

**PRESUBMITTAL COMMUNITY MEETING MINUTES**

August 20, 2013

SENT FIRST CLASS MAIL

RE: Presubmittal Community Meeting Minutes  
Tanyard Springs Section D Part 2  
S#1982-192

To Whom It May Concern:

In accordance with Article 17, Section 3-201c(10) of the Anne Arundel County Code, U.S. Home Corporation (d.b.a. Lennar) is forwarding you a copy of the minutes from a presubmittal community meeting. The meeting was held on August 13, 2013 to discuss the sketch plan for Tanyard Springs Section D Part 2 (also referred to as the Kopecky property).

Thank you.

## Tanyard Springs Kopecky Pre-Submittal Community Meeting

Minutes for Community Meeting held for Tanyard Springs Kopecky Sketch Plan Submittal at Tanyard Springs Community Center.

Meeting was held on August 13, 2013 for Kopecky Property - 6:00 pm to 7:00 pm

Meeting began at 6:03 pm by David L. Hursh, PE engineer for JA Chisholm, PE LLC and Stephen Ness, consultant for Lennar.

The meeting opened with a brief synopsis of the history of the Kopecky acquisition and its' relationship to Tanyard Springs and the Board of Education property. The property had been zoned W1 "warehouse" until December 2011. It was rezoned as part a comprehensive rezoning plan by Anne Arundel County. Lennar, in conjunction with the project engineer, is holding this meeting per the requirement of Anne Arundel County prior to submitting the Sketch Plan. A copy of the proposed plan was on display at the meeting. The purpose of the meeting is to present the plans for the project to the community in order for them to become familiar with the project, allow them to ask questions and provide the engineer and developer the ability to hear and potentially address any concerns the community may have.

It was explained to the homeowners that the existing use on the property, a commercial welding operation, was grandfathered even with the change in zoning since it was in operation prior to the rezoning. It was also explained that in order for Lennar to acquire the property, it would require a land swap with the Board of Education. Due to the configuration of the Kopecky property and the board of Education property, it benefited the both property owners to swap an approximately one acre piece of property between them. This would allow the Kopecky property to become contiguous with the Bohegar property and would also allow for future expansion of Solley Elementary, which with the existing configuration, they could not do.

After the presentation, there was a question/answer period with the homeowners in attendance. Many questions were developer related, not plan specific and were deferred until a future meeting with the developer. As far as questions directly pertaining to the sketch plan that was being discussed, the following are the four major questions/concerns expressed:

1. **Was there a connection to Solley Road?** It was represented that the only connection being proposed to Solley Road was for emergency vehicles. There was concern that if there was a connection, it would become a cut thru.
2. **What is the impact on the elementary school and which school would these children be going to?** It was explained that part of the sketch plan process was to review adequate public facilities and school capacity was one of them. It was stated that since the Bohegar Property had been approved for capacity and was going to Solley, that it was believed this property would also fall within the Solley district. It was also mentioned that the testing would be strictly for the 34 additional units that the Kopecky property was adding.

3. **What is the impact of the additional 34 units going to have on the existing amenities within the community?** The currently planned amenities are more than sufficient to handle the increased population from the 34 additional homes. Currently, the pool and work out room are almost never at maximum capacity according to the management company.
4. **What kind of buffer will there be with the existing Tanyard Springs Section C?** As illustrated on the plan, a portion of the property line will maintain a substantial existing tree buffer. The areas of the property boundary that do not have a substantial buffer or any buffer, will be buffered by new plantings in the open space on both the Kopecky property as well as the open space that exists within Section C.

At 7:10 pm the meeting was concluded.