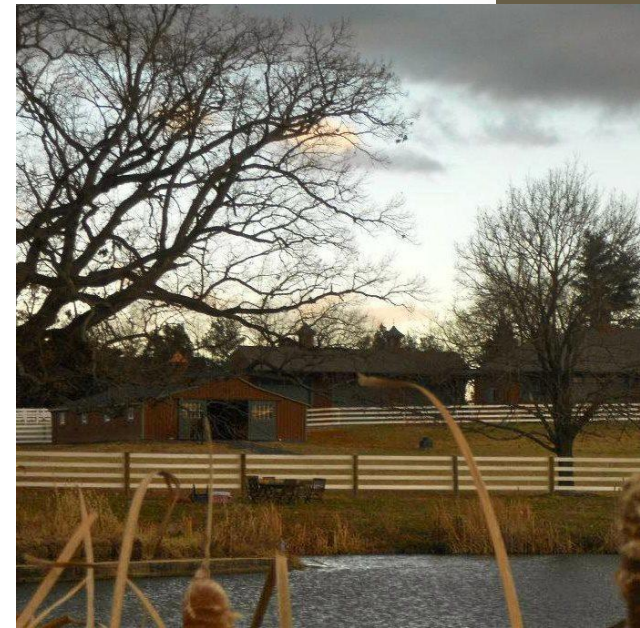


# Residents For Responsible Development of Woodmont (RRDW)

Community Meeting  
March 7, 2013



# Agenda

- Introductions
- Mission of RRDW
- RRDW Completed Activities
- Proposed Property Development
- Zoning Primer
- Current Status of Property
- Recent Developments
- Strategy and Upcoming Activities
- Q&A



# Executive Board

- Rob DeSantis
  - Chaun Hightower
  - Glenn Moran
  - Tim Pearson
  - David Yungmann
- 
- All local residents in the Woodbine/Glenwood area

# Advisory Board

- Chris Baloga (Wellington)
- Rob Banas (Country Springs)
- Vicky Cutroneo (Country Springs)
- Rick Gezelle (Fox Valley)
- Darryl Hockstra (Woodmont neighbor)
- Bob Manfuso (Woodmont neighbor)
- Bird Mobberley (Woodmont neighbor)
- Mary Beth Sedlack (Ridge View Hunt)
- Greg Talbot (Monticello)
- Linda O'Neill (Danmark Drive/Sang Road)
- Jen Noyes (Warfield Grant)
- Donna Hennessy (Morgan Station)

Local homeowner association leaders, Woodmont neighbors and residents

# Our Mission

- Ensure that future development of the former Woodmont Academy property, located in Cooksville, MD, is consistent with the character of the surrounding rural community.
- RRDW believes the magnitude and intensity of the proposed Dar-us-Salaam project, is far in excess of what is reasonable for the rural west and permitted for the RC zoning district.

# RRDW Progress To Date

- Selected an Executive Board and Advisory Board
- Hired attorneys
- Organized entity as 501(c)(4)
- Designed and opened website and official FaceBook page
- Continue to broaden base of interested parties
- Began discussions with County Council and DPZ
- Began fundraising
- Developed strategy for opposition

# Attorneys

- RRDW has retained Davis, Agnor, Rapaport and Skalny , based in Columbia, MD. Paul G. Skalny, our senior attorney, is experienced in real estate law representing land owners, developers and builders.
- The firm is well known and respected by County Government and elected officials, and Paul and his partners have served on numerous County task forces and commissions.
- Paul previously served on the Public Engagement in Land Use Task Force (appointed by Greg Fox).
- The firm was actively involved in Columbia Town Center redevelopment activities and initiatives, and has represented General Growth Properties in some of its redevelopment projects.
- Paul has lived and/or worked in Howard County since the early 70's, and currently lives in Ellicott City with his family.
- He is a graduate of Mt. Hebron H.S., Johns Hopkins University and the University of Maryland School of Law.



Paul G. Skalny

# Attorneys

- Joan M. Becker is a real estate attorney located in Western Howard County, where much of her practice focuses on advising clients on land use matters, property disputes, agricultural preservation easements, restrictive covenants and title related matters. She has been practicing in Howard County for 30 years.
- She is familiar with HC zoning history and past practices; and, Joan has been involved in some high profile land use cases, representing the interests of those advocating for the preservation of Western Howard County and for use of property that is consistent with the rural west's character.
- She currently serves on the Board of *Historic Ellicott City* as Treasurer and is a member of *Preservation of Howard County*, she is also on the advisory Board of Concern Citizens of Western Howard County.
- Ms. Becker was born and raised in Howard County, and currently resides on a 50 acre agriculturally preserved farm off of Carrs Mill Road.





# Dar-us-Salaam Site Plan



# Dar-us-Salaam Site Plan



# Dar-us-Salaam

## Planned Facilities

- Worship facility with capacity of up to 5,000
  - Largest facility in the County
  - More than twice the size as largest currently in the County (which is served by public water and sewer with direct access to an interstate highway)
- Full service K-12 school for over 1,500 students
- Multi-story administrative buildings
- Student dormitories
- Staff condominiums
- Walking paths and open space
- Other improvements accessory to the above uses

# Dar-us-Salaam Phasing

Source: Dar-us-Salaam website

## **Phase 1 – August 2012 – April 2013 (estimated)**

- Fundraising campaign to raise the \$10 million needed to purchase the property.
- Develop concept plan for new Dar-us-Salaam education and community campus.
- Apply for changes to the approved Master Plan to accommodate school and masjid needs.

## **Phase 2 – May 2013**

- Move all Dar-us-Salaam religious and social functions to the new property.
- Relocate current administrative and project offices to the new campus.
- Add two additional modular buildings to accommodate expected growth over next 5 years.

## **Phase 3 – June 2013 – July 2013**

- Move all Al-Huda School operations to the new campus.

## **Future Phases: Next 10-15 years**

- Full masjid and campus build-out.

# Zoning Primer

- Zoning Districts
  - Uses as a Matter of Right
  - Conditional Uses
- Rural Conservation (RC) – Existing Zone
- Institutional Overlay (IO)
  - Established to permit community-serving institutional and cultural facilities.
  - Uses must serve the surrounding residential community and provide as transition between residential neighborhoods and retail activity centers.
  - Property must be served by public water & public sewer.
- Community Center Transition (CCT)
  - Established to permit community serving office, institutional, service and cultural facilities, as well as age-restricted adult housing.
  - Uses must serve the surrounding residential community and provide as transition between residential neighborhoods and retail activity centers.

# Current Status of Property

- Dar-us-Salaam under contract to purchase Woodmont property for what is believed to be \$10 million
- Dar-us-Salaam is still in process of fundraising, and performing significant site engineering studies
- Existing Conditional Use Decision & Order on the property is expected to expire sometime in June
- Existing owners filed to change zoning of property to Institutional Overlay (IO) as part of county-wide rezoning process. This zoning change would allow the organization to expand its use of the property as a matter of right.
- County Planning Board hearings on re-zoning are scheduled for March 27 and for April 8

# Recent Developments

## (Communications with the County)

- Legal team met with Department of Planning & Zoning (DPZ) and representative of County Executive's Office.
- DPZ issued its preliminary recommendation that the property not be zoned IO, but rather, that it be zoned CCT (Community Center transition)
- CCT zone allows private schools and colleges (and probably dormitories), as well as religious activities and structures to support those activities, as a matter of right.
- CCT zone would give property owner rights greater than the existing rights and greater than those requested by the property owner in the IO zone. This zone would also likely make the whole property and its occupants exempt from paying property taxes.
- Legal team has had subsequent conversations with DPZ regarding comprehensive re-zoning process going forward and its recommendation that the property be re-zoned CCT.
- The County has expressed reservations and concerns about approving the IO Zone outside the Planned Service Area
- DPZ's recommendation that the property be zoned CCT was apparently prompted by a very senior County official.
- Requested meeting with Ken Ulman and awaiting a response.

# Recent Developments

(Communications with Dar-us-Salaam Counsel)

- Legal team met with Sang Oh, legal counsel for Dar-us-Salaam, to discuss RRDW's position and inquire about Dar-us-Salaam's plans and position regarding property.
- He agreed to provide site development plans and architectural drawings before Planning Board hearings begin on March 27.
- Dar-us-Salaam is expected to exercise its right to occupy the property prior to settlement, but the exact timing is unclear.



# RRDW Strategy

- Investigate property history and review studies and reports pertaining to its original development.
- Submitted several Freedom of Information Requests to both local and state agencies.
- Review zoning regulations and classifications, as well as their legislative history, as they relate to property.
- Continue to meet with County personnel and elected officials regarding pending zoning change
- Identify subject matter experts
- Engage area residents and professionals to assist in the overall process
- Attend March 27 Planning Board Hearing, but focus testimony on behalf of RRDW to the April 8 hearing

# Next Steps on Hearings

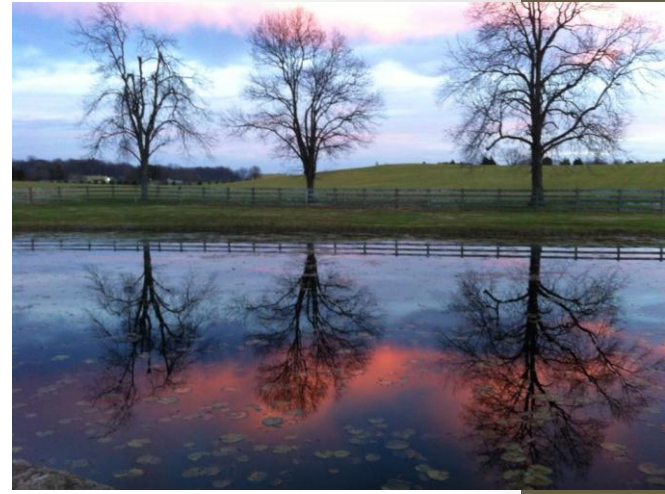
- Review of comprehensive re-zoning process, including pending hearings and subsequent hearings before the Zoning Board (County Council)
- Coordinate testimony from area residents and professionals.
- Community attendance at both hearings is CRITICAL

# We Need Your Help

- Expenses for the near-term opposition are expected to exceed \$75,000 (and significantly more if the case ends up in State or Federal Court)
- Contribute financially to cover costs of opposition
  - Contributions are accepted tonight (cash, check, credit card)
  - Pledge future support (see pledge card)
- Volunteer to help RRDW in one of several ways, including by agreeing to testify at hearings
- Volunteer to fundraise within community (door to door)
- Electronically sign petition
- Write and contact your elected officials to voice opposition to the re-zoning of the property and excessive development

# Visit the RRDW website

- Add link to web demo here



Q&A

