



Howard County Council

George Howard Building
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

Minutes (Approved) Comprehensive Zoning Public Hearing July 15, 2013

George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Members present: Jennifer Terrasa, Council Chairperson, Mary Kay Sigaty, Council Vice Chairperson, Calvin Ball, Council Member, Greg Fox, Council Member and Courtney Watson, Council Member.

Staff Present: Sheila Tolliver, Administrator, Jennifer Safer, Administration, Theo Wimberly, Legislative Assistant, and Robin Regner, Administrative Assistant

- I. Call to Order at 3:37 p.m.
- II. Pledge of Allegiance
- III. Public Testimony for Amendments
 - A. Amendment 1 - This amendment would create a new minimal lot size for parcels located in the RR and RC zoning districts that have been added to the Planned Service Area to achieve Bay Restoration goals
 - B. Amendment #2 - This amendment would limit the use of residential development in the R-SC, R-SA-8, R-A-15, R-A-25, R-MH, R-SI, R-VH, POR, CCT, and PGCC for parcels that have been added to the Planned Service Area to achieve Bay Restoration goals
 - C. Amendment 3 - This amendment would limit the use of certain floating zones or overlay districts for parcels that have been added to the Planned Service Area to achieve Bay Restoration goals
 - D. Amendment 4 - WITHDRAWN - no testimony
 - E. Amendment 5 - WITHDRAWN - no testimony
 - F. Amendment 6 - This amendment makes a technical correction to substitute the correct map 46.002. The incorrect version was erroneously included through a printing error

- G. Amendment 7 - This amendment substitutes a new map 46.002 to show a different configuration of R-ED to R-A-15
- H. Amendment 8 - This amendment would change the zoning on map amendment number 46.002 from R-A-15/R-ED to R-ED
- I. Amendment 9 - This amendment would change the zoning on map amendment number 46.002 from R-A-15/R-ED to RR
- J. Amendment 10 - This amendment adds certain provisions to the CEF Floating District
- K. Amendment 11 - This amendment would change the minimum minimal development size for all CEF properties by removing the 2 acre minimal development size for parcels on Route 1 and Route 40
- L. Amendment 12 - This amendment would change the thresholds for barrel Breweries
- M. Amendment 13 - This amendment would require any residential use in the R-A-25 zoning district to be reviewed by the Design Advisory Panel
- N. Amendment 14 - This amendment would:
 - 1. Establish a maximum height limit for residential development;
 - 2. Establish a residential-commercial development ratio for the zone;
 - 3. Establish a minimal acreage for the zone; and
 - 4. Establish a maximum distance that parcels can be located away from Route 1
- 1. Susan Garber - 9100 Gorman Road, Laurel - called to speak for Savage Community Association
- O. Amendment 15 - This amendment would remove the map amendment number 8.001 from consideration
- P. Amendment 16 - This amendment would change the zoning on map amendment number 37.011 from RC/R-20 Possible CEF to R-20
- Q. Amendment 17 - This amendment would change the zoning on map amendment number 43.003 from CE to B-1
- R. Amendment 18 - This amendment would change the zoning on map amendment number 43.009 from CE to B-1
- S. Amendment 19 - This amendment would change the zoning on map amendment number 43.012 from CE to B-1

- T. Amendment 20 - This amendment would create a new section in the Comprehensive Zoning Plan for Map Amendment requests received after December 14, 2012
- U. Amendment 21 - NO LONGER UNDER CONSIDERATION - no testimony
- V. Amendment 22 - This amendment would add a new map amendment number 28.003 for consideration of a zoning change from RR-DEO to B-2 for the property at 4844 Greens Bridge Road
- W. Amendment 23 - This amendment would add a new map amendment number 41.001 for consideration of a zoning change from RR-MXD-3 to CCT for the property at 11584 Scaggsville Road
 - 1. Tom Meachum - 10715 Charter Drive, Columbia - called to speak In Favor of Amendment #23
 - 2. Lois Peters - 6636 Cedar Lane, Columbia - called to speak In Favor of Amendment #23
- X. Amendment 24 - NO LONGER UNDER CONSIDERATION - no testimony
- Y. Amendment 25 - NO LONGER UNDER CONSIDERATION - no testimony
- Z. Amendment 26 - NO LONGER UNDER CONSIDERATION - no testimony
- AA. Amendment 27 - This amendment inserts a new summary chart
- BB. Amendment 28 - This amendment substitutes a new map 14.001 in order to show the acreage split between RR-DEO and POR
- CC. Amendment 29 - This amendment substitutes a new maps 15.001, 15.002 and 15.003 in order to add a note to each map that explains the connection between those maps
- DD. Amendment 30 - WITHDRAWN - no testimony
- EE. Amendment 31 - This amendment substitutes a new map 38.003 in order to show a change in the proposed zoning from CAC-CLI & R-12 to CE-CLI & R-12
- FF. Amendment 32 - This amendment substitutes a new map 40.004 in order to reflect the full acreage request
- GG. Amendment 33 - This amendment makes a technical correction to insert maps 43.001, 43.002, 43.004, and 43.013. Due to a printing error, these maps were not included in

the paper prefiled version of the Comprehensive Zoning Plan

- HH. Amendment 34 - This amendment substitutes a new map 43.018 to show a change in the proposed zoning from CAC to CAC-CLI/CR

- II. Amendment 35 - This amendment substitutes a new map 43.021 to show a change in the proposed zoning from CAC to CE-CLI/CR

- JJ. Amendment 36 - This amendment makes a technical correction to substitute the correct map 44.001. The incorrect version was erroneously included through a printing error

- KK. Amendment 37 - This amendment substitutes a new map 24.004 in order to designate the zoning as R-SC and to include the neighboring property

- LL. Amendment 38 - This amendment substitutes a new map 37.012 in order to show the acreage split between R-A-15 and POR

- MM. Amendment 39 - This amendment would delete the proposed setback reduction for certain townhomes by returning to the existing 20-foot setback from other public street right-of-way for all townhomes and remove decks and porches from consideration as usable outdoor space in the R-SA-8 zoning district
 - 1. Susan Garber - 9100 Gorman Road, Laurel - called to speak for Savage Community Association - speaks on Savage Mill remainder and Amendments 14, 39, 40 & 41

- NN. Amendment 40 - This amendment would delete the proposed setback reduction for certain townhomes by returning to the existing 20-foot setback from other public street right-of-way for all townhomes and remove decks and porches from consideration as usable outdoor space in the R-A-15 zoning district
 - 1. Susan Garber - 9100 Gorman Road, Laurel - called to speak for Savage Community Association

- OO. Amendment 41 - This amendment would remove the option to develop up to 25 dwelling units per acre in the R-A-15 zoning district
 - 1. Stuart Kohn - 8709 Yellow Bird Court, Laurel - called to speak in Favor of amendment #41 -
 - 2. Brian Clifford - 9126 Washington Street, Savage - called to speak In Favor
 - 3. Susan Garber - 9100 Gorman Road, Laurel - called to speak

PP. Amendment 42 - This amendment would add the Daisy, Lisbon, and Glenwood rural crossroads to the list of areas in which the BRX floating zoning district can be applied

1. Theodore Mariani - 16449 Ed Warfield Road, Woodbine - called to speak about BRX - against Daisy; supports Lisbon & Glenwood;
2. Richard Tufts - 2830 Duvall Road, Woodbine - called to speak Against BRX in Daisy
3. Daniel O'Leary - 12832 Highland Road, Highland - called to speak
4. Carl Oehrig - 2835 Daisy Road, Woodbine - called to speak against BRX in Daisy, Glenwood or Lisbon (Amendment #42)
5. Brenda Stewart - 2752 Daisy Road, Woodbine - called to speak for Concerned Citizens of Western Howard County against Amendment #42 - (BRX in Daisy, Lisbon & Glenwood)
6. Gail Calhoun - 15894 Union Chapel Road, Woodbine - opposed to BRX zoning in Daisy - Amendment#42 -
7. Jim Horton - 2735 Daisy Road, Woodbine - called to speak Amendment #42

QQ. Amendment 43 - This amendment would add the "Nursing homes and residential care facilities" use to the list of permitted uses in the BRX floating zoning district

1. Theodore Mariani - 16449 Ed Warfield Road, Woodbine - called to speak
2. Daniel O'Leary - 12832 Highland Road, Highland - called to speak
3. Liz Davis - 12850 Highland Road, Highland - called to speak Against 40.001 - Amendment #43- assisted living in BRX

RR. Amendment 44 - This amendment would add the R-SC zoning district as a sending option in the Neighborhood Preservation Density Exchange Option program

SS. Amendment 45 - This amendment would change the zoning on map amendment number 15.004 from RC-DEO to B-1

1. Susan Booth - 1775 Butterfly Court, Sykesville - Amendments #45, 46, 47 (Maps Nos. 15.004, 006 & 007) - called to speak against amendments
2. Wayne Livesay - 1120 Day Road - called to speak against Amendment 45 (Livestock Road)
3. Sandra Renovetz - 1180 Day Road, Sykesville - called to speak Against Livestock Road properties
4. William Erskine - Maple Lawn Blvd., called to speak For B-1 on Livestock Road - 15.004 , 006, 007
5. Howard Blackman - 12807 Forest View Court, Sykesville - speaking for Make Route 32 Safe - called to speak against Amendment #45 - Livestock Road

TT. Amendment 46 - This amendment would change the zoning on map amendment

number 15.006 from RC-DEO to B-1

1. Susan Booth - 1775 Butterfly Court, Sykesville - called to speak

UU. Amendment 47 - This amendment would change the zoning on map amendment number 15.007 from RC-DEO to B-1

1. Susan Booth - 1775 Butterfly Court, Sykesville - called to speak

VV. Amendment 48 - This amendment would change the zoning on maps 37.002, 37.003, 37.005, 37.006, 37.007, 37.014, 37.015, 37.016, 37.027 and 43.017 from CE-CLI/CR to TOD

WW. Amendment 49 - This amendment would add a parcel to map amendment 38.013 and change the zoning to B-1

XX. Amendment 50 - This amendment would change the zoning on map amendment number 40.004 from RR-DEO to CCT

1. Daniel O'Leary - 12832 Highland Road, Highland - called to speak for Greater Highland Community Association

YY. Amendment 51 - This amendment would change the zoning on map amendment number 46.002 from R-A-15/R-ED to R-ED/MXD-3

ZZ. Amendment 52 - WITHDRAWN - no testimony

AAA. Amendment 53 - This amendment would change the zoning on map amendment number 47.003 from CAC/CE-CLI to CE-CLI/CR

BBB. Amendment 54 - This amendment would change the zoning on map amendment number 47.005 from CAC/CAC-CLI/CR to CE-CLI/CR

CCC. Amendment 55 - This amendment would change the zoning on map amendment number 47.006 from CAC-CLI/CR to R-A-15/CR

DDD. Amendment 56 - This amendment would add a new map amendment number 14.003 for consideration of a zoning change from RR-DEO to B-1 for the property at 2890 McKendree Road

1. Theodore Mariani - 16449 Ed Warfield Road, Woodbine - called to speak

EEE. Amendment 57 - This amendment would change the zoning on maps 47.001 and

47.010 from R-A-15 to R-SA-H

1. Susan Garber - 9100 Gorman Road, Laurel - called to speak for Savage Community Association
2. John Garber - 9100 Gorman Road, Laurel - called to speak Against #57 (Savage Mill Remaining Property)
3. Marie Raven - 9104 Gorman Road, Laurel - called to speak on #57 & 58, Savage Mill Remainder
4. Brian Clifford - 9126 Washington Street, Savage - called to speak In Favor - Amend #41, 57, 58 (if some changes to R-SA-H)

FFF. Amendment 58 - This amendment would add the R-SA-H zoning district

1. Cathy Hudson - 6018 Old Lawyer's Hill Road, Elkridge - called to speak on amendment 58
2. Susan Garber - 9100 Gorman Road, Laurel - called to speak for Savage Community Association
3. Marie Raven - 9104 Gorman Road, Laurel - called to speak
4. Brian Clifford - 9126 Washington Street, Savage - called to speak

GGG. Amendment 59 - This amendment would change the zoning on maps 24.001 from R-A-15 or CEF to R-12, 24.004 from R-SC or CEF to R-12, and 24.005 from R-A-15 or CEF to R-12

HHH. Amendment 60 - This amendment revises permitted uses for conditional uses

III. General

1. Stuart Kohn - 8709 Yellow Bird Court, Laurel - called to speak
2. Grace Kubofcik - 4801 Carmen Drive, Ellicott City - called to speak on text amendments - will send in writing

IV. Adjourn at 6:33

Visit the Council's website (cc.howardcountymd.gov) to view legislation, send written testimony, and sign-up electronically to testify at public hearings.

Persons needing accommodations to fully participate in the meeting, please contact the Council Office, 410-313-2001, at least eight working days in advance.