

Office of the County Auditor
Auditor's Analysis

Council Bill No. 50-2021

Introduced: June 7, 2021

Auditor: Michael A. Martin

Fiscal Impact:

Our Office is unable to determine the fiscal impact of this legislation at this time.

According to the Department of Planning and Zoning (DPZ), there is no fiscal impact associated with this legislation as it is simply an extension of the timeline for the Zoning Board to consider a rezoning petition related to a future development via Council Bill 59-2018. It is DPZ's understanding that this rezoning petition will be considered while a separate process takes place to address the actual development of this plan.

Nonetheless, the additional two years provided in this legislation could result in the deferral of potential County revenues and costs associated with the development that may eventually be approved. However, these deferred impacts cannot be estimated since the actual development's plans are not known at this time.

Purpose:

This legislation amends CB59-2018 to provide an additional two years before certain adjustments will be null and void unless the Zoning Board issues a Decision and Order (relating to the approval of a water and sewer connection to the associated property) to amend the zoning maps of Howard County.

Other Comments:

The main reason for the requested extension is the COVID-19 pandemic, which has created delays and challenges for the Zoning Board to adequately review and hear the provisions outlined in CB59-2018.

Council Bill 59-2018 was unanimously passed by the County Council on July 28, 2018. This bill amended the general plan, PlanHoward 2030, by adjusting the Planned Service Area (PSA) boundary for water and sewer service to include approximately 61 acres of property located west of Clarksville Pike (Maryland Route 108) and south of Sheppard Lane in Clarksville.

The legislation also adjusted the Growth Tier Maps of the County to reflect the incorporation of this property as a Growth Tier 1 area as well as designating it as a Targeted Growth and Revitalization Designated Place Type. The changes in the classification of this property will enable the construction of a Continuing Care Retirement Community.