

Welcome to the Department of Planning and Zoning



Beth Burgess, Resource Conservation Division, Chief
Legacy Leadership Environmental Institute
March 11, 2021

What can you do ?



Be Educated

Be Involved

Be Willing

Believe

Your voice matters, the more people unite and become active in the community, the more positive results can occur for the environment.

DPZ Mission



To create collaborative, innovative plans and implement strategies that effectively address **growth and redevelopment** challenges, in order to enhance Howard County's high quality of life, prosperity and **stewardship of our natural and cultural resources.**



CHESAPEAKE BAY RESTORATION & STATE REGULATIONS



Planning and Zoning is...



Two-fold:

- External: Community Outreach
- Internal: Plan Review





External: Meetings,
Community Input, Grants,
Master Planning, Non-
profits, Incentives,
Listening, Educating...



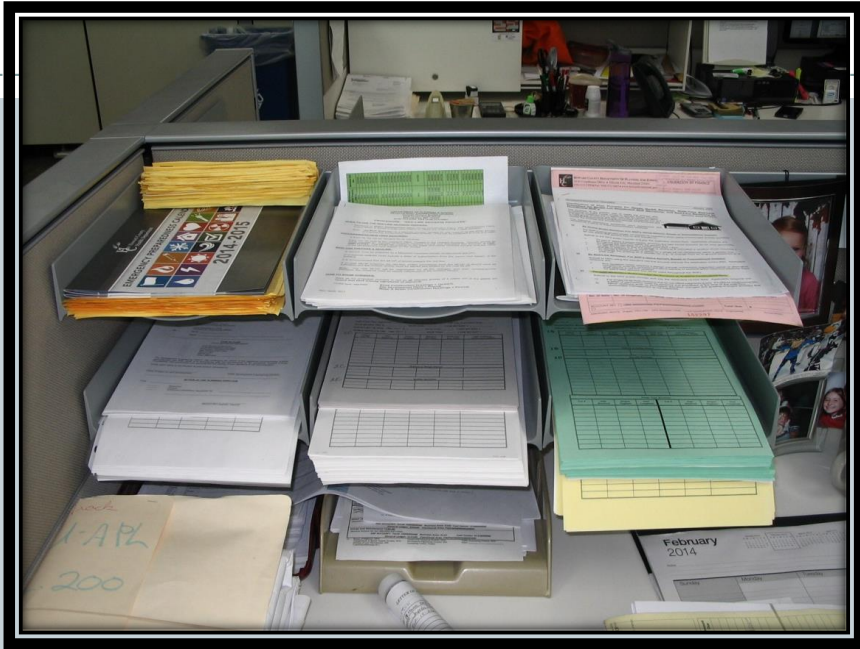
External Site Visits: Historic Documentation, Zoning Violation Inspections, Environmental Features Verification...



DPZ in George Howard Building in Ellicott City at 3430 Courthouse Drive



Intake Process of Plans



DPZ Divisions & Roles



- **Land Development (DLD)**
 - Receive and distribute all plan applications, development plan review for compliance, enforce environmental protection regulations
- **Development Engineering (DED)**
 - Review all plans pertaining to site design of roads, storm drainage, stormwater management and utilities, floodplains, water and sewer
- **Research**
 - Track development, GIS and maps, statistics, reporting, administer APFO
- **Zoning**
 - Code enforcement and violations, front counter and permitting, zoning administration, uses, variances, zoning map amendment petitions
- **Comprehensive & Community Planning (DCCP)**
 - Countywide initiatives, small area plans, review projects for compliance with design guidelines, master plans, public engagement
- **Resource Conservation (RCD)**
 - Environmental planning, agricultural land preservation, historic preservation

DPZ Board Oversight



- Planning Board- DPZ Director
- Historic Preservation Commission- RCD
- Cemetery Preservation Advisory Board- RCD
- Design Advisory Panel- DLD
- Agricultural Preservation Board- OCS



Plans reviewed by RCD:

- Sites with historic cemeteries
- Sites with historic resources
- Exterior Alt in historic districts
- Green Neighborhoods
- Agricultural Easements



DPZ Reviews Subdivision Plans For:

- Lot, Road and Site Layout
- Zoning Regulations
- Environmental Impacts
- Landscaping & Landscape Manual
- Forest Conservation Act Compliance
- Scenic Road Guidelines
- Cemetery & Historic Preservation
- Storm Water Management
- Adequate Public Facilities



What is DPZ doing to Protect the Environment



- Watershed Management
- Environmental Regulations
- Forest Conservation
- Land Preservation
- Green Neighborhoods
- Green Infrastructure

Watershed Management



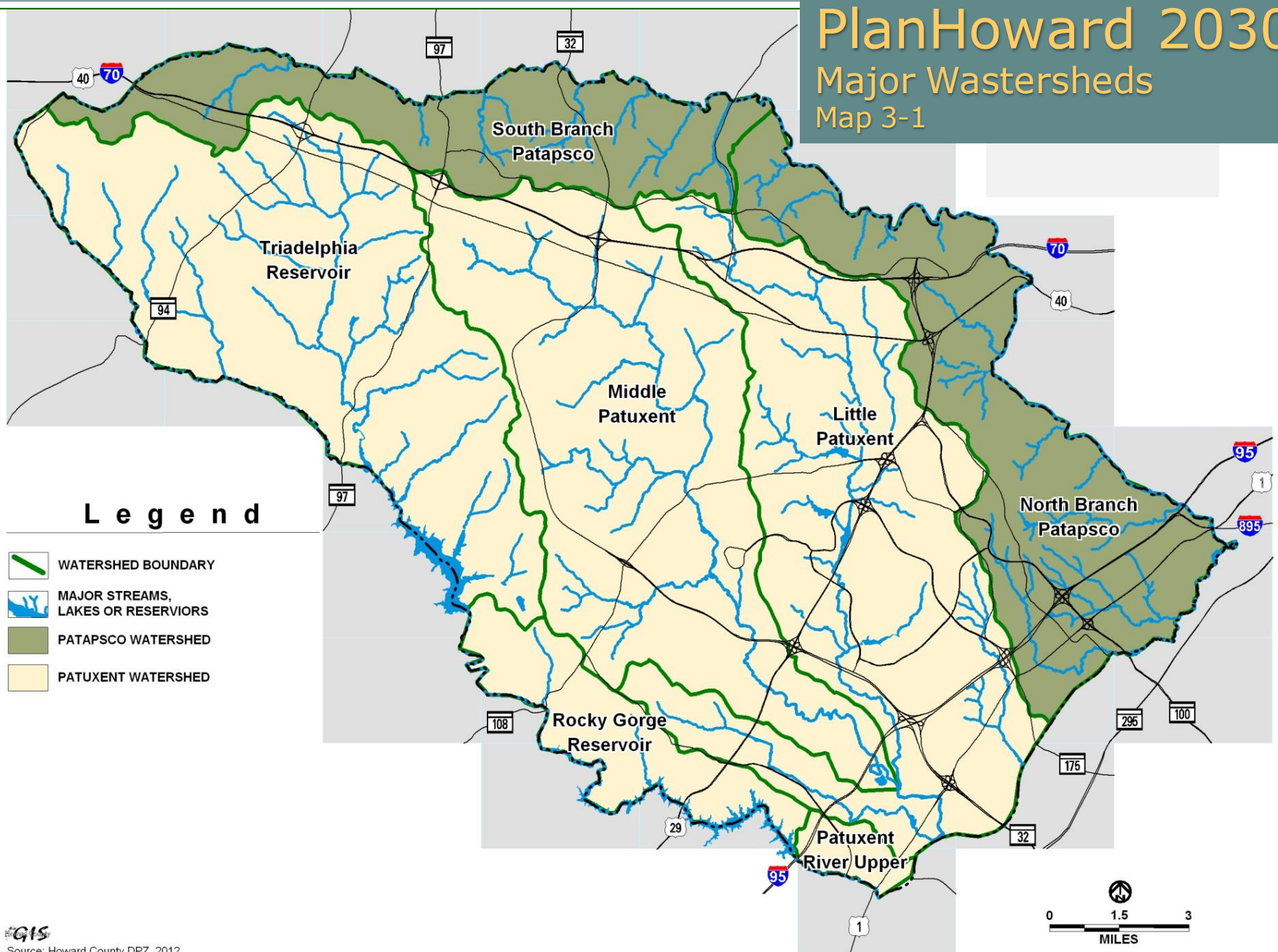
- **Watershed Restoration Action Strategies**
 - Little Patuxent & Lower Patapsco Rivers
 - Subwatershed studies
- **Regional Reservoirs Protection**
 - Baltimore & Patuxent Reservoirs
- **Chesapeake Bay WIPs**
- **Group Efforts**
 - Patuxent River Commission
 - Baltimore Metropolitan Council



PlanHoward 2030

Major Watersheds

Map 3-1



Environmental Regulations Protection



- **Sensitive Areas**
 - Floodplains
 - Streams & buffers
 - Wetland & buffers
 - Steep slopes
- **Resources**
 - Open Space
 - Forest Conservation
 - Stormwater Management
 - Landscaping
 - Scenic Roads
- **Enforcement**
 - Construction: DPW
 - Postconstruction: DRP

Forest Conservation Manual



D R A F T



**HOWARD COUNTY
FOREST CONSERVATION
MANUAL**

December 17, 2020

Prepared By:
Howard County Department of Planning & Zoning



Forest Conservation Manual



Preservation of the Rural West

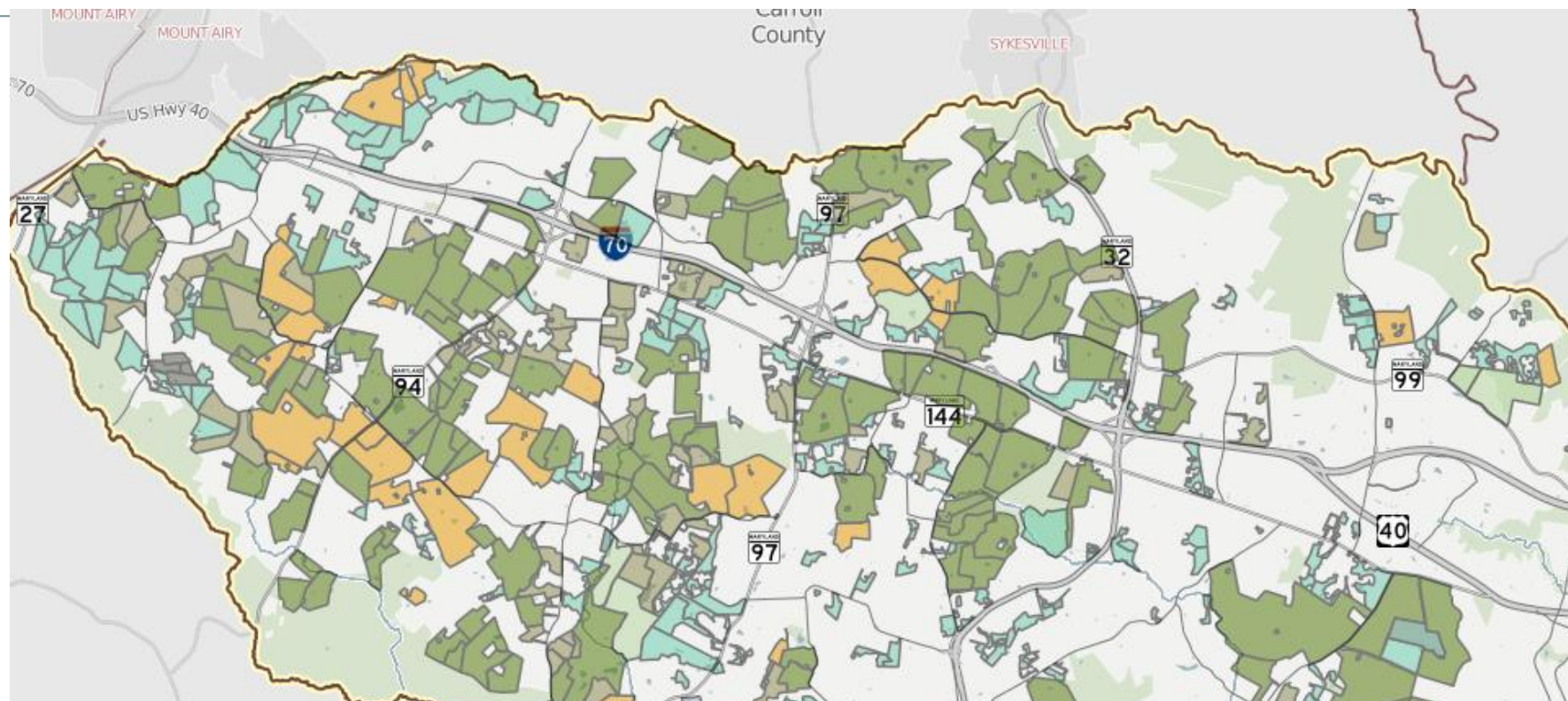


- Support a diversified agricultural industry
- Invest in farmland preservation
- Improve the design of rural residential growth



Rural West Preservation





Rural Land Preservation Map January 2015

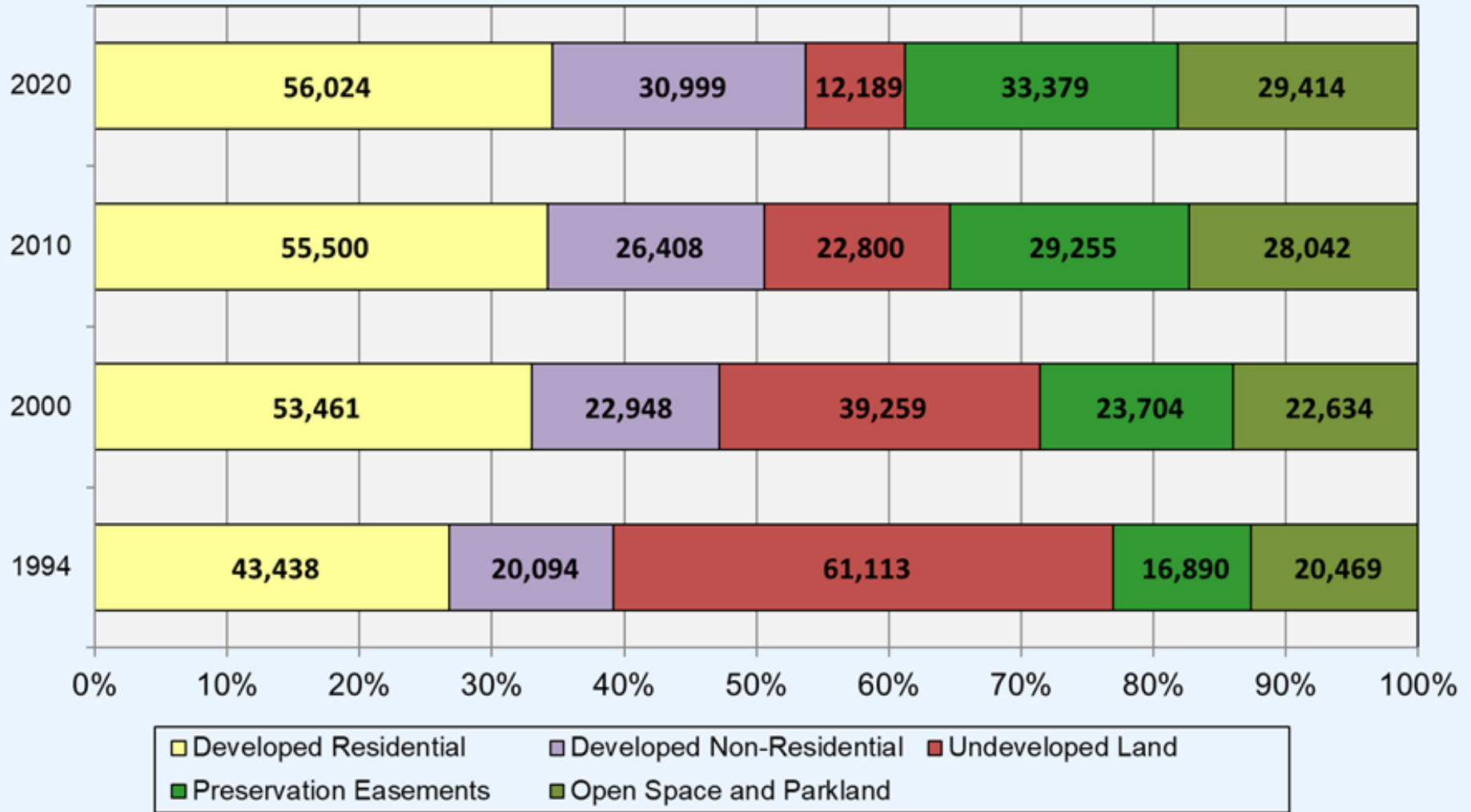
Legend

- Agricultural Easements Acquired by Howard County
- MALPP* Easements Acquired
- Rural Legacy Easements
- Agricultural Preservation Parcels
- Environmental Preservation Parcels
- Maryland Environmental Trust Easements (and other easements)
- Conservation Easements
- Maryland Historical Trust Easements
- Park and Open Space
- Institutional Land Use
- Zoning
- Major Watershed Boundaries
- Water & Sewer Service Area Boundary

Note: MALPP* is a registered trademark of the Maryland Agricultural Land Preservation Foundation. Please see their website for specific information, including possible acquisition, on individual properties.

BROOKESVILLE

Howard County Land Use Acres, 1994 to 2020



Source: Howard County DPZ Land Use Database

Green Neighborhood Program



- Voluntary program to encourage more sustainable development
- Housing allocations as an incentive
- Site and Home criteria – protect sensitive areas and conserve resources





Green Neighborhood Program



Green Neighborhood Program



Green Infrastructure Network

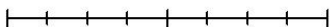


Howard County Green Infrastructure Network

Legend

-  Hub
-  500-ft Corridor
-  Stream
-  Reservoir, Lake or Pond
-  Wetland
-  Major Watershed Boundary
-  Agricultural or Environmental Easement
-  Park or Open Space
-  Major Road

0 1.25 2.5 5 Miles



Path: G:\H Drive\ESRI_Dgz\Projects\RCD\Green Infrastructure\Maps\Draft GI Network Tier 3 and Protected Land_for documents.mxd





CameraName

57°F 13°C



CameraName



CameraName

53°F 11°C

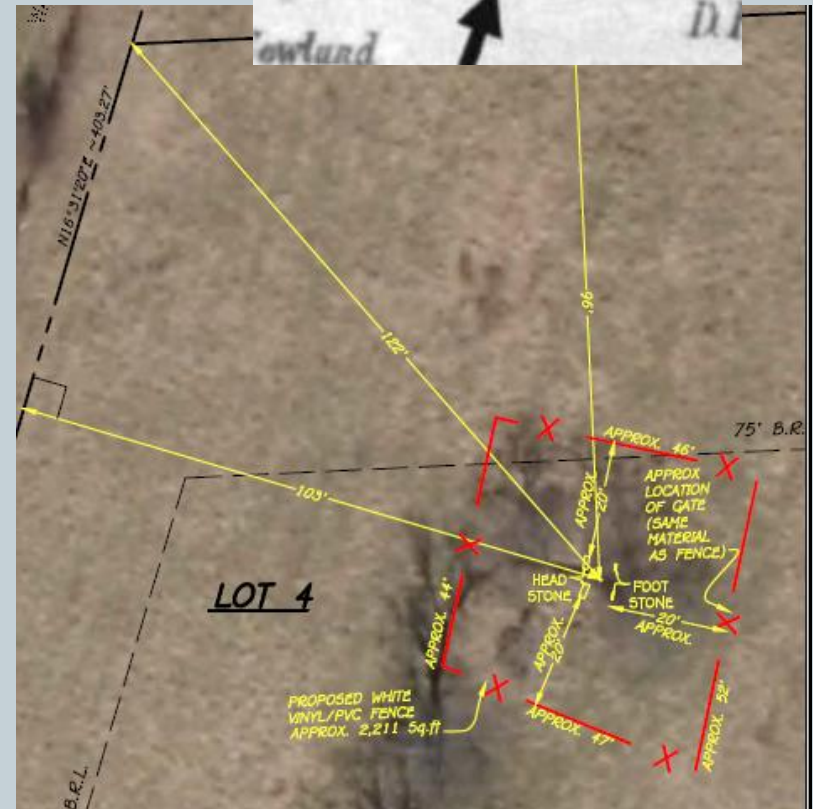
03-28-2017 21:39:27

Wildlife Crossings





Cemetery Preservation Advisory Board



Historic Preservation Commission



Historic Preservation Commission



Repairs & Mitigation



Ellicott City Watershed Master Plan

<https://www.howardcountymd.gov/LinkClick.aspx?fileticket=WCxFwv56gWc%3d&portalid=o>



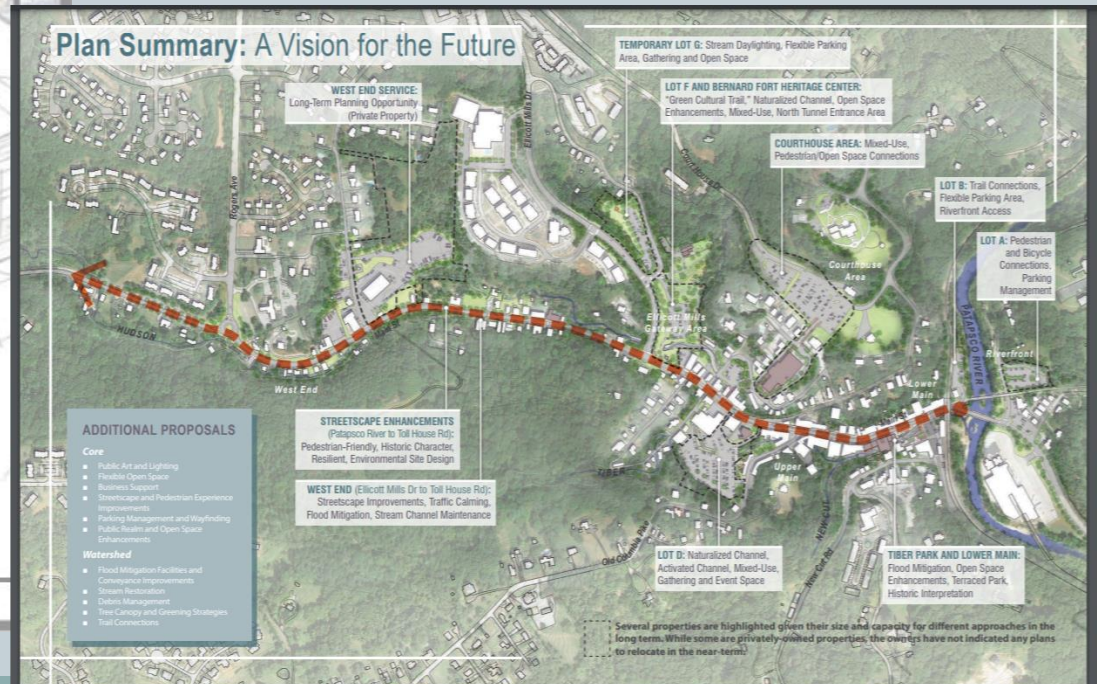
Ellicott City Watershed Master Plan



Department of Planning & Zoning
Howard County, MD — Adopted December 7, 2020

MAHAN RYKIEL
ARCHITECT & PLANNER
RK&K
LandStudies
Arnett Muldrow & Associates
Preservation Consulting
South Coast Consulting

- Initiated in 2017
- Adopted Dec 7, 2020
- Implementation occurring



Courthouse Complex

<https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Community-Planning/Ellicott-City-Courthouse>

Zoning Map Amendment

In order to provide an expanded opportunity for the reuse of these properties, the County is pursuing a zoning map amendment to change the property zoning from Historic Office (HO) to Historic Commercial (HC). This proposed zoning map amendment will require Zoning Board Approval. Opportunities for public input will include the pre-submission meeting on March 31, Planning Board and Zoning Board hearings.

- Pre-submission Community Meeting, Wednesday, March 31 st at 6pm – [Click here to Register](#) to attend the virtual pre-submission community. Registration is required.
- [View the pre-submission community meeting notice](#)
- The pre-submission meeting will be recorded and will be posted on this website.
- Overview of the [Zoning Map Amendment Process](#)
- Links to the [Historic Office](#) and [Historic Commercial Zoning](#) code reference

Request for Information

To begin the process for reusing and repurposing the courthouse and its adjacent properties, the county has issued a Request for Information (RFI).

The County's objectives for the RFI include the following:

- Identify market interest and opportunities in the reuse of the Properties,
- Inform the rezoning process underway by the County for the Properties,
- Explore ownership structures (e.g., retention, sale, ground lease, etc.),
- Determine if the Properties shall be addressed collectively or individually

This RFI has been issued solely for information and planning purposes. The County is not at this time seeking proposals and will not accept unsolicited proposals.

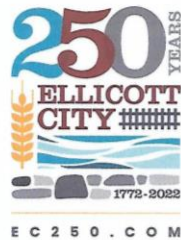
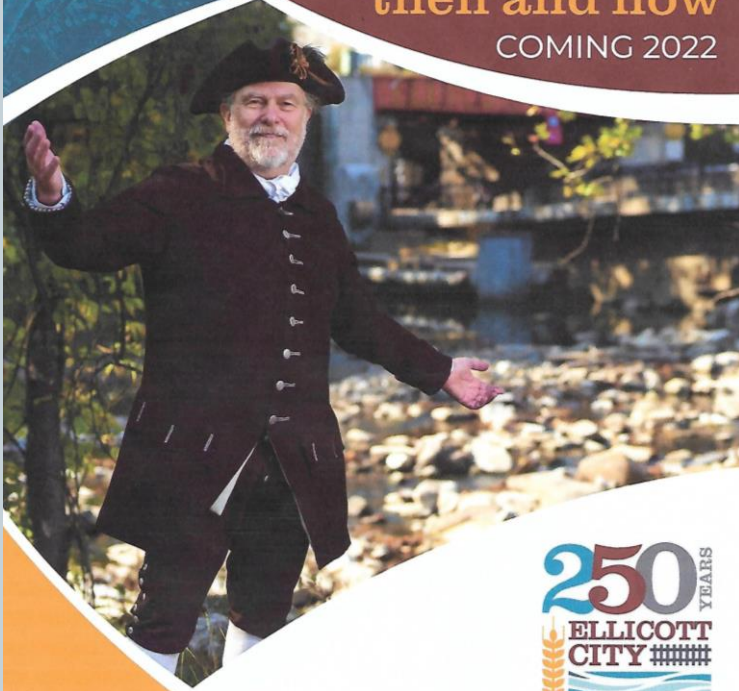
- The [Request for Information](#) (RFI) has been posted and responses are due by April 13.



Celebrate
ELLICOTT
CITY's 250th
anniversary with us!



CELEBRATE
then and now
COMING 2022



EC250.com

General Plans



General Plan 2000 had 5 points or themes:

- Community Conservation and Enhancement
- Preservation of the Rural West
- Balanced and Phased Growth
- Responsible Regionalism
- Working with Nature

PlanHoward 2030:

Focus is on Sustainability

- Environment
- Economy
- Community

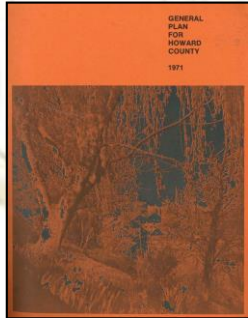
2020 launches new General Plan



General Plan History- It's time to plan

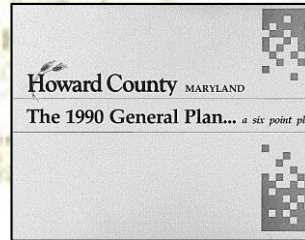
1960

Plan to prevent/solve problems



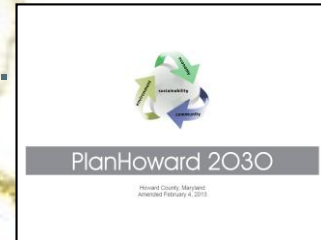
1982

Establish conservation district



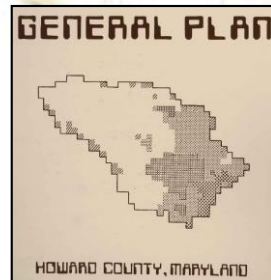
2000

Manage growth + intro. sustainability



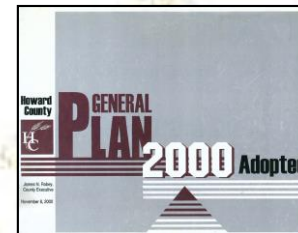
1971

Guide growth to planned service area



1990

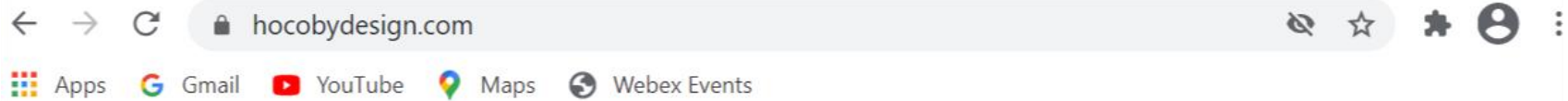
Establish new growth management tools



2012

Manage sustainable growth

Hocobydesign.com



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- [Data & Research](#)
- [Planning Themes](#)
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Welcome to HoCo By Design!

What is HoCo By Design?

Once each decade, Howard County updates its general plan, a long-range, visionary document that guides land use, growth and development decisions. From now through the end of 2021, the county's Department of Planning and Zoning is leading a community outreach effort to create a new general plan, called HoCo By Design. County officials want to hear from every voice to create one vision for the new general plan.

Translate this page

Select Language | ▼

 🔍

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[Planning Themes](#) [Blog](#)

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Register

Already registered? [Sign In](#)

Some tools that we use on our new HoCo By Design website require that you create an account and sign up. Once you sign up, you will have full access to the HoCo By Design website's tools and engagement activities and receive email updates about HoCo By Design. Please know that all information provided for signing up will be kept confidential. It is important that we include several standard questions to ensure that the HoCo By Design planning process is inclusive and representative of Howard County's diverse population.

Hocobydesign.com



Countywide Physical Assessments

The HoCo by Design team has evaluated baseline conditions and emerging trends to assess current conditions assessments. These documents cover seven topics important to the general public.

1. Land Use – [review the assessment](#)
2. Community Character – [review the assessment](#)
3. Supporting Infrastructure – [review the assessment](#)
4. Market & Economics – [review the assessment](#)
5. Agriculture – [review the assessment](#)
6. Environment – [review the assessment](#)
7. Transportation – [review the assessment](#)

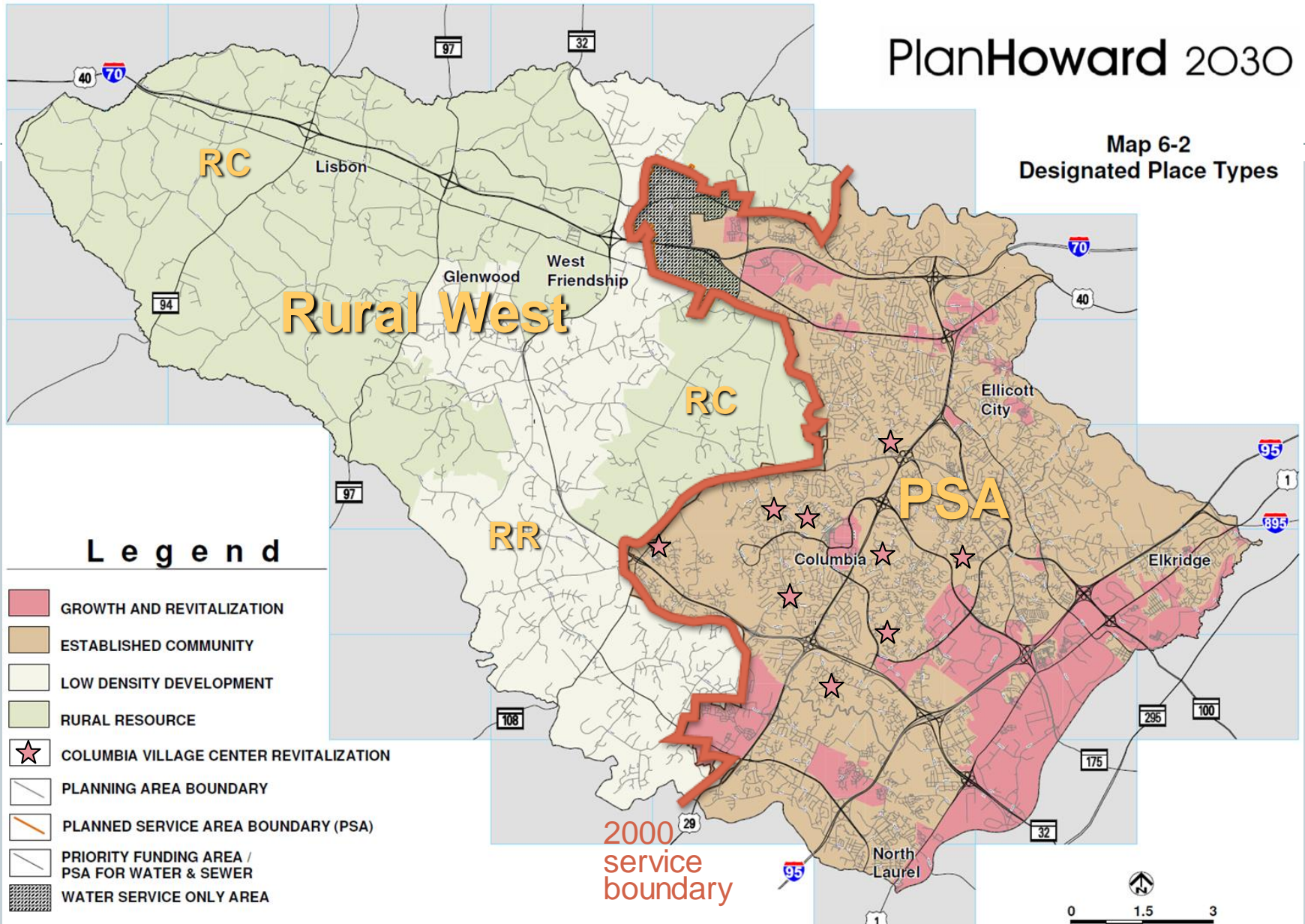
Each topic is presented in a separate document that concludes with a list of observations and recommendations that should be considered when planning for the next twenty years. However, these preliminary conclusions will be reviewed and refined as new thoughts and ideas emerge from the [community engagement process](#). Though the topics are siloed into separate documents for the purposes of the assessments, they will be woven together into larger planning themes informed by both the assessments and community input.

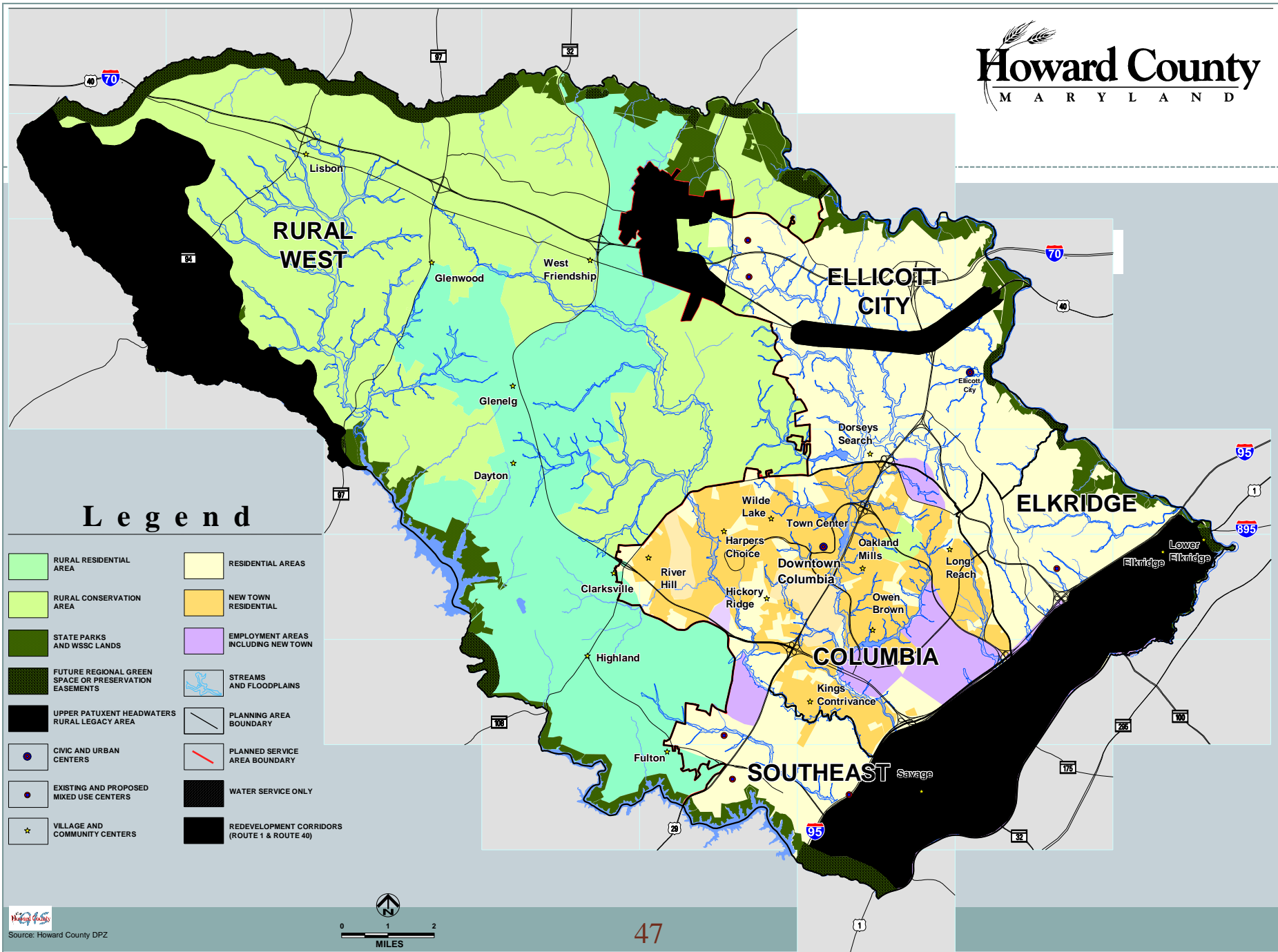
Register for Only 1 of 4 Virtual Meetings

- | | |
|-----------|--|
| Mar
22 | Growth Choices Workshop Public Meeting - 3/22 at 12 pm |
| Mar
22 | Growth Choices Workshop Public Meeting - 3/22 at 7 pm |
| Mar
23 | Growth Choices Workshop Public Meeting - 3/23 at 4 pm |
| Mar
25 | Growth Choices Workshop Public Meeting - 3/25 at 7 pm |

PlanHoward 2030

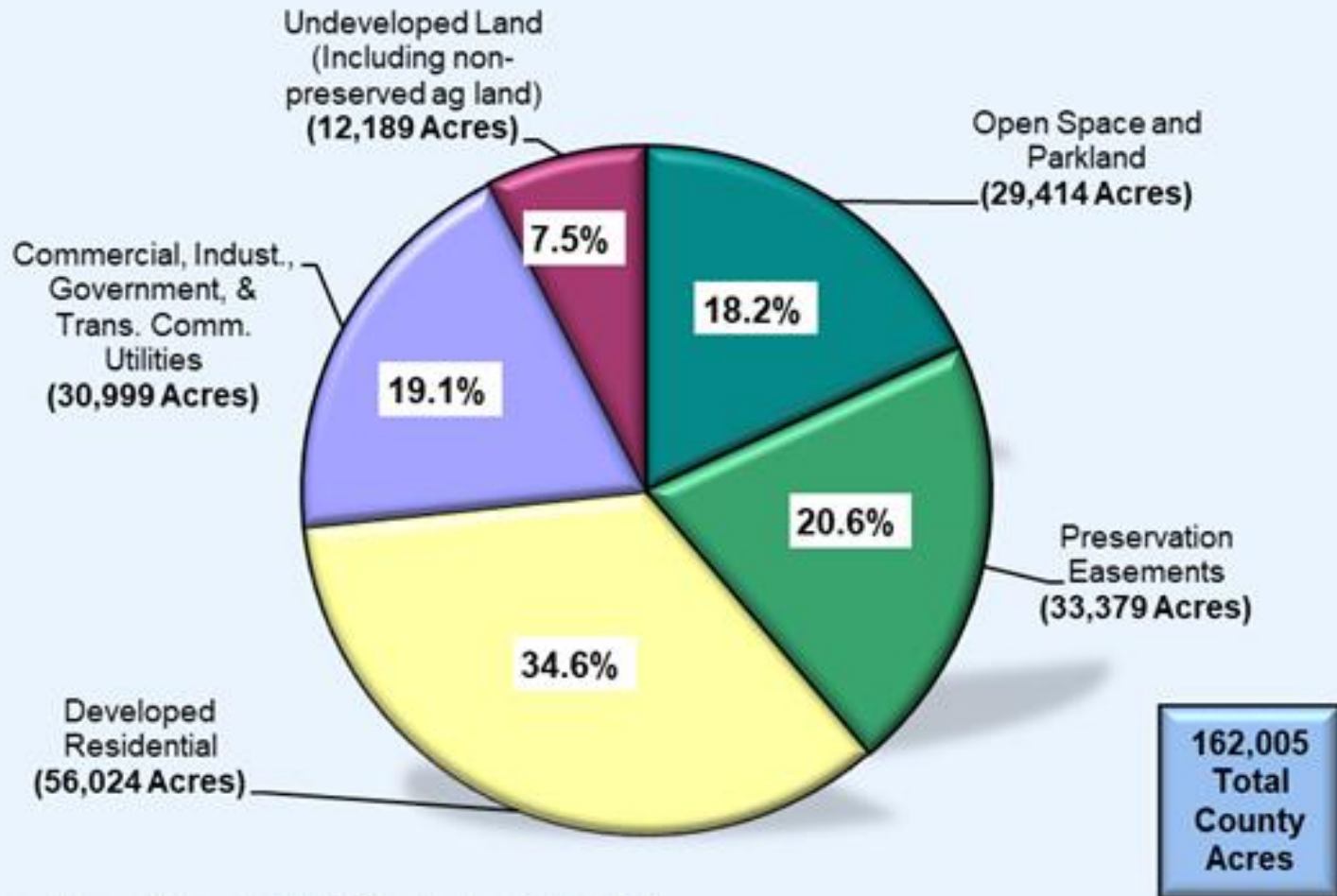
Map 6-2
Designated Place Types





Current Land Use Stats

Howard County Land Use - September 30, 2020



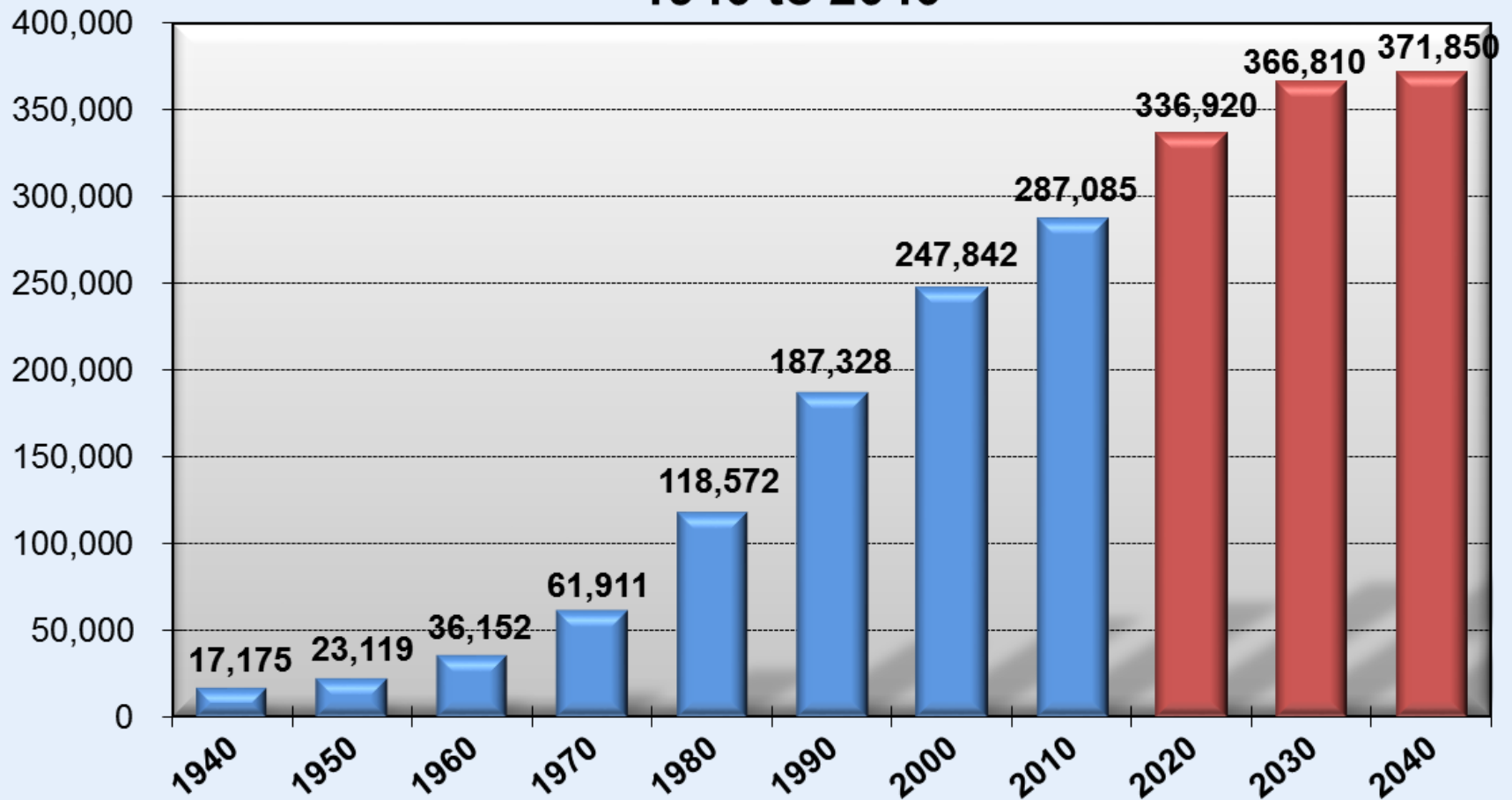
Source: Howard County DPZ, September 30, 2020

Challenges



- Oversight above and beyond DPZ
- Limited Funding
- Varied Values
- Lack of Support or Unified Plan
- Do people want to share resources?
- Do people do not want to be told what to do?

Howard County Population Growth 1940 to 2040



Source: US Census Bureau, DPZ (Round 9)

Challenges



Challenges



Challenges



Strive for Better Designs



Strive for Better Designs



Challenges in Green Designs







Challenges in saving County's Historic Resources



Challenges in saving County's Historic Resources






Resources: www.howardcountymd.gov

← → ↻ 🔒 [howardcountymd.gov](http://www.howardcountymd.gov) 🔍 🗑️ ☆ 📌 👤 ⋮

📱 Apps 🌐 Gmail 📺 YouTube 📍 Maps 🖥️ Webex Events



HOWARD COUNTY
MARYLAND

Calvin Ball, County Executive

GIS Maps Open Howard Tell HoCo HoCoDASH 🇺🇸 🇩🇪 🇬🇧 🇫🇷

Search...

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Howard County has launched a Virtual Assistance Portal for residents to easily access disaster and emergency resources and other essential services.

To access the Portal, click [HERE](#).

For countywide COVID-19 (Coronavirus) updates, click [HERE](#).


Important information for Howard County Government employees during the coronavirus outbreak. Click [HERE](#)



FY 2022 Spending Affordability Advisory Committee Report Released


Howard County Releases Spending Affordability Advisory Committee Report for FY 2022

Today, Howard County Executive Calvin Ball released the Spending Affordability Advisory Committee's (SAAC) Report for the Fiscal Year 2022 (FY 2022). The Committee is tasked with making recommendatio...




Howard County Executive Calvin Ball Lays Out Road to Recovery in 2nd Annual State of Business Address

Yesterday, Howard County Executive Calvin Ball delivered the 2nd Annual Howard County "State of Business" address virtually to the Howard County Chamber of Commerce.




Howard County Executive Ball Provides Vaccination Update

Today, Howard County Executive Calvin Ball provided an update on the County's vaccination efforts. The Howard County Health Department has received 20,425 first doses of vaccine and administered 20,8...




Howard County Announces Additional \$5 Million in HoCo RISE Business Grants

Today, Howard County Executive Calvin Ball announced the third round of HoCo RISE Business Grants of \$5.1 million for small local businesses, restaurants, and hotels.



Howard County Executive Ball Announces Public Facilities and Spaces Commission

Today, Howard County Executive Calvin Ball announced the Public Facilities and Spaces Commission through Executive Order.



Howard County Now Vaccinating Phase 1B, Preparing for Additional Supply

Today, Howard County Executive Calvin Ball updated the community on current vaccination efforts, including progress on Phase 1B vaccinations and the identification of future vaccination sites as suppl...

HOWARD COUNTY EXECUTIVE

← → ↻ 🔒 howardcountymd.gov/Branches/County-Executive



Apps Gmail YouTube Maps Webex Events

GIS Maps Open Ho Tell HoCo HoCoDASH

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HOWARD COUNTY
MARYLAND

Calvin Ball, County Executive

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Branches

Calvin Ball, County Executive

410.313.2013

cball@howardcountymd.gov

George Howard Building

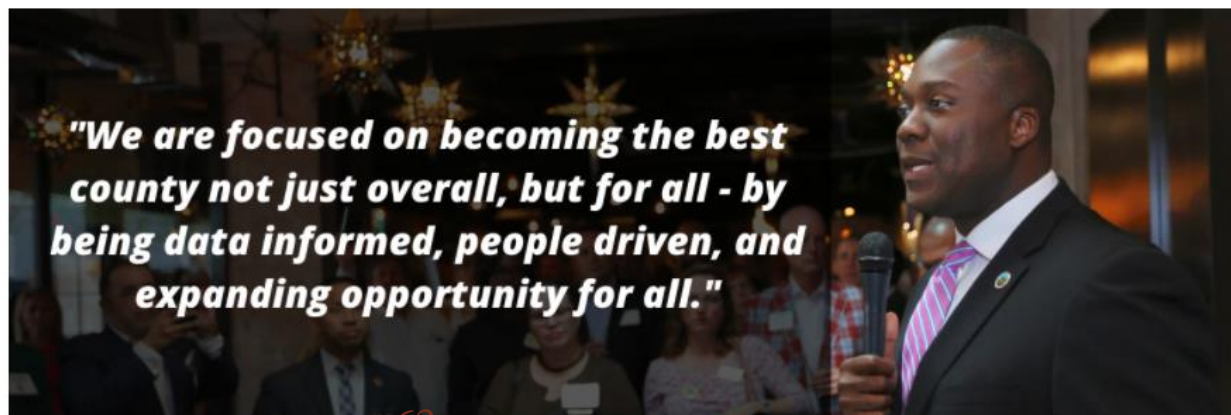
3430 Court House Drive

Ellicott City, MD 21043

A Navigation

County Executive

Calvin Ball, Howard County Executive





Search...



COUNTY COUNCIL

DISTRICT 2

DISTRICT 3

DISTRICT 4

DISTRICT 5

DISTRICT 1

[Home](#) > [Districts](#)

 [Select Language](#) ▼

Font [A](#) [A](#) [A](#)



CONTACT US



Howard County
Council
George Howard
Building
3430 Court House
Drive

<https://www.howardcountymd.gov/Departments/Planning-and-Zoning>

Click: Departments; Click: Planning and Zoning

Initiatives

[Forest Conservation Manual Update](#)

[General Plan Update](#)

[Alternative Compliance](#)

[2019 Development Monitoring System Report](#)

[Route 1 Corridor Planning Efforts](#)

[Downtown Columbia Monitoring Report](#)

[Ellicott City Watershed Master Plan](#)

[Long Reach Village Center](#)

Quick Links

- ▼ [I want to learn about current and upcoming \[presubmission comments\]\(#\), \[public hearings\]\(#\), and \[development plans\]\(#\) or \[a sign\]\(#\) I saw posted on my property.](#)
- ▼ [I want to learn more about my neighborhood including \[population\]\(#\) information, schools, and nearby government services.](#)
- ▼ [I want even more detailed geographic information of my neighborhood using an \[interactive map\]\(#\).](#)
- ▼ [I want to see Howard County's \[Map Gallery\]\(#\).](#)
- ▼ [I want to review Howard County's current general plan \[PlanHoward 2030\]\(#\)](#)
- ▼ [I want to learn about the subdivision process and when the best time is to provide my input for a \[minor subdivision of four lots or less\]\(#\), \[major subdivision of five lots or more\]\(#\), or a \[non-residential development\]\(#\).](#)
- ▼ [Zoning Regulations](#) or [Subdivision and Land Development Regulations](#)
- ▼ [Planning Board](#)

Online Resources: Interactive Map

data.howardcountymd.gov/InteractiveMap.html#

HOWARD COUNTY MARYLAND

Info Legend About

Search Addresses...

Detailed Search

Add Layer

Howard County Base Map

GENERAL LAYERS

COMMUNITY RESOURCES & SERVICES

PARKS, OPEN SPACE, & EASEMENTS

PLANNING AND ZONING

DESIGNATED PLACES

Length Area Select Point Line Polygon Clear

Info Tool

Historic Sites View

- Document: [Click Here](#)
- HoCo ID: 754
- Name: [Abandoned Farmstead](#)
- Address: 12955 Route 144
- Tax Map: 15
- Block: 15
- Parcel: 42
- Lot: 0
- Building Name: [William Meade F](#)
- Common Name:
- Location: [West Friendship](#)
- Survey Year: 2007
- Comments: [Parcel D](#)

<https://data.howardcountymd.gov/InteractiveMap.html#>

Online Resources: Interactive Map



HOWARD COUNTY MARYLAND

Info Legend About

8212 MAIN ST

Detailed Search

Add Layer

2020 Aerial Photo

GENERAL LAYERS

ADDRESS POINTS ☒

STREETS & LABELS ☒

PROPERTY BOUNDARIES ☒

CONTOURS 2018 ☐

Info Tool

Property Public NoName

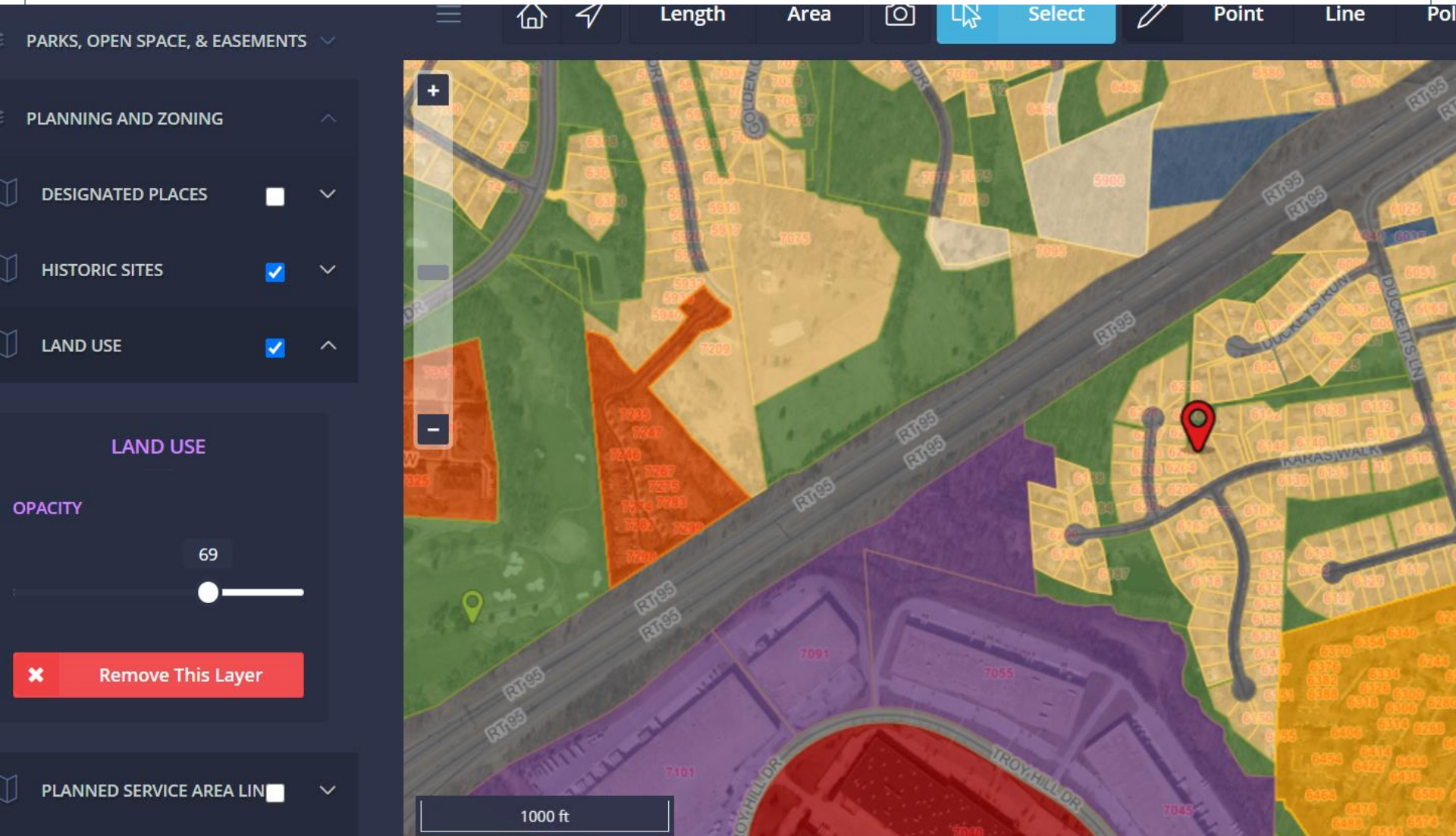
- ACCTID: 1402257521
- PLAT:
- MAP: 0025A
- PARCEL: 0001
- LOT:
- GRID: 0000
- OWNNAME1: BOARD OC COMMISSIONERS
- OWNNAME2: HO CO LIBRARY
- ACREAGE: 0.024
- SDAT Link: [Click for Property Info](#)
- PKPARCELS: 891563

Historic Sites View

- Document: [Click Here](#)
- HoCo ID: 061

<https://data.howardcountymd.gov/InteractiveMap.html#>

Online Resources: Interactive Map



<https://data.howardcountymd.gov/InteractiveMap.html#>

Online Resources; Map Gallery:

HowardCounty
maryland

Map Gallery

The **Map Gallery** contains maps created by various county agencies. Maps are available in Adobe Acrobat PDF format. In order to view these maps you need a PDF reader such as the [Adobe Acrobat Reader](#).

Columbia

Land Features

Miscellaneous

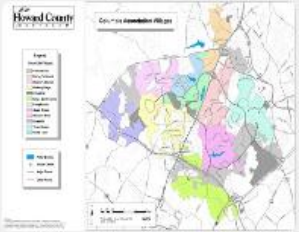
Planning

Political

Regional Parks

School Districts

Soils



Columbia Villages

Letter SizePoster Size

Commercial Areas	Letter Size	Poster Size
Dorsey Search	Letter Size	Poster Size
Harpers Choice	Letter Size	Poster Size
Hickory Ridge	Letter Size	Poster Size
Kings Contrivance	Letter Size	Poster Size
Long Reach	Letter Size	Poster Size
Oakland Mills	Letter Size	Poster Size
Owen Brown	Letter Size	Poster Size

Online Resources; Map Gallery:

[Columbia](#)[Land Features](#)[Miscellaneous](#)[Planning](#)[Political](#)[Regional Parks](#)[School Districts](#)[Soils](#)

BWI Airport Height Restriction Area / Noise Zone

[Poster Size](#)

Growth Tiers PlanHoward 2030

[Poster Size](#)

Green Infrastructure Network with Forests

[Poster Size](#)

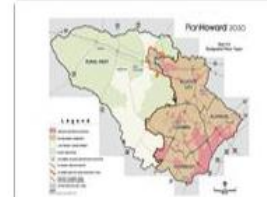
Green Infrastructure Network with Protected Lands

[Poster Size](#)

Cemetery Inventory

[Poster Size](#)

Designated Places PlanHoward 2030

[Poster Size](#)

General Plan 2000



Historic Sites



Land Use



Online Resources; Municode

https://www.municode.com/library/md/howard_county

The screenshot shows the Municode website for Howard County, MD. The browser address bar displays the URL https://library.municode.com/md/howard_county. The website header includes the Municode logo (mc) and the text "Howard County, MD". A search bar contains the text "Search or jump to". A "Select Language" dropdown menu is visible. The main content area is titled "Publications" and features two large boxes: "Code of Ordinances" and "Zoning". The "Code of Ordinances" box indicates that online content was updated on February 5, 2019, and includes a "BROWSE »" button. The "Zoning" box also indicates online content updates. Below these boxes is a "Documents" section, which states: "This municipality does not host any other documents or ordinances." At the bottom of the page, the address "3450 Court House Dr. Ellicott City, MD 21043" and the website "www.howardcountymd.gov" are listed. A search overlay is active on the right side of the page, showing the search term "r-12". The overlay displays the number of results for each category: CODES (47), ORDINANCES (45), and DOCUMENTS. It shows "Showing results 1 - 10 of 47". The first result is "SECTION 109.0: - R-12 (Residential: Single) District", with a description: "A. Purpose The R-12 District is established to provide single-family detached dwellings. The district". The second result is "SECTION 131.0: - Conditional Uses", with a description: "RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, R-MH, POR, B-1, and in the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-A-15". The third result is "Sec. 16.121. - Public sites and open space.", with a description: "Single-Family Detached R-ED, R-SC, R-SA-8, R-A-15, square feet/unit

71

Plan Howard Academy



Past Courses:

- Fall 2017
- Spring 2018
- Winter 2019
- Fall 2019

2020 Schedule Cancelled due to Covid-19 closures.
Focus for 2021 is HoCo By Design
General Plan Update.



Plan Howard Academy Goals



- Build relationships with planning staff;
- Be better informed about county planning efforts;
- Learn about the land development process;
- Become ambassadors to educate and inform neighbors;
- Learn how to access information through DPZ's interactive map and use web-based tools; and
- Become part of an informed network of citizens who understand their role in planning and development decisions.



<https://www.howardcountymd.gov/PlanningAcademy>



Thank You!



For more information:

Howard County Department of Planning & Zoning

<https://www.howardcountymd.gov/Departments/Planning-and-Zoning>

Beth Burgess, Resource Conservation Division, Chief

410-313-4341

bburgess@howardcountymd.gov