



Howard County Council

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

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 Work Session
July 18, 2013

Council Members Present:

Jennifer Terrasa, Council Chairperson; Mary Kay Sigaty, Council Vice Chairperson; Greg Fox (by phone); Calvin Ball; Courtney Watson

Staff Present: Sheila Tolliver, Administrator; Theodore Wimberly, Legislative Assistant; Robin Regner, Administrative Assistant

I. Call to Order at 9:25 a.m.

II. Text Amendments

A. Greg Fox proposes amendment: Assisted Living Facilities/Nursing Care in B-1 and B-2 as a conditional use (non-planned service area)

B. Off-Street Parking

1. Home based contractors
2. Residential uses
3. Apartments – add guest parking
4. Age restricted
5. Commercial uses
6. Restaurant Parking – outdoor seating
7. Motor vehicle fueling facility
8. Community functions
9. Townhouse parking
10. Hearing Examiner and DPZ authority to determine if parking is adequate and to allow a variation
11. Townhouse parking

C. Maple Lawn South - MXD

1. Proposed amendment for Maple Lawn South for a MXD overlay
2. Discussion of density and minimum requirements for MXD
3. Discussion of process for PDP – to come before the Zoning Board
4. For purposes of Comp Zoning – proposal of R-ED with MXD Overlay (amendment 51)
5. Discussion of MXD-3 and MXD-6

D. General

1. Neighborhood Preservation Parcel Program – transfer of density within planning districts
2. Page 215, Line 18 – CR District – “and required to meet” inserted
3. Page 44, line 14 – definition of recreation facility commercial – remove “or gaming”
4. Temporary Storage
5. Pods
6. Definition of accessory solar collector
7. Setbacks for accessory structures in RR and RC
8. Dumpsters

E. Map Amendment #44.001 – O’Conner Drive

1. 4 properties – 3 properties as M-1 or M-2 and CSX property to TOD

F. Greg Fox Amendments

1. BRX District – distances
2. Remove Daisy from list of possible BRX areas
3. Prohibit bank drive-thrus

G. Upton Road amendments

H. Mulligan Hill – keep R-ED

I. Levering Avenue Property

1. David Carney called to speak – suggests CAC & B-2 split zoning

III. Adjourn at 11:50 a.m.