

## River Downs Homeowner's Association

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### Notice to River Downs Homeowners Regarding the Finksburg Corridor Plan

The HOA Board met with officers of the Finksburg Planning and Citizen's Council (FPACC) on June 28<sup>th</sup> to discuss zoning changes under consideration by Carroll County known as the Finksburg Corridor Plan. The Planning Council (<http://www.finksburg.org/>) advocates for the Finksburg community to Carroll County government, and it has taken the lead in organizing community response to the plan.

Details of the County's plan are available at: <http://ccgovernment.carr.org/ccg/compplan/finksburg/default.asp>. The plan is under a 60-day review period allowing for community feedback; this ends on July 28<sup>th</sup>. In summary, there are several key changes that will affect us as homeowners:

1. Much of the land in our area is zoned as Conservation, which allows one house for each 3 acres. This will be changed to one house for each 20 acres.
2. A new zoning category, Boulevard, will be created and applied to commercial property along Route 140 through Finksburg, on both sides of Route 91. This is similar to Commercial zoning but allows the County to set building design standards. It is intended to improve the look of commercial property along Route 140 as buildings are built or renovated. Walnut Park Plaza and Smokers BBQ are cited as examples of the new design standards.
3. **No improvement to the 140/91 intersection is in the plan.** Road improvements involve expanding the use of Old Westminster Pike as an access road in several locations.
4. **Zoning for the property adjacent to and south-east from Gerstell Academy, will be changed from Conservation to Employment Campus.** This will allow the development of a variety of commercial and industrial buildings, including an office park. Many of the homes on Turnberry are adjacent to this property, so this is a matter of critical importance for our community.
5. Zoning for the property adjacent to and south-east of the Hillendale mobile home park will be changed from Residential to Boulevard.

FPACC supports recommendations 1, 2 & 3 and opposes 4 & 5. While supporting item 3, it would prefer to see near-term improvements to the 140/91 intersection. Some of you may recall that item 4 was considered by the County several years ago and RDHOA worked with FPACC successfully to defeat it. The HOA Board voted to adopt FPACC's position and to cooperate with the Council in opposing the Gerstell and Hillendale rezoning. We plan the following actions:

1. The Board will send a letter to County Planning & Zoning Commissioners, County Commissioners and the County Planning Department prior to July 28. A

- copy of the letter will be distributed to all homeowners. We encourage individual homeowners to send comments directly to the contacts below.
2. Board members will attend the public hearing scheduled for July 14<sup>th</sup> at Winters Mill school (6:00-9:00 pm).
  3. We will organize a petition drive within River Downs to be completed by July 28<sup>th</sup>.

The Board will need help during July. In particular we will need people to attend the public hearing and to help gather signatures for the petition. Please contact one of the Board members if you would like to help.

### **RDHOA Board Members**

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Janet Truhe	410-374-4745	<a href="mailto:jtruhe3162@aol.com">jtruhe3162@aol.com</a>
Stan Murray	410-833-7012	<a href="mailto:murraystan@msn.com">murraystan@msn.com</a>

### **County Commissioners**

Julia W. Gouge	410-386-2043	<a href="mailto:jgouge@ccg.carr.org">jgouge@ccg.carr.org</a>
Dean L. Minnich	410-386-2043	<a href="mailto:dminnich@ccg.carr.org">dminnich@ccg.carr.org</a>
Michael D. Zimmer	410-386-2043	<a href="mailto:mzimmer@ccg.carr.org">mzimmer@ccg.carr.org</a>

### **Planning & Zoning Commission**

225 N. Center Street  
Westminster, MD 21157  
410-386-2132

#### **Commissioners:**

Melvin E. Baile, Jr.  
David L. Brauning  
Charles M. Chadwick  
Wayne Schuster  
Dennis Wertz

### **Carroll County Bureau of Comprehensive Planning**

410-386-2145  
[ccplanning@ccg.carr.org](mailto:ccplanning@ccg.carr.org)

\*\* Links to the documents referred to in this notice can be found on the River Downs website. E-mail links to the County Commissioners and Carroll County Bureau of Comprehensive Planning can also be accessed from the River Downs website, [www.riverdownshoa.com](http://www.riverdownshoa.com).