

COMP ZONING WORKSESSION
JUNE 21, 2013
CVG Room

COUNCIL MEMBERS PRESENT:

J. Terrasa, Chair; C. Ball; MK Sigaty; C. Watson; G. Fox

Staff: S. Tolliver, T. Wimberly, R. Regner, M. Whipkey

Worksession begins at 2:08

I. Discussion on Late Map Submissions for Rezoning

- A. Ms. McLaughlin gives overview of properties
- B. Discussion on process
- C. Ms. Watson suggests that the Councilmember whose district it is in should decide if they want the property included and if so, convince other CMs to consider. (on Monday, 6/24)

II. MAP AMENDMENTS - CENTRAL

A. 37.017-37.025 – Meadowridge Road & Mayfield - CCT to POR

- 1. No testimony
- 2. Property owned by Merritt – 3 office bldgs..
- 3. They want a restaurant and services – DPZ supports
- 4. Makes sense

B. 37.028 – Meadowridge Road – R-SC to POR

- 1. Adjoining above Merritt properties
- 2. Owned by Howard County
- 3. No problem – need some boundary adjustment

C. 40.001 – 13306 Clarksville Pike – Chopra - RR-DEO to CCT

D. 40.002 – 13454 Clarksville Pike –Ashai– RR-DEO/B-1 to B-1

E. 40.003 – 12772 Scaggsville Road – Caswell-RR-DEO to B-1

F. 40.008 – 13365 Clarksville Pike – BGE – B-1/RR to B-1

G. 40.005 – 13355 Clarksville Pike – B-1 & RR-DEO to B-1

- 1. Grey Pony site
- 2. Split zoning

H. 40.004 & 40.007 – 13325 & 13303 Clarksville Pike

I. 42.001 – 7320 Oakland Mills Road – R-12 to R-SA-8

J. 42.003 – 7348 Oakland Mills Road – R-12 to R-SA-8

K. 42.002 – 9325 Snowden River Parkway

1. Zoned NT – can't be rezoned

**L. 46.001 – 10945 Johns Hopkins Road (Buch Property)
To R-A-15 or higher**

1. Not good access for commercial property
2. DPZ to get information about minimum # of units for structured parking

III. Text Amendments

A. Discussion of Proposed CR Zoning District

1. Density transfer
2. Residential with enough acreage assembled
3. Sharpen the purpose and criteria
4. Meet design standards
5. Planning Board to approve rather than Zoning Board
6. Heights limits

IV. 46.002 - 15595 Scaggsville Road

A. Eileen Straughan- 15526 Thompson Road, Spring Spring - called to speak again in Favor

1. Expert on impervious surfaces and protecting watershed

B. Vincent Berg – Civil Engineer

1. Expert – testifies about environmental concerns

C. Mr. Powell

1. Speaks on transportation in the Maple Lawn area

D. DPZ will provide info. on proposed # of units if zoned R-ED & R-A-15 taking into account wetlands & steep slopes

E. Mr. Fox asks for status of Maple Lawn Project – i.e., # already built; phasing requirements; timing of phases – DPZ will provide

F. Further discussion needed

Worksession concluded 6:48 p.m.