



Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Christiana Rigby, Chair
District 3
Deb Jung, Vice Chair
District 4
Opel Jones
District 2
Liz Walsh
District 1
David Yungmann
District 5

General Plan Work Session 1 Meeting Minutes –approved

Virtual – this meeting will *Hybrid* held In-Person and via WebEx
Video Streamed on <https://cc.howardcountymd.gov/Online-Tools/Watch-Us>
Wednesday, March 22, 2023
6:30 p.m.

Chair Rigby opened the meeting at 6:35pm.

Councilmembers present: Chair Christiana Rigby; Vice-chair Deb Jung; Opel Jones, Liz Walsh, and David Yungmann.

Staff Present: Michelle Harrod, Council Administrator; Craig Glendenning, County Auditor; Margery Sayers, Executive Assistant; Charity Respass, Administrative Assistant; Theo Wimberly, Lynne Rosen, and Owen Kahn, Legislative Analysts. Gary Kuc, County Solicitor and Amanda Mihill, Assistant County Solicitor.

Agenda:

1. General Plan Introduction (Chapter 1)
 - a. Presentation HCBBD Core Team
 - b. Council member Q&A

Chair Rigby gave introductory remarks about the County Executive's Proposed General Plan, HoCo By Design (HCBBD). Director Gowan gave introductory remarks and thanked DPZ staff for their work on the General Plan.

General Plan Introduction (Chapter 1)

a. Presentation HCBBD Core Team

Director Gowan described the four pronged approach of developing HCBBD and described the ways the General Plan influences Howard County. She gave an overview of the HCBBD project milestones since work began in 2020.

Mr. Noonkester discussed best practices, data collection, and community engagement. Issues and challenges included population growth, limited undeveloped land, lack of affordable housing, and the pandemic. Mr. Noonkester described how future trends, developments, and demands were modeled. He discussed opportunities for redevelopment and “missing middle housing.” Mr. Noonkester acknowledged the HCBD development partners, which include the Planning Advisory Committee, the Technical Advisory Group, and Strategic Advisory Groups.

Deputy Director Kendall summarized three years of community engagement, which began with raising awareness online and via flyers/yard signs in 2020. Public engagement began in early 2021 with substantial attendance, including through programs such as “On the Table” and the Better Communities Online Game. Deputy Director Kendall described efforts to promote diversity and inclusion in the outreach process. Public engagement informed the Future Land Use Map and the 5 major themes of the plan. Deputy Director Kendall described the HCBD workshop process, the release of the five chapters, and the release of the draft plan in 2022.

Ms. Bolinger overviewed the HCBD plan and the Route 1 Plan. The full plan is about 750 pages, including 11 chapters and 3 appendixes. The five themes are: Ecological Health, County in Motion, Economic Prosperity, Dynamic Neighborhoods, and Quality by Design. Conservation, public school facilities, infrastructure, and growth have their own chapters. The final chapter covers implementation. Ms. Bolinger summarized the Route 1 Master Planning initiative and the vision for the Route 1 corridor.

b. Council member Q&A

The HCBD Team responded to questions from Councilmembers about the differences in approach from the 2030 Plan; details on ownership of missing middle housing; incentivizing via zoning; accommodating attached dwelling unit (ADU) construction in a single family detached home; the level of engagement was for the last General Plan; the equity comparison in per capita population between 2010 and 2019; engagement from the Route 1/Elkridge populations; how existing County plans were incorporated into HCBD; land use for Village Centers; and future housing demand.

There was general discussion about how various budget priorities will align with this plan; redevelopment in specific communities, such as the Route 40 corridor; low- and moderate-income housing; and if development was worth the relatively small revenue impact.

Follow up requested:

- *Opel – Page 12 what was the population comparison on Racial and Ethnic Composition.*
- *Liz – Requests –*
 - *Would like to see more specific versions on the Land Use Map*
 - *Site Source do not seem consistent would like to see where it is from and date,*
 - *Can we have presentations before hand*

- *More specifics about engagement along Rt 1 and Engagement of Tenants (rental) spoke to landlords not rentals, Rt 1 –*
- *how did you determine the 2% undeveloped land– what date, what was the percentage during the last General Plan*
- *Yungmann – Wanted to know how the HoCo by Design public engagement numbers compare to the engagement efforts in the last General Plan.*
- *Jung – More information about the relationship of the “missing middle” and building generational wealth.*

General Plan
Work Session 1 Agenda – Participants

HCBD Core Team

Amy Gowan
Mary Kendall
Kristin O’Connor
Kate Bolinger
Sarah Latimer
Matt Noonkester