

cmbers  
ST  
TW  
CZ#




# Howard County

## Internal Memorandum

**Subject:** *Planning Board recommendation on late map amendments to the Comprehensive Zoning Plan*

**To:** *Jen Terrasa, Chair  
Howard County Government*

**From:** *Paul Yelder, Acting Chair  
Howard County Planning Board* 

**Date:** *July 19, 2013*

The Planning Board held a public hearing on July 11 at 7:00pm to consider amendments to the Comprehensive Zoning Plan for Howard County. The Board's attached recommendations are based on review of materials from the Department of Planning and Zoning and hearing public testimony. Please note that Planning Board member Josh Tzuket was absent from the hearing.

**Cc:** Mary Kay Sigaty, Vice Chairperson, County Council  
Calvin Ball, Councilmember  
Greg Fox, Councilmember,  
Courtney Watson, Councilmember  
Jacqueline Easley, Planning Board  
Bill Santos, Planning Board  
Josh Tzuket, Planning Board  
Sheila Tolliver, Council Administrator  
Jessica Feldmark, Chief of Staff  
Josh Russin, Deputy Chief of Staff  
Jennifer Sager, Legislative Coordinator  
Paul Johnson, Deputy County Solicitor  
Marsha McLaughlin, Director, Department of Planning and Zoning  
Kimberley Flowers, Deputy Director, Department of Planning and Zoning  
Cindy Hamilton, Chief, Division of Public Service and Zoning Administration

# Comprehensive Zoning Plan, Map Amendments

Amd. Number	Property Address	Acres	Current Zoning	Requested Zoning	DPZ Notes	DPZ Recommends	Planning Board Recommends	Planning Board Notes	New Zoning
14.003	DR. SHINEBERG 2890 MCKENDREE RD	5	RR-DEO	N/A	The Crossroads already have vacant retail space. Leave as RR or consider POR	RR or POR	B-1	3-0 The property currently operates as a commercial use, so B-1 makes sense. The Board wanted to consider the property under current conditions, not what might happen at Council (BRX).	RR-DEO
24.004	BALDWIN, LEONARD RYAN, JR 9071 UPTON RD AND BRAME, RICHARD AND WOOFER, JESSICA 9081 UPTON ROAD	APP. 1.0	R-20	R-SA-8 AND N/A	Retain residential along Upton. Transition from commercial to south. In the event that this Property (24.004) is rezoned, TM24, Grid 5, parcel 81 should be rezoned to match.	R-SA-8	R-SA-8	3-0 The Board agreed that the property should be compatible with adjacent properties. The Board strongly recommended that this property be considered with adjacent properties when considered by Council, not separately.	R-SC
28.003	ORNDORFF, ROBERT AND JOYCE 4844 GREEN BRIDGE RD	2.21	RR-DEO	B-2	Wants to expand existing business on adjoining B-2 parcel	B-2	B-2	3-0 The Board agreed that expansion of property zoned B-2 is appropriate to allow expansion of an existing business.	RR-DEO
38.013	B210 AUTO SALES, INC 6100 WASHINGTON BLVD. AND 6080 WASHINGTON BLVD.	APP. 3.46	B-2 & R-ED	N/A	Buttermilk Hill. Very small, isolated and steep site. Not appropriate for retail or other commercial uses other than a small office use.	R-ED & B-1	R-ED & B-1	3-0 The Board concurred with DPZ's recommendation to B-1 on p. 861 and the southern portion of p. 805 so that a long time Howard County business interested in purchasing the property could locate their administrative offices there. The unbuildable northern portion of p. 805 was recommended to remain R-ED.	R-ED
40.004	BOLDUC, JOHN PAUL 13325 CLARKSVILLE PK	6.27	RR-DEO	RR-DEO	Residential use; BRX option.	RR-DEO	CCT	3-0 After the petitioner stated that they would be ok with CCT if the Board was uncomfortable with B-1, the Board recommended CCT stating that it would give the intended transition, and property across the street is already zoned CCT. The Board was pleased with the petitioner's intent to develop the property with architecture that would be consistent with the historic nature of the neighborhood.	RR-DEO
41.001	PETERS, LOIS 11584 SCAGGSVILLE RD	3	RR-MXD-3	CCT	Has Conditional Use for residential care. Wants to expand	CCT	CCT	3-0 The Board agreed that CCT is a good fit. The property is currently surrounded by parking lots and RR is no longer appropriate. CCT would provide a good transition.	RR-MXD-3