



# Howard County Council

George Howard Building  
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## 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 4 Minutes – Approved

Hybrid Meeting (Virtual and In-Person Meeting)

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

Wednesday, June 21, 2023

9:30 am

Vice Chair Jung opened the meeting at 9:41 am.

**Councilmembers present:** Vice-chair Deb Jung; Liz Walsh (virtual); and David Yungmann (joined at 12:37 pm).

#### **Staff Present:**

Michelle Harrod, Council Administrator; Roz Hightower, Administrative Support; Theo Wimberly, Legislative Analyst; Owen Kahn, Legislative Analyst; Craig Glendenning, County Auditor; Owen Clarke, Deputy County Auditor; and Gary Kuc, County Solicitor.

**HCBD Core Team:** Listed below.

#### **Agenda**

1. Ecological Health (Chapter 3) and Technical Appendix A (the Environment)

The HCBD Core Team gave a presentation on Chapter 3, Ecological Health, and Technical Appendix A, Environment.

The HCBD Core Team responded to questions from the Council on how funding will be dedicated to preserving ecological health, including by using the Agricultural Preservation Program; the Administration's support for environmental legislation the DPZ's role in making necessary code changes; what assurances there are that environmental sections of the General Plan will be pursued by the Administration and various departments in the same way other sections are pursued; how vulnerable communities are defined and accounted for in the ecological plan; airplane noise pollution; recommendations to address neglected ecological health in the Route 1 corridor, such as tree canopy and heat islands; long term uses for the transfer tax as a funding source for preservation; integration of the General Plan with upcoming proposed changes to Zoning Regulations; environmental stewardship policies; the effects and long term plans for stream restoration projects, including the effects on forest and ecological health; funding opportunities for stormwater management projects; how redevelopment sites will

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achieve goals in this chapter; requirements for parking and parking lot designs at redevelopment sites; ongoing green neighborhood projects and if the program is going to be continued with different criteria; the status of flood vulnerability studies and floodwater design standards; the process for amending site development design regulations for bio-retention sites and how those new practices are incorporated; ideas to strengthen watershed management plans, stream restoration plans, and tree canopy plans; which departments are responsible for enforcing different plans and achieving stated goals and where those goals would be codified; plans for where solar facilities would be constructed; information about noise and light pollution from County facilities; if the 39% of protected land includes stormwater retention facilities on properties; and if there are multiple locations in the County that do mineral extractions.

## 2. Fiscal Impact Analysis

The HCBD Core Team gave a presentation on the Fiscal Impact Analysis for the General Plan.

The HCBD Core Team responded to questions from the Council on targets for a balance between homeownership and renter-ship and different experiments that could be run with different balances; an analysis of how previous General Plans had performed in their fiscal impact analyses; the point at which Howard County will stop growing and if the HCBD Core Team studied jurisdictions where development ceased; how Kirwan education reform is going to affect the fiscal impact of the school system; how older infrastructure will be replaced if revenue for new development tapers off; the expected number of new students entering the public schools each year; how the expected rate of inflation is modeled and why it is so much lower than current inflation; the changes in services needed depending on how many apartments, condos, detached homes, or other housing types are developed; the feasibility of 18,500 jobs in Howard County office buildings and how demand might continue to change as a result of COVID; assumptions made about transfer tax revenues and excise tax revenues; and options for senior housing and how missing middle housing fits into the General Plan.

*Follow up items:*

- *Councilmember Walsh requested information on if stormwater management facilities are included in the calculation of protected land in Howard County, and if so, how much.*
- *Councilmember Jung asked for alternative fiscal impact models that change the 90%-10% ratio of homeownership versus renter-ship. For example, how would a 75%-25% affect the model?*
- *Councilmember Jung asked for an analysis of how previous General Plans have performed in their fiscal analyses, and for the model to be shared with the Auditor.*
- *Councilmember Yungmann requested a “stress test” of the analysis that factors in failing infrastructure, increased cost of education due to Kirwan, and less development.*
- *Councilmember Jung requested Mr. Bronow share copies with the Council of all charts presented during the work session.*

Vice Chair Jung closed the meeting at 1:57 pm.

**General Plan**  
**Work Session 4 Agenda – Participants**

**HCBD Core Team**

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

DPZ/RCD – Susan Overstreet, Joy Levy  
DPZ/Engineering – Chad Edmondson  
DPW/stormwater – Mark Richmond  
OCS – Lindsay DeMarzo, Bill Mahoney, Julie Costantino  
DPZ/Research – Jeff Bronow  
Budget – Holly Sun