
CMFC CARNIVAL GROUNDS UPDATE

As of September 2006, the following are key points related to the Carroll Manor Fire Company's (CMFC) plans to sell the 10 acres of land where the Adamstown Carnival is held:

Why the Land Needs to be Sold. The carnival grounds need to be sold to allow CMFC to fund construction of its new site at Adamstown Road & Buckeystown Pike. The new station's estimated cost exceeds \$3 million, so it is imperative that CMFC obtain as much compensation as possible for the land.

Current Proposal. CMFC is proposing to split the 10 acres that comprise the carnival grounds into three sections: 3 acres of green open space, 1.2 acres consisting of the old school, and 5.8 acres of single family housing.

- Green Space. The design allows for 3 acres of open space where the current pavilion is located. The owner and caretaker of that area will be determined when the property is sold. It could be given back to CMFC or the HOA of the development or donated to the County for a Park. The buyer would make that determination; however, it must stay green space.
- The Old School. Community opinion is split over keeping it or tearing it down. The historical and land trust organizations are very strongly in favor of renovating the building. As a result, CMFC has been in touch with Interfaith Housing, a non-profit organization that would like to restore the school, adding an addition to the rear to provide for a total of 30 units. A 30-unit minimum would generate the revenue required to make the project profitable. Interfaith Housing and CMFC have agreed to allow only medium income citizens 55 years of age or older to live in the 30 units. CMFC will donate 1.2 acres of land to Interfaith Housing for this project. Access to the old school will continue to be at the corner of Adams & Tuscarora Streets.
- Single Family Housing. Under PUD zoning, CMFC would be allowed 50 total units on the ten acres, consisting of apartments, condos, town homes or single family homes. As 30 of the units would reside in the old school and its addition, the remaining 20 units would consist of single family homes built on the remaining 5.8 acres. The new homes' driveways and streets would connect to Adamstown Commons roadways only. Most of the homes will be constructed on the back 5 acres of land.

Next Steps. The Adamstown Village Citizens Association (AVCA) will continue to work with CMFC to work toward a consensus solution. At AVCA's next meeting on Wednesday, September 27 at 7:00pm at the Adamstown Grange, we plan to meet with Eddy Arnold, CMFC President, to discuss the proposal. In addition, there will be a Board of County Commissioners Public Hearing on October 18 to review the proposal. Further information on the planning meeting is available by contacting the AVCA or CMFC.

If you have questions and/or would like to help monitor this issue, please contact Chris Bailey at chris@swingthis.com or at 301-576-3075.
