



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 #5 Minutes – Approved

Hybrid Meeting (Virtual and In-Person Meeting)

Video Streamed on <https://cc.howardcountymd.gov/watch-us>

Wednesday, July 12, 2023

9:30 a.m.

Chair Rigby opened the meeting at 9:35 a.m.

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

Staff Present:

Michelle Harrod, Council Administrator; Roz Hightower, Administrative Support; Theo Wimberly, Administrative Manager; Lynne Blume Rosen, Legislative Analyst; Owen Kahn, Legislative Analyst; Craig Glendenning, County Auditor; Owen Clark, Deputy County Auditor; Gary Kuc, County Solicitor; and Amanda Mihill, Assistant County Solicitor.

Agenda

1. Chapter 7: Quality by Design

The Department of Planning and Zoning (DPZ) HoCoByDesign (HCBD) Core Team presented an overview of the HoCo By Design General Plan Update Chapter 7: Quality By Design, including the topics of preserving character in future development, identifying and transforming activity centers throughout the County, enhancing the public realm and walkability, addressing context-sensitive design, and encouraging and strengthening historic preservation.

Mr. Noonkester discussed the meaning of “character” and the importance of character throughout the HoCoBy Design Plan.

Additional issues reviewed by the HBCD Core Team included preserving character in future development; interaction between private uses and public spaces; enhancing the public realm and walkability; transformation of suburban centers to “activity centers”; the Gateway Master Plan; the redevelopment of Village Centers; addressing the missing middle; using the Future Land Use Map (FLUM) to guide redevelopment in activity centers; encouraging and strengthening historic preservation and conservation districts; and the implementation of an Historic Landmarks Program.

(410) 313-2001

fax: (410) 313-3297

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a) Council member Q&A

The Howard County by Design team responded to questions from the Council. Topics discussed included: New Town zoning elements; strategies for infill development; separate design manuals for Village Centers; how to define and preserve existing community; the members and role of the Design Advisory Panel (DAP); next steps after the General Plan; the process moving forward for dynamic neighborhoods; the Land Development Code Update; the use of the term “flexibility” and the impact on the County Council sitting as the Zoning Board; the efforts of DPZ to administer the various types of zoning; the impact of the General Plan on open space; and agriculture as a source of prosperity.

There was general discussion about the responses from and impact of the General Plan on various stakeholders; whether the General Plan addresses what constituents want; which shopping centers will be impacted; identification of activity centers; the opposition of stakeholders to the redevelopment of village centers as activity centers; examples of demonstration projects to launch a pilot project; and the responsibility of the Office of Transportation to build multimodal connections in Downtown Columbia.

2. Focus Areas (Appendix C)

a) Council member Q&A

The Howard County by Design team responded to questions from the Council on how specific the Future Land Use Map is at the parcel level; the decision making process for including properties in certain land use categories, specifically along Route 40; the vision and integration for industrial areas; ecological impact of mixed use activity centers; the position of commercial uses along roads in redeveloped village centers; with the role of HRD and other stakeholders in New Town zoning and covenants changes; how Gateway factors into the draft General Plan t; and how density will be spread throughout the County and not focused only in Columbia.

Chair Rigby adjourned the meeting at 1:20 p.m.

General Plan
Work Session 5 Agenda – Participants

HCBD Core Team

Brian Shepter
Jessica Bellah
Mary Kendall
Kristin O'Connor
Kate Bolinger
Sarah Latimer
Matt Noonkester

EDA – Jason Jannati
DPZ/DLD – Anthony Cataldo
DPZ/RCD – Beth Burgess, Samantha Holmes
DPZ/Zoning – Geoff Goins