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## **COMMUNITY INPUT MEETING MINUTES**

**Project Name: Jacksonville Retail Development**

**Date: April 6, 2021**

**PAI No.: 10-0477**

**District: 10c3**

**Location: Webex**

**Engineer: Richardson Engineering**

**Attendees: Citizens from the community**

**Mr. Adam Rosenblatt, Esq., Venable**

**Mr. Ryan Solum, InSite Realty**

**Mr. Mickey Cornelius, Traffic Engineering**

**Mr. Patrick Williams, Project Manager Baltimore County, PAI**

Mr. Williams opened the meeting at 7:00 pm and introduced himself. He stated that the purpose of the meeting was for the community to see a presentation of the concept plan that has been submitted to Baltimore County by the developer and Richardson Engineering. He explained that the presentation would be made by Adam Rosenblatt who would be introduced after discussing a few more items. Mr. Williams let the attendees know that he would be taking minutes, and that copies of those minutes would be sent electronically to registered attendees.

Mr. Williams explained to the citizens about the county's development process, in particular how this project fits into that process and what lies ahead. Mr. Williams stated that the County's process begins with a submittal of a concept plan to the county by the developer. The concept plan is reviewed by various county agencies, and then a Concept Plan Conference (CPC) is held to discuss the reviews and comments made by the various county agencies. The next step in the process is a Community Input Meeting (CIM). Mr. Williams indicated that this meeting is an opportunity to see what is being proposed to their community, to talk with the developer and ask questions, and a chance to voice concerns. He further stated that, after tonight's CIM, the developer had one year to submit a development plan. When that plan is submitted, a Development Plan Conference (DPC) is held to review and discuss agency comments. After the DPC, a Hearing Officer's Hearing (HOH) is held to make a decision of approval or denial of project. Mr. Williams stated the HOH is a quasi-judicial hearing in which the developer and his

attorney will present the final development plan for approval. Mr. Williams stated that the HOH is the most important part of the process. He further stated it is the responsibility of the community to make themselves available for this part of the process, should they have issues and/or concerns. In addition, Mr. Williams shared with the community that proper notification would be given for each step of the process, and that the community was entitled to any information regarding the potential project. Mr. Williams then turned over the presentation to Mr. Adam Rosenblatt.

Mr. Rosenblatt introduced himself as an attorney with Venable law firm representing Insight, real estate who is the contract purchaser and developer of the property. He explained that in addition to himself there were three other individuals from the development team in attendance: Ryan Solum (Insight real Estate), Rick Richardson (Richardson Engineering), and Mickey Cornelius (Traffic Engineering). He explained the background of the property including the year-long preparation leading up to tonight's meeting. During that year a revision of the initial proposal of two fast-food restaurants to one restaurant was made due to significant community opposition. In addition, the property was petitioned for down zoning which accumulatively led to an extensive collaborative effort between the developer and the Greater Jacksonville Association. The result of this effort was an agreement to retain the existing commercial zoning in exchange for the ability to develop the property in the manner that the association viewed as consistent with the area and better for the surrounding community. The agreement is recorded with land records and specifies for one user instead of two and the single user to be a Starbucks. The association in accordance with the agreement are entitled to input into architecture, design, and landscaping. The hours of operation for the proposed Starbucks to be from 5am to 11pm, seven days a week. The plan to be in compliance with existing zoning requirements and the Baltimore County Landscaping Manual. The agreement also called for a reduction in the impervious surface, compliance with the development plan regulations, and the prohibiting of harmful uses that were identified by the association.

Mr. Rosenblatt expressed that tonight was the opportunity to present the concept plan and answer any questions. He then introduced Rick Richardson as the engineer responsible for creating the plan and that he would provide a technical overview.

Mr. Richardson introduced himself and stated that the property sits on an acre and a half of land. He expressed that it is currently well developed with multiple buildings and the new building will be a Starbucks with a drive-thru. The forty-two existing parking spaces are compliant with county regulations. The property is located on the east side of Jarrettsville Pike, south of Sweet Air Road. The objective was to use as little property as necessary to meet the requirements of the tenant as well.

Mr. Rosenblatt then opened the floor to questions and concerns.

**Mr. Williams:** Before I open the chat and Q&A questions, I am going to read a letter sent from the Greater Jacksonville Association, Inc. (GJA) to the Department of Permits, Approvals, and Inspections (The document is located on page 6).

**Citizen:** Is it a possibility that we could develop a Chic-Fil-A instead or in addition to the Starbucks?

**Mr. Rosenblatt:** Unfortunately that is not something that the association wanted to see so it cannot happen on this property as a result of the agreement.

**Citizen:** Is this in the district mall corner or the Safeway corner?

**Mr. Rosenblatt:** The Safeway corner but it's actually fronting on Jarrettsville Pike before you get to the intersection.

**Citizen:** Will there be a traffic light installed?

**Mr. Rosenblatt:** No. The traffic light to the north will remain.

**Citizen:** Will the architecture of the building match the surrounding area and maintain the look?

**Mr. Rosenblatt:** One of the elements of our agreement with the association is that we are going to work with them on the look and feel of this building. Starbucks as a variety of patterns and facades that we can work together to maintain the integrity of the existing community.

**Citizen:** The GJA and Baltimore County prohibited drive-thrus over thirty years ago. Why is it being allowed now?

**Mr. Rosenblatt:** I am unaware of that prohibition, however there is a community plan that speaks to limiting drive-thrus, but there isn't a law or prohibition against drive-thrus.

**Citizen:** An older version of this plans showed an access drive exiting the north side of the property across the parking lot. What is the status of that access?

**Mr. Rosenblatt:** I don't believe we ever showed an access point there.

**Citizen:** Would the Starbucks in Safeway close as a result of this new store.

**Mr. Rosenblatt:** We do not have control over that.

**Citizen:** How will people making a left turn out of the Starbucks easily blend into South bound traffic on Jarrettsville Pike in the morning rush hour?

**Mr. Cornelius:** We have completed a traffic study conducted in accordance with the state highway requirements and specifically did a traffic simulation and modeling to determine what that access would look like in terms of the ability to make a left turn from that entrance. The current projection is approximately fifty vehicles turning left in the morning rush hour. Based upon the signal timing and phasing at the intersection 145 and 146, there is sufficient gaps to allow those drivers to make left turns. If someone wants to turn left, they can turn into that center lane before merging into outbound traffic. We included the Manor shopping Center access in the traffic simulation model to observe storage for left turn movements as well as left turns into this site. That study shows the same amount of left turns coming out of the shopping center in the morning peak hour which is around fifty vehicles. So the Starbucks access would be the same. The Starbucks site has an advantage of center turn lane storage.

**Citizen:** Will the front of the building align with each other?

**Mr. Rosenblatt:** Yes. The building is in line with the front setback requirement, which is actually merit in the zone that we are in.

**Citizen:** What studies have been conducted to assess the project's impact on neighboring wells? There has been a well dug already.

**Mr. Solum:** We're working with a Hydro Terra a local hydrologist and yes a well has been dug. We also have a ground water monitoring program which we have been working with the county and state. We are in the process of analyzing that but we have an agreement and program set up to work with them to ensure that there won't be any adverse impacts.

**Citizen:** What time of day was the traffic study done?

**Mr. Cornelius:** From 7am to 9am weekday, and from 4pm to 6pm weekday in September 2019 pre-Covid.

**Citizen:** Isn't it illegal to use a center lane to merge?

**Mr. Cornelius:** No.

**Citizen:** Are you aware of any well yield problems in nearby properties?

**Mr. Solum:** We are aware of the issues that the shopping center has had. From a non-technical perspective we are ahead of the groundwater issues for project. We spent a lot of time trying to make it work with two users and actually had it under control. Now that there is one user, it has made the issue of well and septic that much more solvable.

**Citizen:** Have the existing wells on the property been identified?

**Mr. Solum:** The wells have been identified and we have added actual radius points and setbacks laying out our drain fields and new well locations.

**Citizen:** What security measures will be implemented into this project?

**Mr. Solum:** We will have outdoor lighting in the parking lot along with the building.

**Citizen:** Will you be salvaging any of the existing buildings?

**Mr. Solum:** No. We will be demolishing those buildings to make room for the new building and the gravel parking lot will become additional green space.

**Citizen:** Has the department of planning requested any inter-connectivity with adjacent properties?

**Mr. Rosenblatt:** An agency has commented to explore a connection to the shopping center. We'd welcome the opportunity to discuss that issue with the property owner.

At this point, Mr. Williams closed the meeting and reminded everyone who registered for the meeting that they will receive a copy of the CIM minutes by email. He further stated if anyone had any questions regarding the process, to contact him by phone at 410-887-3321 or via email at [pbwilliams@baltimorecountymd.gov](mailto:pbwilliams@baltimorecountymd.gov) .

Respectfully submitted,

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Patrick Williams, Project Manager  
Development Management  
410-887-3321

[pwilliams@baltimorecountymd.gov](mailto:pwilliams@baltimorecountymd.gov)

cc: **Honorable Wade Kach**, All attendees who signed the attendance sheet; Adam Rosenblatt, Esq. Venable, Patrick Richardson, Richardson Engineering, Ryan Solum, InSite Realty, Mickey Cornelius, Traffic Engineering, County Reviewing Agencies: OP, PAI-DPR, Zoning, R&P, EPS, EDC, CDC, BD OF ED, and FIRE.

*Visit the County's Website at [www.baltimorecountymd.gov](http://www.baltimorecountymd.gov)*

Jacksonville Retail Development

GREATER JACKSONVILLE ASSOCIATION, INC.

P. O. Box 126 Phoenix, Maryland 21131

To: Department of Permits, Approvals and Inspections; Patrick Williams, Project Manager

From: Greater Jacksonville Association, Inc.

RE: PAI Number:10-0477; Jacksonville Retail Development

Dear Mr. Williams:

The Greater Jacksonville Association, Inc. (GJA), by the undersigned Vice-President of the Association, David Palmer, writes to advise you that the GJA supports the development of the property located at 14227 Jarrettsville Pike, Phoenix, Maryland 21131 consistent with the proposed plan of InSite Real Estate Investment Properties, LLC (InSite) and the provisions of the Restrictive Covenant Agreement between the GJA and InSite.

The GJA was initially advised in late 2019 that InSite, through its counsel, sought to develop the aforementioned property to include two fast food restaurants, a proposal that the GJA opposed. The Board of Directors (Board) of the Association met with InSite representatives and their counsel, Adam Rosenblatt, to express their opposition to the two fast food restaurants project, and urged that only one business be built and operated on the property, namely InSite's proposed Starbucks. Initially, InSite said it could not agree to the one restaurant only request because of the cost of the property. In its March, 2020 GJA general meeting, the members voted overwhelmingly to authorize its Board to negotiate with InSite to secure a restrictive covenant agreement which, in part, would limit development to a Starbucks only on the property.

In August, 2020, InSite advised the Board that it was prepared to limit development to a Starbucks only and enter into a restrictive covenant agreement. The agreement, in part, limits the development for a Starbucks only business, addresses such matters as size and architecture, parking, lighting, hours of operation, and the limitation of type of businesses that would be permitted if Starbucks discontinued its operation during the agreement's 30 year effective length. Prior to the execution of the agreement, the GJA Board e-mailed the proposed Restrictive Covenant Agreement to the membership. Of those who responded, 52 members voted in favor of the Agreement and two opposed it. The agreement has been signed by the parties and recorded with the land records of Baltimore County. (For review of all of the restrictive provisions, see the Agreement. Book:43476; Page 471).

It is generally understood that any commercial development in the Jacksonville rural village business center raises issues of traffic, water use and sewage concerns. However, by limiting the development to only one commercial restaurant—a Starbucks—any negative effects of such development would be substantially less than those from the originally proposed two fast food restaurants on the site.

For the foregoing reasons, the Greater Jacksonville Association supports InSite's proposed development for a Starbucks only restaurant, subject to the provisions of the recorded Restrictive Covenant Agreement.

Jacksonville Retail Development

Respectfully submitted ,  
The Greater Jacksonville Association, Inc.

By: David L. Palmer, Vice President  
Dpalm1717@gmail.com