

Date: 24 September 2020

Subject: **HCCA Requests Thorough Review of the Redline Process**

Dear County Executive Ball and Council Members,

We, the Howard County Citizens Association, HCCA request your attention to fully review the use and process of Redlines used by the Department of Planning and Zoning, DPZ. This practice has gone on far too long without an investigation. In fact in the 2017 Development Regulations Assessment Comments Synopsis Database produced by DPZ on page 4 it states the public is looking for the Redline process to be evaluated.

Please note we are not saying that Redlines should not be used but to what extent.

We would like the following questions addressed about the Redline process:

- What is the definition?
- Why is it used and how long has this practice been going on?
- What is the criterion?
- What is the definition of “Minor” and where is it found?
- Why is the Redline not a part of the Zoning Regulations?
- Why are pre-submission meetings not required for Redlines as occurred in the recent Starbucks on Snowden River Parkway case?
- Why are Redlines permitted as stated by Amy Gowan, Director of Department of Planning and Zoning whenever a nonresidential development proposed for a floor area expansion of more than 25 percent as described in the Zoning Regulations in Section 16.156b? This was the case with the recent Starbucks on Snowden River Parkway conducted by the Planning Board.
- Why is the Redline process not very intuitive on the DPZ website?
- Where does one find a comprehensive list of the number granted over the years and for what reason?

The HCCA would like consideration for legislation based on the responses to these questions for adoption to correct the Redline anomalies to promote transparency and to gain a thorough understanding for your constituents. We would like to have a meeting with you to fully discuss our concerns with the possibility of legislative sponsorship to potentially correct the Redline process.

Stu Kohn
HCCA President