

**COMP ZONING WORKSESSION**  
**JUNE 28, 2013**  
**CVG Room**

**COUNCIL MEMBERS PRESENT**

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

Staff: S. Tolliver, R. Regner; M. Beach  
M. McLaughlin, P. Johnson

Worksession begins at 1:07 p.m.

- I. Preliminary Issue from Wm. Erskine regarding River Hill Garden Center**
  - A. Council allows Mr. Klein to speak about misunderstanding by community and Council's discussion about rezoning this property
  
- II. Map amendments**
  - A. **44.001 O'Connor Drive - M-2 to TOD**
    1. CW: asks Meredith to draft amendment to rezone CSX as TOD and leave other properties as M-2 – also call CSX to make sure they are in agreement
  
  - B. **38.013 – Buttermilk Tavern – 6100 Washington Blvd. - B-2 to R-ED**
    1. Owner is opposed to R-ED – was never notified about this rezoning
    2. Owners also owns adjoining parking lot – DPZ to gather additional information
    3. CW asks Meredith to do amendment to rezone both properties B-1
  
  - C. **10.002 – Marriottsville, p/o Waverly - POR/PEC to PEC**
  
  - D. **16.001 & .002 – school prop. & 10611 BNP - RC-DEO & RR-DEO to R-ED**
    1. No opposition; no issues
  
  - E. **23.001 – Fraley & 23.002 – Richard – R-20 to B-1**
    1. CW supports keeping R-20
    2. To discuss further
  
  - F. **24.001; .002; .004; .005 Upton Road**
    1. Keep everything R-12 (including new proposed property) except 24.005 (Hoenes) as POR
  
  - G. **24.003 – BNP – CCT/B1 – asking for B-1**
  
  - H. **24.013 10360 Baltimore National Pike**
    1. County owns

- I. **24.006 thru .011 – Montgomery Road**
  - 1. DPZ recommended R-A-15 - Everyone okay
  
- J. **24.012 – Chatham Mall**
  - 1. SC-TNC – to change to B-2-TNC – not substantive
  - 2. All other shopping centers are B-2; B-2 would have 30 foot setback rather than 100’ required for SC
  
- K. **25.001 – 8001 Hillsborough Road – POR to B-1**
  - 1. Wants more flexibility so can lease bldg.
  
- L. **25.002; 004 – College Ave. – Taylor Manor - POR to R-A-15**
  
- M. **25.003, 005, 006 – Mulligan’s Hill – R-ED to HC**
  - 1. CW asked Meredith to draft two amendments: One as R-VH; one as R-ED
  - 2. To discuss further
  
- N. **38.003 – Levering Ave. - 5820 Washington Blvd - CAC to B-2**
  - 1. Car operation – wants to go back to B-2
  - 2. CW asks Meredith to draft amendment to make it CE-CLI
  - 3. To discuss further – keep open
  
- O. **37.002-43.017 – Washington Blvd.**
  - 1. DPC recommended for CR - need to discuss CR later before deciding
  - 2. To discuss further
  
- P. **37.014, 015, 016 (part of pet cemetery) (Binder Lane)**
  - 1. Discussion about proposed for CE-CLI/CR & assemblage on Binder Lane
  
- Q. **43.001 etc. Kit Kat Road**
  - 1. CB – TOD amendment
  
- R. **43.006, .008 - Montevideo**
  
- S. **43.007-016. – Washington Blvd. – CE-CLI to B-2**
  
- T. **43.009-012 - Davoud Taj – Washington Blvd. - CE to B-2**
  - 1. JT - Put in an amendment to B-1
  
- U. **43.020 – Washington Blvd. – CE-CLI to R-MH**
  - 1. Next to mobile home park
  - 2. Got lumped into the CE
  
- V. **47.001 & 010 – Savage Mill Remainder – B-2 TO R-A-15**

1. GF suggest leaving B-2 – environmental concerns
2. Sang Oh called to speak – owner needs 50 units or leave as B-2 and wait for commercial market to come back
3. JT – is submitted an amendment for new district called Townhouses
4. Further discussion needed

**W. 10210 Guilford Road 47.002**

1. Not substantive

**X. 47.003-006 Cross Roads – Washington Blvd. – proposed for CAC-CLI/CR**

1. JT will not support CAC there
2. MM hoping CR for this
3. 47.006 – JT wants do two amendments – R-A-15 and Townhouse
4. Do others as CE

**Y. 47.007 – 10390 Guilford Road, TSC/Rt. 32 – CE-CLI to CR**

1. County now owns this; Leave as is – CE-CLI

**Z. 48.001; 002;**

1. Possible CR – good place for restaurant park

**AA. 47.008; 009 – Washington Blvd. CE-CLI to M-1 (requested)**

1. Across from CarMax
2. CE-CLI and M-1 – JT wants comparison
3. Come back to this

**BB. 47.011 – Washington Blvd. – CE-CLI**

**CC 50.001. 002. 004 – Washington Blvd. - CE-CLI to B-2**

1. Not substantive
2. Community is looking for retail and restaurants
3. Come back to this

**DD 50.004 - Turf Motel – 50-004 Washington Blvd.**

1. To discuss

**EE 50.003 – 10113 North Second St.**

1. Laurel park people want TOD – frontage on Rt.1

**FF 50.005 - N. Second St. – TOD proposed by DPZ**

**GG 50.006 – same area – CAC to CE-CLI**

**III. Discussion of Other Substantive Amendments**

**A. GF: corner property on 97 & McKendree to be rezoned to B-1**

**B. James Edward Roberts** – put in 100% CAC – Erskine says back parcel is R-12  
**38.005.006, 007** CAC proposed for entire

**C. Text Amendments - possible**

**Worksession concluded 6:00 P.M.**