

Introduced \_\_\_\_\_  
Public hearing \_\_\_\_\_  
Council action \_\_\_\_\_  
Executive action \_\_\_\_\_  
Effective date \_\_\_\_\_

# County Council of Howard County, Maryland

2018 Legislative Session

Legislative day # 8

## BILL NO. 40 – 2018

**Introduced by:** Jennifer Terrasa

**An Act** amending the Howard County Code to require presubmission community meetings for ~~projects on publicly owned land and for projects that abut open space~~ certain nonresidential developments; and generally relating to presubmission community meetings.

Introduced and read first time \_\_\_\_\_, 2018. Ordered posted and hearing scheduled.

By order \_\_\_\_\_  
Jessica Feldmark, Administrator to the County Council

Having been posted & notice of time & place of hearing and title of Bill having been published according to Charter, the Bill was read for a second time at a

public hearing on \_\_\_\_\_, 2018 and concluded on \_\_\_\_\_, 2018.

By order \_\_\_\_\_  
Jessica Feldmark, Administrator to the County

Council

This Bill was read the third time \_\_\_\_\_, 2018 and Passed\_\_\_\_, Passed with amendments\_\_\_\_, Failed\_\_\_\_.

By order \_\_\_\_\_  
Jessica Feldmark, Administrator to the County Council

Sealed with the County Seal and presented to the County Executive for approval this \_\_\_\_\_ day of \_\_\_\_\_, 2018 at \_\_\_\_\_ a.m./p.m.

By order \_\_\_\_\_  
Jessica Feldmark, Administrator to the County Council

Approved/vetoed by the County Executive on \_\_\_\_\_, 2018.

\_\_\_\_\_  
Allan Kittleman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law. ~~Strikeout~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **Section 1. Be it enacted** by the County Council of Howard County, Maryland, that the Howard  
2 County Code is hereby amended as follows:

3  
4 *By Amending:*

5  
6 *Title 16. "Planning, Zoning and Subdivisions and Land Development Regulations"*

7 *Subtitle 1. "Subdivision and Land Development Regulations"*

8 *Article I. "General"*

9 *Section 16.108. "Rules of Construction; Definitions."*

10 *and*

11 *Article V. "Procedures for Filing and Processing Site Development Plan Applications"*

12 *Section 16.156. "Procedures."*

13  
14 **Title 16. Planning, Zoning and Subdivisions and Land Development Regulations**

15 **Subtitle 1. Subdivision and Land Development Regulations**

16  
17 **Article I. General**

18  
19 **Section 16.108. Rules of Construction; Definitions.**

20  
21 (b) *Definitions.* As used in these regulations, the following terms shall be defined as  
22 follows:

23 (28.1) *Initial plan submittal.* For required presubmission community meetings,  
24 the initial plan submittal is the:

25 (i) Zoning petition, if it includes a site plan or a preliminary development plan;

26 (ii) Conditional use petition, if required;

27 (iii) Sketch plan or preliminary equivalent sketch plan for a major subdivision;

28 (iv) Final plan for a minor subdivision or resubdivision; ~~for~~

29 (v) Site development plan for single-family units on deeded parcels, or for  
30 condominium or rental units on a parcel which is not part of a recorded  
31 subdivision that authorized an equal or greater number of residential units  
32 than proposed on the site development plan~~.~~;

1           ~~(VI) SITE DEVELOPMENT PLAN FOR A PROJECT THAT ABUTS PROPERTY OWNED BY~~  
2           ~~ANY GOVERNMENTAL UNIT; OR~~

3           ~~(VII) SITE DEVELOPMENT PLAN FOR A PROJECT THAT ABUTS OPEN SPACE.~~

4  
5       **Article V. Procedures for Filing and Processing Site Development Plan Applications**

6  
7       **Section 16.156. Procedures.**

8  
9       (a)   *Presubmission Community Meetings, Required.* Presubmission community  
10       meetings in accordance with section 16.128 of this subtitle are required for the  
11       following site plan submittals:

12       (1) If the initial plan submittal for a residential development is a site development  
13       plan; or

14       (2) If the site development plan submittal is for:

15       a.   A new nonresidential development ~~located within 200 feet of a residential~~  
16       ~~zoning district~~ EXCEPT THAT A PRESUBMISSION COMMUNITY MEETING IS NOT  
17       REQUIRED FOR COUNTY CAPITAL PROJECTS FOR WHICH A COMMUNITY  
18       OUTREACH MEETING HAS BEEN HELD BY THE COUNTY OR THE HOWARD  
19       COUNTY PUBLIC SCHOOL SYSTEM; ~~For~~

20       b.   An existing nonresidential development ~~which is located within 200 feet of~~  
21       ~~a residential zoning district and~~ proposed for a floor area expansion of more  
22       than 25 percent EXCEPT THAT A PRESUBMISSION COMMUNITY MEETING IS NOT  
23       REQUIRED FOR COUNTY CAPITAL PROJECTS FOR WHICH A COMMUNITY  
24       OUTREACH MEETING HAS BEEN HELD BY THE COUNTY OR THE HOWARD  
25       COUNTY PUBLIC SCHOOL SYSTEM; ~~For~~

26       ~~c.   A DEVELOPMENT THAT ABUTS PROPERTY OWNED BY ANY GOVERNMENTAL~~  
27       ~~UNIT; OR~~

28       ~~d.   A DEVELOPMENT THAT ABUTS OPEN SPACE.~~

1 *Section 2. And be it further enacted by the County Council of Howard County,*  
2 *Maryland, that this Act shall become effective 61 days after its enactment.*  
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