

**COMP. ZONING WORKSESSION  
CVG ROOM  
JULY 1, 2013**

**COUNCIL MEMBERS PRESENT:**

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

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

**P. Johnson; M. McLaughlin**

**4:08 Worksession Begins:**

**I. River Hill Nursery Follow-Up – To Decide whether to put this rezoning proposal in as a substantive amendment**

**A. Mr. Erskine speaks to Council**

1. Explains Presubmission Community Meeting held on River Hill Nursery project  
There was a misunderstanding at this meeting
2. No fast food restaurants or drive-thrus are permitted on this site
3. Chick-Fil-A was only used as an example – even though it is not permitted

**B. David Elsaesser, neighbor:**

1. Concerned with lighting, proposed Chick-Fil-A/drive-thru & traffic

**C. Marsha McLaughlin**

1. Mr. Klein will need to do improvements on road – very extensive and expensive.

**D. Stephen Klein/River Hill Garden Center**

1. He met with SHA – 108 must be brought up to today's standards i.e., entrance, storm water management, sight distance on 108

**E. Tim Shaw - 4729 Whistling Woods Way – neighbor**

1. Will have a shopping center in his back yard - parking and lights – River Hills is a good, quiet neighbor – concerned with parking lot

**II. CAC text amendment**

**A. Jeff Kirby – Real Estate Developer/purchaser**

1. Regarding a property on Furnace Ave. next to Furnace Inn –wants regulations amended – working with Tom Carbo/Housing about a mixed income apartment project with no commercial/retail requirement.

2. Proposed on 4.8 acres for 112 units
3. Abuts to Patapsco State Park
4. Commercial is not viable at this site

B. Discuss whether to put in as substantive amendment

1. JT: has no problem with residential
2. GF suggests R-A-25 rather than CAC
3. MM – lack of visibility would make poor retail at this site

**III. Vote on Substantive Amendments and Whether to Consider**

#20 - yes

#21 – to add 24.014 - Ozcan – 10207 Baltimore National Pike - no

#22 – to add 28.003 - Orndorf –4844 Greens Bridge Road - yes

#23 – to add 41.001 - Lois Peters – 11584 Scaggsville Road – yes

#24 – to add 41.002 - 7590 Sanner Road – no

#25 – to add 41.003 – 7582 Sanner Road – no

#26 – to add 41.004 – 7598 Sanner road – no

**IV. The Council reviewed the following amendments:**

#27 – new summary chart

#28 – 14.001 – correct map substituted

#29 – 12962, 12966, 12980 Livestock Road – correction on maps

#30 – Withdrawn - not substantive

#31 – 38.003 - 5820 Washington Blvd.

#32 - 40.004 – 13325 Clarksville Pike - map clarification

#33 - 4 properties – Kit Kat Road (32.001, 43.002, 43.004, 43.013 –

Technical correction

#34 – 43.018 – 7720 Port Capital Drive – new map

#35 – 43.021 – 7700 Port Capital Drive – new map

(CLOSED session to meet with counsel about process)

#36 – 44.001 – technical correction to map

#37 – 24.004 – substitute correct map

#38 – 37.012 – substitute correct map

#39 – wording change – R-SA-8 zoning district

#40 – wording change – R-A-15 zoning district

#41 – remove option to develop up to 25 du per acre in R-A-15

#42 – add Daisy, Lisbon & Glenwood to list of areas for proposed BRX District

#43 – add Nursing homes and residential care facilities as permitted uses in BRX

#44 – add R-SC as a sending option in the Neighborhood Preservation Density Exchange

Option Program

- #45 – 15.004 from RC-DEO to B-1
- #46 – 15.006 from RC-DEO to B-1
- #47 – 15.007 from RC-DEO to B-1
- #48 – 37.002, .003, .005, .006, .007, .014, .015, .016, .027, and 43.017 - change zoning from CE-CLI to TOD
- #49 – 38.013 – (Buttermilk Tavern) add parcel – rezone to B-1
- #50 - 40.004 – RR-DEO to CCT
- #51 – 46.001 (Maple Lawn) to – MXD-3
- #52 – withdrawn – duplicate of #51
- #53 – 47.003 from CAC/CE-CLI to CE-CLI/CR – correct map
- #54 - 47.005 from CAC/CAC-CLI/CR to CE-CLI/CR
- #55 – 47.006 – CAC-CLI/CR to R-A-15/CR
- #56 – New map amendment 14.003 - RR-DEO to B-1 – 2890 McKendree Road
- #57 – 47.001 and 47.010 from R-A-15 to R-SA-H
- #58 – add R-SA-H zoning district (historic townhouse district)
- #59 - 24.001 from R-A-15 or CEF to R-12; 24.004 from R-SC or CEF to R-12;  
24.005 from R-A-15 or CEF to R-12
- #60 – Revises permitted uses for conditional uses

**Worksession Adjourned at 7:37**