



GREATER PATAPSCO COMMUNITY ASSOCIATION, INC.

PO Box 31, Granite, MD 21163

Issue #412

GPCA Newsletter

December 2021

Next Meeting: Monday, January 10th, 7:00 P.M. – Virtually via Zoom

Topic: Diane Devers, Environmental Program Manager

Common invasive Plants: How to Limit to Limit Their Damage

GPCA General Meetings are held the second Monday of each month, except July and August

Everyone is invited to attend. During the pandemic meetings will be held virtually. Details to join the meetings will be communicated using email. Contact gpc21163@gmail.com to add your email address to the GPCA group.

View our Website at www.gpc.net

January 10, 2022, Election of Officers and Directors

GPCA By-Laws direct us to hold annual elections at our January general meeting. To be eligible to serve on the Executive Board candidates must be members of GPCA for a minimum of 6 months immediately preceding the election.

Officers are elected for a one-year term. The president may serve for 2 consecutive one-year terms and may again become eligible after a one-year lapse. Nominations for all offices will be taken but this year marks the end of Butch Oakman's 2-year term as president and an opportunity for YOU to be nominated for that office. Other positions on the Board without candidates for 2022 are Treasurer, a 2-year term and a 3-year term for Director. **Will you consider taking a seat at the table and making a commitment to support the objectives of GPCA which per our By-Laws are: "To preserve and enhance the tranquility and beauty of our rural environment and to encourage orderly and growth of the community within the framework of prescribed regulations and laws. The Association shall provide a forum for all residents to express their concerns and interests and shall attempt to provide informative and interesting programs that will keep members informed and better able to address any of their concerns or problems. The Association's objective is also to foster a spirit of community among the residents."**

What's the commitment? In addition to attending GPCA's General Meetings on the second Monday of each month the Board meets on the third Monday at 7:00 pm. At this time all meetings are held via Zoom offering the convenience of attending virtually.

Nominations of candidates will continue until the election when they will also be taken from the floor (even the virtual floor). If you're interested in serving on the Board, would like to nominate a candidate or have any questions contact Nominating Committee member Cathy Wolfson at 410-245-8708 / oakknob@comcast.net or Maribeth Diemer at 410-461-4988 / Maribeth-13@att.net Not ready to serve on the Board but want to be involved? Consider serving on the Nominating Committee, we need 1 more member!

What's inside?

General meeting summary, Zoning update ...2 In Our Neighborhood ...3-5 Local Advertisers...5-7

Summary of November General Meeting – Ryan Coleman, President of Randallstown NAACP

We welcomed Ryan Coleman, President of the Randallstown NAACP, to our November 8 meeting. The Randallstown NAACP is very active in advocating for improvement our area, including submitting a 30-page document with suggested solutions to Johnny Olszewski on October 18th. The document requested Mr. Olszewski to determine which solutions could be implemented as well as the timeframe necessary to complete them. Issues about Security Square Mall were included as well reminding him that blight is not stagnant. Blight trickles down to the surrounding areas.

Mr. Coleman emphasized the importance of community associations working together to reverse negative conditions that exist nearby. The Carroll Fuel Company gas station across from Security Square Mall is a crime site for drugs along with the Knights Inn. The Golden Dragon Inn on Liberty and Milford Rd is the location of multiple shootings. Someone was shot in a car at BB&T. The crime issue is serious.

We need a discussion with the police department to find out what their crime plan is. The Woodlawn Police Department needs about 40 more police officers. The department has the same number of officers as it had in 1995. If there are three convictions at a location, the police can padlock it and shut the location down.

Mr. Coleman detailed three improvements that can bring progress. **First**, we need a strong county planning department like that of Montgomery County. Our Baltimore County schools are crowded because development affects schools and roads. We did not get the red line but building continued anyway. **Second**, we need more home ownership. Group homes and affordable housing have had a detrimental effect on our area. **Finally**, we need strong economic development. Baltimore County has not implemented strong economic development in the past ten or fifteen years. We can look at White Flint Mall in Montgomery County and Reston in Virginia as the result of strong economic development. Thanks to Mr. Coleman for his informative presentation.

~ Denise Maranto, Secretary

Land Use/Zoning Update:

As has been regularly covered in the Newsletter, GPCA has participated in these

development cases affecting our community, and the status is as follows:

Patapsco Glen II Development on Johnnycake Road – the Board of Appeals held its public deliberation on October 28 as scheduled, affirming the approval of the Development Plan by the full Board, and approving the variances by 2 to 1 (heard as 2 cases). The written decision for the Development Plan was sent out November 12, but the written decision on the variance case has not been received as of the date of this report. These decisions can be appealed to court within 30 days.

Patapsco Fields PUD on Johnnycake Road – GPCA appealed the PUD's approval by the Administrative Law Judge, submitted its written argument on November 12 based on the case argued on October 21. The public deliberation and decision will have been held virtually on November 23, with notice for anyone to listen in. The decision will be shared next newsletter.

One Heart Mental Health Services New – 8635 Dogwood Rd. A Special Exception Petition has been filed for this community care center, see separate newsletter article.

Serenity Ridge Natural Burial Cemetery– Ridge Rd. There was an article on November 1, in the Baltimore Sun regarding this kind of burial and the proposed site in our community. The proposed plan for the burial site on Ridge Road was approved by the County. The next step is for a hearing to be scheduled for a special variance to be granted.

~Kathy Skullney, GPCA Zoning Chair

Mental Health Community Center Proposed for 8635 Dogwood Road

A Petition for a Special Exception was filed on October 12th to permit a mental health community center at 8635 Dogwood Road, a 9.1-acre property zoned RC 2. The Plat submitted with the Petition describes the site as a Mental Health Community Center. [Baltimore County Zoning Regulations \(BCZR\) Section 101 \[Bill no. 70-1988\]](#) defines this use as:

“COMMUNITY CARE CENTER: A small-scale facility, sponsored or operated by a private charitable organization or by a public agency and licensed by the Maryland State Department of Health and Mental Hygiene or by the Maryland State Department of Social Services, for the housing, counseling, supervision or rehabilitation of alcoholics or drug abusers or of

physically or mentally (including emotionally) handicapped or abused individuals who are not subject to incarceration or in need of hospitalization.”

Per [BCZR Section 1A01.2\(C\)\(6\)](#) this use is permitted by Special Exception in a RC 2 (Agricultural) Zone. It states:

“Community care centers [are permitted] provided that no residential community care center, i.e., a center which serves as the residence of the persons for whom care is provided, shall provide care for more than 15 persons per site, and no day community care center shall provide care for more than 15 persons per acre nor more than 75 persons per site; however, if the site is in excess of two net acres and is located outside the urban rural demarcation line, the hearing authority shall determine the maximum number of persons permitted in a day community care center based on the total acreage of the site and the testimony and evidence presented.”

In essence residential care is permitted for up to 15 persons and the administrative law judge (ALJ) determines the maximum number of persons permitted for community day care outside the urban/rural demarcation line (URDL).

Also requested is a Variance from BCZR [409.4.A](#), [409.8.A.2](#) and [409.8.A.6](#) to allow “a 2-way 15’ driveway in lieu of a 20’ driveway, to allow a gravel surface in lieu of a durable and dustless surface, and to allow unstriped parking in lieu of striped parking.” This landlocked property is accessed by a shared right of way with 4 other lots.

More information about the owner’s planned use for the center can be found at <https://www.psychologytoday.com/us/therapists/one-heartt-inc-mental-health-services--baltimore-md/766841>

As of this newsletter submission deadline, no hearing date had been set. To check the County’s Zoning Hearing calendar, go to <https://www.baltimorecountymd.gov/MeetingsandEvents/pdmevents>

Questions regarding the petition may be addressed to Baltimore County Zoning Review Office at 410-887-3391 or paizoning@baltimorecountymd.gov

~Cathy Wolfson

Councilmanic Redistricting Process

The County Council has proposed a revised redistricting map which has responded to the Towson area demands that Towson be made a single district, but not has not revised the Liberty Road, Woodlawn, Security, and general western area communities to recognize the and reflect the real population demographics by drawing at least two districts with people of color majorities. There has been a significant outcry against the revised map, which can be seen at [baltimorecountymd.gov/countycouncil/](https://www.baltimorecountymd.gov/countycouncil/) under Press Release and introduce as Bill No. 103-21. There will be a public hearing on December 14.

The Baltimore Sun also printed an article about the proposed redistricting map in its Nov. 17 issue. <https://www.baltimoresun.com/maryland/baltimore-county/bs-md-co-new-draft-redistricting-maps-20211116-hxxmxlb5oza2fjdsusvd7j44nu-story.html>

The Randallstown, MD NAACP executive board and general membership voted “to request permission to initiate, endorse and participate in legal action against the Baltimore County Council for its illegal redistricting map. The proposed map illegally dilutes the African American voting power. The meeting took place on Nov 24, 2021.

In Our Neighborhood

Reflections from Offutt Ridge Farm will return in Jan 2022 issue. Thank you to John Creighton for his monthly submissions.

WANTED 1 Bedroom Apartment

For a local Senior Country “Boy” and Handyman. I’m offering first month, last 3 months as well as 1 month security deposit.

I am a 64 and a former homeowner in the GPCA area for 27 years...I’m ready to move!

Please text Baromas Nelson at

443 972-0814

Thank you

SWCC: The Many Benefits of Trees

The SWCC team is considering planting some trees next year along our streams to help the stream health. Trees shade the streams, keeping the water cooler and thus providing a better environment for cold water fish such as brook trout. Tree roots hold the soil, preventing erosion and silt runoff into the stream.

Trees also slow the flow of stormwater via their canopies and their roots. This is important because stormwater washes oils and other harmful substances from lawns and from impervious surfaces like roofs and roads. By slowing the flow during a storm, trees allow more of the flow to be absorbed into the ground where it is filtered, rather than going straight into our streams and into the bay.

Some other benefits of trees are:

- ⇒ Trees fight climate change. They are the ultimate carbon storage machines, as they remove carbon dioxide from the air. Reforestation can complement emission reduction strategies to counteract global warming.
- ⇒ Trees add value to your home. They can shade your home and cool your yard in summer and buffer it from winter winds. Plan today to plant trees to replace those that could be gone in 10 years.
- ⇒ Trees provide habitat and food for wildlife. I recommend Doug Tallamy's book "The Nature of Oaks" to open your eyes to all the benefits of a single oak tree (available at the BCPL).

If you want to plant trees in your yard, there are two transplanting seasons in Maryland: **mid to late fall, and late winter to early spring**, but postpone planting in late fall or late winter if the weather conditions are unusually cold and the ground is frozen.

What happens to Earth 100 years from now depends on the choices we make today, so please consider planting a tree and making a difference.

~Laurie Donnelly, SWCC Member

GHS Worthington Manor Site Tour



On what turned into a pleasantly warm October 24th afternoon, a dozen members of the Granite Historical Society (GHS), not to mention a few non-members, toured the Worthington Manor site (sometimes called Worthington Plantation). The site was the Granite home and center of farming activity for Thomas Worthington starting in the 1760s. By the time of his death in 1821, Worthington amassed some 5,200 acres of farmland and woodland, inherited, and worked by three of his sons, John, Noah and Rezin and son-in-law, Henry Fite.

The last official visit by the GHS took place in 1999 when an archeological survey was taken, and a report prepared by Dr. Joe Tatarewicz. As we expected, some deterioration of the site assets has occurred since then, specifically the collapse of a pair of stone chimneys at either end of the remnants of a large log structure. We believe this area had served as a tenant house or possibly slave quarters back in the day. Fortunately, two important areas of the site, the Worthington family cemetery and an area described by the Maryland Historical Trust (BA-3042) as a slave cemetery, have been mowed by King Memorial Park personnel and are more accessible now than before.

The family cemetery is surrounded by a dry-stone wall and iron gate, still mostly intact, and contains 45 identifiable grave markers. One of those markers is a sizeable obelisk, a sad memorial to 5 great-grandchildren who succumbed to flu within a year of one another in 1875 and 1876. The most remarkable marker, many of us thought, was the first one placed there in 1784 in honor of Elizabeth Hammond Worthington, Thomas Worthington's first wife. The lettering and drawings on the stone are raised rather than inscribed, perfectly readable after almost a quarter of a millennium - a testament to the loving craftsmanship of those who lived in Granite long before us.

The GHS is thankful to the management of King Memorial Park for allowing us access across their facility and providing a guide to help us along. The site is located about 3/4 of a mile from Dogwood Road, a distance we were able to drive almost all the way there. Some of us older folks quite appreciated that.

~John Brantley

GHS Clean-up of Quaker Hill Cemetery

The Granite Historical Society (GHS) recently secured funding from the Patapsco Heritage Greenway to clean-up and landscape a Quaker family cemetery on Wrights Mill Road. This burial site of the Hartley family dates from around 1850 and is known to many as Quaker Hill Cemetery. The burial ground is no stranger to GHS preservation efforts as a similar event was undertaken late in the last century. The 20+ plus years since that clean-up have taken their toll on the cemetery with weed overgrowth and site markers that have fallen, and others broken at their foundation. This is not to mention the repeated harm done by Baltimore County snowplows and grass cutters to the wrought iron fence that surrounds the site.

On Wednesday October 27th, after consulting with the property owner Frank Geiman and landscapers Ezra and Carol Link, work commenced to clear the site and prepare the bare ground for seed. Collection of the yard waste from the clean-up was completed on Sunday, October 31st as were final seeding and straw mulching of the area. The landscapers were assisted in their efforts by the property owner and members of the GHS. (Nothing like working in and around a cemetery on Halloween!)

GHS gives a special thanks to Jeremiah Lehman, who provided not only his dump trailer to haul the debris, but also his muscle to load the trailer and help with minor repairs to the wrought iron fence. The Society also wishes to acknowledge the dedication of owner Frank Geiman, who wishes to preserve and protect this part of Granite history.

A temporary sign on the site was erected that contains a link to the GHS website with information on the cemetery as well as research on the Hartley and related family members buried at the site. Future plans include additional research on the Hartley family genealogy and land transactions in the area known as Quaker Hill. The Society also hopes to erect a more permanent site marker, repair the fencing, and investigate methods to preserve the existing burial stones as well as to develop a maintenance plan for the cemetery so future clean-up efforts would be minimized.

~Roy Danz, VP, Granite Historical Society

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Yearly membership dues:

Family - \$30 Individual - \$20

(Associate memberships are available for folks outside the GPCA boundaries and organizations)

_____ I'm new in the community or, _____ Renewal

Please make checks payable to GPCA and note the year of membership in the memo line

Mail completed application form and check to:

GPCA, PO Box 31, Granite, MD 21163 or,

drop off/mail to Maribeth Diemer, 10625 St Paul Ave, Woodstock MD 21163



PO Box 31, Granite, MD 21163

YOUR COMMUNITY NEWSLETTER

Happy Holidays!

Join us January 10, 2022 at 7 pm via Zoom

Topic: Go Native in Your Own Backyard!
Guest Speaker Diane Devers
Patapsco Heritage Greenway
Environmental Program Manager

Annual GPCA Election - Not a member?
Join GPCA to vote!

Details about how to join the virtual calls will be sent to the GPCA email group. To be added to the group and receive the agenda and zoom call-in link email: gpc21163@gmail.com You can unsubscribe at any time.

GPCA Objectives: To preserve and enhance the tranquility and beauty of our rural environment and to encourage orderly and positive growth of the community within the framework of prescribed regulations and laws. The Association shall provide a forum for all residents to express their concerns and interests and shall attempt to provide informative and interesting programs that will keep members informed and better able to address any of their concerns or problems. The Association's objective is also to foster a spirit of community among the residents. The Association will only become directly involved in matters which affect the safety and welfare of the community as a whole. This involvement will be directed at actions which violate existing laws or regulations or which will assist in implementing new laws or regulations to further and achieve our objectives.

GPCA ADVERTISING/ARTICLE/LETTER POLICY

GPCA reserves the right to accept, edit, or refuse advertising.

To place an ad: Send the ad copy by email as a pdf attachment to the Editor by the 20th of the month prior to publishing.

Payments for ads: Make check payable to GPCA and mail to GPCA, P.O. Box 31, Woodstock, MD 21163 prior to publication deadline. Checks must indicate ad size and months to be published. No payment received = no ad placement.

Rates and ad sizes: 1/8 page = \$15; 1/4 page = \$30; 1/2 page = \$50; full page = \$80. Personal ads up to one column inch = \$3 for GPCA members and \$5 for non-members. Ads should avoid excessive dark areas that do not copy well. Hard copy ads appear in black and white. For articles and letters: Submissions to the newsletter become the property of GPCA unless otherwise agreed upon. Deadline for these is the 20th of the month previous to publication. The submission of any ad or article to the GPCA means you agree GPCA reserves the rights to accept, reject, edit, or hold for future publication.

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