

**James, Karen**

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**From:** beltmw@verizon.net  
**Sent:** Tuesday, January 20, 2026 8:30 AM  
**To:** Planning Commission  
**Subject:** Comment for Agenda item 8 of the upcoming January 21, 2026 meeting - Against the proposed Jefferson Pike Employment District Rezoning from Agricultural/Rural to Limited Industrial

**Categories:** Green category

**[EXTERNAL EMAIL]**

Comments from Jane Poole Belt, a co-owner of Gaydawn Farm LLC located at 5735B Mount Phillip Road, Frederick, MD 21703

This comment regards "IW2 Geographic Initiative 1. Jefferson Pike Employment District" rezoning thousands of acres of Agricultural/Rural land into Limited Industrial. We and other residents or owners were **not** notified in advance of this rezoning plan.

As a co-owner with my brother of the 100 acre family farm that our late parents purchased in 1921, I find it disgraceful that Frederick County Planning Commission did not notify by mailing or posted signage that this massive rezoning action is being considered.

**Not only is there insufficient public water, sewer and road capacity in the area to support the proposed plan, there is a lack of police and fire and rescue in the area.** Will fire hydrants, water, sewer lines, wider roads and lighting be added by Frederick County taxpayers since this area is not even near water lines or highways? The rezoning would have a secondary effect of raising the annual property taxes to the point that many families would be forced to sell their farms or homes as they could not afford to keep them. The land sales appears to be exactly what Frederick County planning commission is hoping to achieve at the expense of loss of community character.

**I am against this rezoning initiative where our farm and multiple other farms in the very large area within Mount Phillip Rd / Mount Zion Rd/ and Jefferson Pike boundaries would change from Agricultural/Rural to Limited Industrial.** A very large portion of "Natural Resource" also disappeared in the rezoning for no reason. Why take away the trees and beauty and replace it with air, water or soil contamination and noise? These 2-lane rural roads cannot support heavy trucks and more traffic. The roads have steep inclines and snow/ice makes them dangerous. The multiple curves on Mount Phillip Road already contribute to accidents as evidenced by the many vehicles hitting guardrails over the years.

The county should not consider rezoning from Agricultural / Rural use without providing advance notice to the residents or owners of the effected areas, explaining when this rezoning might occur, and whether infrastructure will be constructed to support this massive rezoning.

Sincerely,  
Jane Poole Belt

**James, Karen**

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**From:** shanti <pacemrosa@aol.com>  
**Sent:** Monday, January 19, 2026 1:58 PM  
**To:** Planning Commission  
**Subject:** urgent ~ rezoning concerns

**Categories:** Green category

**[EXTERNAL EMAIL]**

Good afternoon,

A neighbor recently informed me of the planning commission's intent to rezone the land between MD-180 through Mt Phillip Road.

As a lifelong Frederick resident and having lived on Butterfly Lane for 35 years, this is very distressing.

Concerns regarding road stability and infrastructure surrounding Mt Phillip road are heightened with this news. The construction of Summer Vale housing development is already overloading the roads and has negatively impacted the community and environment.

Offering a comment to the meeting scheduled on Jan 21st , 9:30 am at Winchester Hall in Frederick MD. I urge you to keep this land zoned as agricultural land or otherwise preserved. Do not change the zoning to Limited or Light Industrial. Frederick must be responsible to balance the immense impact of developments and data centers on our local ecosystem for present and future generations.

Sincerely,  
Rose Sincevich

**James, Karen**

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**From:** ErinRose Sincevich <ersincevich@gmail.com>  
**Sent:** Monday, January 19, 2026 1:48 PM  
**To:** Planning Commission  
**Subject:** Please reconsider the rezoning of agricultural land

**Categories:** Green category

**[EXTERNAL EMAIL]**

Good afternoon,

A neighbor recently informed me of the planning commission's intent to rezone the land between MD-180 through Mt Phillip Road.

As a lifelong Frederick resident, and with a home on Butterfly Lane for 35 years, this is very distressing.

I am concerned about road stability and infrastructure surrounding Mt Phillip road in particular. New housing developments and construction are already overloading Butterfly Lane, Mt Phillip Rd, and the Golden Mile.

I urge you to keep this land zoned as agricultural land or otherwise preserved. Frederick has to balance the immense impact of developing and data centers on our local ecosystem.

Thank you,  
Erin Sincevich

From: Chris Rathod <[cbrathod55@gmail.com](mailto:cbrathod55@gmail.com)>  
Sent: Tuesday, January 20, 2026 10:23 PM  
To: Planning Commission <[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>  
Cc: Jitendra Rathod <[jrathod51@live.com](mailto:jrathod51@live.com)>; Eric&Debbie Lile <[deb4him@comcast.net](mailto:deb4him@comcast.net)>  
Subject: Ag zoning to Industrial change proposed

[EXTERNAL EMAIL]

I am unable to get to the Planning Commission Meeting at 9:30 am on Jan, 21 at Winchester Hall. I would like to voice my concerns about the County Comprehensive Planners changing the Md Rt 180 and Mt Phillip Rd changed from Ag zoning to limited industrial zoning. I was not happy about the Jefferson Tech Park on 180 . The density overload with condos and townhouses was not at all consistent with the area being mainly a few homes and farms. We were told "it's gonna happen" no matter what the residents felt about it and voiced our concerns and disagreement with massive increase of population density. We were also told that a village development was planned with single family homes. We have not seen one single family home. This is blatant deception. The planners have ignored the residents upset and disagreement of your changing this rt 180 area from farm and single family residential density to highest population density with massive condos and townhouses. Now you are trying to change the mt Philip Rd to industrial, again changing from incompatible from Ag zoning. As responsible planners , you are not managing the density equality to existing population density. This is not professional nor responsible planning procedures. I would like to voice my rejection of this plan and request you listen to the people who live in this area and just not steamroll over them like you did on condo development on 180.

This road alignment and public services provision is not good planning.

Please be responsible in your planning.

Christine Rathod