

Introduced \_\_\_\_\_  
Public hearing \_\_\_\_\_  
Council action \_\_\_\_\_  
Executive action \_\_\_\_\_  
Effective date \_\_\_\_\_

## County Council of Howard County, Maryland

2007 Legislative Session

Legislative day # 1

### **BILL NO. 4 - 2007**

Introduced by: Courtney Watson

Co-sponsored by:  
Calvin Ball  
Greg Fox

An Act amending Subtitle 1 “Subdivision and Land Development Regulations” of Title 16 “Planning, Zoning and Subdivisions and Land Development Regulations” of the Howard County Code to require that pre-submission community meetings required for residential subdivision applications in the County be held in public or institutional buildings within a five mile radius of the subdivision site.

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Introduced and read first time \_\_\_\_\_, 2007. Ordered posted and hearing scheduled.

By order \_\_\_\_\_  
Sheila M. Tolliver, Administrator to the County Council

Having been posted & notice of time & place of hearing and title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on \_\_\_\_\_, 2007 and concluded on \_\_\_\_\_, 2007.

By order \_\_\_\_\_  
Sheila M. Tolliver, Administrator to the County Council

This Bill was read the third time \_\_\_\_\_, 2007 and Passed \_\_\_\_, Passed with amendments \_\_\_\_, Failed \_\_.

By order \_\_\_\_\_  
Sheila M. Tolliver, Administrator to the County Council

Sealed with the County Seal and presented to the County Executive for approval this \_\_\_\_\_ day of \_\_\_\_\_, 2007 at \_\_\_\_\_ a.m./p.m.

By order \_\_\_\_\_  
Sheila M. Tolliver, Administrator to the County Council

Approved/vetoed by the County Executive on \_\_\_\_\_, 2007.

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Ken Ulman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law. ~~Strikeout~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **Section 1. Be it enacted** by the County Council of Howard County, Maryland, that  
2 Subsection (b) of Section 16.128 “Residential Infill Development”, of Article II “Design  
3 Standards and Requirements” of Subtitle 1 “Subdivision and Land Development  
4 Regulations”, of Title 16 “Planning, Zoning and Subdivision and Land Development  
5 Regulations”, of the Howard County Code are hereby amended to read as follows:

6  
7 **Title 16. Planning, Zoning and Subdivisions and Land Development Regulations**  
8 **Subtitle 1. Subdivision and Land Development Regulations**  
9 **Article II. Design Standards and Requirements**

10  
11 Sec. 16.128. Pre-submission community meetings; exceptions.

12 *Pre-submission Community Meeting:* A pre-submission community meeting is  
13 required prior to the initial submission of plans for all new residential developments  
14 according to the following procedures:

15 (a) The initial plan submittal shall be as defined in section 16.108 of this subtitle.

16  
17 (b) The meeting shall be:

18 (1) Held at a location within the community, [[preferably]] in a public or  
19 institutional building located within approximately FIVE [[three]] miles of  
20 the subject property; and

21  
22 (2) Scheduled to start between 6 p.m. and 8 p.m. on a weekday evening, or to  
23 be held between 9 a.m. and 5 p.m. on a Saturday, excluding all official  
24 county holidays and Rosh Hashanah, Yom Kippur, Eid Ul Fitr or Eid Ul  
25 Adha. ~~THE MEETING MAY BE HELD AT A LOCATION THAT~~  
26 ~~DOES NOT SATISFY (B)(1) UPON WRITTEN APPROVAL BY THE~~  
27 ~~DEPARTMENT OF PLANNING AND ZONING.~~

28  
29 (c) The developer shall provide two weeks advance notice regarding the date, time,  
30 and location of the pre-submission community meeting to be held for a new  
31 residential development project to:

32  
33 (1) All adjoining property owners identified in the records of the State  
34 Department of Assessments and Taxation, by first-class mail; and

1 (2) The Department of Planning and Zoning, which will place the meeting  
2 notice on the Department's web site; and

3  
4 (3) The Howard County Council; and

5  
6 (4) Any community association that represents the area of the subject  
7 property or any adjacent properties.

8  
9 The property involved shall be posted with the time, date and place of the initial meeting. The  
10 sign shall include the address of Department of Planning and Zoning's website. The property  
11 shall be posted for at least two weeks immediately before the meeting. The poster shall be  
12 double-sided, at least 48 inches by 48 inches in size and the typeface shall be at least two  
13 inches in height. The Department of Planning and Zoning shall determine the number of  
14 posters required and their location and the petitioner shall bear the expense of posting. The  
15 posters shall be erected perpendicular to the road which serves as the mailing address of the  
16 subject property. The Department of Planning and Zoning shall supply the posters. The  
17 petitioner shall properly erect and maintain the posters.

18  
19 (d) The pre-submission community meeting is for the developer to provide  
20 information to the community regarding the proposed residential development  
21 and to allow community residents to ask questions and make comments.

22  
23 (e) A certification that meeting notices were mailed and a summary of the comments  
24 made by residents at the pre-submission community meeting shall be transmitted  
25 by the developer to the Department of Planning and Zoning when the initial plans  
26 are submitted for County review.

27  
28 (f) If the developer does not submit plans to the Department of Planning and Zoning  
29 within 1 year of the pre-submission community meeting, another pre-submission

