

**COMP ZONING WORKSESSION**  
**JUNE 27, 2013**  
**Banneker Room**

**COUNCIL MEMBERS PRESENT:**

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

Staff: S. Tolliver, T. Wimberly, R. Regner  
M. McLaughlin, P. Johnson

Worksession begins at 7:30 p.m.

**I. Text Amendments**

**A. Section 115 – POR**

**B. Section 117.2 – CC**

1. Not used since 1988 – remove this district

**C. Section 130 – Hearing Authority**

1. To clarify 30-day deadline falling on a weekend, due earlier – to make consistent with how plan reviews are handled
2. Variances

**D. Section 134, Outdoor Lighting**

**E. Comparison of SC and B-2 in a chart format provided by DPZ**

**F. TNC zone**

1. Council already made changes during Normandy ZRA

**G. Sec. 132 – Temporary Uses**

1. Language added to authorize an on-going recurring event to be approved by DPZ  
- not useful for a hearing every year (i.e., hospital doing lighting show at X-mas)

**H. Solid Waste – Overlay Sec. 124**

1. Floating/overlay zones

**I. Funeral Homes**

1. Donaldson Funeral Home – would like to see D&O from BOA
2. Request for additional information
3. Discussion on health concerns, waivers, traffic, environmental , water quality

## **II. Late Submissions**

### **A. Lois Peters – 11584 Scaggsville Road (#41.001)**

1. Small group home – has a CU for assisted living
2. Requesting CCT to expand the care facility
3. Surrounded by commercial, no residences; critical need; attempted to rezone previously; supported by DPZ

### **B. Hasa & Huseyin Ozcan – 10207 Balto. National Pike (24.014)**

1. Has a CU for hair salon – wants to expand
2. Surrounded on 3 sides by residential
3. Opposition in the neighborhood; No critical need for it; DPZ not supportive

### **C. Robert & Joyce Orndorff, 4844 Green Bridge Road, Dayton (#48.44)**

1. Adjoining property where he has his business and wants to expand with additional B-2
2. DPZ supportive of expansion as well as neighbors
3. Option for BRX or BR

### **D. 7590; 7582; 7598 Sanner Road Properties (41.002, 41.003, 41.004)**

1. RR-DEO to CCT - – look at all 3 together
2. Surrounded by RR-DEO and PEC and MXD
3. To discuss further

### **E. River Hill Garden Center**

1. Residents asks that Council file an amendment on this previously approved Zoning Board Case rezoning property to B-1
2. ZB said during ZB hearing they would look at this at comp zoning

## **III. Map Amendments - WEST**

### **A. 2.001 – 17530 Old Frederick Road**

1. GF comfortable with this one – no concerns

### **B. 6.001 – 1024 Ridge Road**

1. Lu & Joe's
2. Keep options open

**C. 10.001 – 11416 Old Frederick Road - DiMarco**

1. Not in PSA

**D. 14.001, 14.002 – 2605 Route 97 and 2669 Rt. 97**

1. Dr. Saini's property
2. GF suggests corner property (CU for a Vet) being rezoned to B-1 or POR and making this property BRX – to discuss further

**E. 15.001-.002. 003 – Livestock Road**

1. Tom Beech – swap zoning of land 4/10<sup>th</sup> of acre - No concerns

**F. 15.004, .006, .007 – Livestock Road**

1. Listed as 62.9 acres but only a small piece of property
2. Doesn't make sense for residential

**G. 15.005 – 12745 Frederick Road**

1. Not recommended by DPZ – SHA will be looking for additional ROW to do improvements to 32/Frederick Road interchange
2. GF asks MM for more info or plans
3. Not appropriate for residential

**H. 21.001 – 14290 Triadelphia Road**

1. Wants to sell interior design products

**I. 22.001 13554 Triadelphia Road**

1. No opposition – no residential nearby
- ~~2. Additional information requested~~ (corrected per recording)

**J. 28.001 – 4870 Ten Oaks Road**

1. DPZ did not support

**K. 28.002 – 4808- 4828- 4830 Ten Oaks Road**

1. DPZ is recommending B-2 – to correct mapping error

Worksession concluded at 10:45 p.m.