



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 #9 Minutes – Approved

Hybrid Meeting (Virtual and In-Person Meeting)

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

Wednesday, September 27, 2023

6:30 p.m.

Chair Rigby opened the meeting at 6:36 p.m.

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

Staff Present:

Michelle Harrod, Council Administrator; Isaiah Anderson, Executive Assistant; Theo Wimberly, Administrative Manager; Lynne Blume Rosen, Legislative Analyst; Owen Kahn, Legislative Analyst; Owen Clark, Deputy, County Auditor; Gary Kuc, County Solicitor; and Amanda Mihill, Assistant County Solicitor.

Agenda

Amendments to the General Plan

Council Member Discussion of Amendments

District 1

Council Member Walsh reviewed the District 1 amendments and discussed various topics, including:

- Route 1 Corridor;
- Climate crisis,
- Stormwater management;
- Deer management;
- Korean Way;
- Continued preservation of Old Ellicott City and Lawyers Hill Historical Districts;
- Character areas/zoning districts specific to agricultural land use;
- Mineral resources area;
- Housekeeping amendments, including maps, charts, and tables that do not have citations;
- Elkridge South;
- Open space acreage;

- Elimination of Green neighborhoods;
- Gateway; and
- Addition of hospital category to APFO.

District 3

Council Member Rigby reviewed the District 3 amendments and discussed various topics, including:

- Multiple versions of housing allocation chart;
- Striking Green Neighborhoods;
- Adding 500 units of affordable housing to incentive column of housing allocation chart;
- Reducing Activity Centers;
- Adding affordable for purchase units and affordable rental units to the housing allocation chart;
- Increasing home ownership in Activity Centers;
- Models to understand neighborhood turnover;
- Redevelopment of Owen Brown Village Center;
- Student generation yields by housing unit types and character areas;
- Student generation yields of housing built since 2020;
- Support of housing goals without overburdening schools; and
- Request for AFPO Task Force to look at specified data.

District 4

Council Member Jung reviewed the District 4 amendments and discussed various topics, including:

- Student yields and APFO;
- Housing Allocation chart;
- APFO exemptions;
- Origins of student growth;
- Elimination of Green Neighborhoods;
- Identification of future activity centers;
- Importance of home ownership for wealth building;
- Prescriptive language changed to suggestive language;
- Definition of affordable housing;
- Evaluation and accurate modeling of student generation yields;
- Future development of Gateway;
- Village Centers as areas to transform rather than to strengthen;
- Impact of airplane noise and particulates;
- BWI; and
- New Town zoning.

District 5

Council Member Yungmann reviewed the District 5 amendments and discussed various topics, including:

- Rural west and agriculture;
- Elimination of specific references to housing types to be encouraged in the Rural Crossroads;
- Minimum allocations for seniors and persons with disabilities tied to public funding;
- Elimination of Agricultural Fund money for general ecological purposes;
- Expansion of the use of Agricultural preservation funds to support the industry;
- Policy statement in Dynamic Neighborhoods to encourage home ownership;
- Removal of housing development as reason to expand the public water and sewer boundary;
- Maintenance of rural character when considering different types of housing development;
- Development of Agricultural Master Plan;
- Agrotourism; and
- Use of agricultural preservation funds to support industry that grow local food and to assist with succession plans.

Chair Rigby closed the meeting at 9:25 p.m.

General Plan
Work Session 9 Agenda – Participants

HCBD Core Team

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

Budget

Holly Sun

OOT

Bruce Gartner
David Cookson

DPW/Transportation

Amah Binde
Kris Jagarapu
Abdul Akbari
Mark Richmond
Bilal Sarayra
Art Shapiro
Jen Woo

EDA

Jennifer Jones
Kathy Johnson
Jason Jannati

DPZ

Jeff Bronow
Anthony Cataldo
Geoff Goins
Beth Burgess
Samantha Holmes
Susan Overstreet
Joy Levy
Chad Edmondson

OCS/Agriculture

Lindsay DeMarzo
James Zoller
Bill Mahoney
Julie Constantino

HCPSS

Tim Rogers
Dan Lubeley

DHCD

Kelly Cimino

Health

Mike Davis