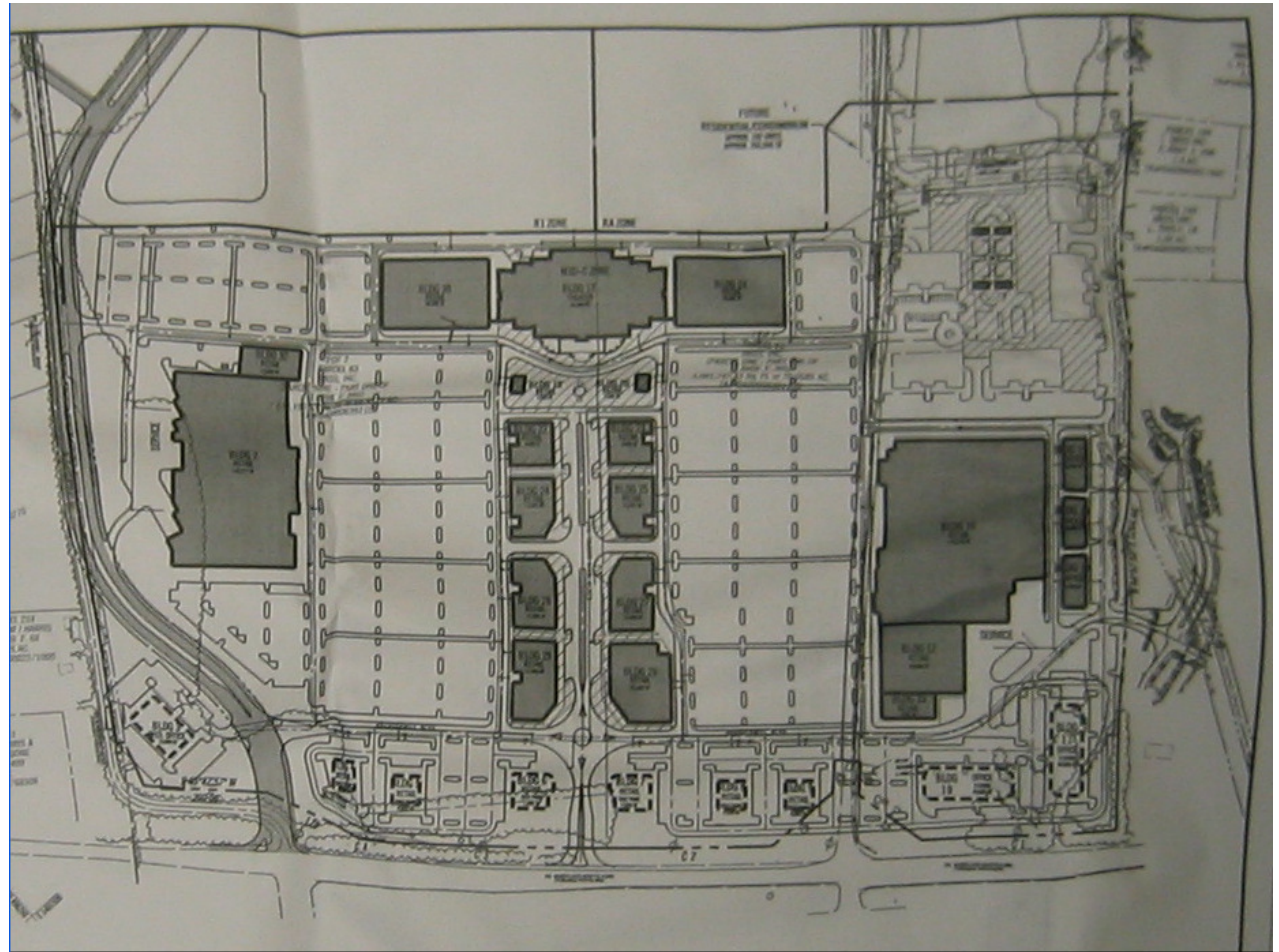
Issues:

Massive size (equivalent to ~ 6 Wal-Mart stores)

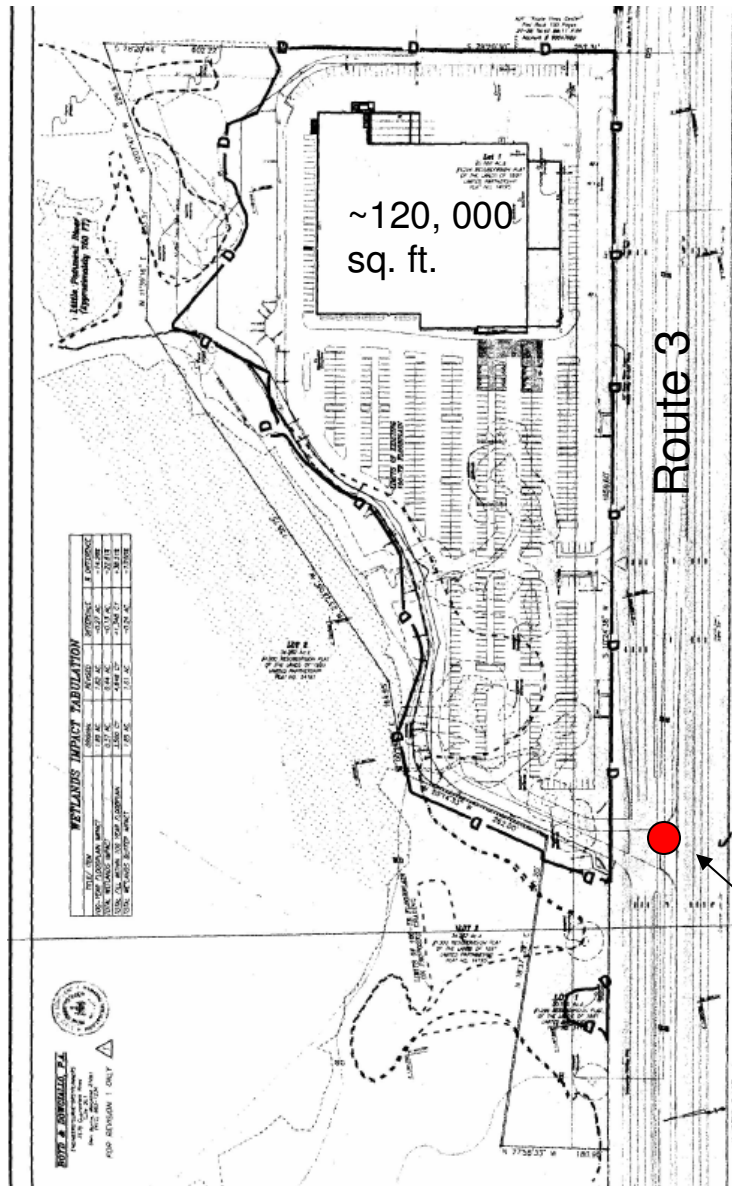
Large-scale regional-size stores that will draw from outside our immediate area

Free-standing uses along front: not pedestrian friendly and adds to visual clutter on Route 3

Re-disturbance of fly-ash Airborne particles, stability, and contamination



Ex-Wal-Mart Site



Applicant actively pursuing MDE permit for “big-box” store about same size as Wal-Mart, destroying wetlands and filling floodplain

Is it a Wal-Mart, Sam's Club, Home Depot, Lowes, etc?

Proposed new traffic light on Route 3

County grading permit still active

CF suggested mixed-use smaller footprint. Applicant has argued against this approach

Will require county “waivers” because it does not conform to normal code requirements

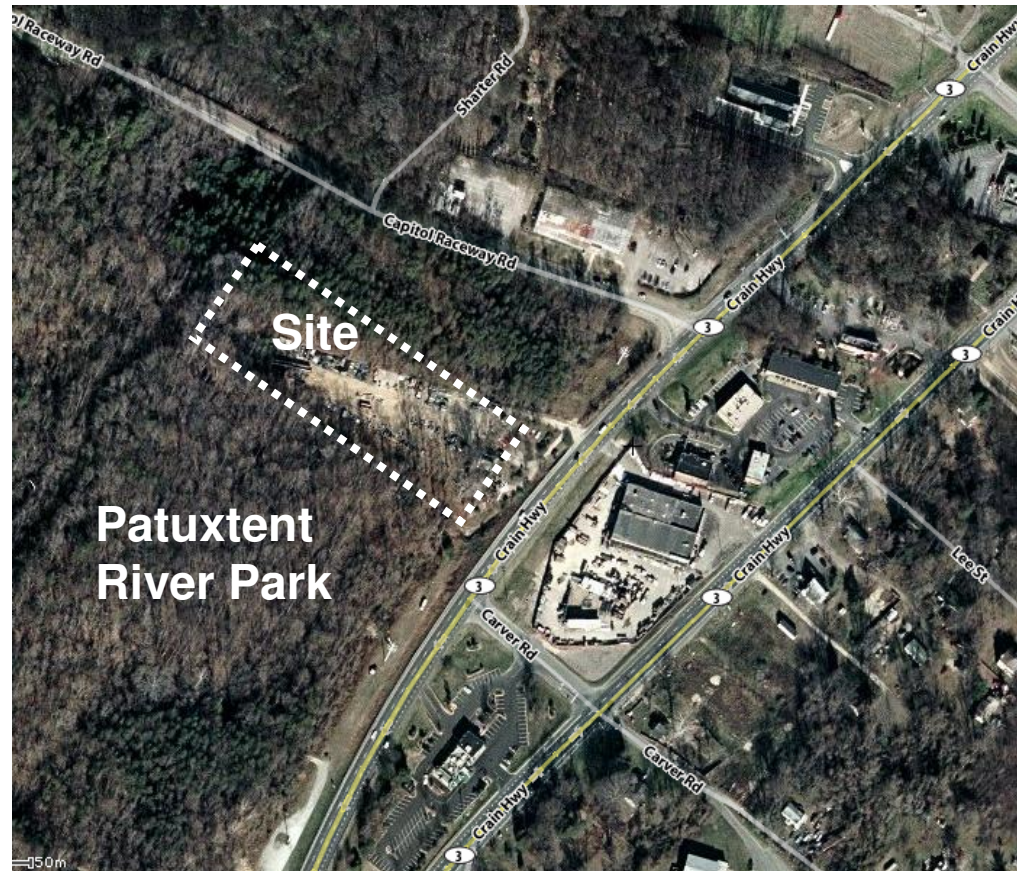
Proposed traffic light

Ex-Wal-Mart: What Can You Do?

- Sign up for CF action alerts by joining at groups.yahoo.com/croftonfirst
- If you live near the site and are concerned, let us know ASAP, since you may have certain legal appeal rights if the MDE permit is issued
- Write letters to the editor, asking MDE to protect our environment by denying approval of this oversized “big-box” store. Mention that Leopold promised no approval of “waivers” which large scale development of this property will take

Long Property Up-zoning

- Across from Long Fence on Route 3, Adjacent to Patuxent River Park, just south of Capital Raceway
- Up-zoning 2.38 acres from R1(residential) to C4(commercial) , specific use not specified
- Used as commercial use for some time as a contractor storage yard
- Steep Slopes on site in proposed up-zoning area
- Lawyer says no immediate plans other than continued use as storage yard
- Public Hearing June 3

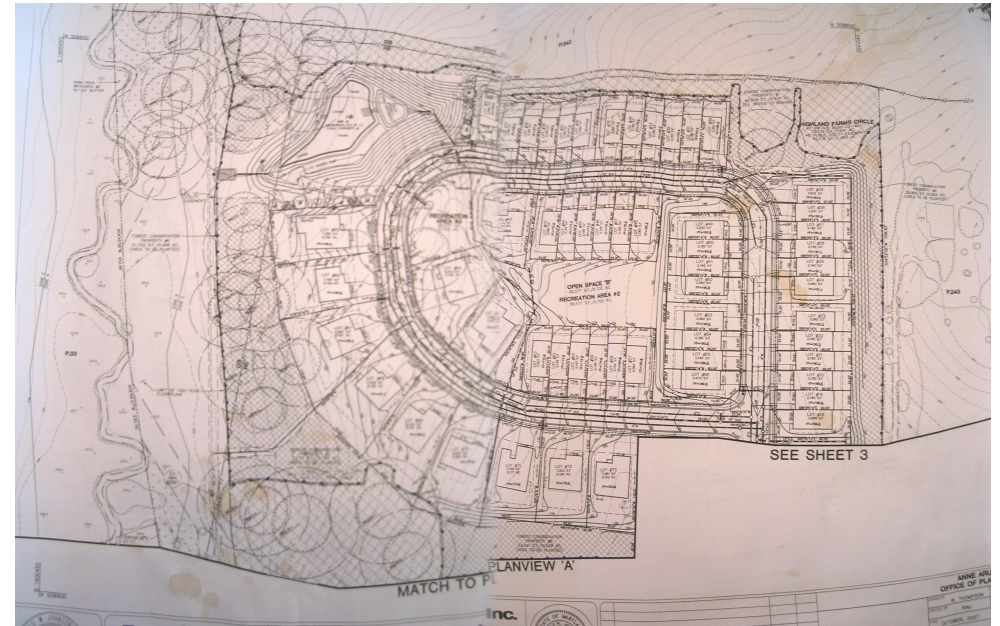


Long Property: What Can You Do?

- If of interest, attend public hearing on June 3: 11:00 am
County Council Chambers
- Voice opposition to up-zoning of any steep slope portions or environmentally sensitive areas
- Restrict to current activity (do not allow all possible C4 uses)
- OS buffer zone along parkland border is needed
- Ask for down-zone protection border/site adjacent to parkland, allow storage activity to continue as non-conforming use provided no objection from adjacent owners

Proposed Townhouses (Highland Farms) Threaten Old Dairy Farm Rd

- Subdivision Application to permit townhouse development on Old Dairy Farm Road (has historic rural designation, across from Dairy Farm)
- 20 acre site, R5 (residential) and Open Space zoning
- Steep slopes, wetlands, floodplain on-site
- Seeking Waivers (#9766) for 1) Specimen Tree Removal, 2) Road Design, 3) Recreation Area 5% slope, 4) Disturbance of steep slopes and buffers
- Existing Erosion on Towsers Branch was noted
- Additional traffic on rural/historic road: classic inadequate facilities issue



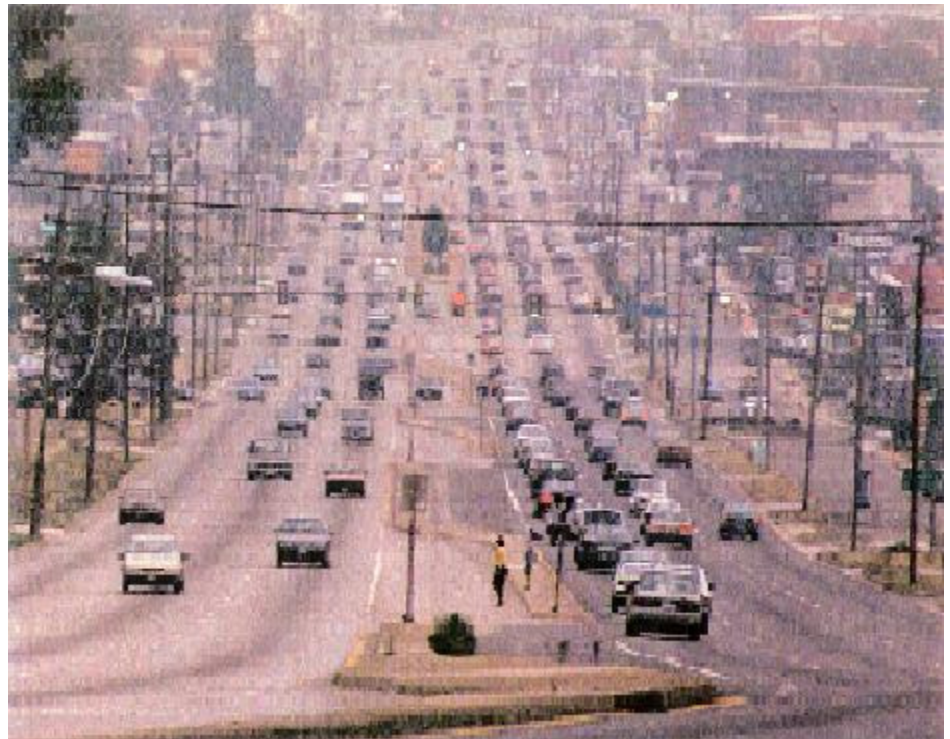
Old Dairy Farm Townhouses: What Can You Do?

- Contact: Kate Baun
- Email or write to Mr. Leopold, copying Mr. Tom (P&Z officer) if you do not support this development

General Development Plan

- County-wide planning process for all areas
- Final Draft Plan targeted for August 2008 by county officials, then public hearings before County Council
- Opportunity to plan for a better Route 3 future – comprehensive rezoning for properties

Un-coordinated Strip Development: Is this our future?



Possible improvements for Route 3?

- Plan for Route 3 as a whole
- Infrastructure service level requirements before development (i.e. traffic performance standards)
- Watershed plan for Pax/Little Pax portion of Anne Arundel, Natural SWM BMPs, run-off reduction practices, properties near waterways and greenways should be zoned open space
- Promotion of neighborhood serving small businesses, not regional centers that will draw more traffic.
- Big-box greater than certain size should require a public hearing, economic impact assessment
- No additional traffic lights
- Visual/clutter relief by incorporating sign-control, sign standards, façade requirements
- Commercial nodes at designated locations with greenway/low density between to serve as buffers, clutter relief, and environmental protections
- Free-standing retail/commercial discouraged
- Effective pedestrian walkways, crossovers, and bicycle paths

What else should we include?

GDP: What Can You Do?

- Provide feedback to CF on what you think would make Route 3 better, does the list we have make sense?
 - do we want commercial “nodes” with green space/residential in between? If so where should the “nodes” be?
- Join GDP alert list announcements from CF and from the county
- Put pressure on county reps to plan for Route 3 as a whole

Fundraising/Event Planning

- Due to the uncertainty and dynamic nature of development on Route 3 CF has to do fundraising to retain consultants and legal representatives
- University of MD school of Social Work Fundraising Assessment
- Need event planners to plan/carry out a fundraiser.
- People with knowledge of 501C4's unique fundraising position

Committee Structure Summary

Crofton First has 6 committees:

- Environment & Zoning (Chair: Tim Berkoff)
 - Do you like researching documents, file retrieval, analysis, and studying those nitty-gritty zoning and environmental details?
(next E&Z meeting is June 12, 7 pm Crofton Library)
- Business/Legislative (Chair: John Hollywood)
 - Do you like tracking legislative issues, interacting with local business?
- Community Action (Chair: Rob Smith)
 - Do you like being active, preparing or handing out flyers, participating in public action, grass roots organizing?
- Fundraising/Event Planning (Chair: Caroline Hoesch)
 - Do you like fundraising events, pursuing grant proposals, and event planning?
- Public Relations (Chair: Madonna Brennan)
 - Do you like interacting with the news media? Helping to prepare press releases?
- Administration (Chair: Sharon Wanamaker)
 - Do you like computer, web page, and database management?