



Howard County Council

George Howard Building
3430 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

Agenda

July 13, 2013 – July 19, 2013

County Council
Comprehensive Zoning
Monday, July 15, 2013
Banneker Room

George Howard Building, 3430 Court House Drive, Ellicott City, MD
3:30 p.m.

Public Hearing

A1CB32-2013 – Introduced by Greg Fox - New minimal lot size for RR & RC.

A2CB32-2013 – Introduced by Greg Fox - Limits residential development in various districts in the PSA.

A3CB32-2013 – Introduced by Greg Fox - Limits floating zones or overlay districts for parcels added to the PSA.

A6CB32-2013 - Corrects map 46.002.

A7CB32-2013 - Map 46.002 –corrects the configuration of R-ED/R-A-15.

A8CB32-2013 – Introduced by Greg Fox - Map 46.002 – changes zoning to R-ED.

A9CB32-2013 – Introduced by Greg Fox - Map 46.002 – changes zoning to RR.

A10CB32-2013 – Introduced by Mary Kay Sigaty - Adds certain provisions to the CEF Floating District.

A11CB32-2013 – Introduced by Jennifer Terrasa - Amends the minimum minimal development size for all CEF properties.

A12CB32-2013 – Introduced by Calvin Ball - Amends the thresholds for barrel Breweries.

A13CB32-2013 – Introduced by Mary Kay Sigaty - Requires any residential use in the R-A-25 to be reviewed by the DAP.

A14CB32-2013 – Introduced by Jennifer Terrasa - Makes various amendments related to the CR zoning district.

- A15CB32-2013 – Introduced by Chair at request of Woodmont - Removing map 8.001 from consideration.
- A16CB32-2013 – Introduced by Calvin Ball - Map 37.011 – changes zoning to R-20.
- A17CB32-2013 – Introduced by Calvin Ball - Map 43.003 – changes zoning to B-1.
- A18CB32-2013 – Introduced by Jennifer Terrasa - Map 43.009 – changes zoning to B-1.
- A19CB32-2013 – Introduced by Jennifer Terrasa - Map 43.012- changes zoning to B-1.
- A20CB32-2013 – Introduced by Chair - Creating a new section for amendment requests received after December 14, 2012.
- A22CB32-2013 – Introduced by Chair at request of Orndorff - Adding map 28.003.
- A23CB32-2013 – Introduced by Chair at request of Peters - Adding map 41.001.
- A27CB32-2013 – Inserts new summary chart.
- A28CB32-2013 - Map 14.001 – shows acreage split between RR-DEO and POR.
- A29CB32-2013 - Maps 15.001, 002 and 003 – adds note to relate the 3 maps.
- A31CB32-2013 - Map 38.003- changes to CE-CLI & R-12.
- A32CB32-2013 - Map 40.004- amended to show full acreage.
- A33CB32-2013 - Maps 43.001, 002, 004 and 013 – inserts maps into bill.
- A34CB32-2013 - Map 43.018 – changes to CAC-CLI/CR.
- A35CB32-2013 - Map 43.021 – changes to CE-CLI/CR.
- A36CB32-2013 - Map 44.001 – inserts proper map into bill.
- A37CB32-2013 - Map 24.004 – Inserts correct map into bill, shows adjacent property and designates R-SC zoning.
- A38CB32-2013 - Map 37.012 – inserts correct map into bill and shows acreage split between POR and R-A-15.
- A39CB32-2013 – Introduced by Jennifer Terrasa - Deletes setback for certain townhomes in the R-SA-8 zoning district.
- A40CB32-2013 – Introduced by Jennifer Terrasa - Deletes setback for certain townhomes in the R-A-15 zoning district.

A41CB32-2013 – Introduced by Jennifer Terrasa - Removes the option of up to 25 dwellings per acre in R-A-15.

A42CB32-2013 – Introduced by Greg Fox - Adds the Daisy, Lisbon and Glenwood crossroads to the list of areas where the BRX can be applied.

A43CB32-2013 – Introduced by Greg Fox - Adds “nursing homes and residential care facilities” to permitted uses in BRX.

A44CB32-2013 – Introduced by Jennifer Terrasa - Adds R-SC as a sending district in the Neighborhood Preservation DEO program.

A45CB32-2013 – Introduced by Greg Fox - Map 15.004 – changes to B-1.

A46CB32-2013 – Introduced by Greg Fox - Map 15.006 – changes to B-1.

A47CB32-2013 – Introduced by Greg Fox - Map 15.007 – changes to B-1.

A48CB32-2013 – Introduced by Calvin Ball - Maps 37.002, 003, 005, 006, 007, 014, 015, 016, 027 and 43.017 – changes to TOD.

A49CB32-2013 – Introduced by Courtney Watson - Map 38.013 – changes to B-1.

A50CB32-2013 – Introduced by Mary Kay Sigaty - Map 40.004 – changes to CCT.

A51CB32-2013 – Introduced by Jennifer Terrasa - Map 46.002 – changes to R-ED/MXD-3.

A53CB32-2013 – Introduced by Jennifer Terrasa - Map 47.003 – changes to CE-CLI/CR.

A54CB32-2013 – Introduced by Jennifer Terrasa - Map 47.005 – changes to CE-CLI/CR.

A55CB32-2013 – Introduced by Jennifer Terrasa - Map 47.006 – changes to R-A-15/CR.

A56CB32-2013 – Introduced by Greg Fox - Map 14.003 – changes to B-1.

A57CB32-2013 – Introduced by Jennifer Terrasa - Maps 47.001 and 47.010 – changes to R-SA-H.

A58CB32-2013 – Introduced by Jennifer Terrasa - Adds an R-SA-H district.

A59CB32-2013 – Introduced by Calvin Ball - Changes 24.001 to R-12 or CEF; changes 24.004 to R-12 or CEF; changes 24.005 to POR.

A60CB32-2013 - Revises permitted uses for conditional uses to include such uses as antique shops and bakeries.

7:30 p.m.

Legislative Public Hearing

Approve Minutes –

- Comprehensive Zoning Work Session – July 1, 2013
- Council Open Minutes, Closed Meeting – July 1, 2013
- Council Closed Minutes, Closed Meeting – July 1, 2013
- Comprehensive Zoning Work Session – July 3, 2013
- Comprehensive Zoning Work Session – July 5, 2013

The following legislation was introduced by the Chairperson at the request of the County Executive unless otherwise noted:

Financial

Transfer of Appropriation Ordinance No. 1-FY2014 - Transferring \$1,400,000 in Pay As You Go funding to the Board of Education's capital project E0980, Systemic Renovations.

Transfer of Appropriation Ordinance No. 2-FY2014 - Transferring \$1,000,000 in grant funding from Capital Project C0214, Category Contingency Fund, to H2014, Highway Resurfacing.

Council Resolution No. 89-2013 - Approving certain transfers between major categories of the Howard County Board of Education Operating Budget for Fiscal Year 2014; transferring a total of \$5,213,460 to the Fixed Charges category; removing \$1,400,000 from the Maintenance of Plant category; amending the Operating Budget for Fiscal Year 2014 as reflected in Council Resolution No. 64-2013; and generally relating to the Board of Education Operating Budget for Fiscal Year 2014.

General

Council Bill No. 38-2013 - Amending the Watershed Protection and Restoration Fee to require that the fee schedule adopted by the County Council include an impervious surface rate and rates for residential properties; to provide that certain agricultural properties shall be charged the residential rate under certain conditions; to allow for certain credits for certain nonprofit entities; to clarify the Assistance Program as it relates to nonprofit entities and nonresidential properties; and generally relating to the Watershed Protection and Restoration Fee.

Council Bill No. 39-2013 - Introduced by Greg Fox - Modifying the Watershed Protection and Restoration Fee for certain religious institutions, noncollegiate educational institutions, community service partners, certain historic properties, properties outside the planned service area for water and sewerage, certain swim clubs, and certain amateur athletic fields; providing a certain cap on the Fee County-wide; providing for a certain phase-in of the Fee; and generally relating to the Watershed Protection and Restoration Program in Howard County.

Council Bill No. 40-2013 - Introduced by Greg Fox - Amending the PlanHoward 2030 by adjusting the Planned Service Area boundary of the Master Plan for Water and Sewerage to remove a specified area; by denoting a specified area as being in a specified Growth Tier, and generally relating to the PlanHoward 2030.

Council Bill No. 41-2013 - Required by the Federal Emergency Management Agency, amending floodplain regulations in the Howard County Code in order to remain eligible for the National Flood Insurance Program; defining certain terms; amending certain definitions; clarifying certain provisions; making certain technical corrections; clarifying certain prohibitions against the storage of materials in a floodplain; setting forth the statutory authority and purposes of floodplain regulations; providing that a stricter law shall govern if there is a conflict of law; providing a basis for establishing special flood hazard areas and base flood elevations; providing for the use and interpretation of Flood Insurance Rate Maps; setting forth certain requirements for certain types of development in the floodplain under certain conditions and subject to certain limitations; requiring certain permits consistent with current requirements; requiring certain information to be submitted with a permit application; providing for certain disclaimers and warnings; establishing the role, duties and responsibilities of the Floodplain Administrator; requiring certain conditions when a development is going to affect the flood-carrying capacity of nontidal waters; requiring that certain subdivision and development proposals minimize flood damage; providing for certain enforcement authority; clarifying certain variance criteria; and generally relating to floodplain regulations in the Howard County Code.

Council Resolution No. 88-2013 - Approving schedules for various charges related to the Watershed Protection and Restoration Fee including a rate for residential properties; clarifying credits for nonprofit entities, and setting forth certain assistance amounts that apply to nonresidential properties.

Council Resolution No. 90-2013 - Approving an application by Barrow Family, LLC to sell an agricultural land preservation easement on their property, located on the north side of Old Frederick Road in Sykesville, Howard County, Maryland at Tax Map 8, Parcel 164 and consisting of approximately 74.06 acres to the Maryland Agricultural Land Preservation Foundation.

Council Resolution No. 91-2013 - Authorizing the County Purchasing Agent to waive the formal competitive bidding requirements of Title 4, Subtitle 1 of the Howard County Code in order to enter into an agreement with Security Development Corporation, a Maryland corporation, for the construction of road improvements to realign the intersection of Ilchester Road and Landing Road.

Council Resolution No. 92-2013 - Introduced by Chairperson at the request of the Community Action Council of Howard County - Endorsing an application by the Community Action Council of Howard County to the Maryland Department of Housing and Community Development's Community Investment Tax Credit program providing tax credits for individuals who donate to certain 501(c)(3) organizations.

Tabled Legislation

Council Resolution No. 150-2011 – Proposing to add a section to Article VIII. “Centralized Purchasing” of the Howard County Charter to limit the exercise of the power of eminent domain so that the power is used only for public purposes and not for private economic development, and submitting this amendment to the voters of Howard County for their adoption or rejection in accordance with Article X of the Howard County Charter and Article XIA of the Maryland Constitution.

Council Bill No. 32-2013 - Adopting the 2013 Comprehensive Zoning Plan of Howard County in order to adopt the Howard County Zoning Maps and amend the Howard County Zoning Regulations, which include requirements related to zoning districts, permitted uses, accessory uses, temporary uses, nonconforming uses, conditional uses, design standards, density, lot size, building height limits, setbacks, parking, and supplementary regulations; and generally relating to zoning and land use in Howard County.

Council Bill No. 35-2013 - Amending moderate income housing unit provisions to allow certain alternatives to the moderate income housing unit obligation in certain zoning districts; allowing a developer to substitute moderate income housing units by purchasing, rehabilitating, and offering for sale certain existing housing units that are in foreclosure under certain conditions; allowing the substitution of units by offering a certain number of units to certain eligible low-income purchasers who have a certain annual household income; allowing a fee-in-lieu under certain conditions; and generally related to moderate income housing units in Howard County.

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County Council
Comprehensive Zoning
Tuesday, July 16, 2013
Banneker Room
George Howard Building, 3430 Court House Drive, Ellicott City, MD
6:30 p.m.

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County Council
Comprehensive Zoning Work Session
Wednesday, July 17, 2013
C. Vernon Gray Room
George Howard Building, 3430 Court House Drive, Ellicott City, MD
4:00 p.m.

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County Council
Comprehensive Zoning Work Session
Thursday, July 18, 2013
Banneker Room
George Howard Building, 3430 Court House Drive, Ellicott City, MD
8:30 a.m.

Visit the Council's website (<http://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.