



# Newsletter

Volume 2, Issue 3

July 2004

## Harwood History Event for To Be Held July 18

### Second Annual Summer Event Celebrates Harwood's Rich Heritage and History

By Mike Stricker

The second annual Harwood History event will be held Sunday Afternoon, July 18 from 3:00 p.m. until 5:00 p.m. at the Christ Church Parish Hall at the intersection of Owensville and Sudley Roads in Owensville. Donna Dudley, Executive Director of the South County Heritage Area Project will make a presentation about that project. Additionally discussions will be held about the formation of a new association dedicated to the preservation of Harwood's unique history. After the program, a social time with light refreshments will provide residents with an opportunity to meet and get to know one another. A door prize will be presented to one lucky attendee.

There is no charge to any member of the Harwood Civic Association to attend the event; however reservations are requested in order to facilitate preparation of refreshments. Call Mike Stricker at 410-867-0389 to RSVP. Non-members may attend for a nominal fee of \$5.00.

## COUNTY EXECUTIVE SIGNS CIVIL CITATION BILL

### Fines for building and land clearing violations increase significantly

Annapolis (June 25, 2004) - County Executive Janet S. Owens today signed Council Bill 37-04 which passed at Monday night's meeting. Bill 37-04 changes the schedule of fines for violations of the building and grading laws in the County.

Some of the more significant increases in the fines target construction of a pier or bulkhead without a permit, working over a stop work order, and unpermitted disturbance in the critical area. Fines now begin as high at \$5,000 for unpermitted work in the critical area, for example, up from \$500.00.

The increased fines are intended to discourage people from working without a permit in the critical area, working over a stop work order and working without permits in general.

The laws are enforced by the Department of Inspections and Permits. The public may report land-clearing activities and critical area work that may be in violation of the law by calling that agency at (410) 222-7777, the Environmental Hotline.

The fines were last updated in 2000. This legislation becomes effective August 9, 2004. For further information, visit the Anne Arundel County website at [www.aacounty.org](http://www.aacounty.org).

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## Letter from the President -

Let's face it. Many of us moved to Harwood in order to get away from the noise, hassle, and bother of urban and close-in suburban life. We wanted a gentler way to live; perhaps, even a place where we did not need to fight city hall or suffer under endless rules and regulations. As one recent new member put it, "We wanted to live in a place where there was no need for a community association."

But when the post office came under threat and a junk car was left parked in front of their house for months on end, that family signed up with the HCA. They want to keep their pleasant way of life and want to take actions that ensure that Harwood's beauty and tranquility remain.

However, it is not enough to just send in a few dollars to a civic association and hope that the threats to the community will be taken care of by the board. In addition to the organization's efforts with local government, other community associations, and businesses, individual citizens need to do their parts as well. Perhaps donating as little as a few minutes each month to call council members or writing a letter to a legislator can be part of your contribution to this community.

In this issue of our newsletter, we share several situations where it behooves Harwood residents to make their voices heard. The telephone numbers of key officials have been listed. I strongly encourage you to call the appropriate officials and give your opinions, pro and con about any and all of the subjects presented here. We particularly need you to encourage the County Council to modify or eliminate the Family Conveyance laws. This is one of the biggest threats to our community.

Our experience with our county and state elected officials indicates that they are most eager to hear from their constituencies and responsive to concerns. To the extent that they hear from residents, they are able to make choices that reflect the public's desires. So if you want Harwood to remain rural, tranquil, and beautiful, hit those phones and start dialing!

Joan Turek,  
President  
Harwood Civic Association

## HCA SUPPORTS CHANGES TO FAMILY CONVEYANCE

*The following statement supporting the elimination of current county laws regarding Family Conveyance was submitted to Council Member Big Ed Reilly on June 22, 2004.*

Councilman Edward R. Reilly  
Anne Arundel County Council  
PO Box 2700  
Annapolis, Maryland 21401

Dear Councilman Reilly,

The Harwood Civic Association (HCA) strongly supports the elimination of Family Conveyance being proposed by the county as part of the comprehensive zoning code revision or, at the very least, adoption of the principals in Appendix 4 of the South County Small Area Plan that would restrict Family Conveyance to owners of record as of 1981 and the incorporation of strong enforcement provisions. Family Conveyance, as currently structured in Article 26, Section 4-301 of the County Code, does not meet its intended purposes of permitting farmers to provide homes for children to help run the farm or of compensating landowners whose holdings were down zoned to one house per 20 acres in 1981. Moreover, as the County has stated, it is unenforceable. Additionally, a language conflict between Article 26, Section 1-101 and Section 4-302 allows for multiple interpretations and confusion. As a result of all of these factors, Family Conveyance has unintentionally become a major force promoting development in South County.

HCA works to promote the rural character of Harwood. One of our responsibilities is addressing our members concerns and problems in matters pertaining to land and natural resource utilization. Too often, HCA is frustrated in its efforts to respond to members' concerns about developments near them because they are legal under Family Conveyance. We have two recent cases where members have voiced concerns regarding potential developments on Gray's and Harwood Roads. On Gray's Road, a property of approximately 50 acres is being perked in order to determine whether 12 additional homes can be built. On Harwood Road, a two lane road with a steel bridge is being built over Stockett's Run. While the stated purpose is logging, the predicted cost of building this road appears to be excessive for such purposes and it was not required by the county as a condition for logging. However, this road would be needed in order to develop this approximately 240 acre property. In both cases the land is zoned RA and more extensive development would require using Family Conveyance procedures. In neither case do the intended purposes of the provisions in the County Code of Family Conveyance appear to be met.

*continued on page 7*

# Do you want more commercial dumps in South County?

By Mike Lofton

Anne Arundel County will soon consider a comprehensive change of our zoning laws. This review offers a critical opportunity to remove the threat of more unwanted, unnecessary commercial landfills in South County. Under current law, rubble landfills may be located in the RA provided certain “special exception” conditions are met. **Modern landfills are large industrial operations with heavy truck traffic, noise, and noxious odors.** The potential for dangerous substances leaching from the landfill into the water supply weighs heavily on the minds of neighbors of landfill sites.

The record clearly shows that these facilities exist to serve waste generators in other areas while imposing an unacceptable burden on host communities within Anne Arundel County. Take a look at the history of PST on Sands Rd. From 1997 through 2001 PST received almost two million tons of waste. **Over 80% (1,548,062 tons) came from generators outside of Anne Arundel County** To grasp the scale of this operation, consider that during the same period Millersville landfill received 509,068 tons. PST received four times as much waste as Millersville. At its peak year, 1997, PST received seven and a half times that of Millersville! That’s seven and a half times the truck traffic, noise & dust on rural single lane roads (without shoulders).

**There is no need for additional rubble capacity in the County.** The current Solid Waste Plan concludes that, “...there is sufficient capacity to address the County’s both short-term and long-term disposal needs. Since the PST facility closed, there has not been any significant impact on the County’s disposal site or convenience center...”

In spite of this documented lack of need, **the County can expect an additional 5 million tons of new rubble capacity to come on line with the approval of the Chesapeake Terrace and Cunningham landfills near Odenton.** This is a massive unnecessary invasion of the county. The County’s recent legal failure to fend off the Halle facility makes it plain that if an applicant for special exception satisfies the conditions for the exception, the County must approve the facility. Amazingly, we continue to leave the door open for even more unnecessary & unwanted commercial landfills by failing to remove them as permitted uses in the County zoning code

**It is time to remove the special exception for landfills in RA zones.** There is no need for more capacity. The citizens have asked for relief through the South County Small Area Plan (SAP). The County Executive and the County Council have unanimously approved the South County SAP. Delay risks more applications that cannot be denied even as we prepare for two more massive unwanted commercial landfills. **Act now! Contact each of the following with your opinion: Talk to your friends & family to encourage them to speak out.**

Councilman Ed Reilly 410-222-1401

County Executive Janet Owens 410-222-1821

Planning & Zoning Director Joe Rutter 410-222-7450

## Harwood Profile

# Jean “Buddy” Carlton - A Harwood Institution

By Mike Lofton

A conversation with Buddy Carlton is a delightful trip thru American & Harwood history during the last three quarters of the 20<sup>th</sup> century.

The son of a railroad man, Buddy was born in Birmingham, Alabama in 1918. He spent most of his youth in Washington D.C, graduating from high school there in 1937 and heading off to the University of Maryland Medical School. A series of health setbacks interrupted his education and in 1941 the U.S. Army called his number. In 1942, after meeting on a “blind date”, he married Virginia Hughes. Buddy attributes at least some of the attraction to his 1933 Ford Coupe and his smooth dancing to “Harbor Lights”.

After basic training Buddy was assigned to Camp Pickett. He recalls, “I was permitted to live off the base. So, Virginia & I moved into a seven-room house with one bath. There was a family in every room. That took some scheduling!”

In 1938, Buddy’s’ parents bought 260 acres of what was originally known as Browsley Hall along the north side of Polling House RD. After earning a Master’s Degree in Agricultural Education in 1948, he and Virginia moved to Harwood. He began teaching as part of the “Veterans on the Farm” program and launched a career of teaching, counseling, farming and community service.

In addition to 27 years of teaching & counseling primarily at Southern High School, his impact on life in Harwood is noteworthy: a founding member & charter president of the Lothian Ruritans; Junior & Senior Warden and Treasurer of Christ Church in Owensville; A.A. County Boards of Social Service, Foster Care, and Aging; Retired Teachers Association - state & county legislative chairman; Attorney Grievance Commission, Teacher’s for Better Government, Board of Elections; and Bob Neall’s Transition Team. He became a Chief Judge of Elections when he learned that poll workers (specifically Virginia) could be fined \$50 for disobeying him. The recipient of numerous citations from Maryland Governors & Anne Arundel County Executives, Buddy attributes his vast community service commitment to a long standing interest in government & politics and a desire to help people!

His recollections of early Harwood include the era when Polling House was a gravel road paved only to the first turn from Rt 2 (He suspects so passersby wouldn’t know it was gravel the rest of the way). Seven houses were all that lined Polling House, each the homestead for a working farm. At least one monster snowstorm had the road closed for over a week. He proudly recalls one of his young students at Southern High who went on to become Anne Arundel County’s first female County Executive and always greets him with a hug and a kiss!

In 2000, the Carlton farm went into Anne Arundel County’s Agricultural Preservation Program. If you get the chance to meet Buddy, thank him for being a treasured resident of Harwood!

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# **BRISTOL RESIDENTS FEAR IMPACT OF RIVERDALE BAPTIST SCHOOL PLAN**

## **Proximity to Jug Bay Wetlands Concern**

Residents of Bristol and Lothian are expressing their concern about the environmental impact of the Riverdale Baptist Academy project slated for acreage near the Jug Bay Wetlands. The church plans to build a 30,000 plus square foot edifice for an elementary and middle school accommodating 200 students on approximately 57 acres at the site located behind Courtney Lane in Bristol. Residents are concerned about increased traffic, noise, and the effects of run off from the site on the critical areas and wetlands at Jug Bay. Charlotte Smutko, President of the Bristol Civic Association said, "The size of the project will radically alter the face of this scenic area and change the character of the community. The community will be seriously affected in terms of congestion and inconvenience and the environment will surely be affected. A redeveloped urban site is more appropriate for this kind of project."

The Riverdale Baptist Church previously made an effort to move its large congregation and school to Anne Arundel County in 1997. The late John Klocko, A. A. County Council member at the time, was advised of the concerns about the proposed complex held by Davidsonville residents and was able to bring about legislation that effectively prevented the move to a site immediately south of the Route 50 and Davidsonville Road interchange. The contention by the community against the church was based upon the plans for not just a sanctuary and fellowship hall, but the attendant school and planned family life center that would have provided a constant heavy traffic flow, and noise. Critics of the church claimed that the planned large edifices would have been out of keeping with the charm of the Davidsonville rural area, diminishing property values and opening the way for more development. The church contended that these community concerns were negligible and simply an excuse to prohibit freedom of religious practice and proselytizing.

Originally established in the 1920's as a missionary out reach of the First Baptist Church of Hyattsville, Riverdale Baptist stayed in its original location until the mid 1970's when it purchased 240 acres in Largo, Maryland, first building a school facility then adding a 2000 seat auditorium-style

Church building, cemetery, bus yard and repair shop, staff residences, gymnasium and sports fields. The church later sold some of the property to be developed for senior assisted living.

The church has repeatedly attempted to relocate near some of its parishioners who no longer choose to live in Prince George's County. However, it insists that this project is not an attempt to relocate all of its facilities. Speaking at a meeting of the Bristol Civic Association, representatives of the church described the project as an educational outreach of the church. The church currently leases another property on Lower Pindell Road where it operates the Arundel Bay Academy. Now it wants to house the school on its own property. The Church is reported to have purchased three additional lots adjacent to the 57 acre property once known as "Vale of Pleasure."

To access the proposed new site, the church proposes using a shared driveway now serving four families. The driveway ends in wetlands, forcing one to walk or drive to the site over land owned by the Schryer family of Bristol. The Schryers have repeatedly asked to be notified prior to visits by the church and its development team, but have not been regularly accommodated in their request. "To get to their land, they choose to trespass on ours," Linda Schryer explained. "Nor do they seem to consider a thousand cars a day coming down our driveway as a negative impact on our way of life. The rape of this historic property for a project of this potential magnitude is an atrocity."

## **WHEN WILL IT HAPPEN? Harwood Post Office Update**

The ongoing delay in movement regarding the Harwood Post Office hinges on two key factors. The first lies with approval and issuance of permits for Eastern Petroleum's plans for the new convenience store and gas station and the decision for construction to begin. The second has to do with the purchase or lease of land and facilities by the Post Office itself. What was originally planned for February has now been delayed into July.

Senator Sarbanes, Councilman Reilly, and Delegate Clagett are helping Harwood keep in contact with Samuel G. Spicknall of the United States Post Office and other officials. They have reported back that negotiations on potential sites continue. So until movement begins on the new enterprise, the Post Office is operating per usual and no plans for the anticipated temporary relocation of the Post Office have been announced.

## **SIGNS OF THE TIMES – THE HCA GUIDE TO SIGNAGE IN OUR COMMUNITY**

Ever wonder about the signs popping up along Route 2 or other roads in Harwood? Do they enhance the community by promoting business? Are they legal under county and/or state law? Can properties zoned RA1 advertise their enterprises? Are you sure the signs on your own property in compliance with applicable regulations?

Signage along Anne Arundel County roads falls under Title 8 Signage provisions. Here are some of the pertinent ordinances from the County Code about signage permitted in any RA, R1, R2, R5, R10, R15, R22, or R44 District. (Areas zoned for commercial use have other requirements and codes.)

- One [temporary] identification sign identifying a permitted home occupation is permitted. The sign may not exceed two square feet in area or a height of five feet above grade.
- Two [temporary] signs on a farm noting the sale of agricultural produce produced on the premises are permitted. Each sign may not exceed an area of 20 square feet or a height of eight feet above grade. The signs shall be removed during the off-season when the produce advertised is not sold.
- A freestanding public sign of a permanent nature giving the name and activities of a church, school, hospital, or similar institution, shall have a maximum sign area of 32 square feet and may not exceed a height of six feet above grade;
- Only one of these [permanent] signs shall be permitted on a site.
- Except for a directional sign, the closest projecting edge of a sign shall be located at least 10 feet from any property line.
- A permanent sign that does not relate to a residential use shall be located at least 50 feet from any property line of a residentially zoned property.

For more information on signs or to report suspected violations, use the convenient web site located at <http://www.aacounty.org> or call the office of Planning and Zoning at (410) 222-7430.

### **Second Annual Great Harwood Yard Sale Has Successful Day**

By Mike Stricker

The Harwood Civic Association hosted its second annual Harwood Yard Sale on June 12. Starting in 2003 as an effort to help Harwood citizens conduct successful sales and further area recognition of the Harwood community, this year's event featured several multiple family and organization sales. It was also blessed with great weather; unlike last year's rain-soaked event.

Advertisement of the event through local papers brought approximately one hundred eager shoppers to the HCA tent at Southern High School where maps were distributed directing the treasure seekers to the various sites in the community where the sales occurred. There they were able to enjoy donuts and juice and they were also able to chat with the various HCA volunteers manning the tent.

Many thanks go out to the volunteers, including Mike Lofton, Jan Lehman, Joan Turek, Jane Stairs and Jon Stairs. Thanks also to Christ Church in Owensville which distributed the HCA maps as part of their own yard sale. Feedback from several yard sale hosts indicated that sales were brisk, so you can be sure that the HCA will again orchestrate a sale in 2005.

### **FAMILY CONVEYANCE** *(continued from page 2)*

We urge you to take the steps necessary for restricting development in Harwood, and the rest of South County, to activities that do not conflict with maintaining our rural character. The South County Small Area Plan, which was enacted by the County Council, recommends preserving the rural nature of our area. A recent survey of recreational needs conducted by the County's Department of Parks and Recreation and the South County Exchange also found that preserving open space and the rural nature of our area are a top priority. Moreover, the State of Maryland had warned the county that it needs to protect farmland and has threatened to withhold preservation funds unless AA County takes steps to correct problems arising from Family Conveyance.

We appreciate your recognition of our South County objectives and look forward to working with you to ensure that our rural character is preserved.

Sincerely yours,

Joan Lee Turek, President  
Harwood Civic Association

***Voice your concerns to County Executive Janet Owens at 410-222-1821. Contact Councilman Ed Reilly at 410-222-1401.***

## HCA CALENDAR OF EVENTS

### HARWOOD HISTORY EVENT

SUNDAY JULY 18, 2004 3:00 P.M.

CHRIST CHURCH PARISH HALL, OWENSVILLE ROAD

Guest Speaker Ms. Donna Dudley, Executive Director, Heritage Area Project will talk about the Heritage Area Project Travelogue Tour of South County and discuss several points of historic interest in Harwood. Refreshments will be served. Free to Members. \$5 for non-members.

### HARWOOD HARVEST

NOVEMBER 7, 2004 1- 4 P.M.

12<sup>TH</sup> PRECINCT PISTOL AND ARCHERY CLUB, 450 HARWOOD ROAD

Our annual member social event includes a great pot luck dinner, interesting guests and the opportunity to meet your neighbors in a friendly and relaxed environment. There is no charge for members, but bring a dish to share with your neighbors.

### THE HARWOOD CIVIC ASSOCIATION NEWSLETTER

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