



Date: 20 May 2020

Subject: Howard County Citizens Association (HCCA) is **AGAINST** SDP-74-122, Snowden Crossing

Dear Planning Board Members,

The HCCA and the People's Voice are **AGAINST** the approval of SDP-74-122, Snowden Crossing. It in no way should be approved by Planning Board (PB) Members as questions need to be answered. We see this case is a REDLINE process for a request of a 2,100 square foot (SF) addition to the existing retail and restaurant building, a 300 SF outdoor seating area, and a drive-through access lane for a fast food restaurant, and approval of a setback adjustment for a dumpster, drive-through clearance bar, speaker post and menu signs. There are some very pertinent questions which need to be addressed by the PB prior to even think about ruling on this case. They are as follows:

- How does this constitute a REDLINE?
- Where does one find the REDLINE in the Zoning Regulations?  
We do see that under the Department of Planning and Zoning (DPZ) portion of the County Website under "Development Process and Procedures -- Other Processes & Procedures – Redline Revision Process" the definition of a REDLINE. It reads, "The redline review process is used for **minor** modifications or revisions to active or inactive commercial site development plans, residential site development plans, road construction plans or public water and sewer plans...". What is doesn't have are given examples. Yes – we have bolded the word "minor" because the word needs to be completely clarified in all cases. How is this case considered "**MINOR**?"
- What is DPZ's definition of "**MINOR**?"
- Will the REDLINE revision process be evaluated?
- How is this process fair for all parties?  
HCCA is not the only one with concerns. Please refer to the Howard County Land Development Regulations Assessment Comments Synopsis - December 2017 composed by DPZ and compiled from individual observations. On page 4 is a comment stating, "Will the REDLINE revision process be evaluated?"

Until such time the aforementioned questions are answered to your satisfaction your Decision and Order should simply state, “**DENIED**”.

Stu Kohn  
HCCA President