

**James, Karen**

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**From:** Rachel Mellinger <rachel22e@hotmail.com>  
**Sent:** Tuesday, September 2, 2025 12:32 PM  
**To:** Planning Commission; Council Members; stevemckay@comcast.net; Donald, Jerry; Livable Frederick; Murray, Patrick  
**Subject:** Urgent Inquiry: A Proactive Strategy to Protect Adamstown Property Values  
**Categories:** Blue category

[EXTERNAL EMAIL]

To: Frederick County Council & Office of Economic Development

Dear County Leaders,

We are writing to formally request information on what specific, proactive measures Frederick County is implementing to protect the property values of your constituents in Adamstown.

The massive scale of the data center development has created significant and valid concern among residents that our home values are at risk of a substantial decline. This is not an unfounded fear; it is based on the well-documented negative impacts on residential property values in communities like Loudoun County, Virginia, where homes adjacent to data center campuses have seen their values stagnate or fall.

Residents' homes are their single largest financial asset, and they also represent a critical component of Frederick County's tax base. Allowing this tax base to be eroded by unchecked industrial development would be a profound failure of fiscal oversight and a dereliction of duty to the citizens of this community.

Therefore, we ask for a clear, actionable plan that addresses the following:

**Property Value Guarantees:** What financial mechanisms or assurances can the county provide to residents whose property values are negatively impacted by their proximity to these industrial facilities?

**Tax Assessment Strategy:** How will the county's assessment process be adjusted to ensure that the tax burden does not unfairly fall on homeowners whose property desirability is decreasing?

**Direct Community Compensation:** What steps are being taken to negotiate Community Host Agreements that provide direct financial compensation to the affected community to offset the loss of value and amenities?

Simply stating that data centers increase the commercial tax base is an inadequate response. That revenue is meaningless to a family that sees its life savings and primary investment depleted. We expect a detailed strategy from our elected officials on how you will actively protect the homeowners of Adamstown from the financial destruction witnessed in other data center communities.

We look forward to your substantive reply.

Sincerely,

The Residents of Adamstown  
Robbie & Rachel Mellinger

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**James, Karen**

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**From:** Elyse Wilson <elysewilsonkhk@gmail.com>  
**Sent:** Tuesday, September 2, 2025 2:33 PM  
**To:** Brookmyer, Barbara (Health/Administration); Council Members; STEVE MCKAY; Donald, Jerry; Young, Brad; Planning Commission  
**Subject:** Per Barry Glotfeity, Kane Stone information Wrong  
**Categories:** Blue category

**[EXTERNAL EMAIL]**

Please see email below . Barry Glotfeity the Director of Environmental Health Services said what Kane Stone said was incorrect and was not a representation of his dept . Kane Stone comment must be stricken from the public record due to grossly incorrect and a misrepresentation.

Elyse Wilson

----- Forwarded message -----

**From:** Glotfelty, Barry (Health/EH) <[BGlotfelty@frederickcountymd.gov](mailto:BGlotfelty@frederickcountymd.gov)>  
**Date:** Fri, Aug 29, 2025 at 4:52 PM  
**Subject:** RE: Urgent Request for Verified Measurements: Data Center Proximity to Carroll Manor Elem School and St Joseph Church  
**To:** STEVE MCKAY <[stevemckay@comcast.net](mailto:stevemckay@comcast.net)>, Elyse Wilson <[elysewilsonkhk@gmail.com](mailto:elysewilsonkhk@gmail.com)>  
**CC:** Michael Kuykendall <[mkuykendall@catellus.com](mailto:mkuykendall@catellus.com)>, Linda Everett <[linda@edgedesigngrouppllc.com](mailto:linda@edgedesigngrouppllc.com)>, Steve Black <[Steveblack2313@gmail.com](mailto:Steveblack2313@gmail.com)>, Council Members <[CouncilMembers@frederickcountymd.gov](mailto:CouncilMembers@frederickcountymd.gov)>, Donald, Jerry <[JDonald@frederickcountymd.gov](mailto:JDonald@frederickcountymd.gov)>, Murray, Patrick <[PMurray@frederickcountymd.gov](mailto:PMurray@frederickcountymd.gov)>, Spencer, Darcy (NBCUniversal) <[darcy.spencer@nbcuni.com](mailto:darcy.spencer@nbcuni.com)>, mgregory@wusa9.com <[mgregory@wusa9.com](mailto:mgregory@wusa9.com)>, Josh Mitchell, P.E. <[jmitchell@millerbrothersinc.com](mailto:jmitchell@millerbrothersinc.com)>, Jordan C. Ritter <[jordan.ritter@pmpbiz.com](mailto:jordan.ritter@pmpbiz.com)>, kimberly.robertson@fcps.org <[kimberly.robertson@fcps.org](mailto:kimberly.robertson@fcps.org)>, brittany.frownfelter@fcps.org <[brittany.frownfelter@fcps.org](mailto:brittany.frownfelter@fcps.org)>, Parrotte, Elizabeth <[lparrotte@sjcmmd.org](mailto:lparrotte@sjcmmd.org)>, Brookmyer, Barbara (Health/Administration) <[bbrookmyer@frederickcountymd.gov](mailto:bbrookmyer@frederickcountymd.gov)>

Good afternoon,

It is an unfortunate, but not unfounded perception conveyed by Mr. Stoner's statement prior to his comments at the hearing regarding the overlay zone that he was an Environmental Health Specialist employed by the Frederick County Health Department that he was representing a Health Department position, or testifying for the Health Department at the hearing. It is also understandable that it created the impression that the Health Department was abandoning its commitment to protecting the health of the citizens of Adamstown and Frederick County through enforcing the environmental and health regulations within our purview. Please be certain that the testimony of Mr. Stoner should be taken only as



his own opinion and do not represent those of the Health Department. Determination of distances related to setbacks for proposed zoning determinations is not a Health Department function. Rather than conducting our own independent evaluation to determine the accuracy of Mr. Stoner's presentation about separation distances, which could serve to further create misunderstandings about the facts on the ground, or, the Health Department's role in this matter, this analysis should be left to the reviewers charged with evaluating the proposal and making decisions related to them.

Sincerely,

*Barry Glotfelty*, L.E.H.S.

Pronouns: He, Him, His

Director of Environmental Health Services

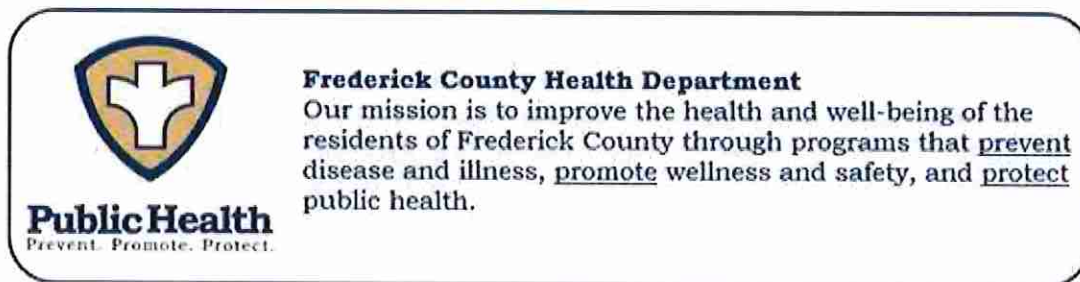
Frederick County Health Department

Phone 301-600-1726

Fax 301-600-3180

[bglotfelty@frederickcountymd.gov](mailto:bglotfelty@frederickcountymd.gov)

[www.frederickcountymd.gov/health](http://www.frederickcountymd.gov/health)



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[Click here](#) to complete a three question customer experience survey.

From: STEVE MCKAY <[stevemckay@comcast.net](mailto:stevemckay@comcast.net)>

Sent: Friday, August 29, 2025 10:01 AM

To: Stoner, Kane (Health/EH) <[KStoner@FrederickCountyMD.gov](mailto:KStoner@FrederickCountyMD.gov)>; Elyse Wilson <[elysewilsonkhk@gmail.com](mailto:elysewilsonkhk@gmail.com)>; Glotfelty, Barry (Health/EH) <[BGlotfelty@FrederickCountyMD.gov](mailto:BGlotfelty@FrederickCountyMD.gov)>

Cc: Michael Kuykendall <[mkuykendall@catellus.com](mailto:mkuykendall@catellus.com)>; Linda Everett <[linda@edgedesigngroupllc.com](mailto:linda@edgedesigngroupllc.com)>; Steve Black <[Steveblack2313@gmail.com](mailto:Steveblack2313@gmail.com)>; Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>; Donald, Jerry <[JDonald@FrederickCountyMD.gov](mailto:JDonald@FrederickCountyMD.gov)>; Murray, Patrick <[PMurray@FrederickCountyMD.gov](mailto:PMurray@FrederickCountyMD.gov)>; Spencer, Darcy (NBCUniversal) <[darcy.spencer@nbcuni.com](mailto:darcy.spencer@nbcuni.com)>; [mgregory@wusa9.com](mailto:mgregory@wusa9.com); Josh Mitchell, P.E.

<[jmitchell@millerbrothersinc.com](mailto:jmitchell@millerbrothersinc.com)>; Jordan C. Ritter <[jordan.ritter@pmpbiz.com](mailto:jordan.ritter@pmpbiz.com)>; [kimberly.robertson@fcps.org](mailto:kimberly.robertson@fcps.org); [brittany.frownfelter@fcps.org](mailto:brittany.frownfelter@fcps.org); Parrotte, Elizabeth <[lparrotte@sjcmmd.org](mailto:lparrotte@sjcmmd.org)>; Brookmyer, Barbara (Health/Administration) <[bbrookmyer@FrederickCountyMD.gov](mailto:bbrookmyer@FrederickCountyMD.gov)>

Subject: Re: Urgent Request for Verified Measurements: Data Center Proximity to Carroll Manor Elem School and St Joseph Church

[EXTERNAL EMAIL]

Good morning Elyse

As a Council Member who heard Mr. Stoner's testimony, I will tell you that I knew he was wrong with that information. Frankly, I wasn't sure what he was talking about. As you indicated and as Mr. Kuykendall told you, the distance from the ES to the nearest approved data center parcel is about 1500 feet. You can also add another 200 feet to that distance, which is the required setback for any actual data center facility to be developed on that parcel, including the diesel generators.

Honestly, I was also a bit surprised that Mr. Stoner identified himself in his testimony as being with the County Health Department. I hope that his testimony wasn't to be implied as representing the Health Department's views on the matter, rather than Mr. Stoner's personal views.

Steve

On 08/29/2025 9:30 AM EDT Stoner, Kane (Health/EH) <[kstoner@frederickcountymd.gov](mailto:kstoner@frederickcountymd.gov)> wrote:

Sorry, 3710 Capstine Road property

*Kane Stoner, LEHS*



*Well and Septic*  
*Frederick County Health Department*  
*301-600-3154*  
*Email: [KStoner@frederickcountymd.gov](mailto:KStoner@frederickcountymd.gov)*  
*[www.FrederickCountyMD.gov/health](http://www.FrederickCountyMD.gov/health)*

Email address for septic designs only  
[septicdesign@frederickcountymd.gov](mailto:septicdesign@frederickcountymd.gov)  
[350 Montevue Lane](#)  
[Frederick MD 21702](#)  
[www.FrederickCountyMD.gov/health](http://www.FrederickCountyMD.gov/health)

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The mission of the Frederick County Health Department is to improve the health and well-being of the residents of Frederick County through programs that prevent disease and illness, promote wellness and safety, and protect public health.

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**From:** Stoner, Kane (Health/EH) <[KStoner@FrederickCountyMD.gov](mailto:KStoner@FrederickCountyMD.gov)>  
**Sent:** Friday, August 29, 2025 9:26:16 AM  
**To:** Elyse Wilson <[elysewilsonkhk@gmail.com](mailto:elysewilsonkhk@gmail.com)>; Glotfelty, Barry (Health/EH) <[BGlotfelty@FrederickCountyMD.gov](mailto:BGlotfelty@FrederickCountyMD.gov)>  
**Cc:** Michael Kuykendall <[mkuykendall@catellus.com](mailto:mkuykendall@catellus.com)>; Linda Everett <[linda@edgedesigngrouppllc.com](mailto:linda@edgedesigngrouppllc.com)>; Steve Black <[Steveblack2313@gmail.com](mailto:Steveblack2313@gmail.com)>; Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>; STEVE MCKAY <[stevemckay@comcast.net](mailto:stevemckay@comcast.net)>; Donald, Jerry <[JDonald@FrederickCountyMD.gov](mailto:JDonald@FrederickCountyMD.gov)>; Murray, Patrick <[PMurray@FrederickCountyMD.gov](mailto:PMurray@FrederickCountyMD.gov)>; Spencer, Darcy (NBCUniversal) <[darcy.spencer@nbcuni.com](mailto:darcy.spencer@nbcuni.com)>; [mgregory@wusa9.com](mailto:mgregory@wusa9.com) <[mgregory@wusa9.com](mailto:mgregory@wusa9.com)>; Josh Mitchell, P.E. <[Jmitchell@millerbrothersinc.com](mailto:Jmitchell@millerbrothersinc.com)>; Jordan C. Ritter <[jordan.ritter@pmpbiz.com](mailto:jordan.ritter@pmpbiz.com)>; [kimberly.robertson@fcps.org](mailto:kimberly.robertson@fcps.org) <[kimberly.robertson@fcps.org](mailto:kimberly.robertson@fcps.org)>; [brittany.frownfelter@fcps.org](mailto:brittany.frownfelter@fcps.org) <[brittany.frownfelter@fcps.org](mailto:brittany.frownfelter@fcps.org)>; Parrotte, Elizabeth <[lparrotte@sjcmmd.org](mailto:lparrotte@sjcmmd.org)>  
**Subject:** Re: Urgent Request for Verified Measurements: Data Center Proximity to Carroll Manor Elem School and St Joseph Church

It's as the crow flies from 3107 Capstine Road property, not from the B2 site.

Thanks

*Kane Stoner, LEHS  
Well and Septic  
Frederick County Health Department  
301-600-3154  
Email: [KStoner@frederickcountymd.gov](mailto:KStoner@frederickcountymd.gov)  
[www.FrederickCountyMD.gov/health](http://www.FrederickCountyMD.gov/health)*

Email address for septic designs only  
[septicdesign@frederickcountymd.gov](mailto:septicdesign@frederickcountymd.gov)

350 Montevue Lane  
Frederick MD 21702

[www.FrederickCountyMD.gov/health](http://www.FrederickCountyMD.gov/health)

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**From:** Elyse Wilson <[elysewilsonkhk@gmail.com](mailto:elysewilsonkhk@gmail.com)>  
**Sent:** Thursday, August 28, 2025 9:44:05 PM  
**To:** Stoner, Kane (Health/EH) <[KStoner@FrederickCountyMD.gov](mailto:KStoner@FrederickCountyMD.gov)>; Glotfelty, Barry (Health/EH) <[BGlotfelty@FrederickCountyMD.gov](mailto:BGlotfelty@FrederickCountyMD.gov)>  
**Cc:** Michael Kuykendall <[mkuykendall@catellus.com](mailto:mkuykendall@catellus.com)>; Linda Everett <[linda@edgedesigngroupllc.com](mailto:linda@edgedesigngroupllc.com)>; Steve Black <[Steveblack2313@gmail.com](mailto:Steveblack2313@gmail.com)>; Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>; STEVE MCKAY <[stevemckay@comcast.net](mailto:stevemckay@comcast.net)>; Donald, Jerry <[JDonald@FrederickCountyMD.gov](mailto:JDonald@FrederickCountyMD.gov)>; Murray, Patrick <[PMurray@FrederickCountyMD.gov](mailto:PMurray@FrederickCountyMD.gov)>; Spencer, Darcy (NBCUniversal) <[darcy.spencer@nbcuni.com](mailto:darcy.spencer@nbcuni.com)>; mgregory@wusa9.com <[mgregory@wusa9.com](mailto:mgregory@wusa9.com)>; Josh Mitchell, P.E. <[jmitchell@millerbrothersinc.com](mailto:jmitchell@millerbrothersinc.com)>; Jordan C. Ritter <[jordan.ritter@pmpbiz.com](mailto:jordan.ritter@pmpbiz.com)>; kimberly.robertson@fcps.org <[kimberly.robertson@fcps.org](mailto:kimberly.robertson@fcps.org)>; brittany.frownfelter@fcps.org <[brittany.frownfelter@fcps.org](mailto:brittany.frownfelter@fcps.org)>; Parrotte, Elizabeth <[lparrotte@sjcmmd.org](mailto:lparrotte@sjcmmd.org)>  
**Subject:** Urgent Request for Verified Measurements: Data Center Proximity to Carroll Manor Elem School and St Joseph Church



[EXTERNAL EMAIL]

Dear Mr. Glotfelty and Members of the Frederick County Council,

I am writing to demand an urgent clarification regarding a significant factual discrepancy in information provided to the Council and the public concerning the Data center project in Adamstown, MD. This issue directly concerns the well-being of children at Carroll Manor Elementary School and Creative DayCare, as well as the congregation of St. Joseph's Church.

Last week, my neighbor, Linda Everett, and I met with Michael Kuykendall, Senior Vice President for Catellus Development Corporation. During this meeting, Mr. Kuykendall provided a site map (attached) and identified parcel **B2** as the data center site closest to our community's sensitive locations.

**Mr. Kuykendall stated the distance from parcel B2 to Carroll Manor Elementary is approximately 1,500 feet.**

This information directly contradicts the testimony provided by **Mr. Kane Stoner of the Environmental Health department** during the County Council meeting on **Tuesday, August 26th**. In his testimony, Mr. Stoner stated that the distance from the data centers to nearby schools and churches was between 1.5 and 2 miles (7,920 to 10,560 feet).

The developer's specific data for parcel B2 shows that this general estimate is incorrect by a factor of five to seven. A discrepancy of this magnitude—over 6,400 feet—cannot be considered a minor estimation error. It is a critical factual inaccuracy presented to our elected officials in a public forum.

The health and safety of the 571 students at Carroll Manor Elementary, the children at the daycare, and the families attending St. Joseph's are of paramount importance. Accurate proximity data is essential for assessing environmental health impacts, such as noise levels and emissions from diesel backup generators. For the county to base decisions on information that is so drastically incorrect is unacceptable.

## **Requests for Action**

Given the gravity of this situation, we formally request the following:

1. **For Mr. Glotfelty:** As Mr. Stoner's manager, we request that you provide official, GIS-verified measurements for the following and share the results with us and the Council promptly:



- The shortest distance from the property line of data center parcel **B2** to the property line of **Carroll Manor Elementary School** ([5624 Adamstown Rd](#)).
- The shortest distance from the property line of the nearest data center parcel to the property line of **St. Joseph's on the Hill Church** ([5843 Manor Woods Rd](#)).

2. **For the Frederick County Council:** We request that this significant factual discrepancy be formally entered into the public record and addressed before any further deliberations or votes are held on this project. It is essential that the Council's decisions are based on verified facts, not on inaccurate estimations that fundamentally misrepresent the project's impact on our community.

Thank you for your immediate attention to this critical matter.

Sincerely,

Elyse Wilson [2799 Decatur Drive Adamstown, MD](#)

cc: Principle of Vice Principal Carroll Manor Elementary School, and the Senior Executive Associate of St. Joseph Church.



**James, Karen**

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**From:** Elyse Wilson <elysewilsonkhk@gmail.com>  
**Sent:** Tuesday, September 2, 2025 2:37 PM  
**To:** Donald, Jerry; Steve Black; Council Members; Planning Commission  
**Subject:** Adamstown Tax Assessment and Property Valued Strategy Question

**Categories:** Blue category

[EXTERNAL EMAIL]

Good day,

We are writing to formally request information on what specific, proactive measures Frederick County is implementing to protect the property values of your constituents in Adamstown?

The massive scale of the data center development has created significant and valid concern among residents that our home values are at risk of a substantial decline. This is not an unfounded fear; it is based on the well-documented negative impacts on residential property values in communities like Loudoun County, Virginia, where homes adjacent to data center campuses have seen their values stagnate or fall.

Residents' homes are their single largest financial asset, and they also represent a critical component of Frederick County's tax base. Allowing this tax base to be eroded by unchecked industrial development would be a profound failure of fiscal oversight and a dereliction of duty to the citizens of this community.

Therefore, we ask for a clear, actionable plan that addresses the following:

- **Property Value Guarantees:** What financial mechanisms or assurances can the county provide to residents whose property values are negatively impacted by their proximity to these industrial facilities?
- **Tax Assessment Strategy:** How will the county's assessment process be adjusted to ensure that the tax burden does not unfairly fall on homeowners whose property desirability is decreasing?
- **Direct Community Compensation:** What steps are being taken to negotiate Community Host Agreements that provide direct financial compensation to the affected community to offset the loss of value and amenities?

Simply stating that data centers increase the commercial tax base is an inadequate response. That revenue is meaningless to a family that sees its life savings and primary investment depleted. We expect a detailed strategy from our elected officials on how you will actively protect the homeowners of Adamstown from the financial destruction witnessed in other data center communities.

### **We need A Partnership Opportunity to Build a True Community in Adamstown**

As Adamstown accommodates the significant new data center developments, we have a unique, one-time opportunity to define the future character of our community. While we appreciate discussions about parks and open spaces, we must be clear: **a park with a few extra benches is not enough to**



maintain a vibrant, desirable community in the face of such large-scale industrial development. The long-term success of your project is tied to the health of the community you are joining.

To that end, we propose a forward-thinking investment in our town's social infrastructure. Adamstown currently lacks the basic civic cornerstones that create a sense of place and foster a strong community:

- **Adamstown has no Community Center:** We lack a central indoor space for residents of all ages to gather, for local groups to meet, and for community events to be held.
- **Adamstown has no Library:** Our residents, especially children and seniors, do not have local access to the educational resources, digital tools, and community programming that a modern library provides.
- **Adamstown has no Civic Identity:** We don't even have a simple sign that says, "Welcome to Adamstown," to greet residents and visitors.

A passive park will not attract new families or retain current residents who are concerned about living alongside the largest data center campus on the continent. A tangible investment in community facilities will.

## **## A Proposal for a Lasting Partnership**

We ask Catellus to partner with the community to address these needs. We propose that the undeveloped parcel you own adjacent to the **Bauxite II** site be designated for the development of a new **Adamstown Community Center and Library**.

This is not just a request for a building; it is an invitation to become a true community partner. An investment in a community center is an investment in the property values, the quality of life, and the civic pride of Adamstown. It demonstrates a commitment that goes beyond fulfilling basic land-use requirements and helps create a town where people will still want to buy a home and raise a family for decades to come.

How can we work together to make this vision for a complete Adamstown a reality? We look forward to your response.

We look forward to your substantive reply.

The Residents of Adamstown