

Introduced _____
Public Hearing _____
Council Action _____
Executive Action _____
Effective Date _____

County Council Of Howard County, Maryland

2016 Legislative Session

Legislative Day No. _____

Bill No. _____ -2016

Introduced by the Chairperson at the request of the County Executive

AN ACT amending *PlanHoward 2030*, the general plan for Howard County, in order to amend Growth Tiers, as required by the Maryland Sustainable Growth and Agricultural Preservation Act of 2012; revising certain maps to reflect changes in Growth Tiers; amending text to describe Growth Tiers; and generally relating to planning, zoning and land use in Howard County.

Introduced and read first time _____, 2016. Ordered posted and hearing scheduled.

By order _____
Jessica Feldmark, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2016.

By order _____
Jessica Feldmark, Administrator

This Bill was read the third time on _____, 2016 and Passed ____, Passed with amendments ____, Failed ____.

By order _____
Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ____ day of _____, 2016 at ____ a.m./p.m.

By order _____
Jessica Feldmark, Administrator

Approved/Vetoed by the County Executive _____, 2016

Allan H. Kittleman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment

1 **WHEREAS**, during the 2012 legislative session, the Maryland General Assembly
2 enacted Senate Bill 236, The Sustainable Growth and Agricultural Preservation Act of 2012, that
3 required local jurisdictions to adopt Growth Tiers by December 31, 2012; and
4

5 **WHEREAS**, Growth Tiers designate certain areas for different types of development
6 depending on certain characteristics such as sewerage service, agricultural use, forest and green
7 space, and locally designated growth areas; and
8

9 **WHEREAS**, Senate Bill 236 specifically left the final determination of where to
10 establish the Growth Tiers to local jurisdictions; and
11

12 **WHEREAS**, in July of 2012, by passage of Council Bill No. 26-2012, the Howard
13 County Council adopted *PlanHoward2030*, a new general plan for Howard County, but deferred
14 the inclusion of the Growth Tiers; and
15

16 **WHEREAS**, in December of 2012, the County Council amended and passed Council Bill
17 No. 37-2012, which sought to adopt Growth Tiers designations; and
18

19 **WHEREAS**, in December of 2012, the former County Executive vetoed the amended
20 Council Bill No. 37-2012; and
21

22 **WHEREAS**, in January of 2013, the County Council considered Council Bill No. 1-2013
23 which, again, sought to adopt Growth Tiers designations in order to comply with Senate Bill 236;
24 and
25

26 **WHEREAS**, in February of 2013, Council Bill No. 1-2013 was amended, revising the
27 Growth Tiers Map and making other text amendments; and
28

29 **WHEREAS**, Council Bill No. 1-2013, as amended, was passed by the County Council

1 and was effective on April 10, 2013; and

2
3 **WHEREAS**, for areas designated as Tier IV with development potential, Council Bill
4 No. 1-2013 restricted the development rights of landowners to a minor subdivision of four units
5 or less without compensation; and

6
7 **WHEREAS**, the County Executive, in accordance with State law, now wishes to amend
8 *PlanHoward2030* in order to amend the Growth Tier designations that were adopted by Council
9 Bill No. 1-2013; and

10
11 **WHEREAS**, this proposed amendment will remove the Tier IV designation that was
12 placed on certain properties in the rural conservation (RC) zoning district with major subdivision
13 potential and the Tier IV designation that was placed on two longstanding institutional
14 properties, Bon Secours and the Franciscan Friars at Folly Quarter; and

15
16 **WHEREAS**, these properties will obtain a Tier III status; and

17
18 **WHEREAS**, Tier IV properties will consist of all other remaining land in the RC zoning
19 district and preserved parcels in the RR zoning district; and

20
21 **WHEREAS**, this proposed amendment to *PlanHoward2030* was considered by the
22 Planning Board on _____.

23
24 **NOW, THEREFORE,**

25
26 ***Section 1. Be It Enacted*** by the County Council of Howard County, Maryland, that
27 *PlanHoward2030* is hereby amended as follows and as more specifically shown in the attached
28 pages:

29 1. *On page 71, a portion of text is amended in the “Sustainable Growth and*

1 *Agricultural Preservation Act of 2012” section;*

2 2. *On page 72, Map 6-3, Sustainable Growth and Agricultural Preservation Act*
3 *Growth Tiers, is removed and replaced with the revised Map 6-3 as attached to*
4 *this amendment;*

5 3. *On page 73, a portion of text is amended; and*

6 4. *On page 75, Policy 6.1 is amended.*

7
8 ***Section 2. And Be It Further Enacted*** *by the County Council of Howard County, Maryland that the*
9 *Director of the Department of Planning and Zoning may correct obvious errors, capitalization,*
10 *spelling, grammar, headings and similar matters and may publish this amendment to PlanHoward*
11 *2030 by adding or amending covers, title pages, a table of contents, and graphics to improve*
12 *readability.*

13
14 ***Section 3. And Be It Further Enacted*** *by the County Council of Howard County, Maryland,*
15 *that this amendment be attached to and made part of PlanHoward2030.*

16
17 ***Section 4. And Be It Further Enacted*** *by the County Council of Howard County, Maryland, that*
18 *this Act shall become effective 61 days after its enactment.*

Sustainable Growth and Agricultural Preservation Act of 2012

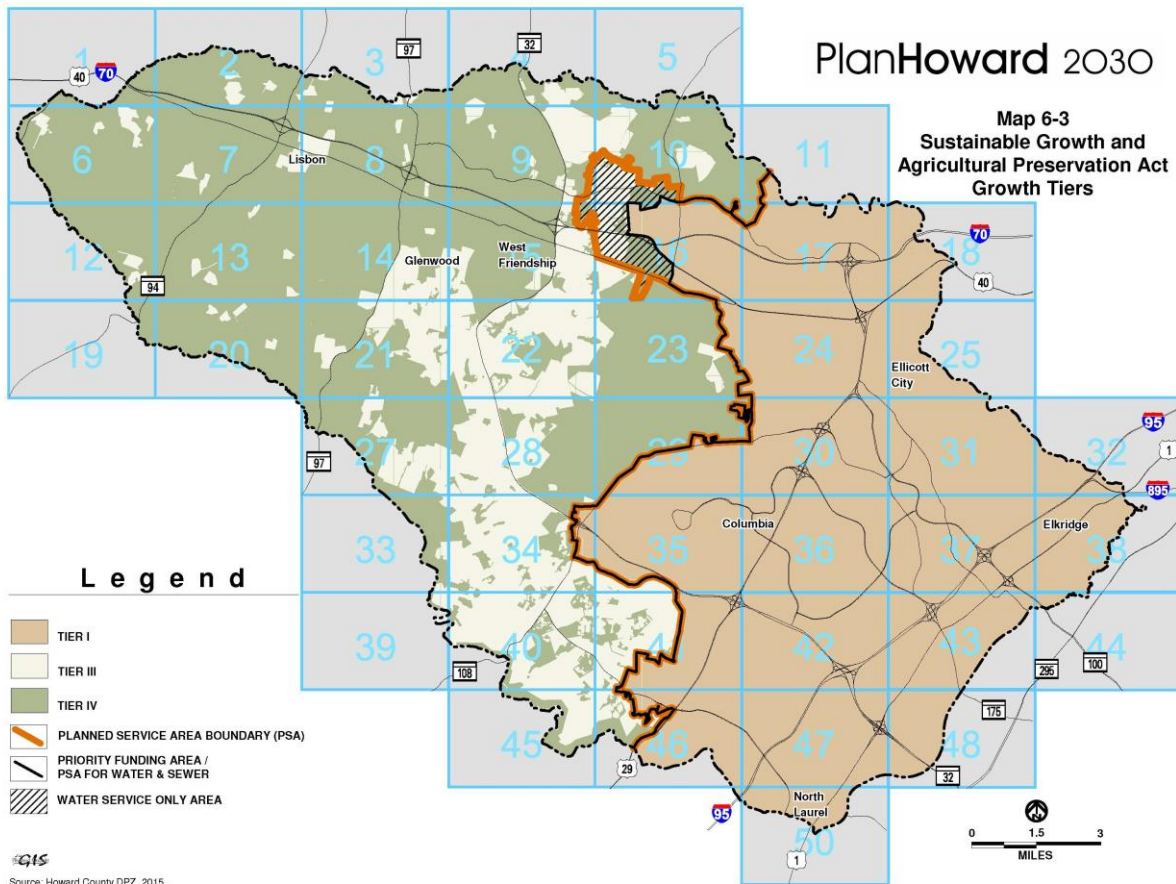
New restrictions on the development of major subdivisions using septic systems in rural areas were adopted by the Maryland General Assembly in April 2012 through the Sustainable Growth and Agricultural Preservation Act (Senate Bill 236). This Act requires local jurisdictions to classify land into one of four “Growth Tiers” based on the following:

- **Tier I** - designated growth area served by public sewer;
- **Tier II** - designated for future extension of public sewer service;
- **Tier III** –not planned for sewer service, not dominated by agricultural or forest, and planned for large lot development with septic systems;
- **Tier IV** –not planned for sewer service, dominated by agricultural and forest land planned for resource protection.

The intent of this legislation is to [[prohibit major subdivisions of five or more lots in Tier IV areas. Local jurisdictions must adopt tier designation by December 31, 2012, or all areas not planned for public sewer will be restricted to minor subdivisions of four or fewer lots.]]

PROMOTE RESOURCE PRESERVATION AS WELL AS PROHIBIT MAJOR SUBDIVISIONS OF FIVE OR MORE LOTS IN TIER IV AREAS. WHILE LIMITING DEVELOPMENT ON SEPTIC IS IMPORTANT, PRESERVING AGRICULTURAL LANDS AND THEIR PRODUCTIVITY AS WELL AS OTHER SENSITIVE AREAS FOR FUTURE GENERATIONS IS EQUALLY SIGNIFICANT. Map 6-3 shows the Growth Tiers for Howard County.

NEW SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT GROWTH TIERS (Map 6-3)



Tier I is our Priority Funding Area, which is the Planned Public Water and Sewer Service Area. No areas are designated for Tier II, since there are no plans for further extension of the Public Water and Sewer Service Area in the future. Tier III equates to **ALL NON-PRESERVED PARCELS IN** the RR (Rural Residential) zoning district [[with the exception of already preserved parcels that are designated as Tier IV]], **AS WELL AS CERTAIN PARCELS IN THE RURAL CONSERVATION (RC) ZONING DISTRICT WITH MAJOR SUBDIVISION POTENTIAL AND PROPERTIES THAT WERE** [[and Tier IV is the RC (Rural Conservation) zoning district with the exception of 13 parcels that have initiated “grandfathering”]] **“GRANDFATHERED”** under Senate Bill 236 by applying for septic “perc” testing prior to July 1, 2012. [[In addition, other parcels, for which the development process was initiated prior to the adoption of Senate Bill 236, will be able to continue the development process in accordance with the grandfathering provisions of Senate Bill 236.]] **TIER IV IS ALL OTHER REMAINING LAND IN THE RC ZONING DISTRICT AND PRESERVED PARCELS IN THE RR ZONING DISTRICT.**

[[The purpose statements in the RR and RC zoning districts clearly reflect the planning objectives for these two growth tiers, and the exceptions relate to specific exemptions and inclusions envisioned by Senate Bill 236.]]

While Tier IV properties will no longer be allowed to subdivide more than four lots, remaining development rights may continue to be transferred under DEO (Density Exchange Option) to the Tier III district, or they may be sold to the County if a property enters into the County’s Agricultural Land Preservation Program. **ADDITIONALLY, STATE LAW PROTECTS SUBDIVISION RIGHTS THAT WERE SPECIFICALLY RETAINED IN AN AGRICULTURAL, ENVIRONMENTAL, OR HISTORIC PRESERVATION EASEMENT FOR A PARTICULAR PROPERTY.** The regulations for the County’s agricultural Land Preservation Program should be reviewed and amended as needed to facilitate open enrollment.

As part of the initial review to be provided to the Council under Policy 2.1, Action C., the successes and impacts of the Growth Tiers and related policies as required Under Senate Bill 236 should be addressed.

Policies and Implementing Actions

POLICY 6.1 – Maintain adequate facilities and services to accommodate growth.

Implementing Actions

- a. Limited Planned Service Area Expansion. Zoning requirements for approved PSA expansions should include a development proposal that is consistent with the General Plan and establishes a transition that is compatible with and enhances surrounding communities and provides an environmental benefit.
- b. Place Types and Tiers. Obtain State concurrence on PlanHoward 2030 place designations and tiers in accordance with PlanMaryland's final criteria and procedures and the Sustainable Growth and Agricultural Preservation Act on or before December 31, 2012.
- c. Revise APF Regulations. Amend the current Adequate Public Facilities regulations to reduce allocation categories and reflect designated places.
- d. APF Housing Allocations. Incorporate the PlanHoward 2030 housing forecasts into the Adequate Public Facilities Housing Allocation Chart.
- e. Zoning. Reduce competition for land resources by promoting more compact development in appropriate targeted growth and revitalization areas.
- f. Density Exchange Option. Review and, as appropriate, amend the density exchange provisions of the DEO zoning district during the Comprehensive Zoning process [[to help mitigate rural subdivision restrictions due to Growth Tiers]].
- g. Targeted Funding. Optimize the use of State and County infrastructure funding and program resources targeted to County-designated place types.
- h. Schools. Make efficient use of existing school capacity avoiding unnecessary capital outlays.