



Greater Highland
Crossroads
Association

April 19, 2017

Members Of The Council
Howard County, MD

RE: CB29, ZRA-176

Dear Council Members:

This subject requires little or no introduction. We want to express our deepest thanks to Mr. Fox and Ms. Sigaty for sponsoring this Bill, and to Dr. Bell and Ms. Terrasa for attendance at our meeting of June 2016 which occasioned a lively discussion of BRX.

Since 2013 we have strongly advocated repeal of the BRX, specifically in Highland. Why? You need only read the DPZ memo addressed to the Council. I refer you to pages 2 through 4, specifically:

"Overwhelmingly/ residents in each area expressed dissatisfaction with the BRX Zoning District. Major issues 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 comers*
- 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 considered community input/ conducted a technical analysis of the regulations/ and identified four major deficiencies with the current BRX zoning:

- 1. One size fits all approach*
- 2. Water/sewer Infrastructure*
- 3. Unintended consequences*
- 4. Lack of demand"*

Furthermore, section F.3 completely destroys the intent and the integrity of the bulk regulations. It was inserted into the final version without warning or comment. It gives the Zoning Board unprecedented power to alter the bulk regulations on a property that adjoins residential property.

In summary, BRX was unwanted, un-needed, and a poorly written measure laced with unintended, but negative consequences. Please vote to repeal the BRX.

Sincerely,

Dan O'Leary

Chair, Planning & Zoning Committee and the Board of GHCA