



# Howard County Council

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

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 2 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 29, 2023  
9:30 am

Chair Rigby opened the meeting at 9:36am.

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

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

### Agenda:

1. Growth Conservation (Chapter 2), Future Land Use Map (FLUM) and Character Areas (Appendix B)
  - a. Presentation by HCBD Core Team.

The HCBD gave a presentation on Chapter 2, the Future Land Use Map, and Appendix B.

- b. Council member Q&A

The HCBD responded to questions from Councilmembers about housing demand; undeveloped or protected land; green space protection; and assumptions behind demand calculations.

There was a general discussion of how the General Plan calculated the housing need and further discussion about how the upcoming Gateway master plan will affect the County.

The HCBD responded to questions from Councilmembers about proposed activity centers along Route 1 and in Columbia; commercial demand; how development will affect stormwater management plans; guidelines for historic communities; New Town zoning; and upcoming comprehensive rezoning.

## 2. Fiscal Impact Analysis

### a. Presentation by HCBD Core Team

The HCBD gave a presentation on the Fiscal Impact Analysis.

### b. Council member Q&A

The HCBD responded to questions about modeling assumptions and how alternate housing developments would affect fiscal impact.

The Council decided they would need more time for questions on the Fiscal Impact Analysis and agreed to schedule a follow up meeting. Chair Rigby closed the meeting at 12:30pm.

*Follow up items:*

- *Councilmember Walsh asked how proposed development will affect the ecological health of the County and the HCBD team recommended she ask during the presentation on the Ecological Health chapter.*
- *Councilmember Yungmann and Chair Rigby discussed reviewing an Economic Development Authority report that dug into County commuting flows and estimated 20,000 people commute in every day.*
- *Councilmember Jung and Councilmember Walsh asked that the Activity Centers slides be included in the full General Plan document.*
- *Councilmember Walsh asked for more clarity on how historic communities will be affected by being categorized as an area to strengthen in the Future Land Use Map and the HCBD team recommended she ask during the presentation on the Quality By Design chapter.*
- *Chair Rigby asked the HCBD team to send the Council the presentations a week in advance so that the members have time to read the material ahead of the meeting.*
- *Chair Rigby asked for a 2018 SAAC requested analysis from Urban Analytics on fiscal projections.*
- *Councilmember Yungmann asked for a map of high level zoning changes since the last General Plan (for example, places that were once designated for employment but are now designated for residents).*

HCBD Core Team: Amy Gowan, Mary Kendall, Kristin O'Connor, Kate Bolinger, Sarah Latimer, Matt Noonkester. Budget Office: Holly Sun, Jeff Bronow, Jeoff Goins. County