

APPENDICES



New Town Recommendations Report June 15, 2026

Appendix H: Final Recommendations Summary Table

NEW TOWN TASK FORCE FINAL RECOMMENDATIONS



Summary Table

Recommendation No.	Zoning Code Element	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
1	Creating another New Town District	Maintain an original petitioner's ability to create a New Town district.	Renee DuBois	Greg DesRoches	8	4	Passes
2	PDP / CSP / FDP Structure	Seek to simplify the approval and development process within New Town district.	Tim May	Brian England	11	2	Passes
3	PDP / CSP / FDP Structure	Standardize requirements by land use types across the FDPs.	Nicole Campbell	Fran LoPresti	13	1	Passes
4	PDP / CSP / FDP Structure	Remove CSPs as a step in the development process.	Nicole Campbell	Tim May	8	5	Passes
5A	PDP / CSP / FDP Structure	Consolidate similar FDPs and their requirements.	Nicole Campbell	Fran LoPresti	10	3	Passes
5B	PDP / CSP / FDP Structure	Create a table of permitted uses by area for the FDPs.	Nicole Campbell	Brian England	11	2	Passes
6	PDP / CSP / FDP Structure	Expand the types of uses that can be approved administratively by DPZ.	Ryan Hermann	Michael Golibersuch	7	4	Passes

Recommendation No.	Zoning Code Element	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
7	PDP / CSP / FDP Structure	Identify most effective opportunities for public engagement and maintain them as a priority throughout the development process.	Nicole Campbell	Sharon Cooper-Kerr	13	0	Passes
8A	Defining Credited Open Space	Define open space in the New Town Zoning District to provide greater clarity of uses.	Nicole Campbell	Tim May	9	1	Passes
8A; Defining Language	Defining Credited Open Space	Additional defining language: It is further recommended to ensure the 36% open space requirement includes a definition of open space which recognizes the full range of recreational, environmental, cultural, and community-serving functions currently allowed including membership-based facilities and services which are found to promote the social welfare of the community.	Brady Greer	Joan Lancos	11	0	Passes
8A; Defining Language	Defining Credited Open Space	Additional defining language: It is further recommended that for the purposes of defined open space, including all sites considered environmentally sensitive or deemed conservation areas, installation of pedestrian and bicycle pathways, boardwalks, and linear parks shall be permitted as long as they are integrated into an open space master plan and meet applicable environmental standards.	Renee DuBois	Karin Emery	11	0	Passes
8B	Defining Credited Open Space	Align credited open space definition with other county zoning district definitions.	-	-	-	-	Fails because no motion was made
9	Defining Credited Open Space	Maintain the current definition of open space in Section 125.0.A.8.e.	Ryan Hermann	Fran LoPresti	3	6	Fails
10	Defining Credited Open Space	Maintain required 36% open space.	Fran LoPresti	Renee DuBois	10	0	Passes

Recommendation No.	Zoning Code Element	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
11	Defining Credited Open Space	Ensure permanent protection of currently established credited open space areas.	-	-	-	-	Fails because no motion was made
12	Apartments Definition	Adjust the definition of apartments to align with other county zoning district definitions.	Tim May	Ryan Hermann	7	3	Passes
13	Apartments Definition	Create a new land use category for single family attached housing types.	Fran LoPresti	Nicole Campbell	8	3	Passes
14	Apartments Definition	Create a new land use category for diverse housing types, including missing middle housing types.	Fran LoPresti	Sharon Cooper-Kerr	8	1	Passes
15	Original Petitioner	Remove the role of the original petitioner to amend commercial FDPs.	Nicole Campbell	Michael Golibersuch	11	1	Passes
16	Original Petitioner	If the role of the Original Petitioner is retained, then the County should review the potential for the Planning Board or another neutral entity to take up the role of the Original Petitioner. It is further recommended that there is a review of prior reports in identifying the neutral entity for this role.	Michael Golibersuch	Sharon Cooper-Kerr	10	3	Passes
17	Downtown and Village Center Simplification	Simplify the development process for Village Center redevelopment.	Ryan Hermann	Nicole Campbell	12	1	Passes
18	Downtown and Village Center Simplification	Simplify the development process for Downtown Columbia redevelopment.	Nicole Campbell	Ryan Hermann	12	1	Passes

Recommendation No.	Zoning Code Element	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
19	Downtown and Village Center Simplification	Reduce the number of public meetings required for redevelopment processes. It is further recommended that public meetings are made more useful and informative for the public. Also, evaluate technology use for more efficiency.	Nicole Campbell	Fran LoPresti	12	1	Passes
20	Density Cap Requirements	Maintain the density cap of 2.5 dwelling units per acre as is.	Fran LoPresti	Karin Emery	6	9	Fails
20A	Density Cap Requirements	Additional defining language: It is recommended that the density cap for New Town should be evaluated to allow for new denser types of housing (as envisioned in “the General Plan”), for its conformance with covenants, and to identify the impacts to the residents of New Town Columbia.	Fran LoPresti	Karin Emery	9	3	Passes
21	Density Cap Requirements	Consider excluding village centers from the New Town wide density cap.	Joan Lancos	Ian Kennedy	11	2	Passes
22	Land Use Percentage Requirements	Evaluate and consider adjusting the land use percentage requirements, outside of open space uses, in order to accommodate more diverse housing types.	Joan Lancos	Sharon Cooper-Kerr	10	3	Passes
23	Moderate Income Housing Unit (MIHU) Requirements	Encourage diversity of housing types throughout the New Town district.	Ryan Hermann	Brady Greer	10	2	Passes
24	Moderate Income Housing Unit (MIHU) Requirements	Incentivize, rather than require, the provision of MIHUs.	Ryan Hermann	Brady Greer	9	2	Passes
25	Moderate Income Housing Unit (MIHU) Requirements	Maintain the existing exemption from MIHUs in New Town.	Ryan Hermann	Fran LoPresti	6	6	Fails because there is not a majority to pass

Recommendation No.	Zoning Code Element	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
26	Expansion of Uses, Materials, and Design Guidance	Evaluate the expansion of the Design Advisory Panel role to review projects in New Town.	Michael Golibersuch	Nicole Campbell	8	4	Passes
27	Expansion of Uses, Materials, and Design Guidance	Explore the creation of pattern books to incentivize the use of modern and sustainable materials. It is further recommended to consider fast track of approvals if pattern book is followed to allow for a more simplified process.	Tim May	Nicole Campbell	11	1	Passes
28A	Expansion of Uses, Materials, and Design Guidance	Incentivize and encourage universal design in New Town zoning.	Fran LoPresti	Greg DesRoches	12	0	Passes
28B	Expansion of Uses, Materials, and Design Guidance	Incentivize and encourage accessibility in New Town zoning.	Fran LoPresti	Greg DesRoches	11	0	Passes

