



**FOREST GREENS - PERRYMAN**  
**COMMUNITY ASSOCIATION, INC.**

May 18, 2017

Harford County Government  
Bradley F Killian, Director of Planning & Zoning  
220 S Main Street  
Bel Air, MD 21014

Re: 88 Acres LLC F 001

Dear Sir,

The Forest Greens Perryman Community Association, Inc. has met in committee to review the request for a zoning change of F001 from R4 to GI. Area citizens and residents in close proximity to the subject property are disturbed by several aspects of the zoning proposal **F001** to up zone 88 acres to General Industrial classification. Residents are afraid of the high potential for negative impacts to their property value, safety and quality of life. This letter is a summary of our opposition to the up zoning proposal.

Up zoning to the GI class is opposed by area residents for specific negative impacts regarding traffic. The Perryman Peninsula has been greatly impacted by the past 15 years of development of numerous industrial/warehouse projects on the Perryman Peninsula with little to no improvement to area roads and traffic patterns which are used both by the residents as well as the industrial tenants. FGPCA has made many appeals to planning and zoning for road improvements and new road construction especially when there appears to be an oversight allowing increased industrial usage of existing roadways to accommodate the new industrial tenants. Traffic problems already exist at Rt 159 (Perryman Rd) and Rt 7, at RT 40 and Route 7, Old Stepney Rd and Rt 40 and Spesutia Rd and Perryman Rd. The problems are due to the accumulation of industrial development over the years. Traffic is comprised of heavy tractor-trailers as well as the employee commuting vehicles. New GI will compound the traffic problems. There is no guarantee that there would be an acceptable business who dovetails into the area. The next owner of the site has a wide range of development choices once the GI is made permanent.

Up zoning to the GI class is opposed by the residents for specific negative impacts due to incompatibility. These aspects affect quality of life issues with the surrounding community. It is known that General Industrial allowable uses can generate substantially higher impact on the surrounding properties. The size and scope of GI business operations negatively impact every aspect of a residential neighborhood. The GI Visual impact, noise impact, and ease of just getting around the neighborhood negatively impact people and their quality of living. These impacts are particularly undesirable at this site. Once the GI Zoning is placed, no one will have the right to tell the developer to keep the trees and open space which have been enjoyed by the neighboring residents forever. This is not acceptable.



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Up zoning to the GI class is opposed by the residents for specific negative impacts due to incompatibility by GI class and the environment. The GI classification allows much greater impervious surface of buildings, parking pavement and access roads which allow much less natural open land to better handle water quality as it now exists in the wetlands of Cranberry Run which flows into the Bush River and then flows into the Chesapeake Bay. Again, the environmental impact on people, wetlands and woods are particularly undesirable at this site. GI Development will remove the trees and wildlife habitat, fill in and level the wetlands and erase the open space and natural buffers which have been enjoyed by the neighboring residents forever.

The area residents are keen to see some positive community improvements made to create safe walking and biking paths, and natural positive impacts to their property, safety and quality of life. The committee supports the construction of new sidewalks in the area. The committee recommends development of bike routes and trails that connect existing neighborhoods to local parks and new residential developments. We believe the county should help the peninsula create bike and walking paths to future local transportation centers and to APG, a large employer in the county. Separate truck traffic with dedicated truck routes for safety and integrate existing roads with dedicated bike routes. The investment in this kind of infrastructure will provide viable ways for peninsula residents to bike to work, not only at APG, but to other local destinations and areas served by the rail and bus service located in a future Transportation center.

With the help of the residents and supporters we hope to be successful in our opposition to the GI up zoning. The residents are pushing back understandably by a very real fear that industrial development is a possibility next to their home and the very real potential for negative impacts to their property, safety and quality of life.

Sincerely,

Harry V Webster, Jr, President  
Forest Greens Perryman Community Association, Inc.