

TO: Board of County Commissioners of Carroll County
Department of Land Use, Planning & Development
225 North Center Street
Westminster, MD 21157

SUBJECT: CONCERNS FOR REZONING LUERS AVENUE PROPERTY

We the undersigned residents and property owners in the Homeland Community hereby protest the proposed rezoning of the Luers Avenue Properties from Neighborhood Retail Business (B-NR) to General Business (B-G).

The reasons for the protest are:

1. The quality of life for the residents of this 55 and older community will decline due to the construction of commercial buildings and asphalt parking lots adjacent to our property.
2. With additional traffic on Liberty Road, there will be a safety concern for our families and residents entering and leaving Homeland Drive.
3. Our real estate property will most likely decrease in value.
4. The rezoning of Luers property (15.56 acres) will destroy the now peaceful landscape of our neighborhood, endanger the wildlife, and have a negative impact on the Homeland community.
5. Our once private neighborhood will now be open to crime and security concerns.
6. The run off of rain water from the commercial buildings and parking lots will add a burden to our drainage system and the possibility of flooding during heavy rain storms.
7. The commercial lighting and noise from trucks on the property will be intolerable for a number of community residents. There are 40 residential units that back up to this property.
8. Increased traffic leads to more noise and air pollution.
9. Property taxes may increase.

Signature _____ Please Circle: Owner / Resident
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Date _____

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