



## *Town of Sykesville*

7547 Main Street, Sykesville, MD 21784  
p: 410.795.8959 f: 410.795.3818  
townofsykesville.org

## *Town House*

Stacy Link, Mayor  
Joe Cosentini, Town Manager  
Craig Weaver, Town Treasurer  
Kerry G. Chaney, Town Clerk

### **Planning Commission Questions Warfield Text Amendment Request**

1. In reference to the request to change conditional to permitted uses, what proposals, projects or initiatives SPECIFIC to Warfield have been hindered or withdrawn in respect to current conditional uses?
2. How did the Applicant arrive at the ratio increase from 2 homes per acre to 6.5?
3. Tax Credits being used for Building F - the handout reads that Building F is part of the planned senior apartments. How is that nonresidential use of the tax credits?
4. We have seen a fairly successful (to this point) commercial spec building constructed in Eldersburg just past the intersection of Routes 32 and 26 in the past year. Why not at Warfield in (Perhaps in parcels A/B)?
5. 180-135 Is any part of the current submission planned within 1320 feet of Route 32?
6. What is the likelihood of sound barrier walls being built at the entrance to Warfield in the future? Is there a specification that the state uses in determining how close structures are to the road before those are constructed?
7. 180-134B - Aside from how senior housing is categorized, are there specific types of uses that the Applicant is planning that do not fit into any of the listed categories?
8. Is making all senior housing types listed as permitted the sole reason for changing 180-136 (A2) and 180-137 in the PEC?
9. The current PEC section 180-139 has a specific percentage of land uses. The proposed changes to percentage of land uses from the Applicant are substantial. Aside from commercial and retail, have any other nonresidential uses been pursued?
10. Why has the applicants concept plan submitted February 7, 2022 omitted any possible retail use, both large scale and small-scale service businesses, especially in Parcels A, B, C, and H?
11. The applicant plans to use tax credits from both the CRTC and FLIHTC programs. Specifically, what are all the possible housing applications allowed under these programs, other than the over 55 work force housing?

12. The applicant refers to an independent reevaluation based upon several recent studies including a market study by Real Property Research Group. Have the results of this and other recent studies been made available to the Sykesville Mayor, Town Council, and Planning Commission?