

From: Margery Wells <[mfhwells@gmail.com](mailto:mfhwells@gmail.com)>  
Sent: Monday, January 15, 2024 4:51 PM  
To: Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
Cc: Margie Wells <[mfhwells@gmail.com](mailto:mfhwells@gmail.com)>; Kenyon Wells <[kenyon.wells@gmail.com](mailto:kenyon.wells@gmail.com)>  
Subject: Restrictions on Knowledge Farm Rezoning

[EXTERNAL EMAIL]

To County Council:

Please ensure reasonable restrictions are placed on the proposed rezoning of Knowledge Farm to mixed use.

The additional traffic is of great concern to residents of the Woodlands.

There needs to be another egress onto Rt 355 from Knowledge Farm to support additional traffic. Otherwise it will be difficult to enter/egress at the intersection of Rt 355 and Thornapple Drive. Already the traffic to/from the Woodlands and Campus Drive traffic from the High School, Natelli YMCA and the middle school, routinely causes traffic jams.

Measures need to be in place to restrict vehicle traffic from Knowledge Farm from using the residential streets of the Woodlands as a cut-through to access Rt 80. The Community was not built to support additional traffic. Disallowing a left turn from Knowledge Farm to Thornapple Drive would help.

Disallowing construction vehicles from cutting through the Woodlands to access Knowledge Farms is also a must. The roads here were not built to support heavy vehicles.

Thank you in advance for your efforts to impose reasonable restrictions.

Margery and Kenyon Wells

**From:** Kathy Laun <[kflaun@comcast.net](mailto:kflaun@comcast.net)>  
**Sent:** Monday, January 15, 2024 10:44 AM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Knowledge Farm Development Proposal

Council Members,

As residents of The Woodlands at Urbana, and concerned citizen's, we respectfully ask you accept the recommendations provided to you from the Frederick County Planning Commission regarding the KF developers rezoning request.

Speaking to a few of the recommendations; while restricting the number of units, restricting residences to be 55+; and the traffic light advisory may seem to focus on our community, they are in fact not only our concerns. Access onto Route 355 directly impacts the safety of those using Campus Drive as an access route. While perhaps many travel Campus Drive to access Fingerboard Road, the majority of that traffic is students and those using the YMCA.

Any business that may be considered for the KF parcel of land will also directly impact traffic on Route 355. There is already a significant blind spot for those exiting Thornapple Drive and making a left onto 355. Additional traffic will only add to the potential for accidents.

Allowing the zoning to change from the existing plan to mixed use changes the true needs of the greater Urbana area. Based on how difficult it is to find physicians accepting new patients, and the needs of both the younger and more mature population, we need additional office space for healthcare providers. The existing Knowledge Farm medical buildings are always busy, we could definitely use more of the services currently available in those buildings.

Respectfully yours,  
Albert & Kathy Laun

From: Eugene Dougherty <[erdesq@yahoo.com](mailto:erdesq@yahoo.com)>  
Sent: Monday, January 15, 2024 10:39 AM  
To: Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
Subject: Knowledge Farm's Rezoning request

[EXTERNAL EMAIL]

Good morning,

I am a resident of the Woodlands and contacting you to express my concerns about this project. I am asking that you support conditions that will take into consideration the density, traffic, construction vehicles and neighborhood safety. There should be reasonable restrictions to protect our quality of life.

Thank you.

Eugene R. Dougherty, Esq.

**From:** Joe Harris <[joe.d.harris@gmail.com](mailto:joe.d.harris@gmail.com)>  
**Sent:** Monday, January 15, 2024 10:18 AM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Knowledge Farms

Council Members.

My wife and I are residents on The Woodlands of Urbana, having moved here two years ago. We love living here, as well as the community.

We are concerned about the Knowledge Farm plans for expansion. While we understand that the expansion is going to happen, and realize they owners have been very forthcoming and seem to care what we, in the Woodlands, are concerned about. Our main concern is the traffic that will be able to use the roads within The Woodlands as short cuts. Please make some provision to alleviate these concerns but requiring Knowledge Farms to have a second entrance/exit directly from Route 355. Also, when using the Thornapple exit, have a requirement that cars must turn right and not use Thornapple as a cut through to Urbana Parkway. And, lastly, install signage for Thornapple that states "No through traffic".

Thank you,

Joe Harris

**From:** Stuart Litoff <[stuart.litoff@hotmail.com](mailto:stuart.litoff@hotmail.com)>  
**Sent:** Monday, January 15, 2024 10:03 AM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Knowledge Farm's rezoning request

I am a homeowner in the Woodland of Urbana and I am writing to express my opposition to and concerns about Knowledge Farm's rezoning request. If you decide to allow this development, I would strongly encourage you to place restrictions on the project that limit the number of allowable units, community age to 55+ ages, height of the buildings, traffic light and no through traffic advisories, and business hours. I fear this development will erode the quality of life in the Woodlands and the value of my property.

Stuart Litoff

**From:** Kelly Bauer <[k\\_bauer99@yahoo.com](mailto:k_bauer99@yahoo.com)>  
**Sent:** Monday, January 15, 2024 10:17 AM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Knowledge Farms Concerns for Meeting of 1-16-2024

Dear Frederick County Council Members,

I'm writing to you as a resident of the Woodlands community to share my concerns about the Knowledge Farms (KF) plan. While I cannot be at the meeting in person on Tuesday due to a commitment for my job, that does not mean this is not important to me or the community.

I request that the County Council oppose the rezoning application to MXD as this will have a detrimental impact on the community and the nearby high school. In the event that the application is not rejected, below are some modifications for your consideration.

First, the County Council should require a second egress and entrance directly on 355. As many Urbana neighbors have stated, the traffic and egress concerns impact safety in and around the community. Exit from KF should be directed east to 355 with a more significant structure that forces the driver in that direction. I state this as the exit by CVS to turn south on 355 is not adhered to and I do see vehicles make a left or go straight into the shopping area across the street ignoring road lines and signage. Drivers exiting the KF area should be forced to make a right turn onto 355 to limit unnecessary traffic in the neighborhood. This would help to ensure the safety of drivers and walkability for Urbana residents given the slower speed limits within the community. The density and safety of the KF should allow for more than one entrance and exit on 355.

Second, the County Council should place restrictions on density to align with the neighboring community. This includes defined distance of well more than 26 feet from the Woodlands including additional space for a berm and/or natural borders to block the sound and view of the high-density area. In addition, impose building height restrictions of less than 4 stories. The current plan of KF includes more density than the Woodlands given the amount of property and does not align with the neighboring community interests.

Third, the County Council should limit the type of businesses that can be included in this small MXD area. For example, a self-storage facility should not be allowed given that this is technically in a neighborhood. The idea of placing a self-storage facility in or directly near a residential area is unacceptable. The lighting, noise, traffic in and out will impact our community and could be better served in the numerous commercial areas in Frederick County. There are various commercial spaces south along 355 that would be more appropriate. This unsightly building does not fit the residential nature of the surrounding area and could cause safety concerns. In addition, MXD allows for various other uses which would not align with this residential portion of Urbana.

The belief or suggestion that residents should move if they no longer desire to reside in the Woodlands is not an acceptable solution to deal with a profit driven MXD or commercial development.

While growth and change are certain, it is the responsibility of the County Council to uphold public safety and provide a smart and beautiful plan for Urbana and Frederick County. I appreciate your time and attention to this very important matter for the safety and preservation of Urbana and Frederick County residents. And thank you for your commitment to public service.

Sincerely,

Kelly Bauer  
3206 Ivy Meadow Drive  
Frederick, MD 21704

**From:** RoMo <[romoenterprises.intl@gmail.com](mailto:romoenterprises.intl@gmail.com)>  
**Sent:** Monday, January 15, 2024 12:23 AM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** NO re -zoning

Date: Sun, Jan 14, 2024, 2:27 PM  
Subject: NO re -zoning  
To: <[jdonald@frederickcountymd.gov](mailto:jdonald@frederickcountymd.gov)>  
Cc: <[councilmembers@frederickcounty.md.gov](mailto:councilmembers@frederickcounty.md.gov)>

Dear Mr Donald,

I am writing to ask you NOT to approve the rezoning request coming from Knowledge Farm.

First, I believe rezoning will take advantage of the elderly. Currently, we have a 55+ community that has residence adjacent to this proposed rezoned area. When considering a change to an MXD zoned area, careful consideration needs to be given to the type of buildings/offices/ homes/ stores that are allowed. Please take this matter seriously, as the current homeowners near the proposed area do not want to be subjected to increased danger and/or crime. A self-storage unit, a convenience store, and places that bring temporary or transient people to the area are not desirable.

In addition, the proposed development of the land with 5 story condos will not be conducive to the homes that already exist in the Woodlands 55+community. There are too many condos in the proposed 10 acre site and the condos will be too tall. Imagine walking out of your backdoor to face the side of a building casting a shadow over your home.

Lastly, consideration to safety and traffic patterns must be looked at. Urbana Parkway is going to be a dangerous short-cut for the increased traffic coming to this area. This is going to prohibit older people from walking around in their own neighborhood! We would like for our neighborhood to continue to be a safe dwelling place for our 55+ community.

Thank you for reading my concerns and do not approve of the K.F. rezoning request.

Sincerely,  
Monica McCants-Holmes  
3240 Starlight Street  
Frederick, MD

From: AMY VEREB <[a2g2vereb@aol.com](mailto:a2g2vereb@aol.com)>  
Sent: Sunday, January 14, 2024 10:42 PM  
To: Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
Subject: Knowledge Farms

Dear Sir or Madame,

We would like to voice our opposition to the proposed development of the KF property. Aside from the density of the proposal, the safety of residents in The Woodlands is absolutely at risk due to the sheer increase of traffic the proposal, if adopted, will create. The construction of a second entry and exit is without question crucial to any development of this property. Please consider these comments as you work through a satisfactory resolution of this matter.

Respectfully,  
Amy and Glen Vereb

Sent from my iPhone

From: S Pampillonia <[s.pampillonia@gmail.com](mailto:s.pampillonia@gmail.com)>  
Sent: Sunday, January 14, 2024 9:13 PM  
To: Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
Subject: KF Rezoning

Dear council members,

Please give respect to the letters and voices of the members of our Woodlands community. We chose to move to this particular community so that we could enjoy a less hectic environment and have a safe, and quiet place for our lifestyle after 55. The most recent proposed plan for the Knowledge Farms has caused many of us a great amount of anxiety and frustration about what we will have to contend with over the next many years as our community must adapt to all of the new traffic, noise and security issues introduced by the growth of the Knowledge Farm project.

We want to add our voice to ask that our community's concerns be fairly and honestly addressed by this committee.

Sincerely,  
Steven & Shelley Pampillonia

Sent from my iPhone

**From:** Alicia Umbel <[aju93.umbel@gmail.com](mailto:aju93.umbel@gmail.com)>  
**Sent:** Sunday, January 14, 2024 9:47 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Knowledge Farms Rezoning Request - Urbana

Council Members,

My husband and I have lived in Urbana since 2003. We moved to Frederick County in late 1996. We've seen the growth and completely understand the needs and challenges faced with growth. We initially looked into relocating out of the state, but found that we love this area too much. When we moved into the Woodlands of Urbana after raising our daughters in the Villages of Urbana, we knew that there was a potential for the Knowledge Farms complex to expand and the 2 story office buildings (open during daytime business hours) weren't cause for alarm.

We are now faced with the potential of an extremely dense community or businesses backing to our property which will adversely affect the quality of life and pose safety concerns moving forward. The KF property should have many considerations for restrictions. The Woodlands neighborhood has a higher volume of pedestrian traffic and our outdoor amenities are set up so that this is possible. If additional outside traffic is added between construction of the KF property, employees of new businesses, and residents of the new KF neighborhood use the Woodlands as a cut through, it will not bode well. The Woodlands was not designed to have additional traffic flow through the heart of the amenity area streets. Approval for a second entry/exit point on Rt 355 to the KF site is Essential and MUST be a condition for any rezoning change. A light installed at Thornapple Dr. / Rt 355 intersection will NOT mitigate the traffic, only force increased traffic thru our community.

If you approve MXD use, there needs to be restrictions on building distance and height to the backyards of the current Woodlands neighborhood. We didn't purchase our property thinking that there would ever be any structure taller than our home towering over us from behind. The current KF plan is 147 housing units on 10 acres which is 5x more dense than the Woodlands at 200 acres. Villa homes are shown as close as 26 ft (ours included) to the existing property border! It is not possible to mitigate with an earth berm or landscaping, these are five 5-story Condo buildings that are planned. They will loom 70ft over existing homes! This is a beautiful, quiet neighborhood that pays a higher rate of property taxes than the same square footage in the Villages of Urbana. Growth is inevitable, but smart and responsible growth is important.

The KF owners have had the property for decades. Office space may no longer be a good investment, but allowing MXD without conditions and considerations for the existing bordering properties so that pretty much anything can be built is not acceptable.

Respectfully,  
Jeff and Alicia Umbel  
3069 Herb Garden Dr.  
Urbana, MD 21704

**From:** [dshickel@comcast.net](mailto:dshickel@comcast.net) <[dshickel@comcast.net](mailto:dshickel@comcast.net)>  
**Sent:** Sunday, January 14, 2024 8:23 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Knowledge Farms Rezoning Public Hearing

Ladies and Gentlemen:

We are submitting the following comments for your consideration as you review the request to rezone the Knowledge Farms property at a public hearing on January 16, 2024.

We recommend that you deny this request for the following reasons.

1. The proposal does not fully meet two of your existing approval criteria for PUDs.
  - a. "Transportation system is or will be made adequate." The Planning Commission evaluation refers to installation of a traffic signal at MD 355/Thornapple Dr/Campus Dr and a second site access to achieve acceptable levels of service at this intersection. To our knowledge, neither of these upgrades have been approved and MD has previously denied a second access to this site from MD 355. Your evaluation also states "Several unsignalized intersections will not operate with acceptable levels of service under background development or buildout conditions, including intersections at MD 355/Urbana Parkway, MD 355/Sugarloaf Parkway roundabout, and MD 80/MD 355." This already negatively impacts access to Woodlands at Urbana and a change to MXD with its greatly increased development and use options will likely make it worse especially during rush hours.
  - b. "Design and building placement optimizes walking, biking and use of public transit." There is no regularly scheduled public transit serving this project. The developer also proposes building active adult (senior) residential units and an assisted living/continuing care facility. How often will the older occupants of these units use walking and biking paths outside of Knowledge Farms? There will just be more car traffic at the Thornapple/MD 355 intersection and on Urbana Parkway through Woodlands at Urbana. A second vehicle access to the Knowledge Farms site onto MD 355 will be essential if rezoning is approved and should be completed prior to start of any new development at Knowledge Farms. Additionally, to further limit traffic from Knowledge Farms through the Woodlands development if rezoning is approved, a condition should be added to prohibit vehicles exiting Knowledge Farms at Thornapple Drive from making a left turn onto Thornapple Drive.
2. The rezoning request also does not fully align with some objectives of the Frederick County 2035 Comprehensive Plan.
  - a. In the Business Development Office/Industrial section, the plan states the following regarding community benefits. "The value of office and industrial business development to Frederick County is immeasurable. As part of the County's economic development effort, office and industrial growth is a key component for ensuring a broad selection of employment opportunities for the citizens of Frederick County. The continuation of a low residential tax rate is a direct result of the expansion of the commercial and industrial tax. Currently commercial and industrial tax revenue accounts for approximately 13% of the County's tax base. The County's goal indicates this should be around 25% to ensure a

balanced fiscal environment. Tax revenue derived from the average single family residence is approximately fifty percent of the cost of service provided for that same residence. The County's fiscal survival is dependent upon recruiting office and industrial occupants which offset those residential costs." KF already has some medical and professional offices in place. It would seem prudent to retain the ORI zoning and fully develop the site for office/research industrial use rather than yet another active adult complex. Natelli is already working on a new condo building in Woodlands at Urbana and is constructing another condo unit near the Urbana library.

- b. In the Residential Development section, the plan states "The County should continue to establish policies which result in attractive and welcoming residential neighborhoods which are able to accommodate a growing population and expanding workforce. Such residential development should be comprised of a mixture of housing types and lot sizes to provide options for a range of lifestyles and incomes, such as retiree's, millennials and younger families." The Knowledge Farms developer's plan for high cost age-restricted residences and an assisted living/continuing care facility hardly addresses the lifestyles and incomes of millennials and younger families.

For these reasons we respectfully request that you reject this request for rezoning of the Knowledge Farms property. Thank you for considering our comments.

David and Judith Shickel

2969 Caraway Drive

Frederick, MD 21704

410-570-4559

**From:** Christy Virts <[cvirts22@gmail.com](mailto:cvirts22@gmail.com)>  
**Sent:** Sunday, January 14, 2024 6:42 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Planned Knowledge Farm Rezoning

As a resident of the Woodlands 55+ community, we would like to voice our concerns regarding the planned knowledge farm rezoning. We have significant concerns about the major traffic in the neighborhood; in particular, construction, and other service vehicles, plus daily commuter traffic that will compromise neighborhood safety.

The ongoing traffic issue on Urbana Parkway, including speeding vehicles and sheer volume of traffic cutting through to Route 355 or Route 80, depending on the direction of the vehicle, is already worrisome to the residents of this neighborhood, and this will add to the problem.

It is hoped that reasonable restrictions can be included in the rezoning proposal, and we ask that you do whatever possible to ensure that appropriate precautions are considered in making the final decisions.

Sincerely,

Ted and Christy Virts

**From:** margaret watson <[watmar423@yahoo.com](mailto:watmar423@yahoo.com)>  
**Sent:** Sunday, January 14, 2024 6:12 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** KF rezoning

Greetings and thank you for your service to the community.

My husband and I seek to urge members to carefully consider the proposed zoning changes for the K F development.

We moved to the Woodlands from out of state to be closer to grandchildren and think Urbana is a great community.

We are concerned that unwise development will make the Woodlands a less safe and less liveable neighborhood.

Traffic cutting through our community is already a very real hazard for residents. Speeding is out of control . How long before someone is hit by a driver flying on Urbana Parkway?

We are not against sensible limited and well planned development.

Please consider the concerns of the Woodlands and how unwise development would affect the community in general as you make your decision.

Thank you  
Margaret and Robert Watson  
3422 Angelica Way  
The Woodlands in Urbana

[Sent from Yahoo Mail on Android](#)

**From:** Christy Mager <[cemager@gmail.com](mailto:cemager@gmail.com)>

**Sent:** Sunday, January 14, 2024 5:28 PM

**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>; Planning Commission  
<[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>

**Subject:** Knowledge Farms

I live in the Woodlands and am concerned about the possible development on KNowledge Farms property.

I live on Starlight St, so any height that comes in the building will not affect me. I do have a big concern about traffic that will be coming thru our community.

There needs to be a second entrance/exit off of 355, to alleviate traffic coming out of Knowledge Farms, on to Thornapple. Please require this, if you approve the rezoning.

Thanks, Christy Mager  
3226 Starlight St  
2406296334

**From:** Dusty Rhodes <[DustyRhodes777@outlook.com](mailto:DustyRhodes777@outlook.com)>

**Sent:** Monday, January 15, 2024 1:44 PM

**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>

**Subject:** Serious concerns about rezoning Knowledge Farms to MXD

**Importance:** High

Dear Council Members,

As a homeowner in the 55+ community of Woodlands of Urbana, one of many concerns I have about rezoning Knowledge Farms to MXD, especially with my home backing up to the 34+ acres of land under consideration.....in our senior ages, most of us homeowners are likely in the LAST HOUSE we will own before eventually needing to move into a retirement village – we're in the final stretch of the investment-generating stage of our lives. We MUST maximize our investment in this neighborhood because it is our last chance to benefit financially from homeownership. We bought in here believing this location holds the kind of potential growth we will need one last time. Things out of our control are one thing (earthquakes, national economy, etc) but for local planning commission decisions which are in your control, I see NO COMPELLING POSITIVE GAINES for our property values for any homeowner in Woodlands if you vote to rezone Knowledge Farms to MXD. But I see ONLY MULTIPLE LOSSES FOR US ALL if you do rezone to MXD. We all bought into this area to help ourselves but which also helps Frederick County grow into a financially vibrant community.

PLEASE VOTE NO ON REZONING KNOWLEDGE FARMS TO MXD!

I plan to attend this Tuesday's meeting. See you then.

Sincerely,

Ralph (and Irene) Rhodes  
Herb Garden Drive  
Frederick, MD 21704

If necessary I can provide our house # and phone #.

**From:** John Hopkins <[john.w.hopkins@comcast.net](mailto:john.w.hopkins@comcast.net)>  
**Sent:** Sunday, January 14, 2024 3:15 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Knowledge Farms request for rezoning

Frederick County County Council Members,

I am writing on behalf of my wife Rose as well as myself. We are seniors who reside in the Woodlands at Urbana and are extremely concerned about the possibilities that exist for the future of the Knowledge Farms (KF) property currently proposed for rezoning from ORI to MXD.

First, let me state that our home at 3205 Ivy Meadow Drive does NOT back up to the property under question. With that said, I still have concerns for my neighbors whose property adjoins KF, but more importantly I have concerns for the proposed development in general and in particular, serious concerns regarding public safety and traffic. I have participated in many of the meetings and hearings that have taken place regarding this requested rezoning.

While I understand the broad desire to develop the KF property, the inherent problems in developing this particular property have been there from the beginning and were known to the owner/developer at the time it was purchased. There is a significant amount (and percentage) of the property (abutting MD 355 on the east and wetlands to both the east and south) that are not open to being developed, partly because of major changes in topography. That shrinks the space available to develop dramatically. Any density calculations that are done **must** take this into consideration in order to accurately reflect actual planned density. The density proposed by the developer is much, much greater than that present in the neighboring Woodlands, making them less compatible than implied by the developer. In addition, the portion of the property that is actually available for development abuts the Woodlands along Thornapple and Herb Garden Drives, so all the development gets pushed up against the existing boundary with the Woodlands.

Future traffic scenarios are nothing less than a nightmare. The current entrance to the KF property is off Thornapple Drive, very close to MD 355. A second, or even a complete replacement ingress/egress location further south off MD 355 would be vital. I have serious concerns that the state of Maryland would approve such an interchange due to the proximity to the MD 355 intersection with Thornapple/Campus Drive where a traffic light is planned. A development with the sole access through the existing entrance off Thornapple Drive would create a traffic choke point and bottleneck, both during construction and after the completion of construction.

Another major concern for many of my Woodlands neighbors is the likelihood of using the Woodlands as a shortcut between the KF property and Urbana Parkway (using Thornapple, Herb Garden and Ivy Meadow Drives to avoid driving via MD 355, especially for traffic to/from I-270. At an absolute minimum, plans should require structural prohibition of a left turn from the

current KF entrance onto Thornapple Drive. In addition, any and all construction traffic into the KF property must be prohibited from using this shortcut through the Woodlands, and must be required to access the KF property via MD 355 onto Thornapple into the construction site.

All owners of the hundreds of properties in the Woodlands are age 55+. Many are significantly older, in their late seventies and into their eighties. Many of us spend time walking in the neighborhood for exercise or to attend activities in the many amenities present in the Woodlands. Additional traffic into what is now a rather secluded neighborhood would greatly increase the probability of accidents involving pedestrians. Since many of us have young grandchildren who accompany us when they are visiting, additional traffic puts them at a much increased risk of a tragic or even deadly accident. This must be avoided at all costs.

Your vote, and any official restrictions the County Council may place on development of this property are vital. In order to be fully informed of the impact of such a development, I sincerely hope that you have taken the time to both drive through the Woodlands, particularly along its eastern boundary with the KF property, and then walked along that boundary to get a far more eye opening view into how such a development would impact the area. Imagine construction vehicles driving through the Woodlands all day, day after day, for years as construction takes place. It is not an image that anyone should want to force onto their neighbors. If you have not yet made a trip to do this in person, I urge you to do it before this week's County Council meeting. It is necessary if you want your vote to be an informed one.

Thank you for your time and consideration in this matter. We love Urbana and Frederick County and want to keep it an area where compatible developments make for good neighbors.

Feel free to contact me with any questions.

John Hopkins  
3205 Ivy Meadow Drive  
Frederick, MD 21704  
630-363-8765  
[john.w.hopkins@comcast.net](mailto:john.w.hopkins@comcast.net)

**From:** Mark <[mfhamill@msn.com](mailto:mfhamill@msn.com)>

**Sent:** Sunday, January 14, 2024 2:46 PM

**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>

**Subject:** Knowledge Farms MXD Rezoning Request

Dear Frederick County Council Members,

As two very happy residents of the Woodlands 55+ Community in Urbana for over three years, we are extremely concerned about the adverse impact of the rezoning of the Knowledge Farms property to Mixed Use and what it would do to our lovely community. Our home backs up to the current building on the Knowledge Farms property and it has never been an issue for us. However, an overdeveloped property that is immediately adjacent to the Woodlands community would be awful for our residents for the following reasons:

- The projected traffic at the intersection of Thornapple and Route 355 would be a nightmare, with the increased volume of cars & trucks making their way out of the Knowledge Farm property. It is nearly impossible now to turn onto Route 355 in the early morning hours, let alone cross to Campus Drive to reach the YMCA. The current intersection is too dangerous and simply inadequate, with limited turning que space, to handle the volume of traffic even with a new traffic signal. At a minimum, the Developer must be required to construct a second entrance to their property directly off of Route 355.
- The actual buildable area on the Knowledge Farms site is quite small, resulting in an extremely high density of development with homes as close as 26 feet from the property line, inadequate parking and Condo Buildings that are 70 feet tall, as currently proposed. Further, an assisted living facility would entail visitors, staff, delivery trucks and emergency vehicles arriving at all hours of the day and night, which would be a disruption to the quiet setting that we currently enjoy in our community.
- The construction of a 24-hour-a-day self-storage facility directly adjacent to the Woodlands would be horrible. Such a facility, where people can store anything and everything, come and go 24/7 and even operate a business out of their storage unit is not appropriate for this property.
- The Developer of the Knowledge Farms property has been less than forthcoming about certain issues, such as providing a right of way to the Woodlands via Thornapple Drive, communicating with the Woodlands residents on a monthly basis, etc. They seem to lack a firm knowledge of the surrounding area and what would be an appropriate level of development on their property.

Please deny the request to rezone the Knowledge Farms property until the Developer has provided a better plan to address the density of proposed development, potential traffic and site access issues, and the proximity of their development to the Woodlands residential community.

However, whatever is ultimately decided, we agree with all of the Planning Commission's proposed conditions as detailed in their Transmittal Memorandum to the County Council and we would request two (2) additional conditions be added, as follows:

- Require a "NO LEFT TURN" onto Thornapple Drive sign from the access drive serving the existing Knowledge Farms building at 3280 Urbana Pike. This would reduce traffic from the KF site entering our Woodlands Community and using Thornapple Drive as a cut through to reach Interstate 270.
- Add that a second entry/exit point on Route 355 directly to the KF site be a condition of the proposed rezoning. This would definitely reduce the traffic load on Thornapple Drive and provide more direct access to the KF site for emergency and commercial vehicles.

Also, we believe the Developer must be required to provide substantial barriers between the Woodlands community and their property, including increased berm height, adequate distance from residential homes, mature landscaping, mitigation of invasive light and sound (including for their existing building) and other measures, such as keeping any commercial development as far away as possible from the Woodlands/Knowledge Farms property line.

Thank you for your time and consideration of this request.

Regards,

Dottie & Mark Hamill  
3231 Thornapple Drive  
Frederick, MD 21704

**From:** David Reeves <[dave2442ree@hotmail.com](mailto:dave2442ree@hotmail.com)>  
**Sent:** Sunday, January 14, 2024 2:27 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Oppose/Restrict Knowledge Farms, Urbana Rezoning

Dear Frederick County Councilmember,

I am writing to strongly oppose the proposed rezoning from ORI to MXD of the Knowledge Farms property in Urbana. It should not be approved due to complete incompatibility with the adjacent Woodlands residential neighborhood.

In order to be approved, any such rezoning would have to include important restrictions to mitigate being incompatible with the adjacent residential properties in The Woodlands 55+ active adult community. These Woodlands residences include seniors who otherwise could be severely adversely impacted, and in the case of excessive and speeding commercial traffic, even endangered, by the proposed rezoning.

The following MXD zoning restrictions must be required:

1. Traffic & Safety:

- **Approval for a second entry/exit point on Rt 355 to the Knowledge Farms site is Essential and MUST be a condition for any rezoning change.** A light installed at the Thornapple Dr. / Rt. 355 intersection will NOT mitigate the traffic - only force increased traffic through our Woodlands community.
- **No left turn onto Thornapple Dr. exiting from Knowledge Farms must be required.** Otherwise, Thornapple Dr. through The Woodlands neighborhood will be the closest and easiest shortcut route to I-270. To prohibit a left turn keeps commercial traffic from taking that shortcut through The Woodlands residential community. **A curving right curbed triangle median, and no left turn sign, exiting Knowledge Farms onto Thornapple Dr. must be a condition of rezoning.**

2. Site Density & Building Setbacks and Height:

- The current planned 147 housing units on 10 acres is 5x more dense than the Woodlands at 200 acres. This is excessive and **density must be reduced.**
- Villa homes are shown as close as 26 ft to existing Woodlands residential property border homes. It is not possible to mitigate with an earth berm or landscaping. **Setbacks must be increased to at least 50 ft. from the property line.**
- The proposed five 5-story condo buildings would be so close that they would loom 70 ft. over existing Woodlands residential homes. As planned the 5-story condos also could not be mitigated with an earth berm or landscaping, so **the height must be restricted to 3-story buildings.**

### 3. Neighborhood Compatibility:

- The MXD rezoning request allows for more than 50 land development uses not allowed under the current ORI designation. Once zoning is changed to MXD, our community has little to no input regarding what can eventually be built on the site - e.g. 24hr storage facility or 24hr retail (Seven-Eleven, WaWa), 24hr Continuing care facility .... etc. (**Imagine ambulance sirens, truck backup alarms, headlights, and brightly illuminated signage 24 hr. per day, including at 3:00am!**) This is a MAJOR concern for all who live in The Woodlands neighborhood, as traffic, noise, and light pollution from 24hr commercial operations is incompatible with The Woodlands residential neighborhood. **Hours of operations for commercial buildings and businesses must be limited to avoid 24-hr. noise, traffic and light pollution. (It would be reasonable to restrict commercial building and business operations to 7am to 9pm, for example.)**

Thank you for your serious consideration.

Sincerely,  
David E. Reeves  
9265 Starlight Mews N  
Frederick, MD 21704

Sent from [Outlook](#)

**From:** Alan Tinkleman <[artinkleman@gmail.com](mailto:artinkleman@gmail.com)>  
**Sent:** Sunday, January 14, 2024 2:06 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Knowledge Farms zoning

Council members,

We have been residents of the Woodlands, a 55+ community in Urbana, for less than a year. While we moved to the Woodlands from Montgomery County because we quickly appreciated the quieter, activity-filled community, we are not against development and understand that Urbana is a result of development. However, we are concerned with the Knowledge Farms development proposal. We do not believe that the Knowledge Farms proposal merits rezoning to Mixed Use Development (from ORI to MDX). Here are some of the reasons for our concerns.

- The entry and exit to the existing Knowledge Farms property creates dangerous traffic hazards.
- These traffic hazards already negatively impact the safety of nearby residents as they travel to and from their homes.
- Without a second egress or at a minimum prohibiting left turns onto Thornapple Drive from Knowledge Farms, these traffic hazards could increase to unacceptable levels for both Woodlands residents and employees/residents of Knowledge Farms.
- These traffic hazards could also negatively impact Fire and EMS services for Woodlands' residents.
- The Woodlands development would likely become a thoroughfare for traffic from Knowledge Farms creating further traffic hazards.
- The density of the Knowledge Farms buildable site is unacceptable since it is far greater than the site density of nearby developments.
- Due to the high planned density of the Knowledge Farms proposal, buildings may be placed at an unacceptable distance, possibly as close as 26 feet to Woodlands properties.

Woodlands owners recognize that changing the zoning of the Knowledge Farms parcel from ORI to MDX would certainly add value to that parcel. However, Woodlands owners also feel that the zoning change would decrease the value of our community, both financially as well as the quality of daily existence, since we would have to confront increased traffic and congestion on our roads and sidewalks. The high density, 24/7 usage associated with MDX zoning is substantially more than the low density, mostly daytime activity associated with

development in an ORI zone. It would be more than our community was designed to handle and more importantly that we were led to expect when we purchased property near a parcel zoned ORI.

We urge the Frederick County Council to reject the Knowledge Farms rezoning proposal.

Thank you.

Faye Frankfort and Alan Tinkleman

2915 Herb Garden Drive, Urbana

From: Ellen Harris <[evbharris@gmail.com](mailto:evbharris@gmail.com)>  
Sent: Sunday, January 14, 2024 1:33 PM  
To: Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
Subject: Knowledge Farms parcel

>>

>> To whom it may concern:

>>

>> I am writing this email to ask you to not approve the rezoning for the Knowledge Farms parcel.

>>

>> When I moved here 2 years ago from Montgomery County I was told the land behind my new home would be medical office space. Upon moving in I hear the KF developer wants to totally change the zoning from medical to mixed use . Quite frankly I would have stayed in Montgomery County if I had know about this rezoning. I like the area because of the open space and Frederick County quiet. I feel if approved my real estate values will plunge and all the work I did make to make moving to Frederick County for naught.

>>

>> Also, please carefully consider the chaos that the proposed change will have on Urbana .

>>

>> In closing please deny the KF rezoning plan.

>>

>>

>> Thank you in advance,

>>

>> Ellen Harris

>> 3059 Herb Garden Drive

>>

>>

>> Sent from my iPhone

**From:** Dan Rosen <[dan.rosen153@gmail.com](mailto:dan.rosen153@gmail.com)>  
**Sent:** Sunday, January 14, 2024 1:13 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Rezoning Case #R-21-02 Knowledge Farms

Dear Council Members,

I am writing to you as a public comment to the Knowledge Farms application R-21-02 that was submitted originally to the county in February 2022 and later amended in July 2023. My wife and I live in The Woodlands community on Herb Garden Drive, immediately adjacent to the Knowledge Farms property. We have concerns with the rezoning request as to whether the current plan put forward by Knowledge Farm is compatible with existing and planned development and infrastructure in that area.

The plan put forward by Knowledge Farm results in an incredibly high density compared to the rest of Urbana and to most if not all parts of the entire county exclusive of downtown Frederick. As proposed their development plan has approximately three-quarters more square feet of development per acre than the neighboring Woodlands of Urbana community. More specific to the residential land use only, the Knowledge Farms proposal has roughly twice as many dwellings per acre than either the Woodlands or the Villages of Urbana. Why does it make sense to approve a significantly more dense community in this case than has been approved previously in existing neighborhoods that immediately surround Knowledge Farm? In addition, the proposed five story condos are going to tower over both the homes immediately adjacent to them in both The Woodlands and in Knowledge Farms itself. Is it possible to set some lower boundaries in terms of height and density for the Knowledge Farms development to make it more compatible?.

An overriding concern with the application for rezoning is the available access into and out of the Knowledge Farm property. At this time there is only one single access point into the Knowledge Farms property, the entrance off of Thornapple Drive. That single point of access is not sufficient to support a project of this density. Without a second access point directly onto Route 355 which will allow for traffic flow both north and south on 355, this project will create traffic issues at the existing intersection with Route 355 (which is directly across from Campus Drive that leads to and from Urbana High School which further raises safety concerns) and will also undoubtedly result in traffic flowing through the Woodlands community at levels that were not contemplated when the Woodlands community was designed and approved. That will create safety and quality of life concerns for residents living in The Woodlands. In their proposal the applicant indicated that the building of the commercial and institutional components of their development plan would not commence until the warrant analysis for the traffic signalization of the intersection of Urbana Pike / Thornapple Drive / Campus Drive is completed. That is a necessary condition but not sufficient in and of itself. The Council should require approval by all necessary bodies including the State of Maryland for the second access point to the Knowledge Farm community directly off of Urbana Pike (Route 355) before allowing the build out of the Commercial and Institutional components. Otherwise it is hard to see how the public interest is being served. This issue was raised by many concerned parties when Knowledge Farms first made their application in 2022 and they still have not addressed it beyond vague terms in the latest amended application. Sufficient access in and out of the property is particularly important when you consider the fact that Knowledge Farms is proposing to locate both an Assisted Living Community and a 55+ community on the property. With so many senior citizens residing there, unimpeded access by emergency medical personnel will be particularly important and relying on a single point of entry in these circumstances could clearly be problematic.

Lastly, we would request that if the Council decides to approve the rezoning application, it also imposes specific requirements in their approval for significant landscaping and buffering within and around the Knowledge Farms development. Many of the residents in the Woodlands will be looking out onto parking areas within the Knowledge Farms community. Based on the proposed design in the application, some of the homes in Woodlands will be looking directly at the side of the Assisted Living building that will be used for loading dock purposes and will be seeing related delivery truck activity throughout the day. This type of area needs to be landscaped appropriately to buffer them visually and lessen the noise impacts. Its fair to say that none of us in the Woodlands community bought our homes expecting such a rezoning of the property to occur. Please make sure if you decide to allow this rezoning to move forward that sufficient landscaping requirements are put in place to lessen the resulting impacts to the neighboring Woodlands residents.

I appreciate your time and consideration in reading this comment letter.

Regards,

Daniel Rosen  
3017 Herb Garden Dr.

Urbana, MD

From: Marilyn Levin <[blevin112@gmail.com](mailto:blevin112@gmail.com)>  
Sent: Saturday, January 13, 2024 8:29 PM  
To: Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
Subject: Rezoning Application R21-02 Knowledge Farm MXD

Council Members,

A second entry/exit point to the Knowledge Farm future plan is, without a doubt, essential for traffic patterns and safety reasons. A traffic light at the Thornapple- 355 intersection is not enough, given the heavy traffic in and out of Urbana High school alone at certain times of the day. The Woodlands should not be a thruway for a totally separate site.

In regard to the MXD zoning request - Urbana is already being challenged by the density of population in terms of healthcare availability, grocery stores, schools and daycare . Please consider the fire department emergency responsibilities as well.

We do live in The Woodlands, but not on Herb Garden Drive. Please consider those who would back up to the possibility of taller buildings blocking light or 24 hour retail stores almost in their backyards.

Thank you for your consideration.  
Marilyn and Bruce Levin  
Sent from my iPad

**From:** R Law <[roselaw8@gmail.com](mailto:roselaw8@gmail.com)>  
**Sent:** Sunday, January 14, 2024 11:32 AM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Cc:** R Law <[roselaw8@gmail.com](mailto:roselaw8@gmail.com)>  
**Subject:** Knowledge Farms - Rezone MXD R-21-02

Dear County Council,

Please accept this email as public comment in reference to Knowledge Farms application R-21-02, submitted to the county in February 2022 and amended in July 2023. **I stand against the rezoning request and would urge Frederick County to deny the request to change the zoning of the Knowledge Farms parcel.**

I am a resident at 3075 Herb Garden Drive, Frederick, MD and abut to the Knowledge Farms parcel. Changing from ORI to MDX will severely impact our house living condition, our community and surrounding environment due to the following reasons.

**Traffic Hazards and Safety:**

- The projected traffic and land use is not supported by the existing ingress/egress driveway and intersection at Rt355/Campus Drive. This presents multiple traffic hazards to our local residents and public schools in the area.
- Limited sight distance at Thornapple Drive and Rt.355 will impact the safety of getting out of our homes and being able to see other cars.
- Potentially impact our safety if Fire, EMT and ambulances cannot get to our community in a timely manner due to traffic jams and delay.
- Increase traffic/speed on our residential streets and the community. Due to the nature of the MDX properties, a significant number of commercial and emergency vehicles will be coming through our neighboring streets and RT.355 intersections which pose a hazard & safety to our 55+ residents.

**Suggested restrictions & conditions to this rezone/development request:**

- 1. Requirement of an additional exit (ingress & egress) to Rt.355**
- 2. Restrict traffic turns into Thornapple from Knowledge Farm development and vice versa.**

**Density, Building Setbacks and Incompatibility:**

- The proposed plan at this site only consists of 11 acres of buildable land. However, the density (sq. ft. or dwelling) is not compatible with our neighborhood and is 5 times more than the Woodlands at ~200 acres.
- The proposed Knowledge Farm villa houses are shown as close as 26 ft to existing property border homes! Those 5-story Condo buildings that are planned will loom 70 ft over existing homes which will create undesirable living conditions to the current existing residents.
- Knowledge Farms is next to the restricted forestry area so this high-density housing project is not comparable to the nearby environment. It does not offer enough green space and leisure amenities.
- The increased noise from dense housing, cars, commercial and emergency vehicles. 24/7 invasive lighting from the MDX buildings such as proposed storage facility and other possible 85 uses with MDX.

**Suggested Restrictions & conditions to this rezone/development request:**

**1. Set limit to the units and sizes of new developments and facilities**

**2. Restrict building heights to avoid looming impact**

**3. Increase building setbacks to existing residences.**

Woodlands owners recognize that changing the zoning of the Knowledge Farms parcel from ORI to MDX would certainly add value to that parcel. However, Woodlands owners also feel that the zoning change would take value out of our community since we would have to confront increased traffic and congestion on our roads and sidewalks.

The high density, 24/7 usage associated with MDX structure is substantially more than the low density, mostly daytime activity associated with development in an ORI zone. It would be more than our community was designed to handle and more importantly that we were led to expect when we purchased property near a parcel zoned ORI. Many of our owners actually abut the Knowledge Farms parcel and would undoubtedly be negatively impacted by MDX zoned development.

That is why Woodlands owners would urge Frederick County to deny the request to change the zoning of the Knowledge Farms parcel and added restrictions/conditions if rezone to MXD is expected.

Sincerely yours,

Rossetti Law

3075 Herb Garden Drive, Frederick, MD 21704

1/14/2024

From: Linda Hannam <[lhann1952@gmail.com](mailto:lhann1952@gmail.com)>

Sent: Tuesday, January 16, 2024 10:45 AM

To: Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>

Subject: Knowledge Farm Growth

As a resident of The Woodlands of Urbana, very concerned about the approval for new growth proposed on the 32 acres behind our development and entrances to 355. My main concern is the extra traffic turning into our community as a short cut to Urbana Parkway. The speed limit is set at 25 mph and we already have cars exceeding that limit to 35-40. Also, recommend a traffic light at 355, which is such a danger and an accident waiting to happen, especially with Urbana HS. Why does the county wait until something horrific happens before action is taken. I wish the county would approve smooth speed bumps, which Montgomery County has, to slow down the traffic. These bumps are not high and should not impact emergency vehicles.

Thank you.

Sent from my iPad

**From:** Sheree Wysocki <[wysockisheree@gmail.com](mailto:wysockisheree@gmail.com)>  
**Sent:** Sunday, January 14, 2024 10:38 AM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Knowledge Farms Zoning Change to MXD

To the Frederick County Council,

This letter is submitted for your consideration in the matter of the Knowledge Farms re-zoning request. We are condo residents in the Woodlands of Urbana. Part of our reason for choosing to live in the Woodlands is because it is **NOT** like the Damascus location of our last home – and we would like to see it remain that way, as much as possible. There is plenty of current development in this area and we urge you to reject the request for re-zoning to MXD.

Traffic – already congested on rt. 355 and we are in firm agreement with our Woodlands neighbors that there will be an unacceptable – and dangerous – increase in traffic through the Woodlands. There must be a separate entry/exit onto rt. 355 incorporated in any plan.

Site density and compatibility with our residential neighborhood – the high density usage, and types of businesses/development allowed with MXD zoning is more than our community was designed to handle and more that we were led to expect when we purchased property near a parcel zoned ORI. Indeed some of our owners actually abut the Knowledge Farm parcel (and on some KF plans, there is only 26 ft between some Woodland property and KF property) and would most certainly be negatively impacted by MDX zoned development.

Again, we urge the Council to reject this zoning change.

Thank you,

Sheree Wysocki and Michael Kreischer  
3421 Angelica Way, #404  
Frederick, MD 21704

Sent from [Mail](#) for Windows

**From:** John Nori <[norijohn@gmail.com](mailto:norijohn@gmail.com)>  
**Sent:** Saturday, January 13, 2024 10:52 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** KF rezoning request

Dear County Council Members,

We live in the Woodlands at Urbana and have serious concerns about the Knowledge Farms rezoning request. Our property does not directly abut the Knowledge Farms property, nevertheless; we have carefully followed the progress of the request for rezoning because we and our neighbors will be negatively impacted by this change.

The development of the Knowledge Farms property will have a major negative impact on the Woodlands and the greater Urbana community.

We are keenly aware that our concerns may appear to be a “not in my back yard” plea; however, our request is much more than that. The question before you is, “What do we want the character of the community to be?” MDX rezoning of this property opens the door for very dense development.

Our traffic concerns are about more than inconvenience. If rezoning is approved and a second entrance to the property is not required, **the existing intersection of the driveway into the KF property and Thornapple Drive will be in chaos.** Imagine multiple businesses, homes, health facilities generating traffic that is funneled through the existing parking lot entrance onto Thornapple Drive! If you have not seen the property in person, you should stop by.

We know that you will carefully consider the comments you are receiving about this issue, and we sincerely hope that you will visit our community before you vote.

Thank you for your time.

John and Brenda Nori

3122 Herb Garden Mews, N.

Urbana, MD 21704

**From:** David Decker <[deckers1@verizon.net](mailto:deckers1@verizon.net)>

**Sent:** Saturday, January 13, 2024 8:12 PM

**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>

**Subject:** Rezoning Issues of Knowledge Farms and Its Effect on the Woodlands

**Traffic Concerns:** A second egress (entry/exit) point to and from 355 is ESSENTIAL before zoning is approved. Our neighborhood (Woodlands) streets were not built to carry increased traffic. The streets are narrow, and increased traffic through our community will result in unsafe conditions for property, humans, and pets.

**Density and Compatibility:** The MXD rezoning request allows for much greater land development than under the present ORI designation. Once changed, our community will have minimal, if any, input over what is built on the property backing up to our homes or the proximity. This is a MAJOR concern, particularly for people who live in villas on the border of the property. Presently, our homes get very little sunlight. With buildings of two plus stories, our homes will be dark all day.

**In Closing:** Movement of traffic through the Woodlands can be cut to a minimum by requiring a second entry/exit point from KF to 355. A second egress is IMPERATIVE before any further construction is planned or allowed on the site.

Carol Decker

**From:** Judy Baratta <[judy.baratta@gmail.com](mailto:judy.baratta@gmail.com)>

**Sent:** Saturday, January 13, 2024 5:35 PM

**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>

**Subject:** Rezoning of Knowledge Farms in Urbana

Dear Council Members,

I know you have received several letters from residents of The Woodlands, please know I echo their concerns.

I beg you to require right turn only physical barrier onto Thornapple from Knowledge Farms.

A recent traffic study acknowledged the speeding problem on Urbana Pike. Eventually a human walking will be injured or killed. I walk twice daily on just about every street in the Woodlands so I'm very familiar with existing problems.

In addition, at a previous meeting, it was expressed that not many Woodlands residents attended in person.

I am in Frederick city weekly and woefully familiar with the parking difficulties. That coupled with the challenges many aging people have driving in the dark, will absolutely keep residents that care deeply about the zoning changes from attending in person, myself included.

Please bear this in mind when "judging" attendance.

Regards,

Judy Baratta

3509 Starlight St

Frederick MD

**From:** Carol Cron <[carol.cron@hotmail.com](mailto:carol.cron@hotmail.com)>

**Sent:** Saturday, January 13, 2024 7:32 PM

**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>

**Subject:** Comments regarding Knowledge Farms development

Dear Frederick County Planning Commission Members,

We live in the Woodlands of Urbana after having lived in a noisy and crowded area of Prince George's County for many years. We are very concerned about the potential development by Knowledge Farms for the property adjacent to the Woodlands of Urbana.

There are many valid reasons to deny this development request by Knowledge Farms (KF) in its present form. A lot of my neighbors in the Woodlands have written to you and will speak at the hearing this week. I am writing this email to you to convey the concerns of my husband (Michael Cron) and myself. In this email I would like to focus on the safety aspect of this proposed development.

There is only ONE entrance and exit into and out of KF off Rt. 355. It is onto Thornapple Drive. Cars that go right will back up at the stop sign to go right or left on Rt. 355. If cars turn left out of Knowledge Farms they will end up smack in the middle of our neighborhood, at our bocce ball and pickleball courts, tot lot, and neighborhood sidewalks. After numerous turns they can make their way to Rt. 80 or Rt. 355.

While I understand a traffic light may be added in the future, the single entrance onto Rt. 355 with the current stop sign will be extremely unsafe. Cars travel at high rates of speed from both directions. It sometimes takes up to a full minute, or more, to turn left SAFELY onto Rt. 355. Directly across from Thornapple Drive is Campus Drive, which goes to Urbana High School. This road will have new and inexperienced drivers going into and out of school and after school activities.

With the planned development of KF, especially an assisted living facility, there will be ambulances and fire trucks at all times of the day and night. It is not easy for a fire truck, especially, to turn into KF from Rt. 355 with the short access on

Thornapple Drive. A storage facility along with assisted living will have cars, vans and even tractor-trailers going in and out, all day and all night.

We believe a second entrance into the KF development should be mandated. I understand this was turned down some twenty years ago by the County, but times have changed. Traffic has increased exponentially. The second entrance can be used for traffic to go either north or south on Rt. 355.

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 KF 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 plan to speak at the County Council meeting on Tuesday evening, January 16. I am happy to speak further with you if you wish to contact me.

You may reach me via email at [carol.cron@hotmail.com](mailto:carol.cron@hotmail.com).

Sincerely,

Carol and Michael Cron

Woodlands of Urbana residents

**Carol E. Cron**

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

Cell: 301-704-8777

From: Diane Emrich <[diane.emrich@yahoo.com](mailto:diane.emrich@yahoo.com)>  
Sent: Saturday, January 13, 2024 5:26 PM  
To: Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
Subject: Rezoning of Knowledge Farm

We are residents of The Woodlands and vehemently oppose the rezoning of Knowledge Farm. It will greatly increase traffic on route 355. If approved, KF should be required to have their own access road to 355. A light at Thornapple/355 will force traffic through our community.

The planned villa homes are only 26feet from existing homes making it impossible to develop an Earth berm or landscape. Furthermore the planned condominium will be 70 feet over existing homes.

Sincerely,  
Bob & Diane Emrich  
9312 Sorrel Lane  
The Woodlands

.

Sent from my iPhone

**From:** Mary Elliott <[ellimary213@gmail.com](mailto:ellimary213@gmail.com)>  
**Sent:** Saturday, January 13, 2024 5:12 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Woodlands

To whole it may concern,

I am a resident in the woodlands of Urbana and I have great concern over rezoning. I have the major areas of concerns:

1. Traffic & Safety -

Approval for a second entry/exit point on Rt 355 to the KF site is Essential and MUST be a condition for any rezoning change. A light installed at the Thornapple Dr. / Rt355 intersection will NOT mitigate the traffic - only force increased traffic thru our community.

2. Site Density & Building setbacks -

the current planned 147 housing units on 10 acres is 5x more dense than the Woodlands at 200 acres. Villa homes are shown as close as 26 ft to existing property border homes ! It is not possible to mitigate with an earth berm or landscaping the five 5-story Condo buildings that are planned and that will loom 70ft over existing homes !

3. Neighborhood Compatibility -

The MXD rezoning request allows for >50 land development uses not allowed under the current ORI designation. Once zoning is changed, our community has little to no input regarding what can eventually be built on the site - e.g. 24hr storage facility or 24hr retail (Seven-Eleven, WaWa), 24hr Continuing care facility .... etc. This is a MAJOR concern for us all The woodlands residents

Please do not permit the changes these developers are planning

Mary Elliott  
3247 Thornapple Dr  
Sent from my iPhone

**From:** [dlewinski@aol.com](mailto:dlewinski@aol.com) <[dlewinski@aol.com](mailto:dlewinski@aol.com)>  
**Sent:** Saturday, January 13, 2024 1:58 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Knowledge Farms MD R-21-02 Rezoning and Development

Frederick County Council Members,

My name is Denise Lewinski and I live at 3231 Ivy Meadow Drive in the Woodlands At Urbana. I appreciate the opportunity that Frederick County gives residents to voice their opinion on development matters as this is not always the case in other parts of Maryland. I am especially appreciative of the attention that my County Councilman, Jerry Donald, and District Two Councilman Steve McKay have paid to development in Urbana.

I'm writing to the County for the third time about the request to change the zoning for the Knowledge Farms from ORI to MXD. My neighbors in the Woodlands and I are not opposed to development, we are here because of the wonderful development that Natelli Communities has created. We want to keep Urbana an excellent place to live and there are flaws in the proposed development of Knowledge Farms:

- **The density** - There is more packed into that parcel of "usable" land than should be. Please pay special attention to that density and the impact it will have on traffic in the area.
- **Access** - Currently there is only one entry in and out of the Knowledge Farms development. The Assisted Living facilities are on the back end of the property the furthest away from that entrance. I wouldn't put my Mother in that facility with only one way in or out. There is now talk about another entrance onto 355. Will that really happen? Should you allow such a dense development without a second entry/exit point?
- **Traffic** - Traffic is already an issue in Urbana, especially at the 355 Thornapple and Urbana Parkway intersections. We are very concerned about traffic flowing onto our neighborhood streets to avoid congestion of 355. We already have a speeding problem on Urbana Parkway which divides our development in half. It's a real safety problem for driver and pedestrians alike. The County verified the speeding issue in November but as Urbana is an emergency route was not able to implement some speed mitigation procedures. The Thornapple entrance is also directly across from the Campus Drive entrance to Urbana High School. A high density project, such as the Knowledge Farm proposed project, will severely impact congestion and safety in our neighborhood.

Thank you for listening to me, and please consider these issues as conditions to whatever zoning is authorized for this property.

Denise Lewinski  
3231 Ivy Meadow Drive  
Frederick MD 21704

**From:** [ohiogirl56@aol.com](mailto:ohiogirl56@aol.com) <[ohiogirl56@aol.com](mailto:ohiogirl56@aol.com)>  
**Sent:** Friday, January 12, 2024 6:27 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Knowledge Farm rezoning request

Members of the Frederick County Council,

We are Steve and Erica Mitchell, and we reside at 3091 Herb Garden Dr, in The Woodlands of Urbana. The Knowledge Farm property directly abuts our villa style residence . We have deep reservations about the request to rezone this property to MXD as proposed, and appreciate the opportunity to explain our concerns.

1) The sheer density of the Knowledge Farm project is too much for the 11 buildable acres. A storage facility, 22 villa homes, 5 five story condos with 24 units in each building, and an assisted living facility are crowded together. Although the KF developers often compare their MXD plan to the Woodlands/ Natelli project , the fact is the KF condos are a third bigger than the Woodlands. Current retail and office buildings are built far away from our residential area; the buildings have their own parking lots, and multiple entrances/ exits. The projects are not remotely comparable.

2) There is a complete disregard for traffic safety. Knowledge Farm has one entrance/ exit onto their property, off of Thornapple Dr. The intersection of 355/Thornapple/ Campus Drive is already dangerous, given the high school and Y traffic using Campus Drive. This proposal will add hundreds of cars. Even with the addition of a traffic light, the backups that already exist at this section of 355 will be made exponentially worse with the proposed density.

3) To avoid the nightmare traffic situation, everyone coming and going from KFarms will be cutting through the Woodlands. We will be faced with KF residents' cars, construction vehicles, vans heading toward the storage facility, people using the current medical building, anyone associated with the assisted living facility ( staff, vendors, emergency vehicles, medical personnel, visitors) ....all taking the fast ' back way'. We see non residents now zooming through, trying to avoid the backup. They ignore stop signs, speed restrictions, and cross walks. We had requested some speed mitigations for Urbana Parkway and Ivy Meadow, and have recently been declined by the County. The Woodlands is a 55+ community, with many walkers. Certainly we will continue to advocate to stay safe in our immediate neighborhood.

We respectfully request the following conditions be attached to the rezoning, if granted:

\* An updated traffic study, done during the school year, so it accurately reflects usage.

\* A second egress MUST be applied for AND approved by the State before the rezoning is granted. It is ludicrous to suggest that the high volume of traffic can be adequately handled by a single driveway onto the entire Knowledge Farm property. If there is an accident that blocks the only entrance of KF, how are their condo residents, retail customers, and the assisted living facility going to be evacuated? How will emergency vehicles get in? How is this even remotely safe?

\*Protections for the Woodlands community. Frederick County Council has made a commitment to insure new projects and developments are harmonious with existing neighborhoods.  
Some essential points:

1) limit of 2 stories and significant setback applied to all buildings that directly abut the Woodlands. Our only light source is from the East; it is unfair to have structures being built that plunge our homes and yards into constant shadow.

2) No left turn out of the KF property onto Thornapple. KF traffic must be funneled onto 355; traffic heading north can use the 355/Campus Drive/ Thornapple intersection ( which hopefully will soon have a traffic light) and their traffic heading south can use their second egress to make a right turn out of their property directly on 355. This includes all construction vehicles. Signage ( no left turn) by itself will not work; there must be a barrier built into the exit. We watch non resident drivers ignore signage in the form of stop signs and speed restrictions daily, as they zip through our streets.

3) Limited hours for the storage facility or any retail. This is slated to be built directly behind Woodlands residents' back yards. We should not be subject to 24 hour lights and the beeping of storage vans backing up for unloading at all hours. 10 pm is a reasonable request.

4) Appropriate landscaping and mitigation between the two developments. The landscaping must be adequate NOW, not in twenty years when the plantings finally are mature enough to shield views.

5) Woodlands residents being included during the site planning stage. We respectfully request the opportunity for constructive input and conversations. We are direct neighbors; we are a 55+ community who have put much thought and hard earned investment into our retirement homes. Do not shut us out of the process, please.

We chose Urbana, and Frederick County, because we value everything it has to offer, and our Woodlands community has enthusiastically supported the area and volunteered gladly. We are active citizens who participate fully in the framework of this area. If the Knowledge Farm rezoning request moves forward, please attach these reasonable restrictions to the property, no matter who develops it. This is our home.

Thank you for the opportunity to express our opinions; we appreciate your willingness to listen to our concerns.

Erica Mitchell  
Steve Mitchell

[Sent from the all new AOL app for iOS](#)

**From:** Madeline Catalano <[dmaddyd56@gmail.com](mailto:dmaddyd56@gmail.com)>

**Sent:** Friday, January 12, 2024 5:37 PM

**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>

**Cc:** Madeline Catalano <[dmaddyd56@gmail.com](mailto:dmaddyd56@gmail.com)>

**Subject:** Knowledge Farms Application for rezoning from ORI to MXD (application R-21-02)

Dear County Council Members,

KF's proposed use for their land is not suitable for MXD zoning and we STRONGLY oppose any change in zoning from the existing ORI. We recognize that the land will eventually be developed but the size (usability and proposed density) and scale of the proposed land usage does not support MXD Zoning. As there is no appreciable change in KF's presentation as submitted to Frederick in the fall, the existing ORI zoning is justified.

However, SHOULD the County determine that KF's weak presentation meets the minimal level for MXD consideration, then it is in the County's and the overall community's best interest to FIRST, make sure all council members VISIT the proposed property to see for themselves the relatively small parcel (10.1 acre) of buildable land and how the proposal is not to size, scale or otherwise comparable to the well planned Woodlands community. SECONDLY, is it imperative that Council impose restrictions tied to any rezoning approval. These restrictions should NOT be left to the Site Plan phase as the plans presented by KF are merely "placeholders" as was readily admitted to us when KF shared their proposal with the Woodlands community on Jan 9 2024. Therefore, what is being presented on Jan 16 2024 will not necessarily reflect what will be built. That risk alone will have a direct & immediate impact on our quality of life (light, sound, safety), our property values, and the traffic within and surrounding the overall neighborhood. Restrictions ensure that regardless of what structures are finally approved for Site Plan or if KF elects to sell the parcel once MXD approval is given, our right to continue to live in a quiet, well managed, amenity rich community will not be adversely infringed upon by whatever is built. The restriction needs to convey with the property not the current owner.

**Restrictions** should be imposed with respect to:

**Approval of an additional egress/ingress.** This must be part of the MXD approval and should be funded. There is no way all the traffic in any given day can be managed by one access point. This does not take into account the stacking that will occurring during peak hours for those going into KF for work or dr appts and those leaving to go to work; all of which are trying to get onto 355 including our own residents. SO what

will occur is a surge in traffic going left through our community to get to Urbana Pike, 355, or 270. This community was not designed as a thoroughfare. A right turn only sign on paper seems adequate but how many of us have seen the right turn only sign ignored on Worthington and Urbana Pkwy near the CVS? This happens all the time all day long. It is not and has not been a deterrent. Our community is made of active seniors but some are in wheelchairs, walkers or just walk slower. Just the added vehicles speeding through our streets is a huge safety risk/concern for our residents.

The amount of cars/traffic generated from their existing tenants, their villas, condos, the CCF or assisted living facility (including staff, housekeeping, food services & visitors), and the storage facility alone should warrant the additional egress/ingress.

**The need for sufficient & significant setbacks,berms,light & sound barriers.** It is important that the structures are not encroaching on our land/homes. Our bedrooms are in the back of the property. One of KF's structures comes within 26 feet of the Woodland resident's property line. That is not acceptable. A minimum of 200 feet is best. Given the villas and single family homes along the property line are all losing the beautiful vistas and views, at minimum, KF must agree to provide barriers that will dampen the sounds, trees tall and sufficient enough to obscure views from the other structures and light damping measures to reduce light/glare particularly during evening/overnight hours.

**The height of building structures should be no more than 2 stories.** Though KF continues to misinform the community and county officials alike, their community is not structurally aligned with the Woodlands by height, distance or square footage. Their bldgs are taller, their condos are not only 1/3 bigger but also jammed in closer to their villas and our villas/single family homes. Our community was designed such that the condo setback are much further out and are smaller (our condos are 16 units vs 25 for KF). Those additional units alone adds 9-18 more cars per building contributing to the added traffic in and out of Knowledge Farm Road again with only ONE egress/ingress. This is not safe for us, for the police, fire or EMT who service our community.

**The hours of operations should be limited.** The commercial structure built should have normal business hours and not be allowed to operate 24 hour a day. Noise, light & traffic at all ours is not conducive to the quiet enjoyment of our property or our overall mental and physical health. If you drive here, you will see that most evenings there is minimal traffic through our community after 10pm. Medical bldgs and/or office bldgs have normal business hours with limited weekend hours which is reasonable. However, KF's suggestion of a 24 hour 3 story storage unit is not acceptable. It is bad enough we have to live with the disruption of

our lives for YEARS while whatever is built is being constructed bringing trucks and traffic onto our streets with vehicles parked along our streets for days/weeks at a time. Then to have KF construct an ill-planned community not comparable to the Woodlands carte blanche is a smack in the face to those of us who carefully chose this area and community as our final home. The residents and the community at large will all get a taste of this disruption and chaos during construction if an additional egress/ingress is not tied to MXD zoning NOW. We need to protect the lives of those of us who are already living in the Woodlands and the surrounding neighborhoods. This can not be how we live for the rest of our lives!

Under MXD, KF has proposed a CCF or assisted living facility, terms KF uses interchangeably. Nevertheless, this too will add to the overall safety and traffic again requiring the need to add another egress/ingress. However, another factor that is not being addressed under MXD is the need for the area to be "walkable" and have transportation available to make this type of care successful. There is no "walkability" as we do not have buses that service our area to allow for workers, specifically those needed to support the proposed structures. While professionals such as doctors, therapists and paraprofessionals may be able to use personal vehicles to get to work (though parking to support those vehicles is questionable at best), most support personnel for what is being proposed would have a difficult time getting to work. That includes housekeeping, food services, etc.; many of which rely on public transportation to get to their place of employment. The assisted living structure proposed is 24x7. Potential workers would have even less options available during the overnight shift. Without support workers, this option is doomed to fail (as has been the case nationwide) leaving the Woodlands with an eye sore and a potentially unsafe area that will clearly reduce our property values.

Let us be clear. KF's proposed structures are not synergistic to other Frederick county communities and more specifically, the Woodlands. Our property is built on over 200 acres vs 35 acres of which only 10.1 acres is suitable for building. Yet, KF is jamming as many structures as conceivably possible without thought. Their homes are not well planned with one area within 26 feet of one of our homes and their condos looming over 70 feet tall. That is not close to size or scale with what already exists here. Their proposal needs a lot more work for MXD approval and any change in zoning must be tied to restrictions which will protect us as homeowners of the Woodlands, the community at large, and the County. We implore the members of this council to visit KF's land keeping in mind what is buildable and walk around our beautiful grounds and see what is truly at stake for all of us.

Respectfully Submitted  
Madeline & John Catalano  
3085 Herb Garden Drive  
Frederick, MD 21704  
[dmaddyd56@gmail.com](mailto:dmaddyd56@gmail.com)  
610-662-0557

**From:** roger holmes <[roger.holmes46@gmail.com](mailto:roger.holmes46@gmail.com)>  
**Sent:** Monday, January 15, 2024 2:35 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** KF Rezoning  
Dear Council members,

I oppose the installation of a traffic light at the Thornapple Dr. / Rt 355 intersection. A second entry/exit point on Rt 355 to the KF site will not mitigate the traffic but increase traffic flow through our community.

Creating an earth berm or landscaping, will not be enough of a barrier to cause a good separation between the two neighborhoods. We still want to have good scenic views for the back of the Woodlands 55+community properties. No one wants to look out their back window and see a high rise for a view!

Simply put, I oppose the MXD rezoning request which will allow building of gas stations, convenient stores, 24hr storage, etc. These services can increase the influx of others from outside of the neighborhood and; thereby, potentially decrease the safety of Woodlands 55+ community residences.

Regards,

Roger Holmes  
Woodlands Resident.

From: Maureen Bialzak <[mbialzak@yahoo.com](mailto:mbialzak@yahoo.com)>  
Sent: Monday, January 15, 2024 2:58 PM  
To: Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
Subject: Knowledge Farm Development

Dear City Council

My husband and I are writing this letter to express our concern regarding the development of Knowledge Farm. We reside in the Woodlands 55+ development and we would like to voice our concerns regarding future problems with traffic flow, population density, safety of our neighborhood as well as the increase in construction vehicle traffic should this property not have the proper restrictions. Traffic on 355 is already fairly difficult to navigate particularly during school arrivals, school departures and rush hour. We hope that the council will be mindful of the potential problems that may occur with the development of this property.

Thank you

Maureen and Dave Bialzak  
3201 Ivy Meadow Drive

Sent from my iPhone

**From:** Kathy Best <[kathy.best2011@gmail.com](mailto:kathy.best2011@gmail.com)>  
**Sent:** Monday, January 15, 2024 1:27 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Knowledge Farms Development

We wish to add our concerns regarding the development of the Knowledge Farms tract that abuts the Woodlands 55+ community. Our concerns are primarily related to density, noise, traffic, and safety. We also hope to see community amenities attached to the plan so we may protect our investment of amenities that we all contribute to.

Please consider putting appropriate common sense conditions on plans that will affect the residents of the Woodlands and the Knowledge Farms future residents/users.

Thank you.

*Kathy and John Best  
3078 Herb Garden Drive  
Frederick, MD 21704*

**From:** Susan Jay <[susanjay3288@msn.com](mailto:susanjay3288@msn.com)>

**Sent:** Monday, January 15, 2024 2:02 PM

**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>

**Subject:** Knowledge Farms MXD

To County Council Members:

My husband and I are residents of The Woodlands, a peaceful 55+ community. Construction in our community is starting to wind down and the developers have been very good about keeping construction vehicles confined to building areas. The developers of the proposed MXD by Knowledge Farms seem to have considered multiple plans for the area that is next to The Woodlands with no definite plan in contrast to our developers. Our concern is that once the MXD is completely approved, that a plan that will impact the peacefulness of our community will be put into place that may not look like any of the ones that have been discussed in meetings between our neighborhood and the developers of Knowledge Farms. The finished roads in our community are not designed for heavy construction traffic. In particular, the turns from Ivy Meadows onto Herb Garden and Herb Garden onto Thornapple are curvy and narrow. We would respectfully ask the council to make it clear that construction vehicles not use those areas. It is difficult to maneuver a car through those turns when an oncoming car is approaching, let alone a large construction vehicle. In addition, there are mailboxes at the Herb Garden and Thornapple turn so that any encroachment in that area could damage those boxes. Also, there is a children's playground directly across from the Herb Garden and Thornapple turn that could also be negatively impacted by increased traffic to that area.

We hope that the County Council will consider that the developers of this area put in a new egress onto RT 355 so that an increase of traffic within The Woodlands is minimized. Being a 55+ community we do have a portion of our residents that are handicapped (using wheelchairs, canes) and do not need to be dealing with traffic issues that impact crossing streets within the neighborhood.

Recommendations made in the FcPc Transmittal Memorandum of October 30, 2023 are quite reasonable and we hope that these will be approved by the County Council and mandated to Knowledge Farms.

Thank you for the opportunity to communicate our concerns with the Council.

Susan and Michael Jay

3013 Herb Garden Dr.

From: Robert Cannon <[cannonrp@comcast.net](mailto:cannonrp@comcast.net)>  
Sent: Monday, January 15, 2024 7:54 PM  
To: Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
Cc: Faye Cannon <[fayecannon1@icloud.com](mailto:fayecannon1@icloud.com)>  
Subject: Knowledge Farms Rezoning Meeting

As a resident of "The Woodlands - 55 +" in Urbana, we are concerned about the rezoning of Knowledge Farms from ORI to MXD and the impact that this change will have on our community. With the conditions that were placed on the owner per the October 30, 2023 FcPc Transmittal Memorandum, we are still very concerned about the use, structures and traffic that will be generated by the development of that property. In addition, we have concerns about security of our community being compromised by people visiting the businesses and structures that will be located on that parcel.

Traffic, as I mentioned is a very serious concern of our community. As it is now, when the High School and Middle Schools are in session, traffic at the intersection of Rt 355 and Thornapple Drive is extremely dangerous during the morning hours and when the schools are dismissed. Traffic moves along 355 very fast with limited visibility from the south. By the time the road is clear one way, and you think you are clear the other way and you start to pull out, there are squealing of tires and near misses. With the additional traffic for the facilities on KF created by this rezoning, it will be even more dangerous.

We ask that you reconsider approving this change and investigate additional conditions that will meet the requirements of the owner but also keep our community safe and secure.

Thank you for your consideration.

Robert P and Faye E Cannon

**From:** Lou Font <[umterp75@gmail.com](mailto:umterp75@gmail.com)>  
**Sent:** Monday, January 15, 2024 5:02 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Knowledge Farms Rezoning Hearing - Residents' Input

To: Frederick County Council

From: Louis & Faye Font – Woodlands

The Council Hearing to consider **Knowledge Farms' application for Rezoning** their property, adjacent to The Woodlands of Urbana, to "Mid-Use" is tomorrow, January 16th.

We acknowledge Knowledge Farms' right to responsibly develop their land, with the approval of the County, with Council Members weighing nearby land use.

However, residents of The Woodlands Community are concerned that a Council decision could affect the safety and quality of life of active Woodlands residents.

Residents with whom we have spoken are highly concerned about an increase in traffic if this rezoning decision increases external traffic flow in and out of the Woodlands.

We ask that the Council consider the following facts in making your decision:

- Natelli Communities created a very dense 55+ Community of Condominiums, Patio and Single family homes totaling about 450 households. Roads built within the community are narrow and typically winding!  
Residents have noted how ongoing construction traffic has obstructed internal resident traffic flow. With resident cars, service vehicles and construction trucks parked on residential streets, there is insufficient room for sound traffic flow.  
A rezoning decision that promotes an increase in traffic would affect both resident safety and as well as quality of life.
- The Woodlands Developer integrated a system of paths and sidewalks for pedestrian use. As such, there is a significant amount of pedestrian traffic in the Woodlands for much of the year. For example: an informal count of pedestrian crossings on and surrounding Ivy Meadow Drive, the main thoroughfare, identified sixteen (16) crossings.
- We ask that the Council eliminate traffic flow from Knowledge Farms into the Woodlands Community.  
Knowledge Farms is bounded by Rt. 355 on the East end. Rt. 355 is a main thoroughfare that leads north, south, as well as to the east and west through Fingerboard Road (Rt. 80).  
Incoming and outgoing traffic flow from Knowledge Farms should be directed toward Rt. 355 and away from The Woodlands.  
Note: Promoting use of Urbana Pike for Knowledge Farms use will likely encourage use of "shortcuts" thru the Woodlands in and out of Knowledge Farms.

We ask the Council ensure that traffic from Knowledge farms and their resulting development efforts be directed out to Rt. 355 where the road can absorb increased auto traffic.

Residents of Woodlands are hopeful that your ultimate rezoning decision of the Knowledge Farms to "Mix-Use" will not result in any additional traffic for our community.

Thank you for your consideration.

Louis & Faye Font  
2746 Camomile Drive West  
Frederick, MD 21704  
703-599-4600

To: Frederick County Planning Commission

Subject: Knowledge Farm MDX Rezoning Application

Date: January 13, 2024

Dear Planning Commission,

As you consider the Knowledge Farm Rezoning Application for MDX development of the 34 acres located at 3280 Urbana Pike, I am submitting the following points to be considered in your review of the Project Plan and its possible negative effects on Frederick County and especially along south bound MD 355. This area seems to be on a fast track to overzealous development which does not always achieve positive results for the communities in the long run. Urbana has shown some good planning over the years and the Commission has the chance to assure that future submitted development plans are beneficial vs. detrimental to the livable existing communities and achieve the most efficient land use for the public interest. The following are some of my concerns as I read the submitted Knowledge Farm Rezoning Application.

Uncorroborated points in the KF Justification Statement:

#### **Availability of Public Transportation- 2nd Egress/entry point**

The Applicant's reliance on possible future practical public transit lines being available to help mitigate the increase in vehicle traffic resulting from the potential residents and employees of the new site is spurious. Functioning public transportation being available in time for the completion of the proposed project is speculative. Without an easily accessible bus line stop on or close to the development, all of the approximate 450 plus residents will need to rely on automobiles. This increase in vehicle traffic along with the present Medical Facility and the Woodlands will create a bottleneck at Thornapple Drive, the only entry-exit for the property. Here again the Applicant assumes that their conceptual discussion with Frederick County and SHA will result in approval for the 2nd exit-entrance which was already denied once at the State level in 2004. Without this second exit happening at the same time as the start of the construction, the new development may become a future traffic chaos trap to others wanting to exit the community during emergency response services.

Contrary to the statement made in the KF Justification that senior living communities tend to have a lower impact on public facilities and services, the age restricted community will require more attention in providing a safe and comfortable place to live. A 24-Hour Storage Facility right in the middle of the site does not contribute to that. The previous ORI permitted a 3-story medical building of 17,000 SF, the proposed building states 33,000 SF for storage space. I have read that a similar storage facility has been approved around Hyattstown, about four miles from the proposed project site. The future residents of the KF Project will probably be downsizing from their previous homes preparing for a new lifestyle and not requiring dead storage space. A complementary building providing additional amenities and wellness commercial space would be a better option than a redundant storage space facility.

The Applicant provides misleading information that fire and emergency support facilities "will be adequate for the Project's additional units and uses". The 2018 Frederick County Fire-Rescue Plan already placed the Urbana area in a "moderate risk" category for fire-rescuer services. Since that time the Woodlands, with approximately 1600 residents when completed in 2024, will have been added as well as other residential

developments completed or are now in planning. The KF Project addition of about 450 plus residents- 150 are in Assisted Living -would also need emergency services. Statistics show that Assisted Living Facilities require frequent medical assistance response more than the average mixed communities. Currently, I am not aware that the Urbana Fire Station has already increased its equipment and staff to handle these increases in population. The County should ensure that all NFAP (National Fire Protection Association)-1720 response time standards are met prior to further development in Urbana. Since new roads will become part of the property, the site will be required to meet the EXIT Distance Requirement to be less than 1800 ft for fire and safety services from all the facilities to the main road of access. If only one exit were available this critical requirement would not be met.

Without the pre- approval and clarification of the above critical points, a Rezoning Approval should not be given without applicable Conditions set by the Planning Commission.

### **Sensitive Areas**

The Concept Plan Submitted does not show a walkway from the residential facilities to the exit at Thornapple Drive. Seems like the residents would have to walk on the road around the Storage Facility to reach the exit. This would make it a little difficult for Seniors to navigate out of the site. Also there seems to be a 10 ft path shown starting from the corner of Campus Drive going south along MD 355 that leads to nowhere. What is the purpose of this. There is no sidewalk indicated along the KF Property Line but there is already a curb cut on the south corner of Thornapple Drive and MD 355.

The many new paved roads planned, parking spaces on the property and the buildings will create a large area of hard surface contributing to potential large rain runoff problems. This could become a problem for the watershed to the creek below where a large flood control project was recently completed. Will this negatively impact the new creek bed by the volume of runoff water once the KF Project is completed?

As you review the Knowledge Farm Rezoning Application, please consider setting up guardrails for best land use. Thoughtful and responsible development will benefit everyone in the County and bring new residents who are in search of well-planned neighborhoods. Factors should include preserving existing natural features in relationship to planned construction both on site and the immediate vicinity, efficient site design, environmental considerations, and low impact development techniques in accordance with Chapter 1.15.2 of the Frederick County Code should apply before any Application Approval.

The Applicant has provided a few minimum changes in their present revised concept plan, but has not made changes that would reduce density and improve the overall desired livable Senior Community conditions for prospective residents. Approval of the Rezoning to MDX should be held back until approvals for the above-mentioned points are clarified.

Thank you for your consideration.

Respectfully submitted by:

Walter Labitzky -3054 Herb Garden Drive, Urbana 21704

Eileen M. Brennan  
3421 Angelica Way #302  
Frederick, MD 21704

January 15, 2024

Dear Frederick City Council:

Re: Knowledge Farms Rezoning Application

Please thoughtfully consider the concerns expressed by residents of The Woodlands Community in Urbana, Maryland when deciding your vote to approve the application submitted by Knowledge Farms to rezone the property to MXD use.

It is truly important to think about reasonable restrictions, i.e., no throughway to Thornapple and Ivy Meadow from the Knowledge Farm property for the safety of the Woodlands 55+ community. Please allow the Knowledge Farm traffic to access only Urbana Parkway through the Woodlands community.

There are other concerns since it is unknown what will be built next to the Woodlands. Please give due consideration to imposing restrictions that will temper potential noise and activities that would impair the quality of life that the Woodlands and nearby residents currently enjoy in Urbana.

Thank you for reading, and thank you for your service to all Frederick County citizens.

Sincerely,

*Eileen M. Brennan*

Eileen M. Brennan  
(301) 518-9872

January 12, 2024

3081 Herb Garden Drive  
Frederick, MD 21704

Dear Frederick County Council Members,

We are Grateful for this chance to express our opinion over the planned development of the Knowledge Farms property. Knowledge Farms developers purchased their property many years ago with a plan for commercial development, as it was zoned ORI. At that time, the adjoining property (now the Woodlands) was an undeveloped field. Now it has become a residential neighborhood of premium residential units for 55+ aged adults. There is a section containing 5-story condominium buildings, but these are out of sight from most other residents. There is also a commercial section with mostly restaurants, and a large office business (Kite Pharmacy), but these are all far removed from, and out of sight to the residential area.

If Council grants approval of a re-zoning, it is critical to the preservation of community integrity and character that there be an attached covenant which prevents any future alterations to the currently proposed plan. Any modifications that exceed the limits of this plan could have damaging effects on the neighboring community. There is already the suggestion that this new development will connect to the Woodland's storm drain system which is financed by the Woodlands residents through the CDA fee imposed on all residents, but not assumed by the Knowledge Farm developers. There will also be an inevitable invasion of Woodland's other resources and facilities which are the possession of and financed by Woodland's residents.

Thank you for your consideration on this vital issue.

Sincerely,

Rodger and Martha Cesaro

I have several concerns about the proposed rezoning of the Knowledge Farms (KF) property next to the Woodlands of Urbana:

1. Property Values

We were never informed about rezoning when purchasing homes. We purchased our homes based on the lower density and open views. We paid a premium to live in the Woodlands. Our property values will probably decrease. Will KF reimburse Woodlands owners when/if property values decrease? The self-storage facility will be a major impact.

2. Increase in Traffic, Noise, and Lighting

With the new residents and businesses, traffic will increase. Traffic may be constant 24/7 (residents, visitors, employees, suppliers). With an increase in traffic, noise will increase. What will be the restrictions on traffic and lighting? What will be the traffic restrictions to reduce the non-resident vehicles on Thornapple and other streets?

Strangers will use our neighborhood as a cut through to/from I-270 and Route 355.

The Woodlands is walking-friendly. Increased traffic will present new dangers to property owners. What will be required by KF to cause the least amount of disruption and negative impact to the Woodlands owners? Can the entry/exit for KF be only from Route 355?

3. Still not enough details on plans of what and where buildings will be located

If rezoning is approved, plans could drastically change  
Density regulations? Traffic regulations?

4. What is the landscaping to shield Woodlands homes?

5. KF must understand/agree the Woodlands recreation facilities are for Woodlands owners only. There must be no walking paths between any part of Woodlands and KF.

6. With any construction, all types of animals will be disrupted. Will KF pay for any new need for pest control?

Please vote against the rezoning plan. Thank you for your consideration.

Jeannine Danielson  
3227 Thornapple Dr.  
Frederick, MD 21704

Written Letter sent by Email on January 13, 2024

January 12, 2024

Dear Frederick County Council Members,

We are writing to you today to ask that you please consider **NOT GRANTING THE MXD TO Knowledge Farms but retain their ORI status. However, if that is not possible please put some restrictions and conditions on this project.** Knowledge Farms has not agreed to any significant concessions to this project even though local citizens have voiced concerns repeatedly. We are all 50 plus residents that bought in a development that expected some additional office buildings to go behind us and now we are looking at a huge dense unsightly project that will impact our entire community. We believe that this expanded project is not compatible with the existing homes and community that is directly adjacent and needs to be reviewed and scaled down. It does not seem right that this project should get preferred treatment over existing homes and an established community.

This new proposed development now brings with it many issues for our community that threaten our safety and quality of life. We ask that you please have some consideration of the residents that now live in this community and assign some conditions if you grant rezoning. Even if this land is sold to another developer, we ask that these conditions to be on the plot of land for the protection of those that live right next to it.

PLEASE ADD THESE CONDITIONS:

1. **REDUCE THE DENSITY OF THE PROJECT TO BE SIMILAR TO THE WOODLANDS.** Shift the main buildings towards 355 and away from the Woodlands residents. They say it can't be done, but we would like the council to ask them to research that further and see if that can happen. Right now the proposed 5 story buildings will cast shadows and block any light of the existing homes of the Woodlands.
2. **DO NOT APPROVE KF PLAN WITHOUT A 2<sup>ND</sup> ACCESS POINT TO CONTROL TRAFFIC IN AND OUT OF OUR COMMUNITY.** If they are approved to do the plan that they have presented, we see a potential for many issues regarding traffic accidents. Even with an added access there are going to be increased

wait times on both sides of 355 and possible safety issues. We have a large walking community and those individuals will be at additional risk. Adding another access point would help reduce the potential for many hazardous situations but also come with risks.

3. **MOVE THE PROJECTED BUILDINGS BACK TO AT LEAST 200 FEET FROM WOODLANDS PROPERTY LINES.** The proposed plan is too close. There is as little as 26 feet from the residents property line. It does not need to be that close. Many of the Woodlands residents bedrooms and outdoor living is oriented towards the back.
4. **INSTALL A SIGNIFICANT LANDSCAPE BUFFER BETWEEN THE TWO PROJECTS.** Install a significant prior landscape buffer and greenspace surrounding the entire project and right next to existing Woodlands homes. This should be started as soon as possible so that it has time to mature before construction.
5. **INTEGRATE MORE GREENSPACE AND OPEN AREAS TO KEEP FROM UNDUE DENSITY.** This project is not well thought out and does not address the problems that will develop for the Woodlands. There are ways to make it more compatible and adding greenspace and reducing the density is one way to improve it.
6. **DEVELOP A PLAN THAT REDUCES THE AMOUNT OF INVASIVE COMPONENTS INCLUDING 24/7 NOISE AND LIGHTING.** Develop thoughtful and innovative solutions to make the project more integrated with the surroundings regarding lighting, noise, nature of business, height of buildings and aesthetics. Avoid structures that are eyesores or require 24 hour lighting and parking lots such as a storage facility. Over 50 homes have bedrooms and living space that back to the project.
7. **ELIMINATE ACCESS AND PATHWAYS TO THE PROJECT FROM THE WOODLANDS.** The Woodlands have many amenities that are open to the residents that are at risk. Please see that KF does not open up access so that their residents are using our facilities that we pay for. We disagree that we are unneighborly and do not want to share something that we all pay dues to use.

Once again, thank you for your time and consideration. We are asking that you please help us pursue the goal of making Urbana more livable not less.

Remember that the people of the Woodlands are not opposed to development but to development that disadvantages an existing community.

Regards,  
Robert and Christina Anderson  
Frederick, MD 21704

Dear County Council Members,

I'm a resident at the Woodlands, and my property backs up to the Knowledge Farms property. As a resident of The Woodlands, I'm very concerned about the potential of rezoning this small property to MXD, and request that the Planning Commission rejects Knowledge Farms request, or at the very least, **have restrictions on the Developer prior to any construction.**

Many of my concerns precipitate from the single ingress/egress from Thornapple Drive. There seems to be a disconnect, or a complete lack of concern, with the Knowledge Farm's apparent refusal to recognize and address the very serious safety issues that this single point of entry will promote.

Should Knowledge Farm's receive rezoning to MXD and move forward with their notional plans, there will be an enormous impact on traffic coming into and out of KF and the Woodland's Communities via Thornapple Drive, and generate a significant amount of congestion at the MD 355 intersection. 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. This congestion is even higher with the High School and the YMCA, sharing the same intersection during arrival and departure times. ***If you have not had a chance to drive onto the KF property, I would advise you to do so, before considering the rezoning change from ORI to MXD.***

Of note is that the small drive to get to the back of the existing medical building is very tight with tight turns transitioning through parking. This is the current route proposed to access the 24/7 storage facility and to access the residential and assisted living facilities. How will emergency vehicles be able to maneuver around these current obstacles, including the existing building's tight parking lot, let alone all of the other new buildings proposed?

Imagine emergency vehicles going into and out of KF with the single ingress/egress at Thornapple Drive. Heaven forbid if there should be a major incident where an emergency exists such as a major fire, a possible gas leak, CO2 poisoning, or other life-threatening situations. The high density currently proposed includes a 24/7 storage facility, a 24/7 Assisted Living Facility, Condos, and Villas – all using this single ingress/egress. The question is not ***if*** there will be catastrophic impact to emergency services, but ***when*** will this impact occur. Can you imagine if your loved one lived in the assisted living building, condos, or villas and had a life-threatening emergency during a peak traffic congestion time, delaying the arrival of emergency care? A situation that could have been handled by EMTs now has taken a much more ominous turn. In those cases, seconds count. The added traffic and resulting congestion are known in advance by Knowledge Farms and has ***not mitigated*** in their current plans. Again, without additional and guaranteed ingress/egress points, their application to rezone to MXD should be rejected, or at the very least restricted on several issues, PRIOR to any construction starting.

Rezoning to MXD with this critical flaw is at best reckless. At its worse, it is callous disregard for the safety of future Knowledge Farms residents and current and future Woodlands residents.

KF's latest suggested concept indicates that they would have a second ingress/egress onto MD 355, yet this has been previously denied by the state. In earlier discussions with the Woodlands, KF acknowledged that they may not get approval for the second entrance off of MD 355. If this is the case, how can the rezoning be approved?

I feel that this second access point should be a FIRM requirement, and imperative that must be met **before** any rezoning application is considered. The County Council Commission should require that KF establish an escrow account with sufficient funds to provide for the planning, approval, and execution of a second ingress/egress on MD 355 **prior** to the submittal of any rezoning application.

KF actions to date, suggest that their motivation for rezoning to MXD may be focused on more near-term results. Since they have been unsuccessful in leasing their existing medical facility, let alone build a second office or research facility, KF may be looking for an exit strategy to mitigate their current situation. Once they receive approval for MXD, their property becomes more valuable, providing them with a quick profit by selling to another developer or group of developers. Any concessions or agreements would be rendered moot in this case presenting even more challenges and negative impacts to the Woodlands and other surrounding communities. This scenario is more likely than not, given the stagnant growth of KF with its current zoning of ORI.

Based on the above significant flaws and safety issues, it is requested that the County Council Commission rejects KF's application to rezone to MXD.

Sincerely,

Penny Coco-Boyd

**From:** Greg Pirozzi <[gpirozzi63@gmail.com](mailto:gpirozzi63@gmail.com)>

**Sent:** Saturday, January 13, 2024 2:57 PM

**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>

**Cc:** Greg Pirozzi <[gpirozzi63@gmail.com](mailto:gpirozzi63@gmail.com)>

**Subject:** RE: Public Hearing – Knowledge Farms MXD – Rezoning Application R21-02 (Amend July 2023)

**RE: Public Hearing – Knowledge Farms MXD – Rezoning Application R21-02 (Amend July 2023)**

**Tuesday, January 16, 2024**

Dear Frederick County Council Members,

We are residents of the Woodlands community and directly border the Knowledge Farms site currently being considered for zoning change from ORI to MXD usage.

**We are writing to urge you to reject the current rezoning application request due to the numerous significant issues outlined below.**

### **1. Traffic & Safety:**

- The projected traffic and planned MXD land use is not supported by the existing ingress/egress driveway and intersection at Thornapple Rd./Rt355/Campus Dr.

A projected traffic light would not mitigate thru traffic via the Woodlands community, nor would it ease the significant morning and afternoon school traffic onto Campus Dr. - (see attached photo, with traffic backed up from the said intersection to Rt80/Fingerboard Rd.)

- In addition, a second proposed entry point further south on Rt355 and road widening would be essential for this site. **The applicant must seek and receive approval from MDOT authorities for a second entry as a condition PRIOR to any requested zoning change to ensure that this issue is mitigated. On page 17 of the Planning Commission Report to the Council, the Transportation Summary section clearly acknowledges a need for "secondary site access".**
- Overall, this presents a serious safety issue for access by the limited volunteer fire & emergency capacity of our local Urbana community and would be further exacerbated by a proposed 150 bed continuing care facility on the site plan.

### **2. Density & Building Setbacks:**

- The buildable site consists of only ~11 acres. The density (sq.ft. or dwellings/acre) is unacceptable and is many multiples greater (5x) than the Woodlands at ~200 acres.
- The current site plan shows homes as close as 26ft from existing property with inadequate resident, visitor and employee parking as well as five 5-story Condo buildings ~70ft tall.

- There is no adequate plan for a significant property line buffer distance nor a possible landscaping mitigation due to the significant differences in site border elevations.
- No consideration is shown for water retention pond(s): either the number, size nor location or for runoff onto the adjacent forest conservation land or creek bed.
- **Simply put – the existing limited site size is just NOT compatible with the complexity and usage mix allowed under the MXD designation. The Council MUST consider a greater distance and height restriction that is suggested in the Planning Commission Report.**

### 3. Neighborhood compatibility:

- The MXD request allows for ~85 land development uses not allowed under the current ORI designation. Once zoning is changed, our community has little to no input regarding what can eventually be built on the site - e.g. 24hr storage facility or 24hr retail (Seven-Eleven, WaWa), 24hr Continuing care facility .... etc. This is a MAJOR concern for us all.
- **Any of these uses would NOT be compatible nor in character with the residential ONLY use of the Woodlands Community.**

We thank you for your expertise and thoughtful consideration of our concerns.

Respectfully,

Dr. Greg and Tracy Pirozzi

3027 Herb Garden Dr.

Frederick, MD 21704



**From:** John Robie <[Jrobie1188@outlook.com](mailto:Jrobie1188@outlook.com)>

**Sent:** Sunday, January 14, 2024 11:08 AM

**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>

**Subject:** FW: Protect Woodlands Residents- Knowledge Farms Zoning Review

This includes my address,

Please include this in the Zoning Meeting information

Illustration of WOODLANDS as a SHORTCUT. Please do not support the Knowledge Farms Zoning change as requested. Protect our residents.



**From:** Edwin Mann <[ed@hotrods1.com](mailto:ed@hotrods1.com)>  
**Sent:** Monday, January 15, 2024 11:31 AM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** zoning opposition

See attached

development far more dense and busy than the Woodlands. It is also important to remember that NONE of these conditions will take effect unless approved by the County Council.

This is why your participation and letters are helpful. You can still submit a letter today and plan to attend the meeting downtown at 5:30 PM at Winchester Hall. If you are new to the community, join our Smart Growth Group as there are a number of ways to be involved. Hope to see you tomorrow evening. Keep watch for weather updates in case snow arrives.

CLICK ON LINK TO READ THE CONDITIONS. THESE WILL STILL NEED TO BE APPROVED BY THE COUNCIL. IF THIS LINK DOES NOT WORK. GO TO FREDERICK COUNTY WEBSITE AND SEARCH KNOWLEDGE FARMS. YOU CAN SEE THE PAST DOCUMENTS THERE.

<https://www.frederickcountymd.gov/docum...iew/349320>

ACCESS THE NETWORK

*Ed Mann  
3007 Herb Garden Dr.*

My CAS Community is a community communication platform provided to your Association by Community Association Services, Inc. in partnership with Nabr Network.

If you do not wish to receive these notifications, please [update your notification preferences](#).

*Our goal was to live in a home where there would be peace and quiet. The Woodlands was ideal. Now we are being thrust into the very situation we escaped from, business, high rises, too many people and cars. We paid a great deal of money to enjoy our ideal life. Take your project elsewhere!*

January 14, 2024

Frederick County Council

Dear Council Members:

I am writing to voice my objection to Knowledge Farms' (KF) request for a zoning change from ORI to MXD and to request that the Frederick County Planning Commission *reject* the Knowledge Farms rezoning request with prejudice. My home is located at 3083 Herb Garden Drive, and my property directly abuts the Knowledge Farms property, and is in direct line with the planned residential villas and condos, and the assisted living facility, as depicted by the usage map provided by Knowledge Farms.

Prior to discussing any specifics of my objection, it is important that a clear picture of how the Knowledge Farms partners, Chad Tyler and Mike Kalinock, have been dealing with the residents of The Woodlands at Urbana. In both public and private meetings, Mr. Tyler and Mr. Kalinock have been derisive, dismissive, and disrespectful of our concerns. They have been untruthful when responding to questions and comments by the residents, and demonstrate a lack of personal integrity needed to engender trust. Based on Mr. Tyler's and Mr. Kalinock's demonstrated gaslighting and outright false statements, myself and other residents simply do not trust anything said by either gentleman.

- At our first meeting, when a number of residents voiced concerns about non-Woodlands residents gaining access to our amenities, Mr. Tyler (Chad) accused us of being unneighborly and that we were selfish and stingy with our amenities by refusing to allow access to others that were not residents and not paying for those amenities. What Mr. Tyler failed to recognize at that point, is that ALL of the amenities within the Woodlands are PRIVATE and paid for by the Woodlands' residents.
- During the public hearing with the planning commissioner, Mr. Tyler (Chad) was so disrespectful and dismissive to the residents in attendance, that the Planning Commission Chairman rebuked Mr. Tyler (Chad), directing him to treat the Woodlands residents in a more respectful tone and tenor.
- Even after being chastised by the Planning Commission Chairman, Mr. Tyler continued with his derisive attitude, stating to the Planning Commission, that the 30 or 40 residents in attendance was a clear indication that the vast majority of the Woodlands' residents were not interested or concerned with the rezoning request. This is absolutely not true.
- At our recent meeting at the Woodlands Lodge with Mr. Tyler and Mr. Kalinock, they continued to state that their "plan" was merely notional and a placeholder, and that they would NOT deviate from that plan. After they were pressed, both Mr. Tyler (Chad) and Mr. Kalinock (Mike) finally came clean and stated that the "plan" was not mandated by the planning commission, and that they (KF) could build anything allowed within the MXD regulations, to include 24-hour retail and 24-hour service.
- Other than signage, Mr. Tyler and Mr. Kalinock are not amenable to physical barriers to prevent traffic from entering the Woodlands' neighborhood, yet kept gaslighting the residents that they would work to minimize traffic impact.

- They presented elevation drawing that they plan to submit to the County Council that ***does not*** depict the actual topographical ***impact*** of their planned development. When challenged, their response was they just did this one first and didn't have time. At best, this is disingenuous and manipulative. The Knowledge Farms partners are lying while telling the truth. It's a lie that the topo of the commercial buildings to the Woodlands' villas is representative of the impact on the residents of the Woodlands.

Like other homeowners along Herb Garden Drive, we paid a significant lot premium for this open space view with the expectation that it would remain open. At our first encounter with Knowledge Farms, we learned that discussions between them and the Woodlands' developers and builders had been ongoing for over a year ***before*** the purchase of our home. These prior discussions or plans were ***never*** disclosed. These discussions focused on Knowledge Farms' intent to request rezoning to MXD and their plan to connect to the Woodlands sewer and stormwater system and access our trails, paths, and amenities. These discussions were well before we decided to purchase in the Woodlands. Myself and other homeowners were shocked by their admission.

Had Knowledge Farms disclosed their intent, we would not have purchased a villa on Herb Garden Drive. Other neighbors have expressed the same sentiment. Faced with a property value that will be diminished by several tens of thousands of dollars, with villas and five-story condominiums directly behind my home, my financial future is at risk if this rezoning is approved.

One of the tenets of MXD is for open and honest communications with surrounding communities during the design stage. Knowledge Farms has demonstrated, on numerous occasions, their propensity to deceive, obscure, and alienate residents of the Woodlands. The Planning Commission should recognize that Knowledge Farms will operate ***solely in its best interest*** while ***ignoring*** the concerns of the Woodlands homeowners. I would strongly suggest that the Planning Commission consider the adversarial and threatening interactions between Knowledge Farms and Woodlands residents and not trust any Knowledge Farms contingency agreements regarding rezoning their property to MXD and reject their request.

Numerous safety and compatibility issues impact the Woodlands Community writ large that go beyond the direct impact on my home's market value. Based on the latest concept presented by Knowledge Farms, please consider the following;

1. Density levels of office/commercial/residential that are ***significantly*** greater, by a factor of at least 5:1, than the Woodlands, leading to serious safety issues for residents of Knowledge Farms, such as emergency vehicle access if needed.
2. A 24/7 public storage facility with all-night lighting and access will significantly impact homes along Thornapple Drive and Herb Garden Drive, with noise and light pollution further diminishing property value. Knowledge Farms' latest concept is incompatible with the all-residential nature of the Woodlands
3. A single ingress/egress will significantly overburden Thornapple Drive, increasing non-resident traffic through the Woodlands, reducing safety, and restricting safe traffic flow.
4. The lack of a traffic light at 355 and Thornapple Drive intersection dramatically increases

congestion, particularly during school arrival and departures, limiting any left turns onto 355 out of the Woodlands.

5. The lack of ***advanced approval*** of a second ingress/egress onto 355 further stresses Thornapple Drive, dramatically impacting access and safety.
6. Should a second ingress/egress be approved, the adamant refusal of Knowledge Farms to eliminate or restrict traffic between its office/commercial area and the residential area.
7. There is a lack of any public transportation serving the Knowledge Farms development and its senior citizens or residents of the identified assisted living facility.
8. There is a lack of an adequate buffer zone between Knowledge Farms and the Woodlands, with landscaping to mitigate the impacts of the proximity of the residential units to the Woodlands villas and homes. At one point, there were only 26 feet between the residential property lines of Knowledge Farms and the Woodlands.
9. Without any restrictions on Knowledge Farms to limit any new buildings to only residential, they ***would not be compatible*** with the Woodlands 100% residential makeup. They could build 24-hour retail, 24-hour gas stations, 24-hour storage, or 24-hour continuing care. Including these land uses is of great concern for the Woodlands residents.
10. A complete lack of stormwater retention, relying 100% on access to the Woodlands, could dramatically impact the Woodlands – particularly homes along Herb Garden Drive and directly next to the identified storm drain connection – with localized flooding during heavy storms.

Thank you for considering my comments. I request that you reject, with prejudice, Knowledge Farms' request to change zoning from ORI to MXD.

Kind Regards,

David A. Boyd  
3083 Herb Garden Drive  
Urbana, MD 21704  
(301) 452-3037  
David.a.boyd@mac.com

**From:** Lynn Kirk <[lynn@kirk-communications.com](mailto:lynn@kirk-communications.com)>

**Sent:** Friday, January 19, 2024 10:17 AM

**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>

**Subject:** Knowledge Farms: REZONING OBJECTIONS

Frederick County Council Members:

We relocated to Urbana last year, lured by the community's natural beauty and limited growth to date. It is understood that this region will continue to attract residents and businesses, but **we trust our county representatives (YOU!) to plan wisely by supporting best practices and best outcomes for the long term.**

As a Woodlands resident, we advocate for the following conditions related to the Knowledge Farms (KF) Rezoning request:

**1. Traffic and safety.** Approval for a second entry/exit point on Route 355 to the KF site is essential and **MUST** be a condition for any rezoning change. A light installed at the Thornapple Drive/Route 355 intersection will NOT mitigate the traffic. In fact, it has propensity to increase traffic *through* the Woodlands community. This poses danger based on the number of seniors who already are dodging "cut-through cars" when they walk, exercise their pets, care for their young grandchildren, etc.

**2. Site density and building setbacks.** KF's current plan for 147 housing units on 10 acres has 5 times more density than the Woodlands' units on 200 acres. Also, KF plans to build within 26 feet of the Woodlands' existing homes. Obviously, KF's five-story planned condo buildings cannot be mitigated with earth berms or landscaping; they will loom 70 feet over existing homes in the Woodlands.

**3. Neighborhood compatibility.** The MXD rezoning request allows for >50 land development uses not allowed under the current ORI designation. Once zoning is changed, our community has little to no input regarding what might be built on the site, e.g., 24-hour-access storage facility, 24-hour retail (Seven-Eleven, Wawa), 24-hour continuing care facility, etc. This is a MAJOR concern for the Woodlands' residents in terms of increased noise, traffic, crime, etc.

These requests are reasonable, so **we thank you in advance for your anticipated support of smart urban planning.**

Lynn and Ron Kirk  
2835 Camomile Dr East  
Frederick, MD  
[lynn@kirk-communications.com](mailto:lynn@kirk-communications.com)  
804.337.6667

**From:** John Nori <[nori.john@outlook.com](mailto:nori.john@outlook.com)>

**Sent:** Wednesday, January 24, 2024 4:10 PM

**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>

**Subject:** KF Rezoning request

Dear County Council Members,

We live in the Woodlands at Urbana and have serious concerns about the Knowledge Farms rezoning request. Our property does not directly abut the Knowledge Farms property, nevertheless; we have carefully followed the progress of the request for rezoning because we and our neighbors will be negatively impacted by this change.

The development of the Knowledge Farms property will have a major negative impact on the Woodlands and the greater Urbana community. We are keenly aware that our concerns may appear to be a “not in my back yard” plea; however, our request is much more than that. The question before you is, “What do we want the character of the community to be?” MDX rezoning of this property opens the door for very dense development.

Our traffic concerns are about more than inconvenience. If rezoning is approved and a second entrance to the property is not required, **the existing intersection of the driveway into the KF property and Thornapple Drive will be in chaos.** Imagine multiple businesses, homes, health facilities generating traffic that is funneled through the existing parking lot entrance onto Thornapple Drive! If you have not seen the property in person, you should stop by.

We know that you will carefully consider the comments you are receiving about this issue, and we sincerely hope that you will visit our community before you vote.

Thank you for your time.

John and Brenda Nori

3122 Herb Garden Mews, N.  
Urbana, MD 21704

From: sarah Steinberg <[sarah@sbsteinberg.net](mailto:sarah@sbsteinberg.net)>  
Sent: Monday, February 5, 2024 11:51 AM  
To: Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
Subject: Rezoning Case R-21-02 - Knowledge Farms

[EXTERNAL EMAIL]

Dear Council Members:

I am a 3 year resident of the Woodlands (3223 Ivy Meadow Drive).  
I am writing with my primary concern about the Proposed Knowledge Farms development.

Although I have many concerns that have been expressed by others, my primary concern is traffic and access points off of Thornapple and onto 355.

Expanding a development and relying on the existing single access point is not only a significant safety hazard for existing Woodlands residents and the new Knowledge Farm residents, but it will also dangerously increase traffic volume at an already busy intersection.

I request in the strongest terms that these traffic and safety issues be adequately addressed prior to any development approval.

Thank you for your attention to our community concerns. Your service to the council is much appreciated.

Dr. Sarah B. Steinberg  
301-661-3334  
3223 Ivy Meadow Drive  
Frederick, MD 21704

**From:** John Galotto M.D. <[ottolaghi@gmail.com](mailto:ottolaghi@gmail.com)>  
**Sent:** Tuesday, February 27, 2024 9:18 AM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Cc:** [DavidTrone@house.gov](mailto:DavidTrone@house.gov); Mary Galotto <[mccgalotto64@gmail.com](mailto:mccgalotto64@gmail.com)>  
**Subject:** Knowledge Farm Development

We are writing to encourage the Council to look at this proposal with its collateral effects in mind. The Woodlands at Urbana borders the land where the developers hope to build this mega-project. It was designed and marketed as a Senior- friendly community, which to us means safe streets, limited noise and traffic, and ready access to emergency medical care. We are retired professionals who specifically sought communities with these characteristics, and up to now The Woodlands has been that type of place. If not modified significantly, the Knowledge Farms development will up-end the peace and quiet we enjoy now, as well as seriously erode the safety we are entitled to. Without a traffic light at Thornapple Lane and Rte 355, and without a separate entrance/egress to 355 south of The Woodlands, you would be guaranteeing traffic mayhem. Emergency vehicles would have a difficult time getting into the Woodlands AND the Knowledge Farm development; construction trucks would be jeopardizing walkers and cyclists in the Woodlands; and traffic would back up from 355 onto Thornapple and back through the community, making it difficult and unsafe to exit your own property! We believe that once you look at this fairly, you will conclude that this project should not be approved, or at least make approval contingent on addressing the traffic issues we have outlined. Thank you for listening.

Mafy C Galotto, PhD, John A. Galotto, MD 3253 Thornapple Drive, Frederick MD 21704 301-275-1435

Martin & Cynthia Leibold  
2911 Ivy Meadow Drive  
Frederick, Maryland 21704

February 28, 2024  
Frederick County Planning Commission  
30 N. Market Street  
Frederick, Maryland 21701

Subject: Knowledge Farms Rezoning Case #R-2102- Knowledge Farms (Amended) (ORI to MXD)

Dear Commission Members:

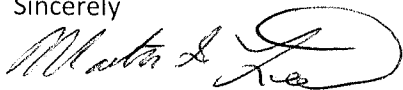
We purchased a home in the Woodlands Community in 2023 and prior to that we have owned a home in the Villages of Urbana since 2005. During the past nineteen years we have seen significant growth and development within Urbana, Maryland, some of which has been good, but it has also come with some serious problems.

It has come to our attention that the Knowledge Farms Development located at 3280 Urbana Pike, is pursuing the rezoning of the property referenced above. We have significant concerns and reservations about this requested change which I will outline below:

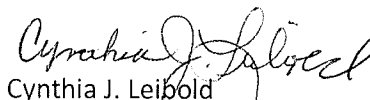
1. The high density of their project is not compatible with the Woodlands Community. It is my understanding that they only have eleven buildable acres versus one hundred and ninety-eight acres for the woodlands. Their proposed buildout is four times the square foot per acre when compared to the Woodlands, which is a residential community.
2. The project as proposed will create significant traffic problems for the existing Woodlands neighborhood due to inadequate ingress and egress. A solution must include an additional entrance and exit to the Knowledge Farms property, and a barrier and signage installed to prevent hundreds of cars cutting through the existing Woodlands community. This additional influx of traffic will impact the safety of the current residents walking and driving in the Woodlands.
3. We would request that an updated traffic study be performed before any further construction begins to address our concerns.
4. We request that appropriate landscaping and mitigation between the Knowledge Farms Development and the Woodlands be installed now, and not years down the road.

Thank you for your consideration of our concerns as you evaluate their requested zoning change.

Sincerely



Martin G. Leibold



Cynthia J. Leibold

**From:** Irene Eckstrand <[eckstrand@outlook.com](mailto:eckstrand@outlook.com)>  
**Sent:** Thursday, February 29, 2024 4:47 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Knowledge Farms Rezoning

To: Frederick County Council  
From: Steve, Irene, and Laurel Eckstrand  
Regarding: Knowledge Farms

We moved to Frederick County a year and a half ago because we loved the small-town feel as well as easy access to services. We live in the Woodlands, the community that borders the proposed development, and we urge you to vote against the Knowledge Farms rezoning plan.

Here's why.

- Before undertaking anything, the impacted communities need to be involved. Involvement of impacted communities is simply the best way to make good decisions that benefit everybody in the long run. Active, genuine involvement has not happened yet. Briefings are not examples of involvement. Testimony is not active involvement. Active involvement means being at the table and having a voice as decisions are made.
- The proposed zoning change from Office, Research, Industrial (ORI) to Mixed Use (MX) would lead to more traffic and would create a busy and dangerous intersection at MD355 and Thornapple Drive/Campus Drive. That intersection is already busy, especially because it is a major egress from Urbana High School and the YMCA.
- The County Council should require a detailed plan of what might be built in that space. ORI permits more of what Urbana needs—medical offices, light industry, and research facilities. We have enough fast-food restaurants, gas stations, and convenience stores.
- The proposed rezoning does not have adequate space or landscaping separating it from adjacent residential properties.
- Construction in this area has already disrupted natural ecosystems. The science is clear that construction causes an increase in CO2 emissions, a primary cause of climate change. It also increases both air and water pollution, and chemicals used in construction can harm both workers and nearby homeowners. Clearing vegetation and excavating destroys wildlife and contributes to extinctions of critically important ecosystems. Construction also produces trash that, at best, ends up in landfills. However, in the Woodlands, we have seen quite a bit of construction debris, particularly plastics, in our own back yard.
- Construction creates more hardscapes (parking lots, driveways, streets, roofs) leading to erosion and pollution of waterways with silt, harmful chemicals, and construction litter. The inevitable pollution from the proposed construction will eventually make its way into the Chesapeake Bay. Stormwater runoff is the fastest growing source of pollution to the Chesapeake Bay.

- We would like to see an environmental study by people with expertise in ecology and climate change.

These issues concern us greatly, and we hope you will take our requests into account as you consider your options.

**From:** Joyce Derby <[joyce.derby@verizon.net](mailto:joyce.derby@verizon.net)>

**Sent:** Thursday, February 29, 2024 9:24 AM

**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>

**Cc:** [joyce.derby@verizon.net](mailto:joyce.derby@verizon.net)

**Subject:** Knowledge Farm Development Application

Dear Council Members,

I am a new resident of Frederick County who recently built a home in the Woodlands of Urbana 55 plus community. I am appalled at the prospect of the intrusion the Knowledge Farm development would have on our community. This development would compromise my quality of life, security, and value of my home. This development is not compatible with the Woodlands which is a residential community. Unless another ingress/egress is permitted it is very likely that traffic from this development would pass through our residential streets and create traffic and endanger our residents.

I am a voter and will not support council members who approve this development that clearly violates the integrity of our community.

Thank you for your consideration of my concerns.

Dr. Joyce F. Derby  
2950 Caraway Drive  
Frederick, MD 21704

**From:** Marian Callahan <[mcallahan3311@gmail.com](mailto:mcallahan3311@gmail.com)>

**Sent:** Thursday, February 29, 2024 12:22 PM

**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>

**Subject:** Preserve Urbana!!!

Dear Members:

You have heard many comments from residents of The Woodlands decrying overdevelopment in this area. Urbana is already crowded with townhomes and the Bennet Creek commercial section. Adding several hundred households to the Knowledge Farm tract would choke our streets, overwhelm our small Market Place area, and add innumerable vehicles to route 270.

It is intolerable to risk the health and safety of Urbana residents by developing this small tract of land as proposed. Indeed, ingress and egress by Woodlands streets would place older citizens at risk of unregulated traffic. PLEASE consider placing the safety of our residents over the greed of developers, and deny KF plans!

Marian Callahan

February 29, 2024

Frederick County Council

Dear Council Members:

As a resident of the Woodlands in Urbana, I am writing to express my concerns about the pending application for rezoning by Knowledge Farms which would greatly alter the development of that property and significantly impact the adjoining Woodlands development. The proposal from Knowledge Farms would not be compatible with the Woodlands which is a residential community.

Unless another ingress/egress is permitted it is very likely that traffic from the Knowledge Farms development that intended to travel north on 355 or to connect to 270 would turn left onto Thornapple and proceed through the Woodlands development to access Urbana Parkway and would dramatically increase traffic through parts of this 55+ residential community and potentially endanger the many residents who regularly walk through the neighborhood.

If the rezoning application is approved there should be restrictions on the new development which would include:

- Residential building next to the Woodlands would be limited to 2 stories
- Condos could not exceed 5 stories including the above ground parking
- Other institutional structures should be limited to 3 stories
- The business hours for any commercial use should not extend beyond 10:00 p.m.
- Appropriate landscaping should be installed to minimize the visual impact of the development on the residents who border the property so that their vista would be natural versus commercial sprawl

In addition, traffic studies need to be updated to ensure that this development does not overstress the existing capacity of the roads that would be accessed by this development.

Thank you for your service to the community and for your careful consideration of all the issues and the interests of the existing community.

Mark A. Derby  
2950 Caraway Dr.  
Frederick, MD 21704

From: KEVIN WETMORE <jkwmanor@verizon.net>  
Sent: Friday, March 1, 2024 9:38 AM  
To: Planning and Zoning <PlanningandZoning@FrederickCountyMD.gov>  
Subject: Re: Knowledge Farms Rezoning Proposal

> County Council Members,

>

> We would like to communicate our opposition to the current rezoning proposal from Knowledge Farms and their property bordering on Route 355 in Urbana. We feel strongly that there are significant aspects of this proposal that would negatively impact The Woodlands of Urbana neighborhood and the residents living there.

>

> The proposal currently includes just one ingress/egress route for the new area. That is Thornapple Drive. The proposed buildings and the addition of numerous high density units including commercial use, town houses and condos, as well as other allowable structures under the mixed use zone would create significant traffic problems for the existing Woodlands neighborhood. At least one additional entrance/exit to the Knowledge Farms property must be required to provide sufficient traffic flow and eliminate direct traffic flow through the Woodlands neighborhood. Approval of this additional entrance/exit by the State must be provided to the County Council prior to approval of any version of this proposal.

>

> Additional concerns regarding the rezoning proposal are:

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> An updated traffic study should be conducted and presented as part of the approval process. Traffic issues and concerns must be solved prior to construction.

>

> Buildings proposed in the Knowledge Farms proposal must be compatible in size to the current Woodlands structures, i.e., height of the condos can be no higher than 5 stories including one story for above ground parking; residential buildings no higher than 2 stories; institutional structures no higher than 3 stories; and commercial buildings located within 200 feet of Thornapple or Herb Garden residences should be limited to 2 stories.

>

> The Woodlands community was developed to include open spaces, beautiful views, and recreational opportunities for its residents. The current zoning classification for the Knowledge Farms property could accommodate residential units that would be compatible with the Woodlands development. However, rezoning this parcel as proposed will likely diminish not only the quality of life for the residents of the Woodlands, but also their safety. It could also allow many different structures other than those currently proposed. We hope you will consider these points when reviewing this rezoning request.

>

> Thank you for your attention.

>

> Janet and Kevin Wetmore  
> 2736 Camomile Drive West  
> Frederick, MD. 21704

February 29, 2024

Frederick County Council

Dear Council Members:

I am writing to voice my objection to Knowledge Farms' (KF) request for a zoning change from ORI to MXD and to request that the Frederick County Council *reject, with prejudice*, the Knowledge Farms rezoning request. My home, located at 3083 Herb Garden Drive, directly abuts the Knowledge Farms property and is in direct line with the planned residential villas, condos, and assisted living facility, as depicted by the usage map provided by Knowledge Farms.

Before discussing any specifics of my objection, it is essential to have a clear picture of how the Knowledge Farms partners, Chad Tyler and Mike Kalinock, have been dealing with the residents of The Woodlands at Urbana. In public and private meetings, Mr. Tyler and Mr. Kalinock have been derisive, dismissive, and disrespectful of our concerns. They have been untruthful when responding to questions and comments by the residents and demonstrate a lack of personal integrity needed to engender trust. Based on Mr. Tyler and Mr. Kalinock's demonstrated gaslighting and outright false statements, the other residents and I do not trust anything said by either gentleman.

- At our first meeting, when several residents voiced concerns about non-Woodlands residents gaining access to our amenities, Mr. Tyler (Chad) accused us of being unneighborly and that we were selfish and stingy with our amenities by refusing to allow access to others who were not residents and not paying for those amenities. What Mr. Tyler failed to recognize at that point is that ALL of the amenities within the Woodlands are PRIVATE and paid for by the Woodlands' residents.
- During the public hearing with the planning commissioner, Mr. Tyler (Chad) was so disrespectful and dismissive to the residents in attendance that the Planning Commission Chairman rebuked Mr. Tyler (Chad), directing him to treat the Woodlands residents in a more respectful tone and tenor.
- Even after being chastised by the Planning Commission Chairman, Mr. Tyler continued with his derisive attitude, stating to the Planning Commission that the 30 or 40 residents in attendance was a clear indication that the vast majority of the Woodlands' residents were not interested or concerned with the rezoning request which is not valid.
- At our recent meeting at the Woodlands Lodge with Mr. Tyler and Mr. Kalinock, they continued to state that their "plan" was merely notional and a placeholder. They also said they would NOT deviate from that "notional" plan. After being pressed, both Mr. Tyler (Chad) and Mr. Kalinock (Mike) finally came clean and stated that the "plan" was not mandated by the planning commission and that they (KF) could build anything allowed within the MXD regulations to include 24-hour retail and 24-hour service.
- Besides signage, Mr. Tyler and Mr. Kalinock are not amenable to physical barriers preventing traffic from entering the Woodlands' neighborhood. Yet, they kept gaslighting the residents that they would work to minimize traffic impact.

- They presented an elevation drawing they plan to submit to the County Council that *does not* depict the actual topographical *impact* of their planned development. When challenged, their response was they just did this one first and didn't have time. At best, this is disingenuous and manipulative. The Knowledge Farms partners are lying while telling the truth. It's a lie that the topography of the commercial buildings to the Woodlands' villas is representative of the impact on the residents of the Woodlands.

Like other homeowners along Herb Garden Drive, we paid a significant premium for this open space view, expecting it to remain open. At our first encounter with Knowledge Farms, we learned that discussions between them and the Woodlands' developers and builders had been ongoing for over a year *before* purchasing our home and focused on Knowledge Farms' intent to request rezoning to MXD and their plan to connect to the Woodlands sewer and stormwater system and access our trails, paths, and amenities. These discussions were well before we decided to purchase in the Woodlands. My neighbors and I were shocked by their admission.

Had Knowledge Farms disclosed their intent, we would not have purchased a villa on Herb Garden Drive. Other neighbors have expressed the same sentiment. Faced with a property value that will be diminished by several tens of thousands of dollars, with villas and five-story condominiums directly behind my home, my financial future is at risk if this rezoning is approved.

One of the tenets of MXD is for open and honest communications with surrounding communities during the design stage. Knowledge Farms has demonstrated, on numerous occasions, their propensity to deceive, obscure, and alienate residents of the Woodlands. This council should recognize that Knowledge Farms will operate *solely in its best interest* while *ignoring* the concerns of the Woodlands homeowners. I would strongly suggest that this council consider the adversarial and threatening interactions between Knowledge Farms and Woodlands residents, not trust any contingency agreements regarding rezoning their property to MXD, and reject their request.

Numerous safety and compatibility issues impact the Woodlands Community writ large that go beyond the direct impact on my home's market value. Based on the latest concept presented by Knowledge Farms, please consider the following;

1. Density levels of office/commercial/residential that are *significantly* greater, by a factor of at least 5:1, than the Woodlands, leading to serious safety issues for residents of Knowledge Farms, such as emergency vehicle access if needed.
2. A 24/7 public storage facility with all-night lighting and access will significantly impact homes along Thornapple Drive and Herb Garden Drive, with noise and light pollution further diminishing property value. Knowledge Farms' latest concept is incompatible with the all-residential nature of the Woodlands.
3. A single ingress/egress will significantly overburden Thornapple Drive, increasing non-resident traffic through the Woodlands, reducing safety, and restricting safe traffic flow.
4. The lack of a traffic light at the 355 and Thornapple Drive intersection dramatically increases congestion, particularly during school arrivals and departures, limiting any left turns onto 355 out of the Woodlands.

5. The lack of ***advanced approval*** of a second ingress/egress onto 355 further stresses Thornapple Drive, dramatically impacting access and safety.
6. Should a second ingress/egress be approved, Knowledge Farms will adamantly refuse to eliminate or restrict traffic between its office/commercial and residential areas.
7. There is a lack of any public transportation serving the Knowledge Farms development and its senior citizens or residents of the identified assisted living facility.
8. There is a lack of an adequate buffer zone between Knowledge Farms and the Woodlands, with landscaping to mitigate the impacts of the proximity of the residential units to the Woodlands villas and homes. At one point, there were only 26 feet between the residential property lines of Knowledge Farms and the Woodlands.
9. Without any restrictions on Knowledge Farms to limit any new buildings to only residential, they ***would not be compatible*** with the Woodlands 100% residential makeup. They could build 24-hour retail, 24-hour gas stations, 24-hour storage, or 24-hour continuing care. Including these land uses is of great concern for the Woodlands residents.
10. A complete lack of stormwater retention, relying 100% on access to the Woodlands, could dramatically impact the Woodlands – particularly homes along Herb Garden Drive and directly next to the identified storm drain connection – with localized flooding during heavy storms.

Thank you for considering my comments. I request that you reject, with prejudice, Knowledge Farms' request to change zoning from ORI to MXD.

Kind Regards,

*David A. Boyd*

David A. Boyd  
3083 Herb Garden Drive  
Urbana, MD 21704  
(301) 452-3037  
David.a.boyd@mac.com

From: Bruce Katz <[bk61949@gmail.com](mailto:bk61949@gmail.com)>  
Sent: Monday, March 4, 2024 11:17 AM  
To: Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
Subject: Knowledge Farms

Council members:

I know this email will be arriving late but I feel obliged to send it anyway. I want to express my concerns about the proposed mixed use development of the KF property. I am a resident of Woodlands. I do of course have concerns about the effect the KF plan would have on the quality of life here, the removal of green space and the introduction of obstructions to the view available in the homes closest to the property line. I am, however chiefly concerned about the projected increase of traffic should the development move forward as planned. Simple common sense would suggest that the introduction of up to 500 new cars a day through our Woodlands community would have an enormous deleterious effect on our safety. We're a 55+ community. We moved here specifically because it's a quiet place with little regular traffic. Does anyone really believe this is the kind of space in which to add lots of new cars moving at higher-than-safe speeds? In addition to the traffic flow we've already got — mostly from residents who are mindful of the speed limit, but also the less considerate occasional cars passing through for a shortcut to 270 — the KF plan would add traffic to and from their condos, assisted living facility, and commercial buildings, and this would be in addition to the twice a day traffic flow from the high school. I can't help but see this as an invitation to disaster. At the very least it would create a bottleneck at 355 and elsewhere.

I urge you to reject the KF proposal as written. If it must go ahead, I hope every possible effort will be made to mitigate the risks to our safety the project raises. KF might see this as an investment opportunity, which is all well and good. But we live here. And our reflexes are not what they once were.

Thank you for your consideration. I do intend to be at the March 5 council meeting.

Sincerely,

Bruce Katz

2740 Camomile Drive West  
Frederick, MD 21704-7973

301-810-2177  
301-602-9222 (c)

From: Luna, Nancy <NLuna@FrederickCountyMD.gov>

Sent: Tuesday, March 5, 2024 2:07 PM

To: Council Members <CouncilMembers@FrederickCountyMD.gov>

Cc: County Council Staff <CountyCouncilStaff@FrederickCountyMD.gov>

Subject: Fwd: New voicemail for County Council

From: +16106620557

Message Transcription: I'm Madeline Alano and I live at 3 0 8 5 Herb Garden Urbana. This is about the KF mixed zoning. I strongly oppose changing the zoning to ORI. We recognize the land will be developed, but the usability, proposed density and scale of the proposed land use does not support MXD zoning. If the county thinks KPS a week presentation meets the minimal level of for MXD consideration, then it's in the counties and the overall overall community's best interest that you first visit the proposed property. See their 35 acres compared to the RO well plan 200 acre woods community. Second council must impose restrictions tied to any zoning. A rezoning approval should not be at the site plan phase. Important restrictions including the an additional egress ingress, sufficient setbacks, height restrictions, limited hours of operations, as well as berms lights and sound barriers must be well thought out and tied to the rezoning approval. Kfs proposed structures by their own admissions are just placeholders and may not reflect what is actually built. That risk alone has a direct and immediate impact on our quality of life. Traffic and safety restrictions ensure that regardless of what is proposed.