

PlanHoward 2030 Amendment to Revise the Growth Tiers

Howard County Council
Work Session
February 27, 2017

Senate Bill (SB) 236

*Sustainable Growth and Agricultural Preservation Act
of 2012*

- **Intent:** “to protect the Chesapeake and associated rivers and streams by limiting development on septic system”
- Required adoption of Growth Tiers by December 31, 2012.

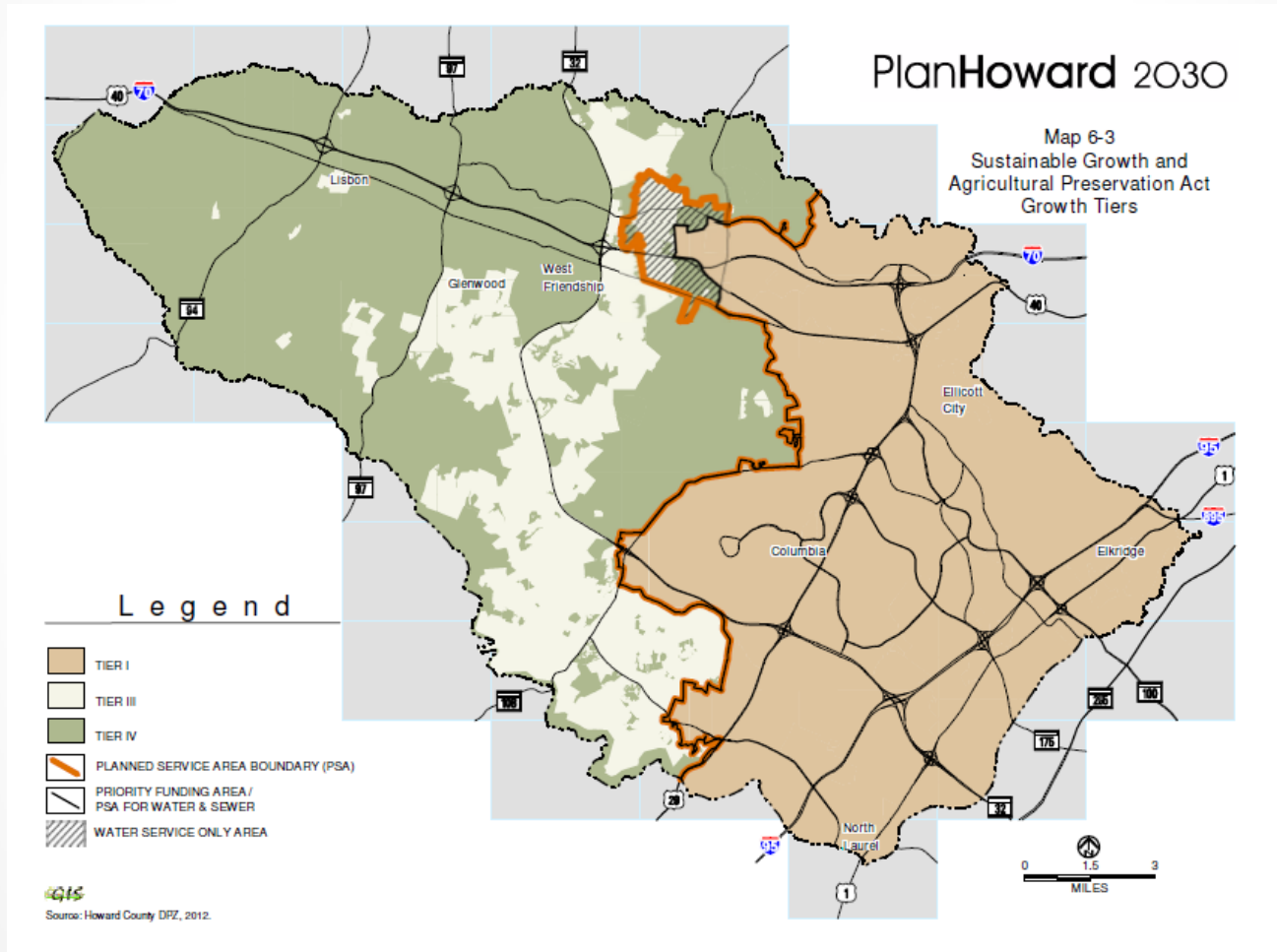
Growth Tiers

- Classification of land into one of four categories:
 - Tier I:** designated growth area served by public sewer
 - Tier II:** designated for future extension of public sewer services
 - Tier III:** not planned for sewer service, not dominated by agriculture or forest, and planned for large lot development
 - Tier IV:** not planned for sewer service, dominated by agricultural and forest land planned for resource protection

Legislative History

- **December, 2012** CB-37-2012 approved by Council
- **December, 2012** CB-37-2012 vetoed
- **January, 2013** CB-1-2013 introduced
- **February, 2013** CB-1-2013 amended and approved
- **April, 2013** CB-1-2013 effective

Existing Growth Tiers Map



Proposed Tier Designations

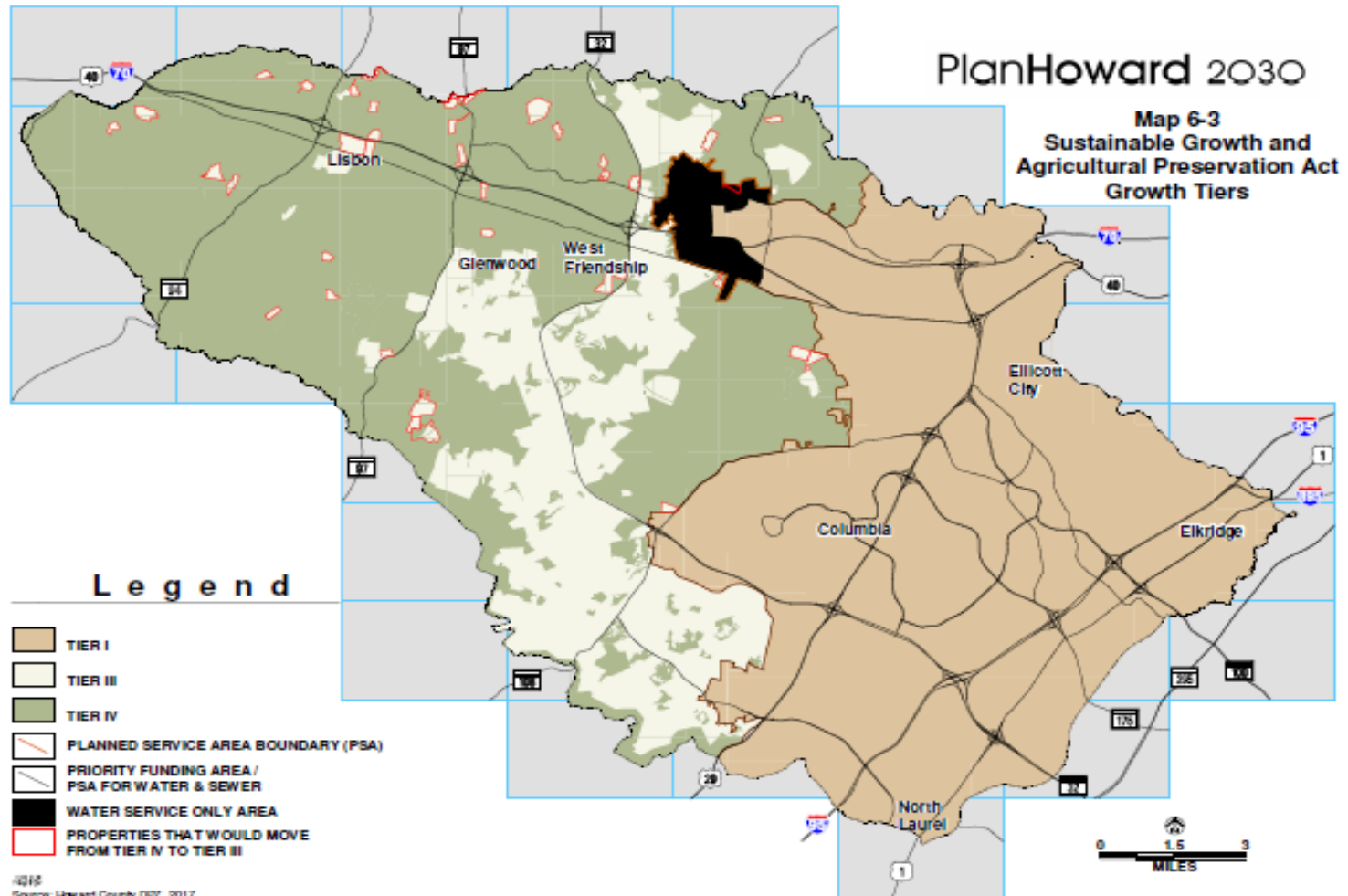
- **Tier III:**

- RR (Rural Residential) zoning district parcels not preserved and;
- RC (Rural Conservation) zoning district parcels that have major subdivision potential (>21.25 acres) and;
 - Are not preserved
 - Are not within the Rural Legacy Area

- **Tier IV:**

- Properties in the RR zoning district that are preserved
- All other properties in the RC zoning district

Amended Growth Tiers Map



Impact Data Chart

			If All Remains as Tier IV	If Tier IV Lifted	
Property Type	Acres	Number of parcels over 21.25 acres	Existing/Potenti al Units	Potential Units	Potential Added Capacity
Properties with Major Subdivisio n Potential	1,615	36	144	359	215

Recommendation

DPZ recommends approval of the proposed General Plan Amendment = **1.7% of land in the west**

- 1) Restores property rights previously taken
- 2) Allows development according to approved zoning
- 3) Maintains local controls of land use and growth management decisions