



# Community Forum

**DPZ's Recommendations to County Council  
on the Business Rural (BR) and Business Rural  
Crossroads (BRX) Zoning Districts**

**Gary J. Arthur Community Center  
2400 State Route 97  
Cooksville, Maryland 21723**

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## Presentation Agenda

- |                       |   |
|-----------------------|---|
| <b>7:00 – 7:05 pm</b> | <b>Welcome and Introductions (5 mins)</b><br>Amy Gowan, Deputy Director<br>Geoff Goins, Chief, Zoning, DPZ<br>Kristin O'Connor, Chief Community Planning, DPZ |
| <b>7:05 – 7:15 pm</b> | <b>Overview and Analysis</b><br>Geoff Goins (10 minutes)  |
| <b>7:15 – 7:20 pm</b> | <b>Recommendations</b><br>Geoff Goins (5 minutes)   |
| <b>7:20 – 7:55 pm</b> | <b>Question and Answer</b><br>DPZ Staff (35 mins)   |
| <b>7:55 – 8:00 pm</b> | <b>Wrap Up (5 mins)</b>   |

Overview

Analysis

Recommendations

Q&A

Wrap-Up

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## Overview of CB-55-15

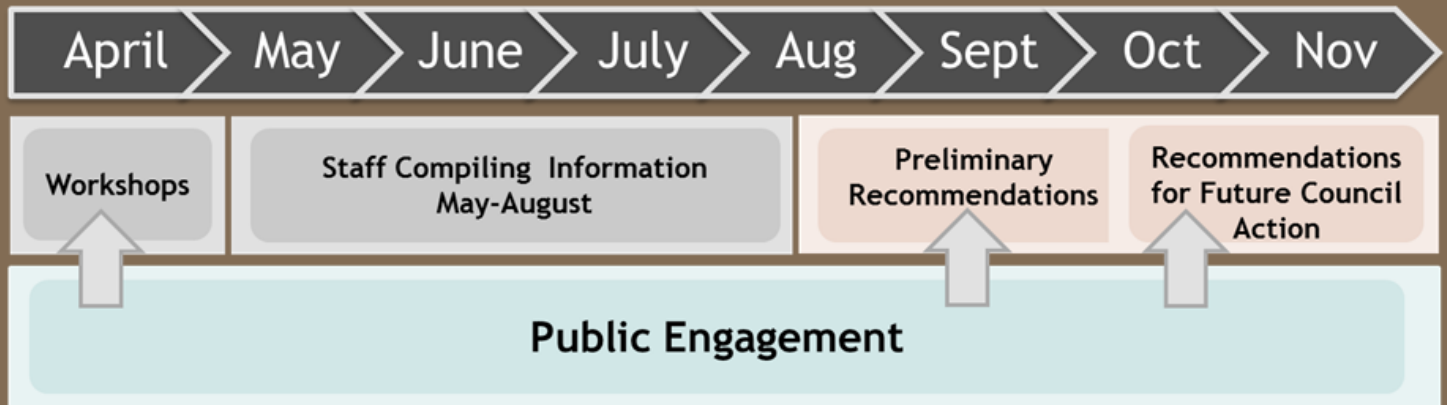
- 1) 12-month prohibition for rezoning requests BRX and BR  
- April 2016 – April 2017
- 2) DPZ to study the deficiencies of BRX and BR
- 3) DPZ to recommend revisions to County Council

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Four workshops (120 participants total)

Online comment form (100+ comments)



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## Major issues with BRX included:

- Adequacy of infrastructure: water, sewer, roads, and fire rescue
- Lack of market demand to support additional commercial
- Potential to impact rural character
- Increased traffic
- Potential for development to expand beyond four corners
- Potential to aggregate properties – increasing size and scale
- Lack of a comprehensive vision for each crossroad area
- Ability of Zoning Board to vary bulk regulations
- Compatibility of land uses



## DPZ Analysis Summary

**-DPZ found the following deficiencies with BRX:**

- 1. The zone is a “one size fits all” approach**
- 2. Unintended consequences**
- 3. Lack of demand for commercial development**

**-No major issues with BR**

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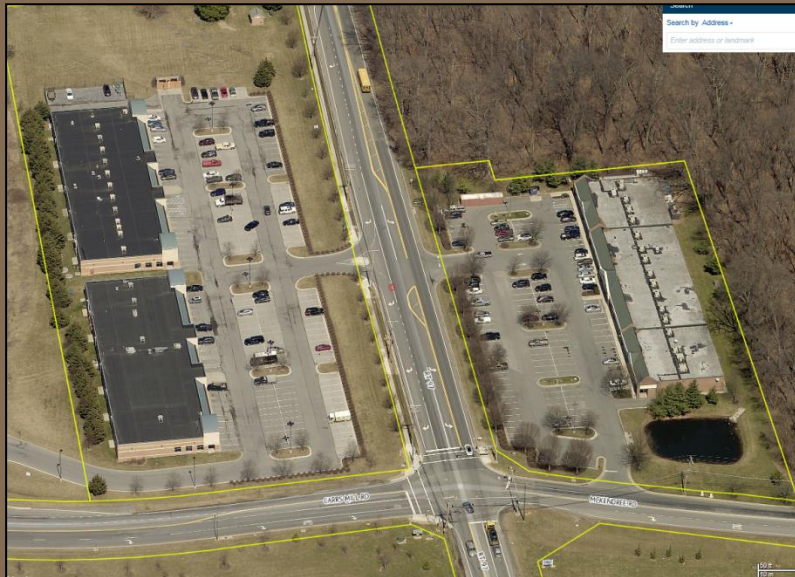
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# “One Size Fits All” Approach

## 4 Distinct Communities: History, Design/Character, Demand/Need

Glenwood

Lisbon



Overview

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Recommendations

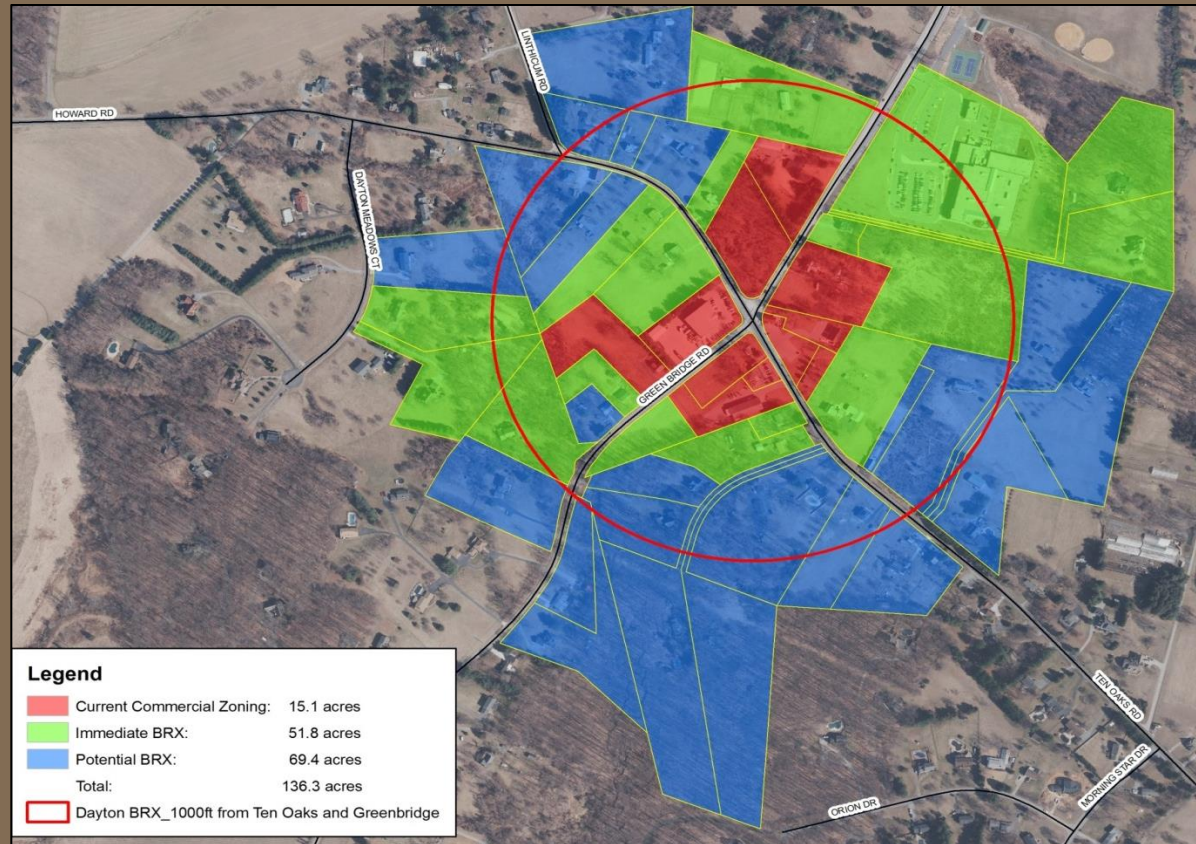
Q&A

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# Unintended Expansion of Commercial

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## Lack of Demand for Commercial

50 % Vacancy Rate in Glenwood Station SC



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## Analysis of B-R

Limited application of the zone over the past 24 years

Comprehensive review and amendments during the 2013  
Comp Zoning

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## DPZ Recommendations

**BRX Zoning District:**

**Amend the Zoning Regulations to eliminate the BRX Zoning District.**

**Council has sufficient time to process a Zoning Regulation Amendment and take action prior to the expiration of CB-55-15.**

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## DPZ Recommendations

BR Zoning District:

No proposed changes

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## Question and Answer



## Wrap-Up

1. DPZ submits the final memo to Council
2. Council determines next steps
3. DPZ will inform community about any proposed legislation and opportunities for future input

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