

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on October 6, 2021, at 9:00 a.m. in the Harford County Government Administration Building, 1st Floor Conference Room, 220 S. Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Moe Davenport	Chairman, DAC
Robert Anderson	DPW Engineering
Sr. Deputy Niles	Sheriff's Office
Bill Snyder	Volunteer Fire & EMS
Paul Magness	Parks and Recreation
Eric Vacek	Planner, Development Review
Jennifer Freeman	Planning and Zoning

Also in attendance:

Alvin Stewart	David Moyer
Jerry Kowalczyk	Tom Uzarowski
Jerry Backof	Bob Capalongo

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. Mr. Davenport explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. There is an attendance sheet on the back table. If a correct email address is given, a copy of the minutes will be e-mailed to you. The minutes are recorded and will also be published to the Department of Planning and Zoning's website.

Forest Hill Estates – Concept Plan

Located on the north side of East-West Highway (MD 23), west side of Rock Spring Road (MD 24). Tax Map 33; Parcel 429. Third Election District. Council District D.
Planner: Eric.

Plan No.: C407-2021 Create 70 single family residential lots using Conventional with Open Space design standards/ 35.17 acres / R1.

Received: 09-08-2021 2226 Rock Spring Road, LLC & Country Club Investors, LLC/Rock Spring Road, LLC/ EN Engineering

Verbatim Transcript

Bob Capalongo – EN Engineering

The owner is proposing to construct 70 single family homes on 35 acres. The access to the

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property is going to be across from Newport Drive on Route 24. They have Route 24 frontage on the west side of the property. Route 23 is to the south of the property. A large state-owned right-of-way between this and the roadbed. We are preserving the back area which is encumbered with either stream or wetlands. We are meeting all the requirement with the zoning code and county requirements for the project.

Bill Snyder – Volunteer Fire & EMS

The hydrant location showing on the enlarged concept plan dated 9/8/21 is acceptable to the Chief of the Bel Air Fire Department. If those hydrant locations do change, please let us know. The dwelling on a couple of the panhandle lots we are requesting they have the addresses marked at any point the driveways split to identify each dwelling's address number. Signs with directional arrows is recommended. There are a few examples on the notes.

Emergency Services – Read by Bill Snyder

All future proposed road names must be approved by DES. Road signs must be installed for each road at all entrances. Addressing numbers are to follow the layout provided by DES (Uploaded to Energov). Should the access/driveway for a structure change in the future, the addressing numbers must be reviewed again by DES with the latest plan. All proposed structures must display the house number where it is clearly visible from the access road.

Robert Anderson – DPW Engineering

Stormwater Management

1. A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.
2. Stormwater Management must be provided and designed to the redevelopment criteria of the Harford County Code and the 2000 Design Manual as amended by Supplement 1.
3. Additional topo shall be shown for the outfall to ensure that the adjacent property owner will not be adversely affected by runoff from the site.
4. Discharge pipe locations for the stormwater management facilities must be shown on the plan.
5. A suitable outfall must be provided for the stormwater management facility and shall be approved at the time of final design.

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6. A 20' wide access easement is required to the stormwater management facility for maintenance purposes.
7. The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.
8. Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the lot owner (s) and shall be stipulated in the association documents.
9. Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits. Practices located on individual lots are the maintenance responsibility of the owner.
10. The need for an NPDES industrial discharge permit through The Maryland Department of Environment shall be investigated by the engineer.

Highway Design

1. Drainage, roadway, and pavement designs for this project shall be in accordance with the latest edition of the Harford County Road Code, standard plate details, and applicable specification.
2. Drainage and utility easements are required along all storm drains from the edge of the right-of-way to the end of the outfall treatment.
3. Suitable outfalls must be provided for the proposed storm drain systems and shall be approved at the time of final design.
4. Road plans will need to be approved and a Public Works Agreement will need to be executed prior to the issuance of building permits for the site.
5. Residential access permits are required for the driveways adjoining the roads that will be maintained by Harford County.
6. Monumental masonry mailboxes or structures shall not be constructed within the county right-of-way
7. A private ingress and egress maintenance and use in common agreement shall be provided for lots 9, 10, 11, 46, and 47.
8. Driveways must be paved within the County right-of-way prior to issuance of any use and occupancy permits.
9. Sidewalks shall be constructed along Rock Spring Road MD Route 24 on the adjacent

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areas to lots 1 and 2.

10. Road A shall adhere to the County monumental entrance standard plate at the intersection of Rock Spring Road MD Route 24.
11. A Traffic impact analysis is required to evaluate the impact of the proposed subdivision on the existing roadway network.
12. A School bus cul-de-sac (55' paved radius with a 65' right-of-way) shall be provided on Court E and D unless the school board determines that one is not required.
13. All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.
14. Curve Radii for horizontal alignment of Road A shall be minimum of 125' with delta angle greater than 60 degrees (typically 200' is required) per Harford County Road Code.

Paul Magness – Parks and Recreation

This project proposes 70 single family residential lots using Conventional with Open Space design standards on a 35.17-acre property. The project requires 3.52 acres of open space with 1.76 acres of active open space. The project proposes 14.11 acres of open space and 1.76 acres of active open space. A trail system around the property is part of the active open space requirement. The trail should be either asphalt or concrete. The 1.11-acre area of active open space behind lots 27 and 28 needs to identify the specific recreation amenities on future plans.

Sr. Deputy Niles – Sheriff's Office

The sheriff's office has no comments or questions.

Eric Vacek – Planner

The site is zoned R-1 (Urban Residential) and totals 35.17+/- acres. This Concept plan proposes to create seventy (70) single family dwelling units, respectively. These lots will be developed utilizing Conventional with Open Space (C.O.S) standards and the Natural Resource Adjustment. Maximum density is 2.0 dwelling units per gross acre. 2. A Preliminary Plan is required for the development of this site.

- The required open space for this concept plan totals 3.52 acres. Fifty percent (50 %) or 1.76 acres of the open space shall be suitable for active recreation, or active open space. This plan proposes 14.11 acres of open space and 1.76 acres of active open space. Active open space amenity acreage may not overlap. The proposed sewage pump station shall not be located on active open space areas. Access to proposed open space areas shall be provided with walking trails in conjunction with public rights-of-way. This shall be clearly

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delineated on the preliminary plan. Areas of active open space area shall be clearly accessible to the community.

- Bear Cabin Branch shall be delineated on all plans.
- The project roads shall be constructed in accordance with Section 268-12(D). All internal roads, including stub roads, shall be constructed or improved to the prescribed width and road construction, as set forth in the Subdivision Regulations of Harford County and the Harford County Road Code, as amended.
- This site is also in a Water Source Protection District for the Advent Child Development Center (daycare). One of the lots (Lot 10) appears to have a house within 100'-0" from the existing well. There should be no new impervious surfaces within 100'-0" of these wells.
- A Forest Conservation Plan (FCP) and a Landscaping/Recreation plan shall be submitted to the Department of Planning and Zoning with the preliminary plan submission. The Concept plan delineates one (1) active open space areas and a trail.
- There are streams, slopes, wetlands located on the proposed site. Appropriate NRD buffers shall be consistently delineated on the plan. This site is also Tier 2 for MDE, which means they should follow MDE's recommendations for sediment and erosion control, and other water quality techniques.
- NRD (Natural Resource District) is not permitted on the proposed lots. No forest clearing is permitted within the NRD or associated buffers at any time for actual home construction. Forest Retention areas may not be located on any of the proposed lots.
- This site has been identified in the past as a potential sensitive species area. The Department has requested a copy of the sensitive species study and forwarded a copy of the Concept plan to Maryland DNR for comment.
- The proposed sewerage pumping station has a minimum use setback of 200' from adjacent residential lots. (Table 54-1). The proposed pumping station shall be relocated to meet the required setback.
- A Traffic Impact Analysis will be required. The project must meet all applicable Adequate Public Facility requirements.

Water and Sewer – Read by Moe Davenport

A new series of this plan is required to address the following comment from the Department of Public Works, Division of Water and Sewer.

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The location of the sewage pumping must be moved. It may not be located closer than 200' from an adjacent residential property.

After the above comment has been addressed on another series of the plan, the following comments shall be included as conditions of Concept Plan approval:

The proposed sewage pumping station must be placed on its own parcel that is dedicated in fee simple to the County. A Phase One Environmental Assessment and a title search must be performed for the pumping station property prior to final plat approval.

On the Preliminary Plan, a public sewer main shall extend along the panhandle for Lot 10, beyond the edge of the paving and terminate in a manhole. A public drainage and utility easement shall extend beyond the common driveway to the tract boundary.

A draft deed for the sewage pumping station site shall be prepared by the developer and submitted to the County for review concurrent with the prints of the water and sewer construction drawings. The deed must be approved by the County, signed by the property owner and given to the County for execution prior to issuance of the Operational Approval. The County will be responsible for recording the deed for the pumping station lot after Operational Approval.

The contract numbers for this project are 20167 for water and 20168 for sewer. The contract number for the sewage pumping station is 20169. The numbers shall be placed on the utility construction drawings before their initial submittal to the county for review.

If there are any buffer yards that are required as a result of this development that are not shown on this plan, then the Division of Water and Sewer requests that the buffer yards be shown on the Preliminary Plan.

A Public Works Utility Agreement (PWUA) is required for the construction of the public sewer mains and the sewage pumping station prior to the issuance of a building permit. A building permit cannot be issued until the public utilities that serve them are either operational or bonded for construction. It is the developer's/owner's or their representative's responsibility to contact the Division of Water and Sewer, W&S Administration Section at wspemits@harfordcountymd.gov to request the preparation of the PWUA concurrent or following the submittal of the water and sewer contract drawings for review.

Although this proposed development will be within the Maryland American Water Service Area, it is subject to the Harford County Adequate Public Facilities requirements for fire flow. The required fire flow for this project is 500 gallons per minute for two hours during maximum day demand. The developer must verify that this condition can be met by having the necessary tests and calculations performed to the satisfaction of the County. The developer's engineer shall coordinate the necessary work with the Division of Water and

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Sewer. This work must be performed before the Division of Water and Sewer can recommend approval of the Preliminary Plan.

This project is served by the Maryland American Water System. The water main design shall be shown on the sewer construction drawings. The sewer design drawings may not be approved until the water design drawings are approved by the Maryland American Water Company and the approved design is added to the County Sewer contract drawings. Fire hydrants shall be located as required by the Harford County Division of Water and Sewer Design Guidelines.

Prior to installation of the Maryland American water main and fire hydrants, the developer must submit a petition to the Division of Water and Sewer to assess the lots within the subdivision for the annual fire hydrant charges from the Maryland American Water Company. The Division of Water and Sewer will present the petition to the County Council for consideration. It must be approved before the approval of the Preliminary Plan can be recommended by the Division. The petition will require the residential lots created by this project to pay the annual fire hydrant charge assessed by the Maryland American Water Company (MAWC) against the County. The Developer shall provide notice to all purchasers of properties within the development of the annual fire hydrant charge from the County. The charge is subject to change upon approval by the Maryland Public Service Commission of an increase in the MAWC's hydrant charge.

An Adequate Public Facilities check is not required and was not performed as part of the review of the Concept Plan. A formal review of the adequacy of the water and sewer facilities will be performed during the review of the Preliminary Plan.

Public Comments:

Alvin Stewart said I live at 2224 Warfield Drive. I have a couple of questions. When I brought this property 26 years ago, they said nothing would ever be developed. So we fought, they wanted to put a pool here. We fought that. I know we won't be able to stop this, but I have a lot of questions. Our property is in this corner right here. I have $\frac{3}{4}$ of an acre that I can't mow, put trees or anything there. The Army Corp of Engineers said I couldn't put telephone poles across the stream so I could go over there and mow. My wife and I planted trees over there. The Grimmel Farm people, Kelly Smith, who owns this property, told them they can just mow. They mowed my trees down. They were 5 or 6 feet tall. Nobody has ever done anything. I had to go down there and tell them to stop cutting my stuff down. He said I have to show him proof that that is my property. I said I have a shot gun here. Do you want to see that? To me, I don't understand. You have a pumping station close to my next-door neighbor's property. It is right in a stream bed. I understand it has to be 200 feet. But why don't you just move it over here? We are not going to be able to stop this developer. It is probably a done deal. I just think it is unfair that I can't get to my other side of the property without getting in trouble. I know I can't build over there. But I can cut the grass and make a nice bird sanctuary. I can't do that because they won't let me do that. But a big developer can come in and do whatever he wants to do. Pay the money that he is going to pay and build

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whatever he wants to build. Is that fair to me? That is not fair to me. I just retired. I fought fires for 35 years. I worked my butt off to buy this property. And then I have to pay attention. I know they are going to put houses there. They told us that they were never going to put houses there less than 2 acres. Now they are going to put 70 some houses in there. How is that fair to us? What is that going to do to property value if I decide to sell my house? Which I don't plan to do. I live on almost 4 acres. I cut it. I keep it nice. My mother-in-law and I spent over \$1,000 dollars to put the trees up. I can't do that anymore. It is unfair to me. If you have money you can do anything. I am just upset. Nobody ever told us about the beginning of the meeting. I get this certified letter saying that they are going to do this no matter what. How is that fair to me? My property taxes are always going up. They are always complaining they need to raise taxes. If you want to raise taxes for something, put a Fire Department in there. I will pay for that. I wouldn't care because I want protection. I think it is ridiculous. That is all I have to say.

Mr. Davenport said the one thing is the pumping station has to be relocated 200 feet from the property line. That was one of our comments here today. I can't address cutting trees down or trespassing on your property.

Mr. Stewart said I know. I just want to make sure that they don't go past my property line. If they go past my property line I am going to be upset. I am going to have something done about it. I think it is ridiculous. I have to go.

Mr. Moyer said I am Mr. Stewart's neighbor. A couple things about the pump station. I know it has to be relocated from what you said during the meeting. Is there going to be sound qualification on the pump station? Mr. Stewart and I look down on this project. There are hills that go down to the stream and on the other side of the stream it goes up. The noise carries. We can hear people from Forest Hill Rec Complex on a good day from our porch. I am wondering about this pump station. It is going to have to pump so far across 24 plus wherever it goes it is going to be on the down slope. It is going to be pumping up too. Is there a sound qualification on this pump station? So, we aren't going to hear it running all of the time?

Mr. Davenport said Water and Sewer unfortunately is not here today. I can tell you what I do know. We have that 200-foot separation. That is not for sound but for other reasons. But most of the pump station are built in masonry construction building. I haven't heard sound as one of the major complaints about it.

Mr. Moyer said there is a wetland stream there.

Mr. Davenport said you can contact Water and Sewer. They can maybe speak more intelligently about the sound or what type of pumps are used. Do you know if it is a masonry building?

Mr. Capalongo said yes.

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Mr. Davenport said that is usually concrete block. Sound has not been an issue that I know of.

Mr. Moyer said the other question is down at the bottom part of the property next to the pumping station was a playground or free space and trail. Are they going to be putting fences up to separate the properties? So, people don't walk through the woods and be on my property?

Mr. Davenport said there is no fence shown. This is a conceptual drawing. You can ask that they consider a fence.

Mr. Moyer said we had a public meeting 3 weeks ago and they were supposed to call me about the pumping station within 2 weeks and I have never heard a word. I don't think talking will get us anywhere.

Mr. Davenport said this is a conceptual plan. They will be back with a preliminary plan. They have heard your concerns. It is no unreasonable.

Mr. Moyer said the whole development is a concern. It was snickered in the backdoor in 2017 by the County Council. We had no idea they were putting this small piece of property in the Development Envelope. Now I get a certified letter about a meeting they are having about this after it has already been approved. We were never notified that they were considering moving this piece of property into the building envelope. That is the only reason we are here today is because that was done without the community's knowledge.

Mr. Kowalczyk said we live over in Grafton Manor which is right on Jarrettsville Road. I have 3 concerns. One is the Kuhn's property which is currently for sale, and they are looking to develop. Is the County going to extend Water and Sewer service to them so they can get more density out of their property? Of course, Water and Sewer is not here. Each department should have a representative here. It is not like there is just one person in Water and Sewer. Out of 20 or 30 people, one person could show up. My third concern is with Planning and Zoning. Flag lots, they don't work. We have a flag lot up in Grafton Manor. Three houses have to use the same driveway. And when it comes time to resurface, nobody wants to pay for it. They say it is not mine. And in this development you are proposing 2 flag lots.

Mr. Davenport said I believe the Kuhn's property is zoned RR/Rural Residential. So unless it is getting rezoned, I don't believe it is getting serviced by Water and Sewer.

Mr. Backof said I am the president of the congregation of Advent Lutheran Church. We are pretty well affected by this because it covers the whole western boundary and northern boundary. It creates a "w" on the plan. A couple of concerns. A question I asked when we had the meeting almost 3 months ago. What about the bog turtle, which is on the endangered list, almost extinct, that slowed down or stopped construction on prior projects on this property? The representative said a member of DNR walked around 2 years ago and didn't see any. So they aren't there. I would like to see written proof from DNR that this almost extinct turtle is not on those properties. The turtle is smaller than this. The turtle comes out

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for an hour or 2 in the morning and the evening and burrows into the ground and stays there. Then from September until April it is hibernating. So nobody is going to see it anyway. Just because it is not out, we can bulldoze it, kill it and make it totally extinct? I would like to know in writing from DNR, if in fact this is the case. I tried to contact DNR. That was thrilling. I met with the head of DNR for Harford County at Gunpowder State Park. They gave me the phone number to call so I could get this information. So I called the number and the answering machine said because of Governor Hogan's proclamation with Covid they are not answering the phone. I didn't get much information with them either. So if you could find out and prove to us that this critter is extinct, that would be great. I am not one of those people to goes around hugging bunnies and things like that. But if the animal is there somebody has to speak up for it. Let me mention traffic. Newport Drive, now because of the way traffic backs up so horrendously, nobody can usually make a left turn to go down 24. What they do is they make the right turn at Newport, go up to Advent Lutheran, go in, circle around the opening loop in our parking lot, go out, and head south. We are kind of part of the traffic pattern there much of the day. About half of the time, it is difficult to get through. Traffic right now a little bit on the dangerous side. The pumping station which will be somewhere in this area 200 feet from something is also where the fields are going to be. Or is it one field for the kids to play.

Mr. Capalongo said it is a large open field. It is usable for active recreation.

Mr. Backof said okay kids. Here is your play area all the way at the far end. That is not going to play well for kids who are going to be way up here at these houses. All these kids are going to have to trek all the way down here to play. And then they will have to trek all the way home. Tell you what is going to happen. They are going to look next door at Advent Lutheran Church and say Hey. There is a playground over there. Look at all that great equipment. Let me make one correction. The child development center is no longer in existence. We now have a tenant which is the Forest Hill Nature Preschool. It is one of the largest preschools/childcare centers in the country. It is run by Levon Taylor who couldn't be here today because they are finding it hard to get the staffing to be there with the kids. In our building they have 300 children. They have 50 staff members. They were essential during the pandemic. They never closed. The lady in fact in order to keep open took out a loan on her credit card, so she could pay her staff. That is the type of dedication. But on the playground, they do have to leave the equipment, the toys, trucks, scooters, and other equipment. They have the swings and slides and the other thing for kids to play with. The concern for us now is we don't have to walk down to this field and listen to the pumping station. We can just go across this field and use that nice playground. What an attractive nuisance. I brought this up at that meeting if a fence could be put up. That is like 12 properties bordering our property and the proposal. I had one other thing. When we opened or started building the church 25 years ago, no way would we ever get County water and sewage. We of course are on well and we are on our own septic system. That was really frustrating because we knew the water was right across Newport Drive. It was so close but so far away. We couldn't tap into it. The question is if Advent Lutheran could tap into that water and sewage. We know there are expenses involved. So we wouldn't have to worry about the septic system. Especially since we are uphill from a number of these properties

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right here. And the fact that these properties do kind of wrap around us in a way.

Mr. Moyer said you are going to be fertilizing their grass.

Mr. Backof said yes. In fact, last week the director called me up panicking. I smell gas. So I went over. I am a retired educator in Baltimore County. I walked through the building. There was no gas. It was sewage. One of the tanks needed to be emptied. I mention this to her. 25 minutes later, she had called 911, we had the hook and ladder. We had the pumper there and they walked through the building, and they said it was sewage. The Fire Department had a really good response. And the police. We could not work with a better group of people as far as the intrusions and people that use some of the buildings that I assume you are going to tear down on that property. It is like an old pre-civil war building. It is the hang out for most of the kids from Harford County. The police department has just been great. That about does it.

Mr. Davenport said I will try to address a little bit. We are aware of the bog turtle obviously. We do have some information from DNR. There is more than just DNR going out and looking at it. There is a scientific protocol that the environmental consultant has to perform. They have to provide that data to DNR and DNR reviews it. What we have is public record. We can get your information after the meeting. Whatever we have we can share with you. So you know what we have. DNR has reviewed the information and has determined there is no more bog turtle in this area. In that same vein, that area where the bog turtle habitat is, is that northwest area of the site. That is not going to be developed. The habitat should be maintained for the most part. Regardless of if the bog turtle is there or not.

Mr. Backof said so that is the Forest retention area.

Mr. Davenport said Forest Retention, Natural Resource District, non-tidal wetlands, and their buffer yards and all that. They will still be undisturbed. There are no plans to disturb it if there is a turtle there or not. There were no turtles found during the scientific evaluation. DNR has reviewed that information and they have provided us comments. There will be a Traffic Impact Analysis. They are required to do traffic studies. This is a conceptual element. When we get to the preliminary phase those studies will be available to the public. They are reviewed through the State Highway administration, our transportation division, and Public Works Highways. As far as the play areas. We share your concern with them. I can't prevent people from trespassing in the future. You can work together with fencing.

Mr. Backof said my concern again is after 3:00, or around 6:30 at night there is no one on the property except the occasional church going to do whatever. The concern is kids come up there and get hurt. No one knows they are up there. There is the concern of liability.

Mr. Uzarowski said my property is not adjacent to any of this. But for those of us who live west of Route 24 if I want to go into town that is the only way. Unless you want to zigzag down Grafton Shop and come around the back end. If you have business in Town to take care of Route 24 is the only way to go. Everybody here understands that traffic is a mess already.

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I realize you need to get the traffic impact study. But along those lines it is not unusual during any given time of the day depending what activities are going on in and around Bel Air/Harford Mall or whatever sometimes it takes 2 or 3 changes of the light at East West Highway south on 24. To get through the light after I have made my right turn off of Jarrettsville Road at the Post Office to go South. A gentleman talked about turning around in the church lot. I myself if I am coming out of Newport Drive to go to the bank and I want to go south many times I turn right go to the post office lot and turn around. Along with the traffic impact study, I don't know what the protocol is, I would like to say that within a couple hundred yards, you still have construction of new houses going on off of Forest Drive. So whatever is predicted on the books to be coming. You can't do a traffic study today when those houses haven't been completed yet. Around the corner you have the Forest Hill Farms. I don't know exactly how many houses are proposed to be on that property and I believe that is zoned RR. I am not 100% sure. The point being is, out of 70 houses here you can add 140 cars. Every household has 2 vehicles. I don't understand how we are ever going to get down Route 24 if you live west or north of this development area. In addition to those 2 developments I just mentioned, which are not completely finished, how do we know what is going to go on the one south of East West Highway at the new Rock Spring Station. The place is half empty. How can you do a traffic study is the place in half occupied? I am just asking the committee on this traffic study make sure who ever does the study understands there is a lot of other development going on. Not to mention another new church is supposed to go up on Grafton Shop Road. That was discussed at meetings where there could be as many as 150 attending on any given Sunday. Just this past Saturday I had reason to go in for some business on Main Street. At 11:00 in the morning on a Saturday. It took me 3 changes of the light at 24. Route 24 heading south the road is kept up very nice. The county does a great job on it. But then you get to that bottleneck by Kohls and Chick fil a, everything just comes to a standstill. How can we have rules on the books where we have roads going like this? In and out. What do you expect is going to happen? It is going to be a bottleneck. I am just asking that the traffic study take into account all those developments in close proximity that aren't even done yet.

Mr. Davenport said our traffic studies are required to project anything that we have approved. Whether is built, has started, is half completed or not started at all. We have a 70-unit development on the books that is approved. We assume that they are generating trips and we put those trips into the study.

Mr. Backof said if you are on the northside of 23 you can't get to Grafton Shop Road because the traffic is so heavy.

Mr. Uzarowski said it is a very dangerous intersection.

Mr. Backof said he contacted the State, but they said there are not enough fatalities. I go out the back way. I go to Jarrettsville for and make a right off of Highpoint and go that way. This morning I couldn't pull out of Highpoint because there were 12 cars coming from the Jarrettsville Area. That road used to be wide open. That was my go-to to sneak around and go out and head towards town. That traffic is absolutely awful. That's really going to make it

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amazingly awful.

Meeting adjourned at 9:43 am.