

Office of the County Auditor
Auditor's Analysis

Council Bill No. 9-2023 (ZRA 202)

Introduced: March 6, 2023

Auditor: Rebecca Gold

Fiscal Impact:

We are unable to estimate the fiscal impact resulting from this legislation because we cannot predict how many conditional uses will be approved for historic venues in the County or how they would be utilized. We have identified the following potential revenues and costs:

- The Budget Office indicated that the conditional uses being proposed in this legislation appear to be subject to the Admissions and Amusement Tax. However, the State determines and administers the collection of this tax.
- The Department of Inspections, Licenses and Permits (DILP) stated that this Zoning Regulation Amendment (ZRA) may result in permits for a Change of Use, building alteration work, and/or use of a tent. Any inspections resulting from this legislation would be handled by existing DILP staff as part of their normal permitting process.
- The Police Department confirmed that certain events held at historic venues might trigger the need for a special event permit on a case-by-case basis. These permits are required for events that necessitate a road closure or special routing of vehicular or pedestrian traffic, or for concerts with attendees in excess of 2,000 people. This would result in special event permit revenue and additional personnel costs incurred by the Police.

Purpose:

Council Bill 9-2023 amends Section 131.0 of the Howard County Zoning Regulations to allow certain Conditional Uses of historic venues for events. A historic venue must adhere to a number of standards to qualify for these Conditional Uses. The standards include (but are not limited to) the following:

- The property is located in an R-2 District
- The minimum lot size shall be 7 acres

Other Comments:

The Department of Planning and Zoning (DPZ) determined that six properties will be eligible for the historic venue Conditional Uses proposed by CB9-2023. The list of eligible properties is available to Council upon request.

Aside from the petitioner (BFEA-Curtis Farm, LLC), the Director of the DPZ is not aware of any other property owners who plan to pursue Conditional Use approval as a result of this legislation.