

## Rezoning Request: Global Mission Church – Notes from Meg Menke

Here is a summary of what I learned by talking to Jim Gugel, head of Fred. County Planning Staff:

1. GMC has submitted 2 requests to the Fred Planning Comm. (FPC) Both came in under the "umbrella" that the Board of County Commissioners (BOCC) created in the spring 2011 for individual land- owners to seek changes to zoning that was applied in the 2010 Comprehensive Master Plan update. (Remember there was an election and the policies of Frederick's new BOCC changed considerably as a result.) There are almost 200 such requests from all over Frederick County that came in under that "umbrella" -- GMC submitted just 2 of that total.
2. In its 2010 action, the FPC and BOCC changed the land use designation and rezoned two parcels owned by GMC.
  - (a) There a little parcel #36, which formerly was zoned part Ag and part Resource Conservation. In 2010 , it was made totally Resource Conservation.
  - (b) The bigger parcel, # , was all Ag zoning. In 2010 a sliver of it near Little Bennett Creek was made Resource Conservation, so that big parcel has divided zoning.
  - (c) Even though GMC made objections during the 2010 process, the FPC and BOCC made the changes anyway.
3. Now, under the "umbrella" for seeking changes, GMC is appealing to both FPC and BOCC to go back to what they had before 2010. The lawyer's written argument is that the RC zone will make it harder for them to build the bridge they need over the creek. (Incidentally, the staff member I talked to said that is not true bcs all the rules for constructing the bridge are governed by flood plain rules, which are not changed by zoning.) It turns out that GMC already has a special exception to build a church on the larger property - something they got before those of us who have been objecting got involved.
4. The public hearing on **Nov. 17** will be for every application for change in the Urbana area. Lots and lots of properties involved, lots of speakers. I think it would make sense to send letters to the FPC (there is a link on the website of the FPC). I think one speaker who represents several organizations and hundreds of individuals would be sufficient, assuming that lots of people send individual emails. Our position would be "leave the 2010 zoning and land uses in place, the actions taken are appropriate to protect Little Bennett Creek."
5. What happens next: There will be work-sessions and a decision by the FPC on all the requests, then the whole set of 200 requests will go to the BOCC where there will be another hearing and more work-sessions.