

Ann Smith
Montgomery Village, Md. 20886
Speaking against approval of the current Clarksburg Gateway Master Plan

The only reason for this Clarksburg Gateway Master Plan exists is to create new housing zones on existing R200 and to re- do a commercial building that is not yet historic. .

The planners can change the zoning only when it is approved in a master plan . The people are beguiled into thinking that parks, streams, roads, libraries, etc are what is being determined. People are "asked" about these things, but they are subjective afterthoughts. Only the zoning is legally required. All other things are negotiated & not set by law.

This leads to why I am here. I ask that the zone remain R200, and the existing commercial open space remain until more comprehensive planning and money is available.

How do you know what I ask is valid?
Well, you do.

Have you driven up 355 where the road shrinks and the new bridge built was still Only 2 Lanes? Did you see after all the debate, a single turn lane was added to the old Baltimore road where the existing 2 lane road was left alone with its potholes & bumps all the way past the park to the huge development near the park entrance? Where an old designated transit area and Right of Way have been removed at old Baltimore Brink Rd? Have you seen a loss of forest that is extreme in this corridor? Do you see little Seneca streams filling with sediment and ripped banks? Why is the transit to be planned in Clarksburg, still on non existing roads?

Have you seen how many resolutions the planners approved recently at Stewardtown Road to shrink it to a two lane road so small two trucks can hardly pass?

So why? Well because the zoning is legal
Only for housing and commercial building codes. The rest is debatable. Stream requirements, forest requirements, road requirements all become the planner and developers discretion backed by resolutions. .

In the current review of people's input, the planners did not include "what" people said, but "how many" mentioned specific subjects. This is because these things people asked for are not what this Clarksburg Gateway Plan is about. It is about planners complying with the law about zoning. Currently a R200 zone is not good enough. Once this change is approved, all zoning laws are in affect, and the rest is subjective. I ask the county council to have better plans negotiated before approving the Clarksburg Gateway Master Plan Zone changes.