

Testimony by Steven McKay on behalf of Residents Against Landsdale Expansion (RALE) In Opposition to Zoning Map Amendment R-14-04, the Daysville Glen Development in Libertytown, on August 27, 2014

Good evening, my is Steve McKay. I live on Shakespeare Way in Monrovia. I am the president of RALE, and I am here in opposition to the Daysville Glen development in Libertytown. You might wonder why a guy from Monrovia is here talking about a development in Libertytown. Put simply, I wanted to add my voice to others in the Libertytown community that I know object to this, and I just feel that it is wrong. It is wrong for Libertytown and it is wrong for Frederick County.

Libertytown is a small community. I believe your Staff Report indicates a population of less than 800. It is a small, intimate community in the middle of the heart of Frederick County's farming community. This is the 80% of the County that our BoCC and Blaine Young have said that they are protecting. So are they really going to protect Libertytown?

This development will add 120 homes and perhaps 320 people to the town's population. That doesn't sound too bad, now does it? Except there's one problem - you can't look at this development in isolation. Daysville Glen is a piece to a puzzle that involves at least two other approved developments. You see, when I started looking at this issue, the first thing I wondered was why are you reviewing another development up here when you just approved Mill Creek last year. As I dug in further, the picture got even worse.

In 2011, the Mayne Property was approved for 193 homes. But nothing has been done yet. Then in 2013, Mill Creek was approved for 147 homes. But again, nothing has been done yet. Why not, you may ask? The reason is that although each development was reviewed and approved individually, they are anything but individual in reality. Your own Staff Report was clear that these developments are inter-dependent for sharing the cost of water & sewer service. Daysville Glen now appears to be another piece in that puzzle. So in reality, if you approve this 120 home development, you are really giving the green light for another 460 homes in Libertytown. Now, instead of adding 320 people, you'll be enabling the addition of over 1,200 people – a 150% increase in the population. But will that be all?

Ask yourself this. When the Mayne Property was approved, was it with full and open acknowledgment that additional developments would be needed to make it economically viable? Was the question even asked? When Mill Creek was approved, again, did you consider that additional developments would be required to make it economically viable to share the water & sewer costs? It really doesn't look like it. So now ask yourselves this – will Daysville Glen finally be enough or will yet more development be needed? Are you even addressing these questions?

I understand that you must look at these developments one at a time, but you also must exercise your judgment. If not, then we could write a computer program to follow the ordinance and render a decision. We don't do that. Citizens like you volunteer and are

appointed – for the express purpose of exercising your judgment on these issues. Therefore I would sincerely hope that you exercise that good judgment and ask yourselves if another development is needed in Libertytown when there are two others that haven't even broken ground yet. Whether those prior developments will or won't be economically viable on their own, frankly, isn't your concern. There are no zoning ordinances or Comprehensive Plan policies that say you should approve a development in order to make another development profitable. Instead, you should use your judgment and ask whether another residential development is in the best interests of Libertytown or of Frederick County. You have that right and that responsibility – I hope that you'll show good judgment. Thank you.