

**Greater Jacksonville Association, Inc.
General Membership Meeting Minutes
Tuesday March 19, 2020**

GJA met on the above date at Fairview United Methodist Church. The meeting was called to order by President David Perrott at 7:30 pm. Approximately 47 people were in attendance. Mr. Perrott introduced those board members present. The minutes of the November 2019 meeting were accepted as submitted. Treasurer Marc Peters reported that as of end of February 2020 there was \$14,432.03 on account.

Mr. Perrott introduced Baltimore County Community Engagement Outreach Coordinator Carmen Christiana who spoke briefly about a community needs survey from the Department of Planning and the upcoming census.

Mr. Palmer summarized the information on the “log cabin” area/fast-food site at 14227 Jarrettsville Pike. He reported on the January 7 hearing where he spoke for GJA regarding issues of concern to area residents including water, sewer and traffic. The appeal prevailed overturning the hearing officer’s granting of the project to move forward with the opinion that major not minor changes existed with the proposed plan. At the same time, a downzoning request has been filed in the CZMP by Councilman Kach as requested by GJA.

Brian Solum of InSite, on behalf of its client Starbucks, and Adam Rosenblatt, their land use attorney from Venable LLP presented their current plan as they are now willing to develop the site with as single building business. The plan to be viable for them must include a drive thru, which would not be allowed if the downzoning prevails. A public hearing on the CZMP is scheduled for March 12. In Site would be the property owner with a 10-year lease with Starbucks. They are willing to consider appropriate covenants in return for GJA support in lieu of downzoning. After the presentation, they withdrew from the meeting. GJA has two options; proceed with the downzoning request vs. working out covenants and asking to keep current zoning.

Mr. Palmer suggested support of Starbucks with only one building if appropriate covenants can be worked out. Some board members agreed with this proposal feeling that a Starbucks with covenants, which has some community support, is better than any future unknown entity, which may or may not succeed as numerous businesses have failed at his site in past years. The consensus of attendees was that GJA should proceed with working out covenants with Starbucks. The public hearing on CZMP for District 3 will be held on March 12, 2020 at Loch Raven High School.

Sue Quinn addressed the CZMP zoning issue at 4711 Carroll Manor Road. The owner, a healthcare entity, is requesting a zoning change from RC5 to BR, which would allow many undesirable uses for the property in this residential area. Many area residents are opposed to the requested zoning change. Pursuant to the GJA board’s opposition to the zoning change requested, Ms. Lehmann drafted a letter from the GJA board to Councilman Kach and Joseph Wiley, county planner, so stating this opposition. Ms. Quinn then withdrew from the meeting.

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Richard Klein of Community and Environmental Defense Services requested that GJA support an effort to increase Baltimore County safety zones for new gas stations from the current 100-feet to the 500-foot public health-safety setback adopted by other counties. The board voted to support this effort.

Future general membership meeting dates for 2020 are as follows: May 19, September 15, and November 17. Suggested topics for 2020 include an update from MDE and Exxon on the progress in cleaning up the gasoline spill of 2006, and discussion of the impact of salt/chlorine on ground water and well contamination.

There being no other business, the meeting was adjourned at 8:55 pm.

Respectfully submitted, Betsy Lehmann, Secretary

