



HCCA

Howard County Citizens Association

Since 1961... The Voice of the People of Howard County

Date: September 18, 2019

Subject: **HCCA Testimony – CB 39-2019**

In favor of Revisions to Provisions regarding Development Rights and Responsibilities Agreements

My name is Alan Schneider. I am a Board member and officer of Howard County Citizens Association and authorized to testify for HCCA.

Thank you for recognizing and proposing needed improvements to provisions regarding Development Rights and Responsibilities Agreements in order to protect public health, safety and welfare.

The new provisions are needed to clarify for developers and citizens that all developments are subject to ongoing revisions in zoning laws and regulations. If land use laws and regulations are enacted, revised or updated the new laws and regulations should apply to proposed developments. Developers should not be able to “lock in” and avoid updates to outdated laws and regulations protecting public health and safety by claiming that they only have to comply with the laws and regulations existing at the time of execution of a Developers Agreement.

Developers and communities are benefitted by passage of CB 39 because it helps everyone to avoid expensive, protracted litigation, which has recently been experienced in Frederick County. CB 39 provided needed clarification that developers must comply with new laws. CB39 also provides a helpful procedure for developers and communities to resolve any concerns regarding ongoing developments.

Thank You,

Alan Schneider

Howard County Citizens Association Board Member