

Michael and Donna Buck  
9920 Doctor Perry Road  
ljamsville, Maryland 21754

February 13, 2022

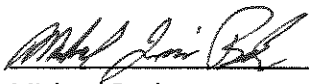
Sam Tressler III, Chair  
Frederick County Planning Commission  
30 N. Market St.  
Frederick, MD 21701

Subject: Knowledge Farms rezoning from Office/Research/Industrial (ORI) to MXD (Mixed use).

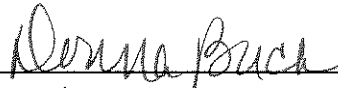
Dear Chairman Tressler,

It's come to our attention that the Knowledge Farms development (address 3280 Urbana Pike, ljamsville) is pursuing the above subject rezoning. Further, we understand that the intent is to include an age restricted (55 years and older) residential component within the development, if the MXD rezoning is approved. Additionally, there could be other ancillary uses that are allowed within the MXD zoning. Please consider this letter as being in support of the rezoning. From a long-term perspective, the MXD zoning on that property better serves the needs of our community, versus the various uses allowed in the ORI zoning. Thanks in advance for your consideration on our position, as a long-time residents of the county.

Sincerely,



Michael Buck



Donna Buck



2-17-2022

David Sutherland  
3089 Herb Garden Dr  
Frederick, MD 21704

Community Development Division  
30 N. Market St.  
Frederick MD 21701

RE: R-21-02 – Knowledge Farms

I understand that the rezoning of referenced property does not automatically grant permission to the developer to build high density residential units and that the developer would have to eventually clear the hurdle of traffic studies/restrictions. However, as a concerned citizen my conscious cannot let this move ahead without bringing to Frederick Counties attention the potential traffic problems high density residential high rises with 220 apartments and 500 cars (not counting another office building) will pose to the intersections of Thornapple/355 and Thornapple/KD Drive.


See attached page 1 of 4 indicating the distance relationship between Thornapple/355 and Thornapple/KD Drive. The KD developer has proposed to relocate the Thornapple/KD Drive intersection, moving it forty feet, obviously for the increased benefit of left turn stacking. The forty feet gained by this action amounts to an additional three cars. Though not a traffic engineer, I highly doubt adding three cars of stacking will make a positive difference.

The fact that you have two intersections in close proximity will cause a traffic problem. Look no further than L'Enfant's design of Washington DC for evidence that intersections too close together simply do not co-exist well. Please see the attached photos I took on Tuesday morning (pages 2 and 3) February 8 at approx. 7:00am for the stacking problem that already exists at 355/Campus Dr with the backup that occurs with Urbana High School traffic.

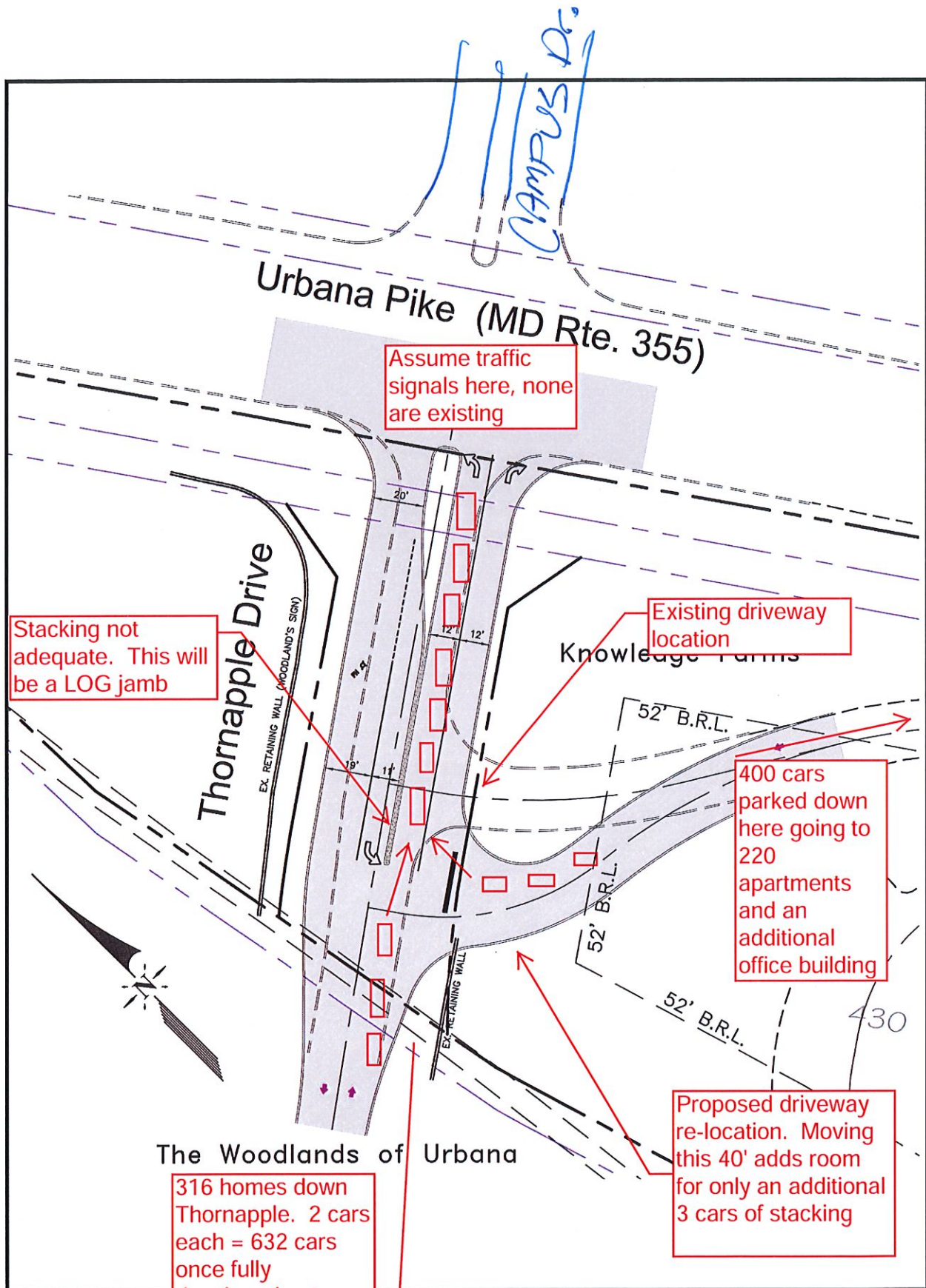
If I were King and I am not, I would make the rezoning contingent on a stand-alone entrance from 355 south of the proposed tie-in to Thornapple as I have rough-sketches on the attached page 4.

Regarding self-storage with which there seems to be an outcry, I could not care less about it. If you have ever been to a self-storage facility, they are basically ghost towns. There is no evidence that they increase crime as some have opined. A self-storage facility is much preferred to high rise apartment buildings for numerous and obvious reasons.

Thank you for taking the time to consider my concerns. You can e-mail me at [David@MiTechConstruction.com](mailto:David@MiTechConstruction.com) if you wish to respond.



David Sutherland  
Frederick, MD



Provided by Terra Solutions Engineering

Attachment 1  
Conceptual Acc



Knowledge Farms  
Frederick County, Maryland

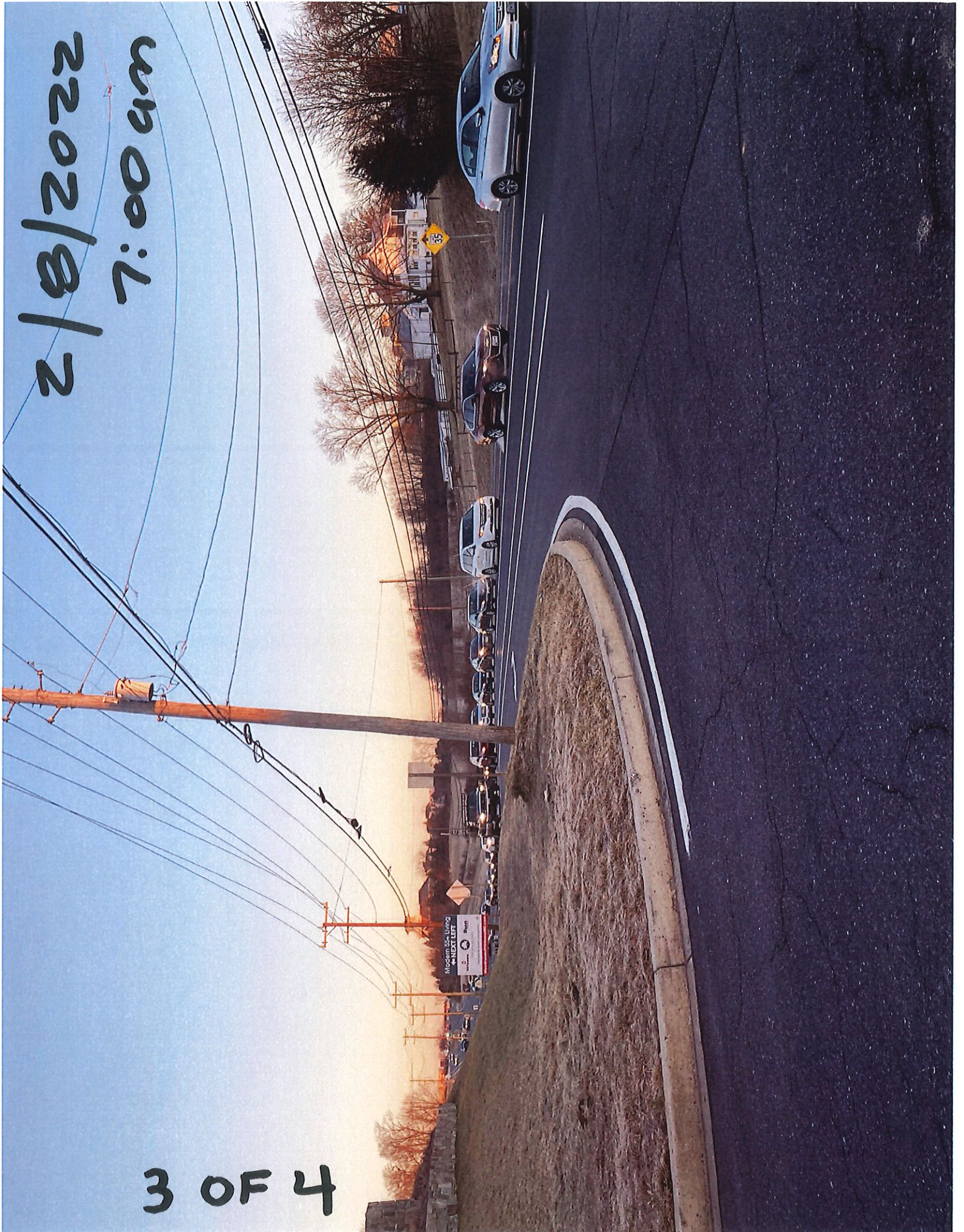






2202/8/2  
7:00 am

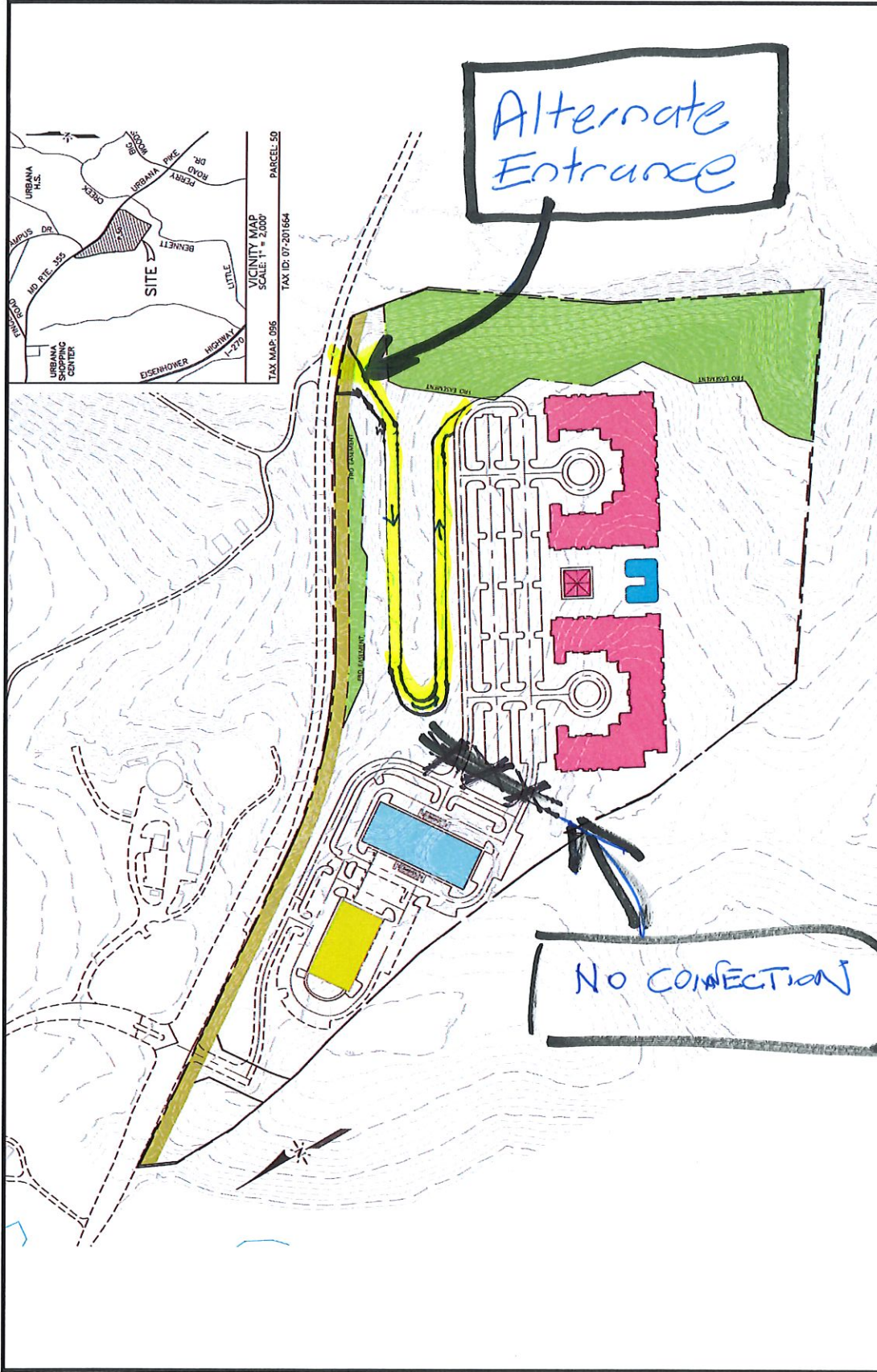




2/8/2022  
7:00 am

3 OF 4





Plan Provided By: Terra Solutions Engineering, LLC

Figure 1-2  
Concept Plan



Knowledge Farms  
Frederick County, Maryland







## Dolan, Mary

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**From:** Planning Commission  
**Sent:** Thursday, March 3, 2022 11:33 AM  
**To:** Marcia King  
**Cc:** Brandt, Kimberly G.; Superczynski, Denis  
**Subject:** RE: Comment on Proposed Knowledge Farm Development - Hearing on 3/16/22

Good morning:

Thank you for your comments on the proposed Knowledge Farms rezoning.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Marcia King <marjerking@aol.com>  
**Sent:** Wednesday, March 2, 2022 8:24 AM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Comment on Proposed Knowledge Farm Development - Hearing on 3/16/22

**[EXTERNAL EMAIL]**

To Whom It May Concern:

I live in the Woodlands of Urbana directly adjacent to the proposed Knowledge Farm Development. I have quite a few concerns about the Knowledge Farms Proposal, scheduled for hearing before the Planning Commission on 3/16/22 and I am entirely against moving forward with the proposal, for the following reasons.

1. **Traffic:** The single one lane traffic entrance and exit for Knowledge Farms will be shared with the Woodlands of Urbana's street. This exit was not developed for the traffic that is envisioned for the extra residences and businesses proposed in Knowledge Farms. Already traffic backs up there at the beginning and end of the business day with the existing office building on the premises. With the further proposed development, traffic will subsequently back up, significantly, into the Woodlands of Urbana single lane residential road. Traffic will certainly jam and as a result, will significantly delay exit and entry for Woodlands residents, clog the streets and lead to a dramatic increase in unsafe traffic as Knowledge Farms residents and workers will learn they can cut through the Woodlands neighborhood to avoid the clogged light on 355. This puts the Woodlands of Urbana residents at risk with speeding cars and potential accidents. Many residents walk around the Woodlands

of Urbana on a regular basis and excess traffic will put these walkers at risk. I am one of those walkers. I walk my dog throughout the neighborhood 3 times a day.

2. **Safety and Security:** The proposed public storage unit will bring people living outside our neighborhood into the area at all hours of the day and night. There is an increased security risk with potential trespassing onto the lands and houses of the elderly residents in the Woodlands of Urbana. Furthermore lights and noise may go on at any hour of the day and night. If the proposal is approved, it is essential that access to the storage unit be limited to daytime hours only and that barriers be built to prevent any trespassing and security issues into the Woodlands of Urbana.
3. **Access into the Woodlands:** The proposed rental units should not have access to the Woodlands and barriers should be developed to prevent residents of the rental units from using the costly facilities and amenities of the Woodlands of Urbana that we cover with expensive HOA dues.
4. **Environment:** The proposed development will remove a natural landscape that many of our residents and recent buyers assumed they would be able to enjoy. At a minimum, landscaping must be installed to minimize the change and barriers must be installed to obscure the view we will now have of commercial and multistory residential buildings.

Thank you for your consideration. I am against the development at Knowledge Farms as proposed.

Sincerely,

*Marcia King*  
*3104 Herb Garden Mews North*  
*Frederick, MD 21704*



## Dolan, Mary

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**From:** Planning Commission  
**Sent:** Thursday, March 3, 2022 11:35 AM  
**To:** Susan Jay  
**Cc:** Brandt, Kimberly G.; Superczynski, Denis  
**Subject:** RE: Comments Regarding Knowledge Farms Zoning Request

Good morning:

Thank you for your comments on the proposed Knowledge Farms rezoning.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Susan Jay <susanjay3288@msn.com>  
**Sent:** Wednesday, March 2, 2022 1:22 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Comments Regarding Knowledge Farms Zoning Request

### [EXTERNAL EMAIL]

To members of the Planning Commission:

As residents of The Woodlands, we have several concerns regarding the zoning request of Knowledge Farms which is adjacent to our Community. These concerns are:

1. There will be a huge impact on traffic coming in and out of the Community primarily on Thornapple exiting onto and entering from MD 355. In the morning, traffic heading southeast on MD 355 is already very heavy. The same is true in the evening heading northwest on MD 355. Although the construction traffic will eventually decrease coming into and out of The Woodlands community via Thornapple, it will not happen quickly. If the only entrance into Knowledge Farms is off Thornapple, there will be even more construction vehicles to deal with as well as a significant increase in individual vehicles entering the current and various new structures being proposed in the zoning request. Even after all construction is completed, the traffic load will be heavy. In our opinion, Thornapple will not be able to handle this vehicle load. In addition, there are several times throughout the day that there is significant traffic entering and exiting Urbana High School onto MD 355 in both directions.
2. The proposed storage facility brings with it concerns of increased noise, bothersome lights during the nighttime hours and safety concerns that such facilities have a reputation for bringing with them. Our pleasant community should not have to deal with this type of structure.
3. We are very opposed to any walking path that connects our community to any structures on Knowledge Farms. Our community pays for the upkeep of our common areas, and these are not

meant to be shared with individuals from outside of the community that could present safety issues to our residents, damage from individuals who have no ties to the community and unwanted trespassing on our properties.

4. Although loss of the natural view that many of us currently enjoy may not be a factor for the members of your committee, such a loss for us is extremely disappointing especially since we paid a premium to back up to the wooded setting that Knowledge Farms wants to expand into. There is a lot of wildlife in the area that is being looked at and their habitats will, of course, be destroyed.

We hope that the members of the Planning Commission will look carefully at the scope of Knowledge Farms project. Some expansion is certainly expected but the scope of this project seems to not consider the affect it will have on the residents of The Woodlands Community.

Thank you for the opportunity to comment.

Susan and Michael Jay

3013 Herb Garden Dr.

Frederick, MD 21704

919-428-0255



## **Dolan, Mary**

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**From:** Planning Commission  
**Sent:** Thursday, March 3, 2022 11:36 AM  
**To:** Pat Levenson  
**Cc:** Brandt, Kimberly G.; Superczynski, Denis  
**Subject:** RE: Knowledge Farms Development

Good morning:

Thank you for your comments on the proposed Knowledge Farms rezoning.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Pat Levenson <patlevenson@gmail.com>  
**Sent:** Thursday, March 3, 2022 10:48 AM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Knowledge Farms Development

**[EXTERNAL EMAIL]**

Good morning

I would like to voice my concern for the planned development of Knowledge Farms. I live in the Woodlands community and am concerned about the traffic impact for 355. It is already sometimes challenging to access my neighborhood, and with the added traffic, I am very concerned that travel will become increasingly difficult. I do not see any provisions for improvements to 355 to support the additional traffic.

Please take into consideration the added traffic burden that this development will add to an already busy access point.

Thank you,  
Pat Levenson





## **Dolan, Mary**

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**From:** Planning Commission  
**Sent:** Friday, March 4, 2022 6:56 AM  
**To:** Janice Hicks  
**Cc:** Brandt, Kimberly G.; Superczynski, Denis  
**Subject:** RE: Knowledge farms

Good morning:

Thank you for your comments on the proposed Knowledge Farms rezoning.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

-----Original Message-----

From: Janice Hicks <jmhicks728@yahoo.com>  
Sent: Thursday, March 3, 2022 9:13 PM  
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
Subject: Knowledge farms

[EXTERNAL EMAIL]

Dear planning commission,

I purchased a property in the over 55 Woodlands community near the Knowledge farm property & paid a premium for the views & the privacy. To have the view obstructed by a high rise building will impact the quality of life of those living here. The amount of traffic & noise will change the landscape of our community. A high rise building with access to our community will have the adverse affect of having others use amenities that we pay a considerable amount of money to maintain.

In addition, the traffic impact will be a huge issue. It is already difficult to drive onto 355 without traffic backup due to the speed of cars and the blind spots. And we are not at full capacity within our community. Having cars lined up on Thornapple Dr to leave our community or having tenants wait to get onto Thornapple Dr from the proposed high rise building will cause undue traffic backups as well as delays for all of us to get to appointments, etc. Without another exit from the South, traffic will be challenging. And that does not take into account the safety issues for Fire, Police and EMT trying to get into and out of anything built on Knowledge Farm. Having one way in and out only adds to the traffic & safety of our community. That will be disastrous for all of us.

While I understand the need to develop this property, I believe that building something that maintains the quality of life of those of us already living here, is preferred. We need our views to be maintained & the traffic to be reasonable to get in and out of 355 or in and out of the offices. Our community respectfully asks you to consider that we are elders and seek safety and peace.

Janice Hicks  
Deacon and Chaplain  
703-282-0040 (mobile)



## **Dolan, Mary**

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**From:** Planning Commission  
**Sent:** Thursday, March 3, 2022 11:34 AM  
**To:** Maddy C  
**Cc:** Brandt, Kimberly G.; Superczynski, Denis  
**Subject:** RE: Knowledge Farms

Good morning:

Thank you for your comments on the proposed Knowledge Farms rezoning.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Maddy C <dmaddyd56@gmail.com>  
**Sent:** Wednesday, March 2, 2022 8:48 AM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Cc:** Maddy C <dmaddyd56@gmail.com>  
**Subject:** Knowledge Farms

**[EXTERNAL EMAIL]**

My husband and I purchased a property on Herb Garden Drive that butts up against the Knowledge farm property. At the time, we paid a premium for the lot for the views and the privacy. Apparently all of us along that strip did. To have the view obstructed by a high rise building will impact the quality of life of those living along the property line. The amount of traffic and noise for a storage facility will change the landscape of our community. A high rise building with access to our community will have the adverse affect of having others use amenities that we pay a considerable amount of money to maintain.

In addition to the impact of the views and the addition of others onto our property, the traffic impact will be a huge issue. It is already difficult to drive onto 355 without traffic backup due to the speed of cars and the blind spots. And we are not at full capacity within our community. Having cars lined up on Thornapple Dr so we can leave our community or having tenants wait to get onto Thornapple Dr from the high rise building will cause undue traffic backups as well as delays for all of us to get to appointments, recitals, etc. Without another exit from the South, traffic will be challenging. And that does not take into account the safety issues for Fire, Police and EMT trying to get into and out of anything built on Knowledge Farm. Having one way in and out only adds to the traffic and safety of our community. That will be disasterous for all of us.

While I understand the need to develop this property, I believe that building something that maintains the quality of life of those of us already living here, is preferred. We need our views to be maintained (a 7 story structure is not realistic) and the traffic (vehicle and/or on foot) to be reasonable to get in and out of 355 or in and out of the offices.

Your consideration to our needs is greatly appreciated.  
Madeline Catalano.

Sent from [Mail](#) for Windows

## **Dolan, Mary**

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**From:** Planning Commission  
**Sent:** Thursday, March 3, 2022 11:31 AM  
**To:** Kathy Laun  
**Cc:** Brandt, Kimberly G.; Superczynski, Denis  
**Subject:** RE: Knowledge Farms Re-zoning

Good morning:

Thank you for your comments on the proposed Knowledge Farms rezoning.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

-----Original Message-----

From: Kathy Laun <kflaun@comcast.net>  
Sent: Tuesday, March 1, 2022 7:08 PM  
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
Subject: Knowledge Farms Re-zoning

[EXTERNAL EMAIL]

Hello,

As residents of The Woodlands community we are seriously concerned with the increased traffic this proposed development will have. We walk the neighborhood and even now, there is traffic that comes through our community using Thornapple Drive as a shortcut. We are afraid of how difficult it will be to cross the streets with the amount of increased traffic this development would bring in through Thornapple Drive. People will also come in from Urbana Pike. This will without a doubt make traveling difficult as we try to enter and leave our community to go to the pharmacy, grocery store or anywhere else. People drive through the community now as a short cut and we have to be very careful as they speed through, the proposed growth will definitely cause more traffic. Even if there were to be a traffic light, there will surely be backups and accidents.

One of the most desirable reasons to live in The Woodlands is the ability to walk, feeling safe and secure. Bringing this much traffic into the community will definitely increase the number of non-residents who will drive through to not only admire the beautiful community but also perhaps take advantage of the fact that this is a 55+ community. I will not be comfortable walking alone with so many more cars, vans, trucks, SUV's speeding past me.

A Self-Storage facility will bring in traffic which would otherwise have no reason to come into Knowledge Farms, much less The Woodlands. There will be contractors with trucks and equipment, vendors who will store business supplies. No



matter how nice they may be or look from the outside, a storage facility belongs near an Industrial Center not an upscale community.

Respectfully Yours,  
Albert and Kathy Laun

Sent from my iPad

## **Dolan, Mary**

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**From:** Planning Commission  
**Sent:** Thursday, March 3, 2022 11:35 AM  
**To:** Janice Spagnola  
**Cc:** Brandt, Kimberly G.; Superczynski, Denis  
**Subject:** RE: Knowledge Farms Rezoning

Good morning:

Thank you for your comments on the proposed Knowledge Farms rezoning.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

-----Original Message-----

From: Janice Spagnola <janspagnola@gmail.com>  
Sent: Wednesday, March 2, 2022 3:21 PM  
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
Subject: Knowledge Farms Rezoning

[EXTERNAL EMAIL]

My husband and I live at 3215 Thornapple Drive in The Woodlands over 55 community. We are writing to have our voices heard in the upcoming Knowledge Farms Rezoning proposal that you will be deciding on.

Our overwhelming concern is the car and truck traffic that would be generated by having an additional office building and a number of residential buildings for over 55 residents ( and the staff needed for some of the proposed memory units,etc.) added to the very short distance from the Knowledge Farms present roadway to the corner at Rt.355.

Route 355 is a major arterial road that is busy all day, every day. Right now, trying to make a left at Thornapple Drive and Rt. 355 is dangerous .... not to mention the traffic coming down Campus Drive (from the high school)at the same intersection. We can not imagine this intersection when you add the drivers and delivery trucks from 3 more buildings (many who would be over 55).

We see nowhere in this proposal that Knowledge Farms will make an additional entrance to this huge phase by building a second entrance further down Rt. 355....which would lead directly into this new phase of buildings.

While they did reference a traffic light at Thornapple and 355....they have no authority to install one, so that traffic light is just wishful thinking.

We hope that you will look at their proposal and realize that without an additional entrance off of Rt.355 , the volume of cars and trucks from The Woodlands, the high school at Campus Drive, the present office building and the proposed addition of 3 more buildings is just to much for this intersection.

Thank you,

Vincent and Janice Spagnola

3215 Thornapple Drive

Frederick,MD 21704

Sent from my iPad

3106 Herb Garden Mews North  
Frederick, MD 21704  
March 6, 2022

Frederick County Planning Commission  
Department of Development Review  
30 N. Market Street  
Frederick, MD 21701

Dear Planning Commission Members:

My wife and I live in the Woodlands of Urbana, a new and lovely, quiet community bordered by Rt. 355 and Rt. 80. We purchased this property to escape a very noisy area in Prince George's County from not only loud cars but also general traffic congestion.

I served as a town council member for University Park, Maryland for six years. During that time we dealt extensively with the Cafritz organization, based in Washington, DC, battling their development desire on the Cafritz property along Baltimore Avenue (U.S. Rt. 1) between Riverdale Park, College Park, and University Park, Maryland, and bordered on the interior by the CSX Railroad/Green Line Metro tracks. Cafritz proposed to build a large community of townhomes, restaurants, and businesses – including a Whole Foods. The development plans were for only TWO access roads, both along Baltimore Avenue. All the communities affected opposed this, and ultimately, we forced Cafritz to build a bridge across the CSX rail tracks. This delayed development by several years, but it has proven to be extremely useful and a popular access route to this shopping center. We also dealt with other development issues such as drainage and destruction of wooded areas.

We moved into the Woodlands of Urbana in September 2021 and are dismayed to learn about potential development behind Knowledge Farms (KF) along Rt. 355. Everyone in the Woodlands has paid premium prices for a scenic view and privacy. To have the view obstructed by potentially high-rise buildings will impact the quality of life of those living along the property line. I understand a storage unit and a senior housing community are potential occupants of the KF property, with the ONLY exit being the one that is there now – a short driveway onto Thornapple Drive, a road that goes directly into our community off Rt. 355. The amount of traffic and noise will drastically change the landscape of our community. Businesses with access to our community will have the adverse effect of having others discover and use amenities that we pay a considerable amount of money to maintain. These include picnic areas, fire pits and pickleball courts.

The traffic impact will be a huge issue. It is already difficult to drive onto Rt. 355 without traffic backing up due to the speed of cars and the blind spots – and we are not yet at full capacity within our community. Having cars lined up on Thornapple Drive to leave our community or having tenants wait to get onto Thornapple Drive from the proposed buildings at KF will cause undue traffic backups as well as delays for all of us to get in and out of our community. Without another exit from the South, traffic will be challenging. This does not consider the safety issues for fire, police and EMTs trying to get into and out of anything built on KF. Having just one way in and out only adds to the traffic and safety of our community. That will be disastrous for all of us.

While I understand the need to develop this property, I believe that building something that maintains the quality of life of those of us already living here, is preferred. The best resolution would be for another exit for KF to be built south of Thornapple Drive. We need our views to be maintained and the traffic to be reasonable to get in and out via Rt. 355 or in and out of the businesses at Knowledge Farms.

Sincerely,



Michael B. Cron





**Dolan, Mary**

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**From:** Planning Commission  
**Sent:** Monday, March 7, 2022 9:47 AM  
**To:** Christina Anderson  
**Cc:** Brandt, Kimberly G.; Superczynski, Denis  
**Subject:** RE: Comments on Knowledge Farms Rezoning Request.

Good morning:

Thank you for your comments on the proposed Knowledge Farms rezoning.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Christina Anderson <ckand27@gmail.com>  
**Sent:** Sunday, March 6, 2022 8:59 AM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Comments on Knowledge Farms Rezoning Request.

[EXTERNAL EMAIL]

3/6/2022

Dear Commissioners,

I am writing to ask that you please seriously reconsider not doing this project adjacent to the Woodlands community. Though I believe that economic growth is important, this project does not seem appropriate. This community was recently created for people that want to live the last part of their lives in a quiet, protective environment that they feel free to share with their grandkids and extended family. This development would take away many of these important qualities that we enjoy now and create many problems that compromise health and safety.

1. **CAR, TRUCK AND EMERGENCY TRAFFIC:** There will be a huge increase in traffic in and out of the community. It would be unmanageable with the amount of cars and commercial trucks coming in and out of the main entrance. There would also be ambulances needing to take ailing seniors to the hospital at all hours of the night. We had this experience at one of our other communities where we lived and it disrupted many lives.

2. **RISKS & DANGERS OF TRANSIENTS AND NON RESIDENTS:** We have every reason to believe that this development could introduce transients to feel free to use our facilities and interact with the grandchildren that visit on a daily basis. Even now we have experienced some unwelcome visitors wandering the community. The infrastructure put in place by Natelli does not allow for protections from this increased activity.

3. **ENVIRONMENTAL QUALITY:** The scope and magnitude of what is being planned would completely compromise the environmental quality of life for our residents. Please consider the damage of noise, light and air pollution would create for all the residents living here. Many have health issues and this would contribute to these problems.

Thank you for listening to my comments. Though I support economic development, I feel this project is misplaced. I am very concerned and ask that you please decide NOT to proceed or significantly scale back.

Regards,

Christina J. Anderson/The Woodlands community

## Dolan, Mary

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**From:** Planning Commission  
**Sent:** Monday, March 7, 2022 9:45 AM  
**To:** hupfamily@comcast.net  
**Cc:** Brandt, Kimberly G.; Superczynski, Denis  
**Subject:** FW: Comments on R-21-02 Knowledge Farms Rezoning Application  
**Attachments:** Knowledge Farms comments.pdf

Good morning:

Thank you for your comments on the proposed Knowledge Farms rezoning.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** hupfamily <hupfamily@yahoo.com>  
**Sent:** Saturday, March 5, 2022 7:16 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Cc:** Hupfamily <hupfamily@comcast.net>  
**Subject:** Comments on R-21-02 Knowledge Farms Rezoning Application

**[EXTERNAL EMAIL]**

We wish to express our concerns to the Frederick County Planning Commission regarding the proposed request for rezoning of the (R-21-02) Knowledge Farms property and the planned development of this parcel of land.

We live on Purple Sage Mews, which is very close to the entrance of the current Knowledge Farms building from Thornapple Drive, as well as to the intersection of Thornapple Drive with Route 355 (Urbana Pike). From our experience, currently there is already a large amount of traffic using Thornapple Drive, even now before building of the remainder of the Woodlands 55+ community is completed. In addition, it can currently be extremely difficult to turn left from Thornapple Drive onto Route 355, due to the volume of traffic on Route 355 and the traffic from Urbana High School.

The proposal to add a large development in Knowledge Farms and to have all of that additional traffic exiting onto Thornapple would create a significant problem with traffic backups in our residential area and with potential speed and emergency access issues as vehicles move through our neighborhood. Without a doubt major traffic congestion will occur along Thornapple Drive as vehicles wait to turn onto Route 355 and turn from Thornapple Drive into the Knowledge Farms property due to the high density of proposed housing on this property and the short distance from the Knowledge Farms vehicle entrance to Route 355. This will cause delays to residents, safety concerns for motor vehicles, cyclists and pedestrians, and increased pollution from the exhaust emissions from multiple idling motor vehicles. Therefore, we urge you to require that a second, separate entrance/exit onto Route 355 for the proposed Knowledge Farms development be constructed.



Additionally, we are concerned about the proposed construction of a multi-story public self-storage unit building as part of the Knowledge Farms development. We feel that this is not at all compatible with a residential area, neither for those of us who are already in the Woodlands community nor for residents of new housing units planned to be part of Knowledge Farms. A self-storage unit would add excessive traffic from customers from outside of the residential community, as well as noise and security concerns, and should not be approved as part of the proposed development.

Thank you for your consideration of our input.

Christopher and Dorothy Hupfeld

3310 Purple Sage Mews

Frederick, MD 21704

(Our comments are also attached as a PDF.)

## **Dolan, Mary**

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**From:** Planning Commission  
**Sent:** Monday, March 7, 2022 9:45 AM  
**To:** Carol Cron  
**Cc:** Brandt, Kimberly G.; Superczynski, Denis  
**Subject:** RE: Comments regarding Knowledge Farms development

Good morning:

Thank you for your comments on the proposed Knowledge Farms rezoning.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Carol Cron <carol.cron@hotmail.com>  
**Sent:** Saturday, March 5, 2022 1:11 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Comments regarding Knowledge Farms development

### **[EXTERNAL EMAIL]**

We live in the Woodlands of Urbana, a quiet community bordered by Rt. 355 and Rt. 80. We purchased this property to escape an area in Prince George's County that had become congested with traffic and loud cars.

I was disturbed to learn about potential development behind Knowledge Farms along Rt. 355. The residents in the Woodlands have paid premium prices for the scenic view. To have the view obstructed by buildings and businesses will impact the quality of life of those living along the property line. I've heard that potential occupants may be a storage unit and a senior housing community, and that the ONLY exit is the one that is there now – a driveway onto Thornapple Drive, a road that goes directly into our community off Rt. 355. The amount of traffic and noise will drastically change the landscape of our community. Businesses with access to our community will have the adverse effect of having others discover and use amenities that we pay a considerable amount of money to maintain as well as our local roads, trying to find other routes out of Knowledge Farms.

We are not yet at full capacity within the Woodlands, and it is already difficult to drive onto Rt. 355 without traffic backing up due to the speed of cars and the blind spots. Having cars lined

up on Thornapple Drive to leave our community or having tenants wait to get onto Thornapple Drive from the proposed businesses at Knowledge Farms will cause undue traffic backups as well as delays for all of us to get in and out of our community, especially at rush hour times. Without another exit from the South, traffic will be challenging. Having just one way in and out only adds to the traffic and safety of our community.

I understand the desire to develop this property, but I strongly believe that the development must maintain the quality of life for us in the Woodlands of Urbana. By far the best resolution would be for a second exit for Knowledge Farms to be built on Rt. 355, south of Thornapple Drive. We need our scenic views to be maintained and the traffic to be reasonable to get in and out of the Woodlands of Urbana via Rt. 355 or in and out of the businesses at Knowledge Farms.

Please consider these issues as you review the development applications for Knowledge Farms. You may reach me via email at [carol.cron@hotmail.com](mailto:carol.cron@hotmail.com).

Sincerely,

Carol E. Cron  
Woodlands of Urbana resident

**Carol E. Cron**

E-mail: [carol.cron@hotmail.com](mailto:carol.cron@hotmail.com)

Cell: 301-704-8777

## Dolan, Mary

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**From:** Planning Commission  
**Sent:** Monday, March 7, 2022 9:44 AM  
**To:** Diane Rifkin  
**Cc:** Brandt, Kimberly G.; Superczynski, Denis  
**Subject:** RE: Public hearing for the Knowledge Farms zoning request, Urbana, Maryland

Good morning:

Thank you for your comments on the proposed Knowledge Farms rezoning.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Diane Rifkin <d.rifkin05@gmail.com>  
**Sent:** Friday, March 4, 2022 7:49 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Public hearing for the Knowledge Farms zoning request, Urbana, Maryland

**[EXTERNAL EMAIL]**

Dear Planning Commission,

We are residents of the Woodlands of Urbana and have a number of concerns about the Knowledge Farms zoning request.

1) We have great concerns about the anticipated increase in traffic on Thornapple Drive onto Rt. 355 which is one of the main thoroughfares into and out of the Woodlands development. While we know a traffic study was done, we are not sure that it included the traffic from the Woodlands residents or Urbana High School, and the study was done during the pandemic when there was likely much less traffic. Our community will consist of 159 villas, 232 single family homes, and 176 condos at its completion in about 2 years. Most of the residents living here have 2 cars. Right now, employees who work in the Knowledge Farms professional building have expressed that there are traffic problems already in the late afternoon as they try to exit from Thornapple Drive onto Rt 355. This can be exacerbated when Urbana High is also letting out. An alternate exit from Knowledge Farms to Rt 355 would be one way to mitigate these traffic concerns. The other concern is that in trying to avoid the backup of traffic on Thornapple Drive, people will try to take shortcuts through the Woodlands development which could be a safety hazard for seniors living in our 55+ development. Additionally, due to the difficulty of making a left turn onto Rt 355 from Thornapple Drive,



construction trucks may also utilize the neighborhood streets of the Woodlands to take shortcuts when building the Knowledge Farms development. That is also a potential safety hazard as there would be an increased risk of speeding and accidents.

2) We also have safety and security concerns regarding the Knowledge Farms zoning request. The proposed Storage Unit could bring people from outside our neighborhood to the Woodlands increasing traffic, noise, and possible trespassing, and vandalism, especially if this is a 24-hour facility. We are also opposed to a natural pathway being installed that would give Knowledge Farms pedestrians access into the Woodlands neighborhood and use or abuse of our costly amenities.

Thank you very much for your time and attention to these important concerns,  
Diane and Michael Rifkin