

**COMP ZONING 2013**  
**June 11, 2013 – Worksession**

Council Members Present:

Jen Terrasa, Chair  
Calvin Ball  
Mary Kay Sigaty  
Courtney Watson

Council Members Abent:

Greg Fox

Staff: S. Tolliver; R. Regner; T. Wimberly

Worksession began at 4:08 p.m.

**I. TEXT AMENDMENTS**

**A. Discussion of CR District**

1. Marsha McLaughlin gives overview
2. Questions by Board Members
3. Council wants to discuss further after additional testimony

**II. MAP AMENDMENTS (Supported by DPZ)**

**A. 10.002 – 2020 Marriottsville Road**

1. No testimony; no problem with this request

**B. 16.001 – 10611 BNP**

1. some environmental features – R-ED

**C. 16.002 – 2865 Marriottsville Road**

1. R-ED makes sense there

**D. 24.001, 24.002, 24.004, 24.005 – Upton Road**

1. Ms. McLaughlin suggests one additional parcel that did not apply also be considered for rezoning
2. R-12 would make sense on northern property
3. Discussion of possible CEF floating zone
4. Ms. McLaughlin to confirm that Upton is a public road

- E. **24.006, 24.007, 24.008 – Montgomery Road**
  - 1. Sang Oh speaks to Council about proposal – would execute covenants that would only do townhouses, no apartments.
  - 2. Discussion of assemblage asking for R-A-15
  - 3. Developer would provide improvements in the area
  
- F. **24.012 – 9170 Baltimore Nat'l Pike**
  - 1. SC to be eliminated - no problems with B-2-TNC
  - 2. Jen Terrasa asks to see comparison between SC and B-2
  
- G. **25.001 – 8001 Hillsborough Road**
  - 1. Existing facility on property
  - 2. No Testimony
  - 3. No problems with request
  
- H. **25.002; 25.004 – College Avenue**
  - 1. Ms. McLaughlin to clarify on the map – to draw line to show what stays POR and correct chart to clarify acreage requests for R-SA-15: 25.002 – 14.78 acres for R-SA-15; 25.004 – 1.94 acres for R-SA-15
  - 2. Remainder to be POR
  - 3. Grace Kubofcik had suggested R-ED on this property
  - 4. Joseph Rutter proposes 58 acres with 1400 units of age restricted; Taylor Manor still viable on property
  - 5. Courtney Watson asks for comparison of density under existing regs. and proposal and requests number of proposed townhouses and condos
  - 6. Leave this open for further testimony
  
- I. **25.003, 25.005, 25.006 – Mulligans Hill**
  - 1. Confusion as to what HC would allow in # of units
  - 2. Deteriorated buildings; topography steep; site overgrown
  - 3. Courtney Watson wants to hear about meeting between developer and neighbors
  - 4. Mary Kay Sigaty wants to visit the site
  
- J. **25.007 - 3420 Martha Bush Drive**
  - 1. County owned
  - 2. Courtney Watson suggests keeping in case County needs in future for expansion of County complex – needs convincing to rezone from POR
  - 3. Ms. McLaughlin feels it makes more sense to be residential – R-ED
  
- K. **37.013 – 7209 Pebble Creek Drive**
  - 1. Makes sense to rezone to R-ED (because of floodplain)

- L. **38.01 – 7211 Montgomery Road**
  - 1. Given environmental concerns, makes sense to keep as R-ED
  
- M. **38.005, 38.006, 38.007 – Washington Boulevard**
  - 1. Ms. McLaughlin suggests CAC for entire site; however, would be appropriate to leave floodplain area at R-12 to protect Harwood Park
  - 2. William Erskine, Esq., states that owner wants CAC on entire property
  
- N. **38.010 – 5710 Furnace Ave.**
  - 1. Zoned residential at last comp. – but due to floodplain no possible – requesting prior zoning of M-1
  - 2. No problem with M-1
  
- O. **38.011 – 6620 Washington Blvd.**
  - 1. Operating at mobile home park currently but zoned R-12
  - 2. Ms. Terrasa asks correction in acreage on the chart
  
- P. **38.013 – 6100 Washington Blvd.**
  - 1. No testimony – R-ED requested by DPZ, not owner, but owner is aware of request
  - 2. Ms. Watson can't imagine homes on this site
  - 3. Mr. Ball asks DPZ for some thought of another district proposal for this site
  - 4. Ms. Watson – eyesore now, but possible business use later?
  
- Q. **44.001 – O'Conner Drive**
  - 1. DPZ requested and owners notified
  
- R. **23.001; 23.002 – Frederick Road (Fralely Property)**
  - 1. Traffic concerns; parking not sufficient
  - 2. Not appropriate for business use – leave open for discussion
  
- S. **24.003 – 10370 Baltimore Nat'l Pike**
  - 1. Greg Fox's district – defer discussion until he is available
  
- T. **24.013 – 10360 Baltimore Nat'l Pike**
  - 1. Ms. Sigaty – need more information
  - 2. DPZ to verify current zoning
  
- U. **38.003 – 5820 Washington Blvd.**
  - 1. On Route 1 near 895 ramp and railroad
  - 2. Previously zoned to CAC to encourage assemblage per Rt. 1 study – no action has been taken
  - 3. Owner requesting B-2 to expand parking lot – currently NCU

4. David Carney informs Council this site is too small & narrow to meet specs. of CAC
5. Ms. Watson asks DPZ to give some thought – leave this open
6. Carney and DPZ to look at text amendment – to come back & discuss

**V. 31.001 – 4882 Montgomery Road (Woodmont Shopping Center)**

1. Owner requesting B-1 instead of split zoning of R-20 & B-1 but would agree to revised split
2. Alec Adams, Esq., provides new map with proposed split
3. DPZ okay with proposed split – makes sense to even out lines
4. Office of Law – not a substantive change

**W. 38.002, 38.008, 38.009 – Pine Ave. & Washington Blvd.**

1. Wants to be permitted use instead of NCU so can get financing
2. Owner requesting text amendment
3. Proposed Text: CE-CLI property can become conforming if they upgrade to Route 1 Standards
4. Ms. Sigaty suggests looking at proposed language and invite petitioner to discuss
5. Some properties along Kit Kat looking for same sort of thing
6. Ms. Watson suggests discussing this in a work session – after hearing testimony from Kit Kat Road owners, invite parties to w/s to hear their thoughts.