



HCCA

Howard County Citizens Association

Since 1961...

The Voice Of The People of Howard County

Date: 20 November 2017

Subject: HCCA Testimony on CB80-2017

Good evening Council chair and members of the council. Tonight, I am speaking on behalf of the Howard County Citizens Association, HCCA. We are not in favor of this proposed ZRA - Bill which would amend all of B1 zoned parcels in the county allowing Hotels, Motels, Inns or the like on these parcels.

If the Council votes in favor of this Bill then what is the maximum height of such Motel or Hotel structures. We ask, because currently the "Bulk Regulations" under B1 states – "Maximum height for a structure with a pitched roof is 48 feet. The code also states a "Maximum height of 40 feet." Is this intended for a structure with a flat roof?

Reviewing the GIS map of zoning there are many parcels zoned B1 across the entire county. We simply ask why whenever existing zoning does not fit a given situation that the effective zoning begins a process of legislation and code change to affect parcels across the entire county. This is not right!

Why do we continue to entertain these requests? The petitioner should be directed to ask for a change in the zoning via a Change and Mistake Hearing. The public should have the opportunity to ask direct questions and cross examine the petitioner to understand the rationale for such a change. Why not ask for PEC or POR zoning for a particular B1 parcel in question?

What are the points of having a Masterplan, corridor manuals or comprehensive zoning to enact a plan if we continue to erode the work and plan established by so many stakeholders across the county? We ask what the Vision is for our County. This bill does address the Mater Plan but was this consideration for one parcel or all areas zoned B1? How many parcels in B1 does the petitioner own and how many of these parcels are hotels or motels to be constructed? The citizens should have a right to know. One has to wonder after all this time why this proposal is even before you to allow such facilities in B1.

We ask the Council to consider other appropriate zoning options for the petitioner before going down a path of legislation and zoning code changes to eliminate potential unfavorable outcomes with all parcels affected by the passage of CB80-2017.

Sincerely,

Howard Johnson / Stu Kohn
HCCA, Board of Directors / President