

Introduced 3-1-2021
 Public hearing 3-15-2021
 Council action 4-5-2021
 Executive action 4-6-2021
 Effective date 6-6-2021

County Council of Howard County, Maryland

2021 Legislative Session

Legislative day 5

BILL NO. 24 – 2021

Introduced by: Liz Walsh
 Co-sponsored by: Deb Jung

~~AN ACT to prohibit action on certain zoning applications while a new General Plan is in process;~~ requiring a specified report related to disclosure of certain contributions and business relationships in compliance with the Maryland Public Ethics Law; and generally relating to Zoning matters.

Introduced and read first time March 1, 2021. Ordered posted and hearing scheduled.

By order Michelle Harwood
 Theodore Wimberly, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on March 15, 2021.

By order Michelle Harwood
 Theodore Wimberly, Administrator

This Bill was read the third time on April 5, 2021 and Passed , Passed with amendments , Failed .

By order Michelle Harwood
 Theodore Wimberly, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 6 day of April, 2021 at 7¹⁵ a.m./pm

By order Michelle Harwood
 Theodore Wimberly, Administrator

Approved/Vetoed by the County Executive April 6, 2021

Calvin Ball
 Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out 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 amended as follows:*

3 *By adding:*

4 *Title 16 - Planning, Zoning and Subdivisions and Land Development Regulations*

5 *Subtitle 2. - Zoning.*

6 *Section. 16.211A, General Plan update in process.*

7
8
9 **HOWARD COUNTY CODE**

10 **Title 16 - Planning, Zoning and Subdivisions and Land Development Regulations**

11 **Subtitle 2. – Zoning**

12 **Sec. 16.208. - Zoning regulation text amendments.**

13 (a) *Petition.* Any person, the Director of the Department of Planning and Zoning, on behalf of the
14 County but not on behalf of a private entity the members of the County Council or any duly appointed
15 county board may petition the County Council for an amendment, repeal, or change to the text of the
16 zoning regulations.

17 (b) *Copy of petition to Department of Planning and Zoning and Planning Board.* The County
18 Council shall deliver a copy of the proposed zoning regulation text amendment to the Department of
19 Planning and Zoning and to the Planning Board. Subject to subsection (d) of this section, the
20 Department of Planning and Zoning shall prepare and submit a technical staff report to the County
21 Council on the proposed text amendment petition. The Planning Board shall prepare and submit a
22 recommendation to the County Council on the proposed text amendment petition.

23 (c) *Consideration of proposed text amendment.* When exercising the Zoning Authority of Howard
24 County with respect to the consideration of and decision on a proposed zoning regulation text
25 amendment, the County Council shall proceed in the following manner:

26 (1) The County Council shall introduce a bill proposing the adoption of the text amendment
27 as submitted by the petitioner or as amended pursuant to the technical staff report of the Department of
28 Planning and Zoning, or recommendations of the Planning Board or the County Council.

29 (2) A bill proposing the adoption of the text amendment shall not be added to the Council's

1 legislative agenda until the County Council has received:

2 (i) A final technical staff report and analysis from the Department of Planning and
3 Zoning; [[and]]

4 (ii) A recommendation and report from the Planning Board [[.]]; AND

5 (iii) A SUMMARY REPORT AS REQUIRED BY SECTION 5-853(H) OF THE MARYLAND
6 PUBLIC ETHICS LAW, COMPILING ALL AFFIDAVITS AND DISCLOSURES FILED AT LEAST THIRTY DAYS
7 PRIOR AND STATING WHETHER ANY APPLICANT AS THAT TERM IS DEFINED IN SECTION 5-852(B) OF
8 THE MARYLAND PUBLIC ETHICS LAW HAS MADE CERTAIN CAMPAIGN CONTRIBUTIONS TO OR IS
9 CURRENTLY ENGAGED IN BUSINESS WITH ANY MEMBER OF THE COUNTY COUNCIL OR THE HOWARD
10 COUNTY EXECUTIVE.

11 (3) The County Council shall vote on the proposed bill according to County Council bill
12 procedures.

13 (d) *Technical staff report.* At a minimum, the technical staff report shall include an analysis of:

14 (1) The compatibility, including potential adverse impacts and consequences, of the
15 proposed zoning regulation amendment with the existing and potential land uses of the surrounding
16 areas and within the same zoning district;

17 (2) The properties to which the zoning regulation amendment could apply and, if feasible, a
18 map of the impacted properties;

19 (3) Conflicts in the Howard County Zoning Regulations as a result of the zoning regulation
20 amendment; and

21 (4) The compatibility of the proposed zoning regulation amendment with the policies and
22 objectives, specifically including the environmental policies and objectives, of the Howard County
23 General Plan.

24 ~~(E) NO ACTION DURING PREPARATION OF GENERAL PLAN.~~

25 ~~NO ACTION SHALL BE TAKEN ON ANY PROPOSED ZONING REGULATION AMENDMENT FROM~~
26 ~~THE DAY THAT IS 9 YEARS AFTER THE ORIGINAL EFFECTIVE DATE OF THE THEN-CURRENT HOWARD~~

1 ~~COUNTY GENERAL PLAN UNTIL THE DAY THAT THE NEXT GENERAL PLAN BECOMES EFFECTIVE.~~

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

4

Amendment 1 to Council Bill No. 24-2021

BY: Christiana Rigby

Legislative Day No. 6

Date: April 5, 2021

Amendment No. 1

(This Amendment eliminates the prohibition on action on certain zoning applications while a new General Plan is in process.)

- 1 On the title page, in the Purpose Paragraph, strike beginning with "to prohibit" down through
- 2 and including "in process;".
- 3
- 4 Strike beginning on page 2, line 24 down through and including line 1 on page 3.
- 5

I certify that I am a true and correct copy of
Amendment 1 to CB 24-2021
passed on April 5, 2021
Michelle Harrod
Council Administrator

Introduced _____
Public hearing _____
Council action _____
Executive action _____
Effective date _____

County Council of Howard County, Maryland

2021 Legislative Session

Legislative day 5

BILL NO. 24 – 2021

Introduced by: Liz Walsh
Co-sponsored by: Deb Jung

AN ACT to prohibit action on certain zoning applications while a new General Plan is in process; requiring a specified report related to disclosure of certain contributions and business relationships in compliance with the Maryland Public Ethics Law; and generally relating to Zoning matters.

Introduced and read first time _____, 2021. Ordered posted and hearing scheduled.

By order _____
Theodore Wimberly, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2021.

By order _____
Theodore Wimberly, Administrator

This Bill was read the third time on _____, 2021 and Passed _____, Passed with amendments _____, Failed _____.

By order _____
Theodore Wimberly, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ___ day of _____, 2021 at ___ a.m./p.m.

By order _____
Theodore Wimberly, Administrator

Approved/Vetoed by the County Executive _____, 2021

Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out 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 amended as follows:*

3 *By adding:*

4 *Title 16 - Planning, Zoning and Subdivisions and Land Development Regulations*

5 *Subtitle 2. - Zoning.*

6 *Section. 16.211A, General Plan update in process.*

7
8
9 **HOWARD COUNTY CODE**

10 **Title 16 - Planning, Zoning and Subdivisions and Land Development Regulations**

11 **Subtitle 2. - Zoning**

12 **Sec. 16.208. - Zoning regulation text amendments.**

13 (a) *Petition.* Any person, the Director of the Department of Planning and Zoning, on behalf of the
14 County but not on behalf of a private entity the members of the County Council or any duly appointed
15 county board may petition the County Council for an amendment, repeal, or change to the text of the
16 zoning regulations.

17 (b) *Copy of petition to Department of Planning and Zoning and Planning Board.* The County
18 Council shall deliver a copy of the proposed zoning regulation text amendment to the Department of
19 Planning and Zoning and to the Planning Board. Subject to subsection (d) of this section, the
20 Department of Planning and Zoning shall prepare and submit a technical staff report to the County
21 Council on the proposed text amendment petition. The Planning Board shall prepare and submit a
22 recommendation to the County Council on the proposed text amendment petition.

23 (c) *Consideration of proposed text amendment.* When exercising the Zoning Authority of Howard
24 County with respect to the consideration of and decision on a proposed zoning regulation text
25 amendment, the County Council shall proceed in the following manner:

26 (1) The County Council shall introduce a bill proposing the adoption of the text amendment
27 as submitted by the petitioner or as amended pursuant to the technical staff report of the Department of
28 Planning and Zoning, or recommendations of the Planning Board or the County Council.

29 (2) A bill proposing the adoption of the text amendment shall not be added to the Council's

1 legislative agenda until the County Council has received:

2 (i) A final technical staff report and analysis from the Department of Planning and
3 Zoning; [[and]]

4 (ii) A recommendation and report from the Planning Board [[]]; AND

5 (iii) A SUMMARY REPORT AS REQUIRED BY SECTION 5-853(H) OF THE MARYLAND
6 PUBLIC ETHICS LAW, COMPILING ALL AFFIDAVITS AND DISCLOSURES FILED AT LEAST THIRTY DAYS
7 PRIOR AND STATING WHETHER ANY APPLICANT AS THAT TERM IS DEFINED IN SECTION 5-852(B) OF
8 THE MARYLAND PUBLIC ETHICS LAW HAS MADE CERTAIN CAMPAIGN CONTRIBUTIONS TO OR IS
9 CURRENTLY ENGAGED IN BUSINESS WITH ANY MEMBER OF THE COUNTY COUNCIL OR THE HOWARD
10 COUNTY EXECUTIVE.

11 (3) The County Council shall vote on the proposed bill according to County Council bill
12 procedures.

13 (d) *Technical staff report.* At a minimum, the technical staff report shall include an analysis of:

14 (1) The compatibility, including potential adverse impacts and consequences, of the
15 proposed zoning regulation amendment with the existing and potential land uses of the surrounding
16 areas and within the same zoning district;

17 (2) The properties to which the zoning regulation amendment could apply and, if feasible, a
18 map of the impacted properties;

19 (3) Conflicts in the Howard County Zoning Regulations as a result of the zoning regulation
20 amendment; and

21 (4) The compatibility of the proposed zoning regulation amendment with the policies and
22 objectives, specifically including the environmental policies and objectives, of the Howard County
23 General Plan.

24 (E) *NO ACTION DURING PREPARATION OF GENERAL PLAN.*

25 NO ACTION SHALL BE TAKEN ON ANY PROPOSED ZONING REGULATION AMENDMENT FROM
26 THE DAY THAT IS 9 YEARS AFTER THE ORIGINAL EFFECTIVE DATE OF THE THEN-CURRENT HOWARD

1 COUNTY GENERAL PLAN UNTIL THE DAY THAT THE NEXT GENERAL PLAN BECOMES EFFECTIVE.

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

4

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on April 16, 2021.

Michelle Harrod
Michelle Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on _____, 2021.

Michelle Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on _____, 2021.

Michelle Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on _____, 2021.

Michelle Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on _____, 2021.

Michelle Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on _____, 2021.

Michelle Harrod, Administrator to the County Council

Amendment 1 to Council Bill No. 24-2021

BY: Christiana Rigby

Legislative Day No. 6

Date: Apr. 15, 2021

Amendment No. 1

(This Amendment eliminates the prohibition on action on certain zoning applications while a new General Plan is in process.)

- 1 On the title page, in the Purpose Paragraph, strike beginning with “to prohibit” down through
- 2 and including “in process;”.
- 3
- 4 Strike beginning on page 2, line 24 down through and including line 1 on page 3.
- 5

Office of the County Auditor
Auditor's Analysis

Council Bill No. 24-2021

Introduced: March 1, 2021

Auditor: Melanie Bishop

Fiscal Impact:

We are unable to determine the fiscal impact of this legislation, as the quantity or type of future Zoning Regulation Amendments (ZRAs) impacted by this legislation cannot be identified.

Based on analysis of prior ZRAs, the fiscal impact may vary from negligible to millions of dollars depending on the section of the zoning regulation and type of modification proposed.

Purpose:

The purpose of this legislation is to:

- Prohibit the County Council from taking final action on ZRAs during a period that starts nine years after a current General Plan for Howard County became effective and until the date the next General Plan is effective.
- Require the submittal of a summary report to the Council prior to the filing of ZRA-related legislation, which includes affidavits and disclosures related to contributions to or ongoing business activities with the County Council and/or the County Executive.

Other Comments:

Per the Sponsor, the summary report submission requirement codifies the disclosure requirements that are currently required in Zoning Regulation Amendment petitions.

Sayers, Margery

From: Laura Wisely <laura.wisely@gmail.com>
Sent: Monday, April 5, 2021 6:46 PM
To: CouncilMail
Subject: Pass cb24 without amendment.

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello

Please pass CB24. Exceptions and exemptions at the last minute only plays to developers interests, never the community. When will someone make an exemption or exception for my community??

Thank you

Laura Wisely

District 1

Sayers, Margery

From: Ira Franckel <francij1@gmail.com>
Sent: Monday, April 5, 2021 8:02 AM
To: CouncilMail
Subject: HoCo County Council Bill CB 24-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Member Liz Walsh,

Please Vote yes on HoCo County Council Bill CB 24-2021.

Ira franckel
3702 Dorsey Search Cir, Ellicott City, MD 21042

The People's Voice



The People's Voice LLC

3600 Saint Johns Lane, STE D

Ellicott City, MD 21042

March 15, 2021

Re: CB24-2021

Support

Thank you to Council Members Walsh and Jung for sponsoring this Bill. It makes sense to update disclosure requirements as the process can be long before getting to the Council and needs updating, including disclosing business relationships.

Also, restricting ZRA's for one year prior to the General Plan update is a maximum time restriction as the update could occur earlier which would not affect the ZRA restriction issue in this Bill, but cannot be done later. Given the time the process a ZRA takes, it is only really putting off for a few months, just prior to the County wanting to implement a more careful, general overview of planning land use issues. This would avoid having ad hoc, individual project requests that affect a whole zone making changes at the very time the County is trying to have a more strategic plan implemented for all. If there is some individual emergency situation, then that is not an argument to not agree to this part of the Bill, because individual situations are not supposed to be the source of effects over a whole zone, and should instead be using a piecemeal process for single projects.

Other jurisdictions are doing the same things here and it is time for Howard County to do the same. Thank you.

Sincerely,

Lisa Markovitz

President, The People's Voice

Sayers, Margery

From: Michael Loll <mchloll@gmail.com>
Sent: Friday, April 2, 2021 1:40 PM
To: CouncilMail
Subject: CB 24-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Council'

Please vote yes on this bill. I believe it will increase the transparency of our county government to the benefit of all of our citizens.

Thank you for your time and attention.

Michael Loll
6642 Allview Drive
Columbia, MD 21046

Sayers, Margery

From: Kim Perez-Lugones <kaperezlugones@gmail.com>
Sent: Thursday, April 1, 2021 1:56 PM
To: CouncilMail
Subject: CB24-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please vote "YES" on CB24-2021.

Sincerely,
Kim Perez-Lugones
Howard County Resident of North Laurel, MD

Sayers, Margery

From: Danielle Lueking <Danielle_Lueking@hcpss.org>
Sent: Friday, March 26, 2021 8:54 AM
To: CouncilMail; Walsh, Elizabeth
Cc: BoE Email; Student Board Member; Kathleen V. Hanks
Subject: Board Adopted Position on CB24-2021
Attachments: APPROVED 032521 County Council Legislative Board Report.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good morning,

Please accept the attached as written testimony for CB24-2021, which the Board of Education of Howard County voted to support at its March 25, 2021, meeting.

Danielle Lueking
Legislative and Legal Affairs Officer
Danielle_Lueking@hcpss.org
410-313-6820

Howard County Public School System
Office of General Counsel
10910 Clarksville Pike,
Ellicott City, MD 21042
www.hcpss.org

HCPSS Legislative Report

2021 Maryland General Assembly

As Approved at the Board of Education Meeting March 25, 2021

Board Positions on County Council Bills

Bill Number	Introduced By
CB24-2021	Council Members Liz Walsh and Deb Jung

Bill text: <https://apps.howardcountymd.gov/olis/LegislationDetail.aspx?LegislationID=12692> (click title of bill to download text)

Council Summary: AN ACT to prohibit action on certain zoning applications while a new General Plan is in process; requiring a specified report related to disclosure of certain contributions and business relationships in compliance with the Maryland Public Ethics Law; and generally relating to Zoning matters.

HCPSS Analysis: CB24-2021 has two amendment areas. The first addresses the addition of a public ethics report to be made by applicants for development regarding campaign contributions/business with County Council members and/or the County Executive. The second would prohibit action on proposed zoning regulation amendments during a period leading up to the adoption of a new Howard County General Plan (specifically, nine years after the implementation of the current plan up until the new plan is adopted - this plan is currently on a 10-year cycle, thus this would apply one year before adoption).

While staff cannot estimate a direct impact on HCPSS without knowing what proposed regulations may be delayed by the bill, generally they would agree with the notion that if changes to the General Plan are imminent within the next year, passing new zoning regulations may be counterintuitive to the purpose of the plan itself to provide guidance.

Bill Status/More Information:

<https://apps.howardcountymd.gov/olis/LegislationDetail.aspx?LegislationID=12692>

Following introduction by the Council on March 1, 2021, this bill had a public hearing on February 15, 2021.

BOARD POSITION: SUPPORT

Sayers, Margery

From: E Kato <euk369@gmail.com>
Sent: Monday, March 22, 2021 7:53 PM
To: CouncilMail
Subject: CB24-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear County Council Member Rigby,
Please vote yes on CB24-2021. We need more transparency on zoning decisions in Howard County. The perception that developers call all the shots breeds cynicism and undermines democracy. CB24-2021 is a good step forward.

Thank you,
Elisabeth Kato
7335 Carved Stone
Columbia, MD 21045

Sayers, Margery

From: Cynthia Williams <cawilliams66@hotmail.com>
Sent: Sunday, March 21, 2021 2:54 PM
To: CouncilMail
Subject: CB24-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please vote "Yes" for this bill. Thank you.

Cynthia Williams
District 5

Sayers, Margery

From: Marg Goodlin <goodfamily4@verizon.net>
Sent: Sunday, March 21, 2021 10:43 AM
To: CouncilMail; Jung, Deb
Subject: Vote yes on CB24-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

We need more transparency in zoning.
Please vote yes on CB24-2021

Marg Goodlin

Sayers, Margery

From: M. J. Loll and E. M. Salmon <wbnuthatch@verizon.net>
Sent: Sunday, March 21, 2021 10:17 AM
To: CouncilMail
Subject: Yes Vote on CB24-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Council Members,

As a resident of Howard County District 3, I write asking you to vote for CD24-2021. It seems to me that much of the development going on through out the county is a process opaque to the ordinary citizen. Therefore, I write in support of this bill.

Thank you for your time and attention.

Michael Loll
6642 Allview Drive
Columbia, MD 21046

Sayers, Margery

From: Christine Lemyze <clemuze@hotmail.com>
Sent: Thursday, March 18, 2021 5:52 PM
To: CouncilMail
Subject: CB 24-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

We urge the County Council to vote yes on this important bill. Thank you.

Christine Lemyze and Michael Young
3861 Woodville Lane
Ellicott City, MD 21042

Sayers, Margery

From: Robert Small <lrobertsmall@verizon.net>
Sent: Friday, March 12, 2021 1:37 PM
To: CouncilMail
Subject: Please support CB-24

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

The developers have way too much leeway in this county and control over the board. As it is, the new 16 home development about a block from me off Centennial recently started and their noise wakes me up at 7am every morning, a half hour before my alarm goes off for work. I don't know who thought that was a good idea to let them start that early. In most places, they are restricted until 9am. I don;t know who on teh council thought that was a good idea. Most of the owners of these companies do not even live in Howard County, they are from FL and elsewhere who come in here like locusts. I know they contribute generously to your elections and that some of you benefit financially from selling out our county.

Please support CD-24 to send a message that they do not have free rein to profit at the expense of your constituents. This getting to the point that I am considering leaving the county, taking my extremely high and annually increasing tax revenue with me, as I know others are doing and more plan to do. You will be left with an overdeveloped county that will diminish all property values and make us more like Montgomery County and PG County have become. I have been to zoning hearings in the county where they plan developments, such as the one off Centennial in my neighborhood. My experience is that they are very arrogant with no regard for the community concerns — because they have no ties to the community.

Robert Small
10206 Maxine Street
Ellicott City 21042
Centennial Neighborhood

Sayers, Margery

From: Jennifer Y. Grams <jygrams@gmail.com>
Sent: Thursday, March 11, 2021 6:53 PM
To: CouncilMail
Subject: Support for CB24-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

I am writing in strong support of CB24-2021.

In recent years, we have witnessed a seemingly unending list of developers' one-off requests for waivers from existing zoning requirements. This leaves many citizens, myself included, wondering what is the purpose of having a plan to guide land use if we green light nearly every request to circumvent it? Please honor the plan and vote in favor of CB24-2021.

Sincerely,
Jennifer Y. Grams
Ellicott City
District 1

Sayers, Margery

From: Beth Stolte <elizabeth.stolte@hotmail.com>
Sent: Thursday, March 11, 2021 5:35 PM
To: CouncilMail
Cc: Jones, Opel
Subject: Support CB24-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please vote yes on CB24-2021. Our schools are counting on you.

Sayers, Margery

From: Meagan Braganca <mbragancatrl@gmail.com>
Sent: Monday, March 15, 2021 5:50 PM
To: CouncilMail
Subject: STRONG SUPPORT for CB-24

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Council members:

Passing this legislation should be easy for each member of the county council. It requires transparency in regards to contributions and business dealings between those who are making decisions and those who are looking for those decisions to directly benefit them.

ANY vote against this legislation will be a recorded vote against governmental and campaign finance transparency. Elected officials are tasked with serving the citizens, not moneyed interests.

Please support CB 24

Thank you,
Meagan Braganca



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Susan Garber, have been duly authorized by
(name of individual)

the Howard County Citizens Association, HCCA
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB-24 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Susan Garber

Signature: _____

Date: March 15, 2021

Organization: the Howard County Citizens Association, HCCA

Organization Address: Ellicott City, MD 21041

Ellicott City, MD 21041

Number of Members: 500

Name of Chair/President: Stu Kohn

*This form can be submitted electronically via email to
councilmail@howardcountymd.gov no later than 2 hours prior to the start of the
Public Hearing.*



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Dan Hajdo, have been duly authorized by
(name of individual)

Indivisible Howard County, MD to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB24-2021 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Dan Hajdo

Signature: _____

Date: 03/15/2021

Organization: Indivisible Howard County

Organization Address: P.O. Box 603, Savage, MD 20763

P.O. Box 603, Savage, MD 20763

Number of Members: 700

Name of Chair/President: Liz Kato

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 2 hours prior to the start of the Public Hearing.

Sayers, Margery

From: B Illum <buffy.illum@gmail.com>
Sent: Tuesday, March 16, 2021 2:29 PM
To: CouncilMail; Walsh, Elizabeth; Ball, Calvin B
Subject: Pass CB24-2021: Planning, Zoning, Subdivisions and Land Development

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Council,

I am writing in support of CB24-2021. These past four years, on the national level, have been a lesson in the importance of transparency in a healthy democracy. A strong, transparent democracy is even more important in local politics given the unfortunate reality of limited and at times poor quality local news coverage/journalism. Therefore I applaud CB24-2021 in requiring transparency about certain campaign contributions and business relationships between council members, the executive and developers as well as requiring technical staff reports and analysis. It all reads like good common sense planning to me.

These past few years have also showed us that climate change, pandemics and other shifts in society are becoming life disrupting challenges that are only made more injurious if we as a county don't have transparent, ethical rules and processes in place that put residents, responsible development and land stewardship first.

I hope the Council will show its seriousness and commitment to good governance by voting yes on CB24-2021.

Thanks so much for your work on this,
Buffy Illum
Ellicott City, MD

Sayers, Margery

From: Christopher J. Alleva <jens151@yahoo.com>
Sent: Tuesday, March 16, 2021 12:57 PM
To: Walsh, Elizabeth; Jones, Opel; Deb Jung; Yungmann, David; Rigby, Christiana
Cc: Wimberly, Theo; Sayers, Margery
Subject: CB24-21 Testimony/Please accept my apologies for regaling you with my meeting of NBA legend Charles Jones yesterday

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members:

Please forgive me for my open mic. accident last evening, regaling you with my meeting NBA legend Charles Jones yesterday at Hickory Ridge Giant. Charles is one of the 4 famed Jones brothers from Albany State.

Charles played with the then Washington Bullets from 1985-1993. I attended many games at the Cap. Center in the early 90s and remember him well. His brother Caldwell was a standout for the Sixers in 70s-80. Two other brothers played as well. They are my kind of players. Guys that just come to play every night. [Charles Jones \(basketball, born 1957\) - Wikipedia](#)

Testimony on CB 24-21

I support this bill. Right now ZRAs are a zoning free for all and they need reigned in to ensure the all property owners in Howard County can rely on the zoning controls.

ZRAs are more appropriately handled comprehensively. Comprehensive zoning is the exclusive province of the Council; ZRAs effect every property in the County, not only ones in the district being amended but all zones. Comprehensive zoning is intended to promote the public health, welfare and safety while recognizing private property rights.

Whether a proposed ZRA is beneficial to the citizens of Howard County and the applicant in light of the scope and scale of the amendment is a judgment that should be made by the Council during a more extensive review rather than by a rifle shot ZRA on a case-by-case basis.

Current procedures for handling ZRAs do not provide for any notice requirements for the Planning Board meeting. Because of this lack of notice, property owners are denied the opportunity to voice grievances. Often the petitioner is the only party at the Planning Board. After the PB rubber stamps the request, it moves on to the Council where the petitioner invariably represents there was no opposition at the Planning Board leaving us with classic question: If a tree falls in a forest and no one is around to hear it, does it make a sound? If no one is around the Planning Board does that mean there are no objections?

That said, I am also supportive of the citizens that oppose this bill. To that end, I would suggest a compromise 1.) ZRAs should no longer be considered by the Council outside Comprehensive Zoning; 2.) Comprehensive Zoning should take place every 5 years, commencing with the 2023 cycle; and 3.) Council should adopt a P.U.D. ordinance and strike the CEF and CR zones.

Respectfully Submitted

Sayers, Margery

From: Sunmy Brown <s_brown0304@yahoo.com>
Sent: Tuesday, March 16, 2021 8:33 AM
To: CouncilMail; Walsh, Elizabeth; Ball, Calvin
Subject: Pass CB24-2021: Planning, Zoning, Subdivisions and Land Development

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

March 16, 2021

Dear Howard County Council,

I want to thank Councilwomen Liz Walsh and Deb Jung for introducing legislation CB24-2021 relating to Planning, Zoning, Subdivisions and Land Development Regulations matters. For far too long, the developers in this county have contributed to political campaigns, which have sadly resulted in quid pro quo deals with elected officials over the years in Howard County. The type of over development in our communities have contributed to detrimental consequences to our environment, infrastructure, and overall quality of life. It is extremely important for constituents to understand the types of political contributions and business deals that are being made by developers to various Council members and the County Executive in any given year. Upholding these transparent measures will encourage constituents to become more knowledgeable regarding which elected officials are being influenced by these developer contributions and relationships, resulting in political favors.

I hope that every member on the County Council will approve CB24-2021 legislation.

Sincerely,

Sunmy Brown

Ellicott City, Maryland

Bruce A. Harvey
Testimony 03/15/2021
Howard County Council
Bill CB-24

My name is Bruce Harvey and I live in Fulton, MD, and am President of Williamsburg Homes headquartered in Columbia, MD. I am testifying against Council Bill CB-24.

CB-24 as written is pretty simple, No ZRA's during the General Plan update. However, why would we want to put such a limitation on a deliberative process. ZRA's are reviewed by Planning Board and have to be approved by the Council and signed by the County Executive. So we are putting in place restrictions on what the Council can accomplish. What if a major economic development opportunity is presented to us during this time period that needs a ZRA? We just sit and let the opportunity pass while neighboring jurisdictions jump in? In addition, as written, the restriction starts nine years after the previous General Plan is adopted. My understanding is that the General Plan Updates are not set in stone and can potentially be started earlier or later. So this bill could end up restricting ZRA's for a much longer period than is contemplated. We already have established black out periods based upon elections, and this additional black-out period even for text amendments just puts more regulation around a process that is subject to review by DPZ and the Planning Board, must get a majority vote of the Council and then the County Executive's signature. Let's trust our elected officials to do the right thing.

For the above stated reasons, please vote no on CB-24.

Thank you for hearing my testimony.

CB24-2021

Sayers, Margery

From: Pat Barron <pbarron56@gmail.com>
Sent: Thursday, March 11, 2021 9:17 AM
To: CouncilMail
Subject: CB-24

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I support CB-24 to stop regulation changes ahead of County updates, and increasing disclosures of developer \$. Please vote yes. How can it not be the right thing to do?

Regards,
Patricia Barron

Sayers, Margery

From: Jeff Bolster <jbolsterx@verizon.net>
Sent: Thursday, March 11, 2021 8:39 AM
To: CouncilMail
Subject: CB-24 passage

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am writing in support of CB-24.

In particular I support increased transparency in reporting funding sources for all HoCo council members and the county executive. Frankly I would like to see any developer contributions and business with immediate family members or any business that the executive and council members have an 10% or greater stake in. This is only good practise and I believe required due to the inordinate influence of developers in HoCo over the last several decades.

I also support placing restrictions of developer favorable changes in the preceding year prior to finalization of the next 10 year plan. While I recognize that some specific exceptions should be allowed, I do Not want blanket changes in existing zoning or plans applied.

Thank you

Sayers, Margery

From: Amy Kilrane <akilrane@gmail.com>
Sent: Wednesday, March 10, 2021 6:34 PM
To: CouncilMail
Subject: Supporting CB-24

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good evening,

As a resident of Howard County I am very concerned with the inadequate funding to Howard County existing infrastructure developers have made historically. This has directly impacted school overcrowding with no end in sight.

CB-24 aims to stop regulation changes ahead of County updates, and increase disclosures of developers contributes. The taxes payer of Howard County deserve transparency. I respectfully request you support CB-24.

Very Respectfully,
Amy Kilrane

Sayers, Margery

From: Jessica Hicks <jessica.hicks1@verizon.net>
Sent: Wednesday, March 10, 2021 4:13 PM
To: CouncilMail
Subject: Support for CB-24

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello,

My input as a resident of Howard County for 20 years: I support CB-24 to stop regulation changes ahead of County updates, and increasing disclosures of developer money.

Thank you,

Jessica Hicks

Sayers, Margery

From: Marybeth Steil <marybeth.steil@gmail.com>
Sent: Wednesday, March 10, 2021 3:14 PM
To: CouncilMail
Subject: I support CB-24

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Council Members:

I support CB-24 to stop regulation changes ahead of County updates, and increasing disclosures of developer contributions. Real estate developers have an outsized influence in this county, and I support efforts to curb that influence or, at the very least, try to disclose their spending so County residents can see how this influence plays out in County decisions. Please support CB-24.

Thank you
Marybeth Steil
South Wind Circle
Columbia, MD
District 4

Sayers, Margery

From: Rick Levitan <outlook_E54E6F538A79296E@outlook.com>
Sent: Wednesday, March 10, 2021 1:44 PM
To: CouncilMail
Subject: Support of CB-24

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

As a small business owner in Howard County, I would like to expressly state that I am in FAVOR of CB – 24.

Sincerely,

Richard Levitan
7248 Cradlerock Way
Columbia, MD 21045
301-370-4055

Sent from [Mail](#) for Windows 10

Sayers, Margery

From: Soon S. PARK <soonspark@gmail.com>
Sent: Wednesday, March 10, 2021 1:43 PM
To: CouncilMail
Subject: I am strongly supporting Bill CB-24

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please do your job to be legislative Bill CB-24, sponsored by Council Members Liz Walsh and Deb Jung

Soon S Park
3344 st. Johns In
Ellicott city, md 21042
301 814 1211

Sayers, Margery

From: D Song <dysong1@gmail.com>
Sent: Wednesday, March 10, 2021 1:09 PM
To: CouncilMail
Subject: CB24 support

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear County Council,

I am writing to express my support for CB24, which in my view is a common sense and logical rule in order to provide fairness and openness with regard to developer projects and relevant changes in their regulations close to the County's scheduled regulation updating process.

Council Members Liz Walsh and Deb Jung have provided an important opportunity for adding impartiality and rigor in the county regulation process, and I hope that every member will join them in supporting this legislation.

Thank you

Daniel Song
12497 W Nuggett Ct, Highland, MD 20777

Sayers, Margery

From: Bonnie Bricker <bonbricker@gmail.com>
Sent: Wednesday, March 10, 2021 1:08 PM
To: CouncilMail
Subject: Support for CB 24

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

In the interest of our citizens, please support CB 24 to disclose developer contributions and diminish changes to development projects.

Thank you for your good work.

Bonnie Bricker
Elkridge, MD

Sayers, Margery

From: daisystolen@yahoo.com
Sent: Wednesday, March 10, 2021 1:06 PM
To: CouncilMail
Subject: In support of CB 24

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To whom it may concern,

I live in Columbia, MD and am writing to you in support of CB 24 and to urge you to vote to approve it to stop developer making regulation changes ahead of County updates and to increase disclosures of developers.

I have lived here for 18 yrs and am concerned with the rapid increase in development particularly in more recent years, which is decreasing availability of green spaces. Also, most of the new rental and properties for sale are in the highest price range reducing the economic diversity that distinguished this area.

Thanks,

Margarita Hurtado
10437 Waterfowl Terrace, Columbia, MD

Sayers, Margery

From: Brian England <beengland@comcast.net>
Sent: Wednesday, March 10, 2021 1:00 PM
To: CouncilMail
Subject: CB24

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Re: CB24. This is a very important bill, it should be easy for everyone to vote yes!
Brian England
11915 Gold Needle Way, Columbia. Md.

Sent from my iPad