



Greater Highland  
**Crossroads**  
Association

April 19, 2017

**Members Of The Council  
Howard County, MD**

**RE: CB29, ZRA-176**

**Dear Council Members:**

**This subject requires little or no introduction. We want to express our deepest thanks to Mr. Fox and Ms. Sigaty for sponsoring this Bill, and to Dr. Bell and Ms. Terrasa for attendance at our meeting of June 2016 which occasioned a lively discussion of BRX.**

**Since 2013 we have strongly advocated repeal of the BRX, specifically in Highland. Why? You need only read the DPZ memo addressed to the Council. I refer you to pages 2 through 4, specifically:**

*"Overwhelmingly/ residents in each area expressed dissatisfaction with the BRX Zoning District. Major issues included:*

- Adequacy of infrastructure: water/ sewer, roads/ and fire rescue*
- Lack of market demand to support additional commercial*
- Potential to impact rural character*
- Increased traffic*
- Potential for development to expand beyond four comers*
- Potential to aggregate properties - increasing size and scale*
- Lack of a comprehensive vision for each crossroad area*
- Ability of Zoning Board to vary bulk regulations*
- Compatibility of land uses*

*DPZ considered community input/ conducted a technical analysis of the regulations/ and identified four major deficiencies with the current BRX zoning:*

- 1. One size fits all approach*
- 2. Water/sewer Infrastructure*
- 3. Unintended consequences*
- 4. Lack of demand"*

**Furthermore, section F.3 completely destroys the intent and the integrity of the bulk regulations. It was inserted into the final version without warning or comment. It gives the Zoning Board unprecedented power to alter the bulk regulations on a property that adjoins residential property.**

**In summary, BRX was unwanted, un-needed, and a poorly written measure laced with unintended, but negative consequences. Please vote to repeal the BRX.**

**Sincerely,**

**Dan O'Leary**

**Chair, Planning & Zoning Committee and the Board of GHCA**

Date: 19 April 2017

Subject: Howard County Citizens Association Supports CB29-2017 – Removal of BRX

The Howard County Citizens Association, HCCA and I as a member of the Greater Highland Crossroads Association fully supports CB29-2017 the removal of the BRX zoning type.

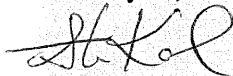
We are extremely pleased and appreciative that the Council took the time to not only meet with approximately 150 concerned residents of Highland and other community members last summer. You not only listened, but you are now taking the appropriate action on the BRX zoning. We want to especially thank both Councilwoman Sigaty and Councilman Fox for teaming together and introducing this Bill. It clearly shows that people can indeed work together with the hope of having a very positive outcome.

The real question in this case and other zoning cases is what is the real vision of Howard County? We are glad you are taking the necessary "Action" so the residents of Highland will be able to no longer be concerned with the BRX zoning.

As stated last year, HCCA requested the County Council not only have DPZ evaluate the BRX zoning, but look into the other 42 types of zoning currently permitted in our County. We only hope that all these Zoning Types, ZRAs, Conditional Uses, Redlines, and Variances will be fully examined by DPZ and Clarion when evaluating the zoning regulations. I am proud to say that HCCA was recognized by Val Lazdins, Director of DPZ in the local newspaper as being instrumental in suggesting that the zoning assessment be performed. To this end we are optimistic that progress will be made to permit a more balanced zoning regulation system to not just benefit the developers, but have a fairer system for residents.

There is a quote by Henry Ford which I believe sums up this situation it states, "Coming together is a beginning. Keeping together is progress. Working together is success."

Thank you,



Stu Kohn  
HCCA, President