

HOWARD COUNTY ISSUES

A Civic Publication from the Independent Voter Group providing critical information on local issues. Distribution locations posted at HowardCountyIssues.org.

WAVERLY SHOPPING,
RT. 40 BUSINESSES

WHO DECIDES?

SETBACKS,
INFORMING RESIDENTS

Citizen Advocates, residents, and prominent businesses want voters to decide the contentious and reverberating CB58 issue in a *referendum*; a decision referred to voters that allows time to research continuity of business health, jobs. Our Council, Chamber, and the neighborhood disagree.

THE
Law & Legislative
ISSUE



From our Chamber:

The Chamber's Legislative Committee is concerned about and is following closely the efforts of some citizens who wish to put a number of land use issue to a referendum vote. Their first effort is focused on CB-58, an act designed to increase the square footage for a neighborhood grocery store planned in the Turf Valley area. The original zoning permitted an 18,000 square foot food store -- about 1/3 the size of typical food stores in Howard County; the change would allow for an upscale grocery store meeting today's standards. CB-58 does not change the overall square footage of the center

The bill was unanimously approved by the County Council on November 3, 2008. During this legislative process, the legislation was supported by many residents of the community in testimony. The Council released the [letter on page 5].

The Chamber is concerned that this effort will delay a project that appropriately and unanimously went through the planning and zoning and County Council process. Such postponement can irrevocably harm projects and sends a negative message to those seeking to do business here in our community.

The Chamber strongly supports a consistent policy of clear and predictable governmental oversight of business and commerce in Howard County. Having a government that facilitates business growth is critical to promote investment by new companies and to convince existing businesses to grow and expand in Howard County.

The Chamber has maintained its position that while citizen input is essential to the success of local government, the Howard County
Continued on page 12



A representative for Howard County Issues was present at the council vote on CB58 regarding a sizable change with no systematic notice to residents. The council claimed favorable business responses, but no names have been provided. No mention was made regarding council receipt of the below from a prominent business against the change.

From: Sid Roros [Owner Rep., Waverly Shopping Center]

Sent: Wednesday, October 15, 2008 [prior to council vote]

To: [county council] 'cwatson@howardcountymd.gov'; 'cball@howardcountymd.gov'; 'jterrasa@howardcountymd.gov'; 'mksigaty@howardcountymd.gov'; 'gfox@howardcountymd.gov'

Subject: RE: ZRA-100 (Bill 58-2008) - Zoning Regulation Amendment for food store uses in the Turf Valley Golf Course Community

Dear Council Members:

This correspondence is being sent directly to your attention to evidence my strong opposition to the above-referenced legislation scheduled for public hearing on October 20, 2008. I work for Oekos Management Corporation, a commercial real estate company that owns and manages roughly 2 million square feet of real estate in the Mid-Atlantic area.
Continued on page 12

Waverly's Survival At Risk

IN EACH ISSUE:

COMMENTARY

- Multiple views on the same issue(s)
- Citizen Taxpayer written contributions

OBJECTIVE INFORMATION

- Data that can be used by voters

In this issue ...

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LAWSUIT / LEGAL FACTS

LITIGIOUS

What industry is a party in more lawsuits: Healthcare, or Land Developing? We researched a random selection of 4 developers in Howard County, and 3 Doctors.

Physicians known to have practiced in Howard County for 10+ years: Physician “A” was involved in 1 lawsuit, Physician “B” with a very large practice was involved in 2 lawsuits, and Physician “C” was involved in 2 lawsuits.

Land Developer “A” was a party in 41 lawsuits in the past 10 years, Developer “B” was a party (not attorney) in 33, Developer “C” was a party in 31. Developer “D” was clearly a party in 17, and a firm with a similar name was a party in an additional 25.

<http://casesearch.courts.state.md.us/inquiry/inquiry-index.jsp>

A *referendum* refers a law to the voters. When referenda are successful, voters decide whether or not to enact the law.

True or False?

The same attorneys who fiercely represent some of the most litigious land developers in our community also work for the county collecting taxpayer money and enjoying what some claim is “access” and influence regarding decisions that come before the county decision-makers.

True.

CASES NO LONGER ASSIGNED IN ADVANCE, ONE JUDGE

Howard County Circuit Court Judge Diane Leasure responded to questions about new rules wherein judges are no longer assigned to cases in advance in Howard County.

This rule has been in place in other jurisdictions for some time, and the docket backlog is relieved using the method of having a case go to the available judge at the time.

The question was raised because uncertainties in legal matters seems to advance anti-transparency and juggling a case through several judges leaves the door open for a decrease in justice, the thing that citizens believe the justice system is responsible for meteing out.

Judge Leasure repsonded by letting us know that complex cases are assigned to one judge, though complexity is a subjective measure.

Judge Watch

A critical component in local issues is the justice system, and at the center of that component is the Judge. The latest in what appears to be a significant history of anti-environmental decisions, Judge Dale Cathell recently decided that, “master plans for growth in counties are not binding” adding further support for mid-stream unwieldy, uncoordinated, and unplanned growth with little to no notification for residents. He was joined by Greene, Wilner, and Bell.

These folks are responsible to their interpretation of law.

Dissenting opinion on the master plan item was written by Justice Harrell and was joined by Raker and Battaglia.

Sources:
Douglas Stewart, 1,000 Friends of Maryland
http://weblogs.baltimoresun.com/news/local/bay_environment/blog/2008/03/judge_cathell_and_the_law.html



COMMENTARY & NOTES

Our Goal at Howard County Issues

Howard County Issues is entering the third year of publication. Though it's been a commitment far beyond what we had envisioned, there have been unforeseen rewards which consistently offset the investment.

Our goal remains the same: Research, print, and disseminate information on local topics and eventually reach the roughly 80% of voters who need more thorough information on local candidates and who have lives outside of politics.

So, why do we do this?

We grind through information gathering, checking, researching, then putting together, scheduling, and then finally the distribution because we talk with so many people who don't know who the school board candidates are, who've never heard of a "ZRA" and don't know what permanent changes are being slipped past our local representatives without citizen notification

Our Plan

Our target reader group is the 80% of people who need pre-digested data, charts, photos representing the boiled down poignant facts, because they have a life that is quite full with no room for tracking who gave money and got favors from whom. We hope to reach independent voters and continue to advertise on CNN, Fox, MSNBC.

Our hope is that one day many of the 80% will have HowardCountyIssues.org on their internet browser favorites and will check our "Candidates Working for Citizens" prior to voting in local elections (2010). Our hope is to gain a more representative group of representatives from all walks of life. - Editor

SERVICE, NOT CELEBRITY

Voters may eventually open up the gates to unfunded Independent and third party candidates who owe nothing to anyone except the electorate, whose strongest relationship is with voters, whose first priority is representing constituents fairly, and whose attitude is service not celebrity. - Editors

Turf Valley CB 58 Summary

The proposed grocery expansion is not an expansion of commercial space, but more than doubles the planned size of the anchor store in the Turf Valley prior approved plan.

Nearby commerce executives believe this will negatively impact their businesses, recently purchased based on the smaller plan in Turf Valley.

Some residents are in favor of the store expansion, others oppose.

For more information on CB58, visit the county site: http://www.co.ho.md.us/CountyCouncil/CC_Legislative.htm

For more information on the referendum, contact Marc Norman at marcnorman@verizon.net

Is it correct for the DPZ to petition for ZRA's, make recommendation to approve/(deny) in its own staff report, and not pay a hearing fee as others are required? Such power unto itself may be abused in the future. Don't ZRA's seem to lack an essential comprehensive component, required of a police power authority?

BTW- Great Fall 2008 Ho Co Issues edition!!!
-MM

NEXT PUBLICATION: Read about three families who lost Howard County real estate to commercial interests in the Spring 2009 issue.

Look for these issues coming up in the current Maryland State General Assembly 2009 session:

LLC Campaign Contributions to Political Candidates
Legal Standing on Land Use Matters
Further Barriers to Citizen/Taxpayer Right to Referendum
Maryland Driver's licensure for Illegal Immigrants

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Turf Valley Grocery Expansion



Howard County Issues contacted Turf Valley developer representative Gina Ellrich to request permission to reprint her email to residents. She declined, referring us to the below website.

<http://www.turfvalleytownsquare.com/>

“The bill was passed unanimously by the County Council and Planning Board, yet a handful of opponents with unclear agendas are working to bring this neighborhood store square footage change to countywide referendum.”

“Support the community’s choice”... “Don’t sign the petition”.

A referendum refers a law to the voter community. When referenda are successful, voters decide whether or not to enact the law. Referendum is not a decision on the issue.

Marc Norman, Resident Advocate opposes change to Turf Valley planned land use and has initiated a referendum to have the voters decide the issue. The CB58 referendum allows time to assess the business impact of this significant change from 18k sq ft grocery to 55k sq ft, potentially shuttering nearby centers. Contact marcnorman@verizon.net



Marc Norman

Our County Council took unusual action to initiate a letter in support of the developer to the detriment of area business and resident’s objections. From the above developer’s site



Howard County Council

George Howard Building
3430 Courthouse Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Mary Kay Sigaty, Chairperson
District 4
Jennifer Terrasa, Vice Chairperson
District 3
Calvin Ball
District 2
Greg Fox
District 5
Courtney Watson
District 1

December 16, 2008

Dear Community Leaders:

It has come to our attention that citizens have been encouraged to gather signatures to place Council Bill 58-2008, a zoning regulation change recently passed by the County Council, on the 2010 election ballot. The County Council supports the right to bring any law to the ballot for the citizens. As citizens make their decision whether or not to support the referendum effort, we would like to correct misinformation that is being circulated, and to remove any confusion.

First, CB 58-2008 is narrow in scope and effect. This bill will not affect all residents of Howard County by impacting schools, traffic and other quality of life issues; CB 58 applies to only one area, Turf Valley. It concerns retail development of the types that were already authorized for the PGCC zone. It doesn’t increase the overall allowable commercial square footage; it only increases the permitted size of a grocery store from 18,000 square feet to 55,000 square feet, which fits today’s grocery store size standards. Also, in response to community concerns about big box stores; the Council amended the bill to place limits on the size of other retail stores within the development that were not there before.

Second, the process the Council followed for adopting this change was precisely that required by law. Rezoning is done by legislative act of the Council through the comprehensive zoning process which occurs approximately every ten years. In between, property owners who want to make changes to their property have two options: ask the Zoning Board to rezone the property to another existing zoning designation or request the Council to amend the regulations within their current zoning designation.

CB 58 is not an example of spot zoning, because it does not involve the rezoning of a property. Instead, it is an amendment to the Zoning Regulations (ZRA). Zoning regulations describe the details of the zone, such as limits on specific uses, bulk (square footage, height) requirements for structures, setbacks, parking requirements and other matters. The nature of the change requested in this bill was a change in bulk regulations, specifically the size of the grocery store allowed in the PGCC zone. This is an example of a regulation change.

The process for zoning regulation amendments (ZRAs) is spelled out in the County’s Charter and Code. ZRAs must be adopted through the legislative process. Indeed, this process for adopting ZRAs was amended to the Charter by a previous ballot question endorsed by the citizens of the County.

For CB 58, the process began in June, 2008 when a ZRA application was filed with the Council. The ZRA was then reviewed by Department of Planning and Zoning staff, who issued a technical staff report and the ZRA, was heard by the Planning Board, which issued a recommendation in mid September. At this point the legislative process began. As required, the Council introduced the bill in a legislative session (October 6th), advertised and held a public hearing on the bill (October 20th), and voted on the bill at the next legislative session (November 3rd).

The County Council observed its usual processes for public input and, indeed, the public did testify on the legislation. The title of the bill was written in customary fashion and in accordance with current law. In addition, the Council hearing was advertised and publicized in accordance with the provisions of law.

Some have claimed that the petitioner failed to comply with disclosure requirements for contributions. Except during comprehensive zoning, there is no separate, additional requirement for anyone requesting legislation to disclose contributions. It is important to note that information about contributions to elected officials, as well as those seeking public office, are available from the State Board of Elections.

Third, the Council acted with a plethora of information. We received oral and written testimony about traffic, road plans, and neighboring businesses. We also received testimony that the proposed change was consistent with the Route 40 study and that an independent consultant had documented sufficient demand for grocery stores to justify the change. In addition, many residents both from within Turf Valley and surrounding areas testified that the larger grocery store would be an asset to the larger community. After thoughtfully weighing all of the information available to us as we made our decision, we voted unanimously to support the legislation.

In addition, both the owners of Turf Valley and the developers of the planned retail made the following additional commitments as a part of the process:

- the developer agreed to form an Architectural Review and Advisory Committee to participate in the design of the Town Center at Turf Valley with membership from The Vistas, The Legends, Turf Valley Road, Turf Valley Overlook 1 and Turf Valley Overlook II; and
- the developer and owner agreed to provide reforestation related to the area being developed as Town Center at Turf Valley; and
- the owner agreed to offer an alternative school site for consideration by the Board of Education.

Again, it is important for everyone to understand that one of the Council’s core beliefs is that each citizen has the right to express his or her opinion for or against legislation. We welcome this input in our process and believe that the legislation we pass is made better because of that participation.

We also support the right of citizens to petition any legislation to referendum. Making a decision to support a referendum is a very personal one. As people make their decision, we hope that the information included here will prove useful. Each of us is available to answer any questions that still remain.

Regards,

Mary Kay Sigaty, Chair

Jennifer Terrasa, Vice Chair

Calvin Ball

Greg Fox

Courtney Watson

Howard County Groups - visit or add to web bookmark ‘favorites’

University of Maryland Campaign Contributions: From anyone to anyone. http://www.mdelections.umd.edu/campaign_finance/contributions1.php

Howard Countywide Land Use Coalition - Countywide voter support on your land use issues. <http://groups.google.com/group/hclanduse?hl=en>.

Pickens Plan - Advance self-sustaining energy produced with US labor to multiple crises: <http://www.pickensplan.com/district-leaderboard/>

Howard County Issues - Publishes multiple perspectives on local issues and digestible data on local candidates. HowardCountyIssues.org

Alliance for a Better Columbia: Independent grassroots organization for citizens to stay involved. <http://www.abettercolumbia.org/>

Clarksville No Condos: Supports citizen determination of density in established neighborhoods. <http://nocondos.org/page2.html>

Howard County Democratic Club: Represents the Democratic party in Howard County. <http://www.howardcountydems.com/>

Coalition for Columbia’s Downtown: Organized to build a better community. <http://coalitionforcolumbiasdowntown.org/>

Western Howard Democrats: Represents Democrats in Western Howard County. <http://westernhowarddems.com/main/>

MarylandTaxpayers Association: Howard once had a very active chapter. To volunteer, visit: <http://www.mdtaxes.org/>

Concerned Citizens of Western Howard County: Preserve the Rural West. See newsletter at HowardCountyIssues.org

Howard County Connect - protecting citizen taxpayer’s right to vote on the issues (referendum). See ad below.

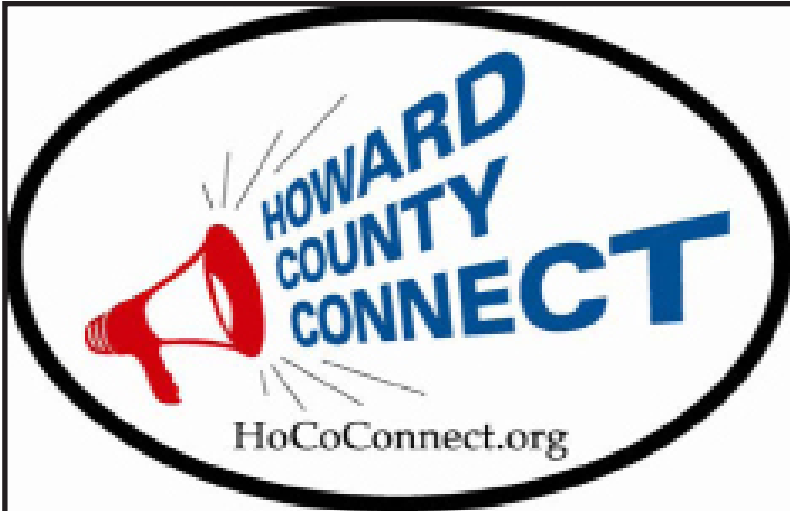
Howard County GOP: Represents the Republican party in Howard County. <http://www.hocogop.com/>

Antique Farm Machinery Club: Preserve agricultural way of life. email info@farmheritage.org.

Howard County Independents - Publishes Howard County Issues. HowardCountyIssues.org

Local Chapter of the Pickens Plan: Energy Independence. dcornwell20901@yahoo.com

MD Taxpayer Association: Voice of the Free state taxpayer: <http://www.mdtaxes.org/>



Register for **Howard County Connect** and make a difference in our rights as citizens to take the county council’s decisions to referendum found in Section 211 of the Howard County Charter. and make our voices heard. Learn more at www.hococonnect.org or email info@hococonnect.org

Howard County Connect is a non-for-profit organization founded by Howard County citizens. The organization’s mission is to connect Howard County voters together and in so doing, assist those in protecting and effectively exercising the right of referendum found in Section 211 of the Howard County Charter.

In support of its mission, Howard County Connect is establishing a contact database to help concerned citizens quickly gather signatures needed to place decisions of the County Council on the ballot. Because of a history of the circumvention of this referendum right, Howard County Connect, also, is dedicated to taking actions necessary to ensure that the right of referendum can be fully exercised by the voters of the county.

Howard County Connect will:

- Provide technical assistance to help Howard County citizens
- Establish and use the contact database to notify interested voters of referendum efforts, including notifying voters where and when they can sign petitions.
- If you are registered Howard county voter interested in making your voice heard, please register at www.hococonnect.org

VIEWPOINTS - County Council From Bad to Worse in 2008

by Mona Eurice

BUSINESSES SPLIT ON ISSUE

Businesses are split on the council decision to expand a Turf Valley grocery, but you wouldn’t know that if you were listening to our elected council leaders. Council members Calvin Ball, Greg Fox, Courtney Watson, Jen Terrasa, and Mary Kay Sigaty voted unanimously to approve the expansion, citing support from area businesses but curiously omitting receipt of significant numbers of email and phone messages from a surrounding business with many stores who provided clear data on negative business impacts resulting from the proposed grocery expansion. The change would result in an expansion more than twice the planned size. See page 1 for an example of business opposition.

FURTHER RESTRICTIONS ON RIGHT TO VOTE

After gathering signatures for referendum to allow time for research without benefit of influence or money, statements were made from the Howard County Chamber, State level officials, and other influential sources regarding additional restrictions on the right to vote on issues by raising the bar from the current nearly inaccessible 5,000 signatures to something even higher though in recent history not one bill has gone to referendum.

RESIDENTS SPLIT ON ISSUE

But businesses are only one factor. Residents are also deeply divided on the expansion, a prime example of an item that would have quite effectively and naturally been referred to voters in a referendum. Residents were prompted to take leadership into their own hands by starting the referendum to have the expansion decided by voters as the elected council omitted full disclosure regarding area business impact; omitted to the point of misrepresentation. The referendum effort is well on the way to collecting sufficient signatures to send the expansion decision to voters.

But our council didn’t stop there.

COUNCIL NOT REPRESENTATIVE

The council claimed, in the session where the CB58 council vote was taken, that area businesses supported the expansion and later declined to provide names. An activist subsequently uncovered multiple email messages to the council from the owners of a nearby commercial center that strongly objected to the expansion. The email messages were sent well before the date of the CB58 vote, well before the public council statements were made regarding business support.

RIGHT TO VOTE ON ISSUES THREATENED

Voters then became aware of state level representatives talking about supporting increasing the number of signatures required for an issue to be voted (referendum) rather than decided by politicians who are disconnected from communities. Adding to the already nearly inac-

cessible number of signatures required would result in a fortified barrier against citizen redress on these contentious decisions. Our current council will decide the number of signatures, and based on their responses in the Summer 2008 Howard County Issues, some of our council members are not sympathetic to citizens who want time to research, and want to vote on contentious matters.

RESIDENTS NOT INFORMED

The developer who requested the expansion to the grocery used a method known as ZRA which circumvents notification to the residents. There was no mailing and there were no signs posted. ZRAs are approved by the council in groups, rarely encountering a single dissenting vote, though a *ZRA modifies countywide zoning with no targeted notification to those who live with the permanent change.*

OUT OF CONTROL

And still, the folks elected to represent constituent interests did not stop there.

A ZRA modifies
countywide zoning
without notification
to those who live
with the permanent
change

Two ‘anonymous’ council members enlisted the head of a local citizen-council liaison group to disseminate false claims of potential violence at a council meeting. The inflammatory and false claim was sent to an undisclosed number of voters, some of whom still believe an activist ‘laid hands’ on a council member. Greg Fox did let an editor know he was not involved.

UNPRECEDENTED LETTER

The last item came in the form of a letter signed by each member of the Howard County Council supporting the council’s initial decision on CB58 further adding to claims that they voted based on the individuals involved while not disclosing the Waverly owner’s messages opposing the grocery expansion. This letter (see page 5, also on the developer’s site) is an action contrary to rebuilding trust.

A PATH BACK TO REPRESENTATIVE LOCAL GOVERNMENT

While this was a bad year for our local representatives, it wasn’t bad enough to preclude returning once again to the middle ground. Nothing unforgivable has occurred. No one filed criminal charges in the ‘potential violence’ accusation, the Chamber didn’t press representatives for further restrictions on the right for citizens to vote on issues, people are still outspoken and as long as that continues to occur a better year in 2009 is possible.

2010

Local elections are held in 2010, candidates have already begun declaring candidacies. Citizen Taxpayer Advocates are doing all they can to be sure voters are free to cast votes without regard for party affiliation alone, but based on data and commentary.

Historic Oakdale Site for Concerned Citizens in Western Howard Fundraiser

In remarkably pristine condition, Oakdale is currently being beautifully preserved by the Mariani family and was the site of the Autumn 2008 fundraiser for the Concerned Citizens in Western Howard County, an active group of residents whose mission is to preserve the rural west. Hugh Flaherty wrote the history of Daisy (below) for presentation that evening:

Talbot Shipley’s Protest

It happened back in 1793 when Talbot Shipley’s farm stretched for hundreds of acres north of what is now Daisy to an area around what is now Route 144. Talbot was very angry that the General Assembly in Annapolis passed acts to create two new roads, in addition to one already built, that “greatly divided and cut up” his farm. Talbot was having none of that. He filed a petition in the Assembly saying: “The petitioner is now subjected to the inconvenience and expense of maintaining three public roads...with very great loss to himself and without the least advantage to the public.” He called on the Assembly to abolish the laws establishing the new roads and to “stop up” the old road, or as much of it as runs through his land. We now know that Talbot’s petition went unheeded by the politicians in Annapolis and a small part of what later would be called the National Pike was born. I tell you this story tonight not to commemorate the beginning of the National Pike, but to celebrate the birth of the first Concerned Citizen of Western Howard County. Three cheers for Talbot Shipley! Obviously, the protest gene has been long in our Western Howard County DNA. I hope we will be more successful with our political leaders today than was Talbot Shipley. And with your continued support, we will be! Saving Daisy from commercialism unwanted by the community has become the symbol of our campaign to preserve, protect and conserve rural Western Howard County, its rich and not so rich history, its scenic beauty, its pleasant living, and its important agricultural and conservation contributions.

A “Bizarre” Proposal

There are many rural crossroads in the County to protect in our fight – 12 to be exact. But our juices are stirred by what the County’s Director of Planning and Zoning called a “bizarre and out of character” commercial proposal to stick a used car lot in our rural eye. The proposal’s developer and several County officials once said they thought the used car lot would be an improvement for Daisy and the residents who live around it. They didn’t have a clue about how we felt about our community. Now they do, thanks to [attendees]. Daisy itself may appear ramshackle to some, but to us it has a history about which little has been written and, if we are not careful, little will be preserved. We saw the Good Templar’s Hall – the century old meeting place of the now defunct local temperance association – torn down several years ago on the site of the proposed used car lot, not unlike the fate of the two historic houses in Lisbon.

The old Daisy schoolhouse, built in the 1800s, still stands. It is the third building on the left as you go east on Union Chapel Road from Daisy Road. Shortly after the Civil War, Governor Edwin



Historic Oakdale

Warfield taught in the school even though he had no formal teacher training. That was when Oakdale fell on hard times and he needed money to read the law before he got on the road to becoming a successful lawyer, publisher, financier, and politician.

The schoolhouse is a ghostly reminder of our community’s segregated past when Daisy’s African American children attended school in a separate log house that was torn down in 1913. They then studied in the basement of the Daisy United Methodist Church.

The old Daisy school building has had several reincarnations, including being a truck repair garage. Three garage bay doors still adorn the front of the building. Now it belongs to a new car dealer who stores a large number of new cars behind it to the dismay of many Daisyites.

A Ridiculous Urban Incongruity

Rumor has it that the car dealer would like to own the entire corner for his business. Think of it! If the used car lot proposal is approved, Daisy could become the Car Sales Capital of Western Howard County – a ridiculous urban incongruity in the middle of our cows, horses, deer, green fields and forests, and our rural residential homes that’s a far cry from what our County’s General Plan envisions for rural crossroads like Daisy. Daisy has always been a small rural village. In the 1800s the population ranged from about 20 to 50 at the most. A general store was built sometime after the Civil War –a building that is now Maxwell’s Woodworking Shop. That was before Daisy had a name. How did it get its name?

Jim Maxwell says the old timers in Daisy loved to tell visitors that it got its name as the result of a couple of visits from two “ladies-of-the-night”. One was named Daisy and one was named Florence. You guessed it: Daisy and Florence, Maryland are their namesakes. The true story is that Daisy actually was named after the daughter of Maryland State and then U.S. Senator Arthur Pue Gorman in 1881. He needed a name for the new Post Office in the general store. Maxwell thinks he has a remnant of the Post Office in his shop in the form of an old cast iron and cement block safe in which he keeps his woodworking tools. The Daisy Continue on Page 11

THE HOWARD COUNTY ANTIQUE FARM MACHINERY CLUB

For information about day camps or to schedule an educational visit, tour, or private event call (410)489-2345, eMail info@farmheritage.org

Our club has been in existence since 1995. We currently have over 200 members who support a number of annual club events that can be viewed from this site.

Howard County is a 253 square mile community located in Central Maryland. We have a population of approximately 250,000. We are in a geographical setting that ranges from urban neighborhoods to rolling hills and rural farmland. Located between the cities of Baltimore and Washington, D.C., Howard County is subject to the demands posed by rapid growth and development.

The mission of the Howard County Farm Machinery Club is to preserve our agricultural way of life through programs that offer presentations and displays designed so those participating can experience the way of life in historical Howard County. Our programs are both educational and informative that combines learning with a wholesome family environment. We partner with numerous organizations, many of which can be reached through links from our web site.

The AFMC accepts monetary contributions for general funding support as well as support for specific educational programs, construction projects and any activity associated with the Club's Programs and Museum Operations. Anyone wishing to make a monetary donation can send a check to...

Howard County Antique Farm Machinery Club, Inc.
P.O. Box 335 West Friendship, MD, 21794



12985 Frederick Road, West Friendship, MD 21794, Across From The Howard County Fairgrounds
(410)489-2345 or eMail info@farmheritage.org

Spring Field Day

Consignment Sale

Farm Heritage Days Rain or Shine Event

Vintage Farm Equipment Demonstrations -
Old Time Blacksmith demonstrations

Antique Cars and Trucks - Wagon Rides -
Food - Arts and Crafts - Flea Market

Live Country Bluegrass Music Saturday and
Sunday

Live Bluegrass Gospel Church Service



Member Equipment Parade

General Store



*Support your local farming
community*



Farm/City Celebration
Schedule of
County Events

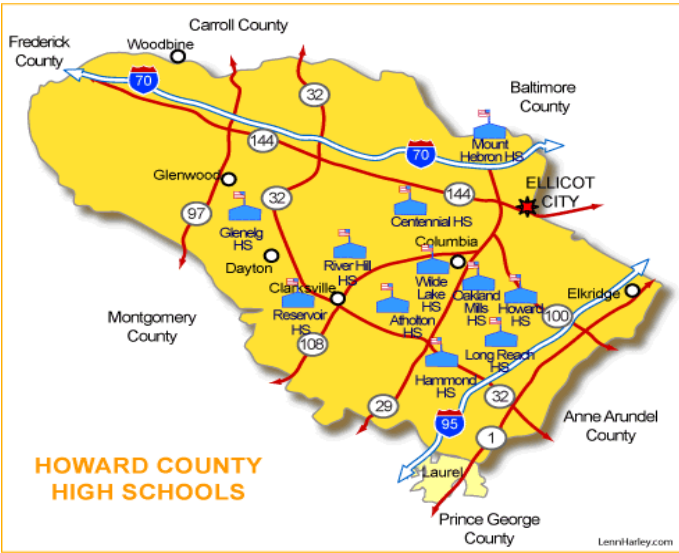
Club Projects



LOCAL POLITICS

“Stop worrying so much about who runs the country and start worrying about who runs your towns, your states, and your Congress.”

<http://www.cnn.com/2008/POLITICS/10/01/beck.future/index.html>



27% of Votes Cast for Bd of Ed Support Non-Moneyed Candidates

Campaign money is often used to distract from a horrid voting record, or overcome other skills and abilities shortfalls. Also, campaign money often comes with ties and relationships that infringe on the electorate. In the Board of Education election, here are the votes and the amount of campaign money raised:

Voted For:	Votes	Money Raised	\$ Per Vote	% Total Votes
Diane Butler	53,459	\$0	\$0.00	18.74%
Allen Dyer	54,148	\$4,275	\$0.08	18.99%
Ellen Flynn Giles	57,266	\$2,295	\$0.04	20.08%
Betsy Grater	34,686	\$4,960	\$0.14	12.16%
Janet Siddiqui	62,126	\$10,275	\$0.17	21.78%
Di Zou	22,406	\$0	\$0.00	7.86%
Write-in	1,110	\$0	\$0.00	0.39%

Total Votes:
285201

* money raised since 1/1/2007, UMBC Campaign Finance Database:
http://www.mdelections.umd.edu/campaign_finance/contributions1.php
*Howard County Board of Elections results:
http://www.co.ho.md.us/BOE/BOEDOCS/2008_PresGenSummary_results1.pdf

Daisy from pg 8 - “WE MEAN VOTES AND WE MEAN BUSINESS”

general store was the hub of community activity and conversation for local residents, tradesmen and farmers in the heyday of its owners Norman and Elizabeth Mullinix from 1919 to 1969. The store stood vacant for some time in the 1970s and 80s. Today we are fortunate that Jim Maxwell’s business is keeping this wonderful piece of our history alive.

Our Great Roundabout Irony One of the great ironies we discovered in our research is the fact that the Daisy intersection had its own natural roundabout before highway engineers removed it sometime in the early 1960s. It was a huge oak tree smack in the middle of the Daisy’s crossroads. Now the engineers want to build a new roundabout for about \$1 million. Maybe we should just plant another oak tree there and spare the taxpayers the expense.

The building across Daisy Road from the general store was built in 1924 by Robey Mullinix, who bought the property from his brother Norman. He established Mullinix Motors which operated there until 1990 when it moved to Mount Airy. Today three of our long-time local residents, friends and entrepreneurs operate car and motorcycle repair businesses in the building.

The Mullinix car business was one of the reasons the County more than 50 years ago designated the lots at the intersection as a B-2 zoning district. Then the County’s General Plans in both 1990 and 2000 set a new zoning policy for rural crossroads like Daisy, saying commercial development at such rural intersections was “impractical and undesirable,” Unfortunately, the County failed to make our zoning laws conform to that policy – a big mistake for us. Hence, our current Battle for Daisy’s Rural Soul.

Among Daisy’s most precious historic treasures are the 64 majestic sycamores that line Daisy Road for about a half mile from the auto repair shop to Daisy United Methodist Church. In the first decade of the 1900s, Governor Warfield had the foresight to plant the now towering sycamores to create one of the County’s most scenic avenues of trees.

We almost lost several of them a few years ago before we saved them as part of our successful effort with the Department of Public Works to scale down an overly-ambitious plan to replace the bridge over Cattail Creek near the church. I believe this community should do everything in its power to protect the Daisy Road Sycamores Historic Daisy United Methodist Church. So should we support the efforts of the congregation of the Daisy United Methodist Church to make certain this important landmark of our community’s history is preserved? It is one of the County’s and the State’s oldest African-American congregations. It is on the State’s list of historic places and a candidate for the national list. Our neighbors down the road at Union Chapel now have the only National Historic Place in

Western Howard County. Daisy United has stood there since it was built after church trustees purchased the land in 1876 for a grand total of \$29.81. Today the congregation grows smaller as older members die and younger ones move away, Ancestors of its current parishioners lay in the church’s historic hillside graveyard, many of them slaves or descendants of slaves – another ever-present reminder of our community’s past that we will never forget or repeat.

There also is the reminder of the great music that emanated, and still does, from the church on Sunday mornings. Many good musicians cut their musical teeth there. Among them were the jazz notable Prettyman brothers who played with the famous Cab Calloway in the 1920s. Eugene Prettyman once said that the church’s children learned to read music before they learned to read a book. There is so much more rich history that surrounds the environs of Daisy: The history of Daisy Road as a corduroy or plank wagon road in theseventeen and eighteen hundreds; The

great old houses of the Warfields here at Oakdale, at Cherry Grove, and Bushy Park and many other historic old farmhouses that go unrecognized; The now extinct Warfield game preserve with its high fence north of the church that once was filled with elk, moose and other exotic targets for the Governor’s hunting friends; The now

defunct quarry on the Cattail that once produced stone forthe highways and jobs for local residents; Dave Patrick’s century-old Maple Dell Farm, only one of four dairy farms remaining in the County. That’s our very brief history report. We welcome any of you to provide us with more history – a history we should want to preserve as we go forward with our efforts to SAVE DAISY!

Thank you [fundraiser attendees] for your interest, your involvement and your support. We need all we can get for the fight ahead: • the fight to stop the used car lot; • the fight to win approval in County Council of our Zoning Regulation Amendment 105; • the fight to have our rural roads designated as scenic to protect their rural beauty • the fight to have our voices heard in the development and drafting of the County’s 2010 General Plan and the next Comprehensive Rezoning Plan so that whatever zoning policy is adopted in the General Plan becomes zoning law. If the County had done that the last time, we would not be here tonight.

Remember what writer, critic and philosopher George Santayana told us: “Those who cannot learn from history are doomed to repeat it.” To that I would add: “and doomed to lose it.” Let’s not do that. Let’s: SAVE DAISY. Let’s: SAVE THE RURAL WEST. That’s our battle cry. That’s our banner. Wave it proudly and make certain that our politicians know we mean votes and we mean business.

THE HOWARD COUNTYWIDE LAND USE GROUP ORGANIZES CITIZENS FROM ALL CORNERS OF THE COUNTY ON LAND USE. SUCCESS IS CONTINGENT ON FULL CITIZEN PARTICIPATION IN EACH EMAIL CAMPAIGN TO CONTACT POLITICIANS IN SUPPORT OF ALL OUR NEIGHBORS THUS LEVELING THE INFLUENCE ON COUNTY LEADERS. eMail Mona@HowardCountyIssues.org

Chamber Continued from page 1
Charter requirement for 5,000 signatures to petition the legitimate action of elected bodies to referendum is low and antiquated. The Chamber advocates that the requirement should reflect a reasonable percentage of the registered voters in Howard County, rather than a fixed number.

Patuxent Publishing first re-

Contact Marc Norman to sign
the referendum petition to bring
CB58 to the voters:
marcnorman@verizon.net

ported on this issue in its local papers: <http://www.explore-howard.com/news/13615/store-opponents-want-referendum/>. Subsequently an article appeared in the Baltimore Examiner: at <http://www.baltimoreexaminer.com/local/1211emspetition.html>

Some basic information on the referendum process and other neighboring jurisdictions can be found by clicking here.

The Chamber urges its members to carefully consider all available facts prior to signing any petition and asks that you help in getting the word out so others are aware of the effect this effort has on the business climate in Howard County.

Reach the Howard County Chamber of Commerce at <http://www.howard-chamber.com/default.aspx>

Prominent Business Not Represented by Council or Chamber Continued from page 1
Over the past five years, we have acquired four large projects in Howard County (5565 Sterrett Place - Medstar Building; the Waverly Woods Shopping Center; four buildings on Old Columbia Road at Rivers Corporate Center; and five buildings on Guilford Road at Rivers Corporate Center). These projects alone account for approximately 500,000 square feet of space within the County. With the acquisition of these four major projects, we have invested roughly \$80 million into Howard County and have helped to preserve and enhance the County's growing tax base and thriving commercial marketplace. It should also be noted that our corporate headquarters is located in Howard County (5565 Sterrett Place) in the heart of Mary Kay Sigaty's Fourth District. More information regarding our history, community involvement, and our projects is available on our website at www.oekos.com <<http://www.oekos.com/> .

We recently purchased Waverly Woods Shopping Center in August of 2007. As we were completing our due diligence prior to the acquisition, one of our largest concerns was the potential of new retail construction in the immediate trade area. The rooftops in the local communities could barely support the Waverly Woods grocery anchored shopping center, and the main anchor of the shopping center, Weis Supermarkets, was generating below average sales figures (we would be more than happy to share these figures with you if you so desire). As you can imagine, the health of any grocery anchored shopping center depends solely on the viability of its grocery store. While sales at Weis were not encouraging, we felt that with (i) the slow continued residential growth in the area and (ii) the lack of additional commercial lands in the area capable of supporting a competing regional grocery store, we would ultimately be successful in our decision to acquire Waverly Woods. During our due diligence, we discovered that the only significant commercially zoned land which could support retail development near the Waverly Woods Center was located in the Turf Valley resort area (approximately ½ mile away). While the existing zoning at the Turf Valley resort did allow for a food store, we took special note of the existing size limitation of 18,000 square feet in the PGCC Zoning Regulations, which restriction would limit any potential tenant to a specialty food store such as "Trader Joe's" or "Whole Foods" type facility. Such a specialty grocery store would not compete with Weis directly, and, thus not saturate the market for food stores in the area or undermine the long term viability of our Waverly Woods Center. We have recently discovered, however, that the predictability upon which we relied so heavily in selecting our real estate investment properties in Howard County, was placed in serious jeopardy by the Planning Board's recent approval of a proposed increase in the size of the permitted food store uses in the PGCC Zoning District ("Turf Valley Resort") from 18,000 to 55,000 square feet under ZRA-100. After reviewing the Petition and Technical Staff Report, we were quite astonished to see (i) that this particular ZRA was being pushed through the County not by the existing owner of the Turf Valley resort (the Mangione family) but by an outside development firm (Greenberg Gibbons Commercial) and (ii) that neither the caption of the Petition nor the advertising on the Planning Board's or County Council's websites made reference to the Turf Valley Resort, the only PGCC District in the County.

As the Council may or may not be aware, the Turf Valley ownership group attempted a similar text amendment in 2003, but was forced to withdraw the same in the face of strident community opposition. Rather than accepting the local community's earnest concerns and complaints, it now appears the ownership group chose to simply lie in wait for a more opportune time to surreptitiously push their amendments through the County, thus, avoiding the wrath of and opposition from those most affected, the local business and community groups, themselves.

As the Planning Board Recommendation states, no one has yet appeared in opposition to this controversial and disastrous amendment. Given the background information above, the reason for this should be self-evident: no one in the local business community or social community had any forewarning of the hearing date or of the Petition, itself. Since discovering this ZRA, however, we have spoken to and heard from a number of individuals and businesses who are just as shocked as we are with this attempt to circumvent the process, and all plan on attending and voicing their concerns at Monday's meeting. We feel that this is just a "back-door" attempt of trying to get this request approved, and strongly urge this honorable Council to support open and honest dealings with respect to zoning and development matters in the County. The Council should note that by permitting another regional grocery store in the Route 40 Corridor, the Council will virtually guarantee the economic demise of at least three local village centers in the surrounding communities. As stated above, the continuing existence of the Waverly Woods shopping Center (as well as the neighboring village centers along Route 40) de-



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JOIN OUR LOCAL GROUP: <http://www.pickensplan.com/district-leaderboard/>
Or eMail Donald Cornwell in Howard County: dcornwell20901@yahoo.com

Plea to Consider Waverly Businesses Continued from page 12
depends on the preservation of the existing zoning limitations in place at Turf Valley. Simply put, the market can simply not support an additional regional food store chain, and the loss of a single grocery store anchor tenant would have disastrous results for the corresponding village center in the County (the Council has recently witnessed the collapse of the Wilde Lake Center). We, along with many others in the business community, have invested large sums of money in Howard County in specific reliance upon the predictability of its property development processes and Zoning Regulations. To jeopardize such predictability and future investment potential for an unnecessary and controversial “pet project” of the Turf Valley ownership group does not make economic, moral, and/or political sense. Despite the sweeping claims made by the Department of Planning and Zoning and the “Mangione’s” Petition, the size limitation included in the existing PGCC Zoning Regulations with respect to Food Store uses is not some mere anachronism, the updating of which is necessary to the viability of the PGCC District. As was stated in Mr. Lloyd Knowles’ (chair of the Zoning Board during the creation of the PGCC zoning District) email to the Council last week: “The current proposal, ZRA 100, now before the County Council, goes far beyond the ideal concept of a food store in the PGCC zone. When we established this zone, the Zoning Board visualized a neighborhood convenience store sized to fulfill the needs of the immediate community, not a regional supermarket. A place where one could pick up a loaf of bread, some milk, a pound of sausage and a quart of ice cream for the family dinner. We visualized a Royal Farms/Seven Eleven model when we installed the 18,000 square foot limit. The proposal before you serves

to increase the allowable size to 55,000 square feet-- four times the original concept. I do not favor allowing a full-size grocer in this location. I am familiar with the Safeway store in the Enchanted Forest center, less than a mile away, which would seem to serve the community adequately. There is another major market another mile or so to the east. Increasing the size allowed in PGCC is undesirable, in my opinion, and unnecessary to accommodate the needs of the public.”
As further evidence of the true intent behind the size limitations found in the PGCC regulations, we ask the Council to take note of the fact that even in 1993, the average regional food store in the area far exceeded the 18,000 square foot size limitation found in the PGCC District. Furthermore, the detailed description relating to the bakery uses permitted within such “food store” uses provides additional evidence that the County fully intended to limit the development of food stores in Turf Valley to those types of specialty food stores described above, i.e., Trader Joe’s or Whole Foods. The preservation of the current 18,000 square foot food store limitation over the last fifteen (15) years cannot be explained away as a mere oversight of the County planning and zoning officials.; the size limitation is intentional. The types of uses intended under the current PGCC Food Store regulations and those uses upon which we and many other relied in investing in Howard County are as Mr. Knowles described. To argue otherwise is simply disingenuous. With these issues in mind, we ask the Council to adhere to the principals of predictability and fairness in voting against ZRA-100 (Bill 58-2008).

“IN CONGRESS, JULY 4, 1776

The unanimous Declaration of the thirteen united States of America

...That to secure these rights, Governments are instituted among Men, deriving their just powers from the consent of the governed...”

“If a nation expects to be ignorant and free in a state of civilization, it expects what never was and never will be.” --Thomas Jefferson to Charles Yancey, 1816. ME 14:384 - <http://etext.virginia.edu/jefferson/quotations/jeff1350.htm>

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Where We Get News

Cable News Ratings for Thursday, December 18

Live + Same Day Cable News Daily Ratings for December 18, 2008

P2+ Total Day

FNC – 1,171,000 viewers

CNN – 677,000 viewers

MSNBC –464,000 viewers

CNBC – 315,000 viewers

HLN – 404,000 viewers

P2+ Prime Time

FNC – 2,319,000 viewers

CNN—1,162,000 viewers

MSNBC –1,072,000 viewers

CNBC – 425,000 viewers

HLN – 988,000 viewers

<http://tvbythenumbers.com/>

Nielsen Media Research

Election Night Coverage – November 4, 2008 Prime Time – LIVE FEED/LIVE+SD DATA STREAM 8-11pm ET/7-10pm CT/6-9pm MT/5-8pm PT				
Network	Households		Persons 2+	
	Rating	Number	Rating	Number
ABC	8.0	9,108,000	4.5	13,133,000
CBS	4.8	5,507,000	2.7	7,829,000
NBC	7.2	8,234,000	4.1	12,018,000
FOX BROADCAST	3.1	3,560,000	1.8	5,137,000
UNIVISION	2.0	2,332,000	1.4	4,075,000
TELEMUNDO	0.5	527,000	0.3	790,000
BBC-AMERICA	0.1	140,000	0.1	224,000
BET	0.3	325,000	0.2	438,000
CNBC	0.2	285,000	0.1	391,000
CNN	6.7	7,687,000	4.2	12,304,000
FOX NEWS CHANNEL	5.2	5,995,000	3.1	9,044,000
MSNBC	3.2	3,651,000	2.0	5,889,000
TVONE	0.1	61,000	<<	88,000
WGN-AMERICA	0.1	96,000	<<	115,000
Sum of Sources	41.5	47,508,000	24.5	71,474,000



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Community Updates

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ties

Volunteer Opportunities

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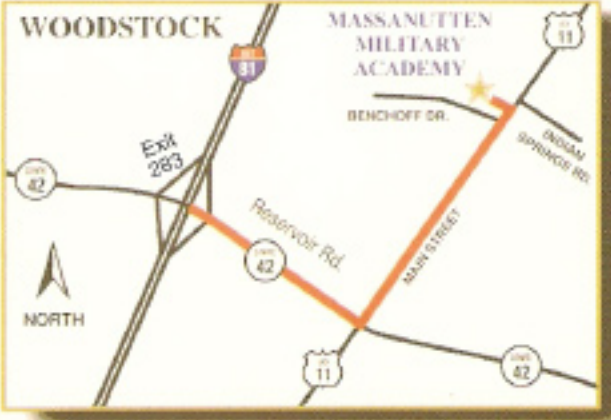
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