



# Howard County Council

George Howard Building  
3430 Court House Drive  
Ellicott City, Maryland 21043-4392

## COUNCILMEMBERS

Jennifer Terrasa, Chairperson  
District 3  
Mary Kay Sigaty, Vice Chairperson  
District 4  
Courtney Watson  
District 1  
Calvin Ball  
District 2  
Greg Fox  
District 5

Agenda  
Comprehensive Zoning Work Session  
Friday, June 21, 2013  
C. Vernon Gray Conference Room

- 1) Amendments requested after December 14 (review, discuss whether or not “to consider”, how to review, whether or not to continue to accept applications beyond June 14 deadline for ethics compliance) Summary list attached.
- 2) Planned Service Area – any remaining issues from Wednesday work session.
- 3) Continuation of discussion of Central Region map amendments (see below; items not previously discussed)

Map Amendment	Address
37.017, 37.018, 37.019, 37.020, 37.021, 37.022, 37.023, 37.024, 37.025	6508, 6510, 6518, 6522, 7745, 6494, 6450 Meadowridge Rd. and 6482, 6484 Mayfield Ave.
37.28	6446, 6480, and unnumbered parcel Meadowridge Rd.
40.001, 40.002, 40.003, 40.008	13306, 13454, and 13365 Clarksville Pike, and 12772 Skaggsville Rd.
40.005	<del>13355 Clarksville Pk</del>
40.004, 40.007	<del>13325 and 13303 Clarksville Pk</del>
42.001, 42.003	7320 and 7348- Oakland Mills Rd.
42.002	<del>9325 Snowden River Pkwy</del>
46.001	10945 Johns Hopkins Rd.
46.002	15595 Scaggsville Rd.
TEXT AMENDMENTS	

Specific W/S issues identified by members at hearing 6/17:

- DPZ to have rationale for 40.001, 40.002, 40.003, 40.005, 40.008 and others with split zoning/B-1 expansion (GF)
- DPZ to have rationale for recommendation for 40.004, 40.007 (CW)
- DPZ to verify Greg Fox’s calculation re: the number of units that could be built with current zoning on 46.002 (CW)

- 4) Continuation of discussion of Southeast region, especially the following issues:
  - CR overlay district
  - CLI overlay district
  - How to encourage aggregation of properties
  - CAC (mixed use provision; possible redefinition)

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Summary Table  
Zoning Requests Received Since December Deadline

Applicant	Property Address	From zoning	To zoning	Date rec'd/ addressed to	Ethics forms in/date	Posting/certified letter	Increase density/intensity
Lois Peters (Meachum)	11584 Scaggsville Rd., Fulton	RR-MXD-3	CCT	June 5/ Administrator	Yes 6/5/13		Yes
Hasa and Huseyin Ozcan	10297 Baltimore National Pike, EC		B1 or B2	4/23 (date on letter, not stamped in)	Yes 6/13/13	Certified letters (copies received); took poster	Yes
NKC Properties LLC; Thomas Palacorolla (J- Neil Lanzi, PA)  WITHDRAWN (Dpz amend.)	Elkridge Riverwatch, Furnace Ave., Elkridge	Text	Text to exempt CAC properties not located on Rt 1 from mandatory commercial space requirement	5/14/ addressed to Marsha McLaughlin (no date stamp)	Yes 6/12/13		No
Dayton Crossroads Group (several property owners; various parcels) via Rio Contractors  Robert Orndorff and Joyce Orndorff, trustees	Parcel 38, 110, 20, 182, 95, 94, 234 149, 3332  Map 0028, grid 007, parcel 0018	B1 and B2  RR-DEO	Parcels 110, 20, 182 to B-2; others not clear (but want commercial activity)  B-2	Recd 12/20; council  Revised formal application rec'd 6/12/13	Yes 6/12/13	Picked up sign; sent draft letter 6/13/13	Yes

Liu Yifan and Yideng Liang	7590 Sanner Road, Laurel Map 41, grid 15, parcel 482	RR-DEO	CCT	6/14/13 Administrator	Yes 6/14	Picked up sign	Yes
Jeffrey and Joan Smith (revocable trust)	7582 Sanner Road, Laurel 20723 Map 41, grid 16, parcel 482	RR-DEO	CCT	6/14/13 Administrator	Yes 6/14	Picked up sign 6/14	Yes
Azar Sasson	7598 Sanner Road, Laurel 20723 Map 41, grid 16, parcel 482	RR-DEO	CCT	6/14/13 Administrator	Yes 6/14/13	Picked up sign 6/14	Yes
Knoedler, John C.  (Note: May amend or withdraw)	Map 0050, grid 0005, parcel 494 9741 Washington Blvd	CE	B-2 or M-1	6/19/13 Jen	Filed on 6/19/13 in name of tenant; not yet in name of property owner	Picked up sign 6/19	Yes