TECHNICAL STAFF REPORT ADDENDUM

March 23, 2016

Planning Board Meeting of April 7, 2016
County Council Hearing to be scheduled

Case No./Petitioner: Valdis Lazdins, Director, Department of Planning and Zoning

Staff Report Prepared by: Amy Gowan, Deputy Director, Department of Planning and Zoning
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Subject: Addendum to the Technical Staff Report for the Planning Board Meeting of February 18, 2016 regarding an amendment to PlanHoward 2030 to revise the Growth Tiers.

The purpose of this addendum is to update Sections II and III and Exhibits A and B of the Technical Staff Report for the above referenced Subject. The following information replaces the information provided at the February 18, 2016 hearing.

II. DESCRIPTION

The Tier designations adopted through Council Bill No. 1-2013 restricted development rights for areas designated Tier IV. To ease these restrictions, the proposed General Plan amendment seeks to revise the Growth Tier designations and return development rights previously eliminated. As such, all properties not preserved in the Rural Residential (RR) Zoning District would be designated Tier III, as well as certain properties in the Rural Conservation (RC) zoning district. RC properties in Tier III are those that have major subdivision potential (larger than 21.25 acres) or those that were grandfathered by applying for septic “perc” testing prior to July 1, 2012.

Tier IV designated properties are all other properties in the RC Zoning District, not included in Tier III and all preserved parcels in the RR zoning district. Tier I properties would remain unchanged and Tier II does not apply to Howard County.

The amended language deletes text and adds new text on pages 71, 73, and 75. A new Map 6-3, Sustainable Growth and Agricultural Preservation Act Growth Tiers, would be inserted on page 72 to replace Map 6-3.
III. EVALUATION AND CONCLUSIONS

The following chart summarizes the additional development potential that could result from the proposed revisions:

**Impact Data Chart- Growth Tier Revisions**

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Acres</th>
<th>Number of parcels over 21.25 acres</th>
<th>If All Remains as Tier IV</th>
<th>If Tier IV Lifted</th>
<th>Potential Added Capacity</th>
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<td>Properties with Major Subdivision Potential</td>
<td>2,181</td>
<td>49</td>
<td>196</td>
<td>489</td>
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According to the proposed General Plan Amendment, 49 properties would regain major subdivision rights (five or more units) by moving from Tier IV to Tier III. These 49 properties are larger than 21.25 acres, which is the minimum size necessary to yield a major subdivision given the current allowable densities under the Howard County Zoning Regulations. If these properties remained in Tier IV, development potential would be limited to a minor subdivision (four units or less units), which could yield up to 196 units. If these same properties are moved into Tier III, development potential would increase to 489 units, a net increase of 293 units. Additional details of this analysis at the property level can be found in Exhibit B.

Also included in the proposed General Plan Amendment, but not included in the Impact Data Analysis, is the placement of the Bon Secours and Franciscan Friars at Folly Quarter properties into Tier III. These two properties have been classified as longstanding institutional uses and a Tier III designation is not anticipated to create any future development impacts.

Even if all 293 additional units were constructed, the pace of development would be limited and spread over time given the controls associated with the RC and RR zones, as well as the Adequate Public Facility Ordinance (APFO). APFO has governed the pace of development in Howard County, ensuring that it occurs with the necessary infrastructure in place. The County’s unique housing unit allocations have also provided an orderly and predictable planning environment, especially in the rural west.

Given the limited potential for additional development (approximately 293 residential units) and given the local zoning controls in place, the Department of Planning and Zoning does not believe this General Plan Amendment considerably impacts the goals of SB 236. PlanHoward 2030’s preservation and conservation policies continue to be effectuated through the RC as well as other Zoning Districts; this General Plan amendment would not affect those efforts. Furthermore, the proposed amendment implements SB 236, while maintaining local authority over zoning and growth management.
IV. RECOMMENDATION

The Department of Planning and Zoning recommends approval and adoption of a General Plan Amendment to PlanHoward 2030 to revise the Growth Tier designations as described herein.

Valdis Lazdins, Director  Date  3/23/16

Attachment(s)
- Exhibit A for GPA 2016-01 to PlanHoward 2030 – as revised per date of this report
- Exhibit B – Detailed Impact Analysis Chart – as revised per date of this report
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)

(REVISED 3/17/16)
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.
## Non-Grandfathered Tier IV Properties 21.25 Acres or More
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<td>1</td>
</tr>
<tr>
<td>4-07</td>
<td>20</td>
<td>3</td>
<td>59</td>
<td>RC-DEO</td>
<td>10</td>
<td>21.63</td>
<td>4</td>
<td>5</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>4-04</td>
<td>6</td>
<td>6</td>
<td>27</td>
<td>485</td>
<td>RC-DEO</td>
<td>10</td>
<td>21.41</td>
<td>4</td>
<td>5</td>
<td>1</td>
</tr>
</tbody>
</table>

**TOTAL**

<table>
<thead>
<tr>
<th>Number of Parcels</th>
<th>Acres</th>
<th>Potential Units</th>
<th>Added Unit Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>49</td>
<td>2,181.24</td>
<td>489</td>
<td>293</td>
</tr>
</tbody>
</table>
TECHNICAL STAFF REPORT

February 4, 2016

Planning Board Meeting of February 18, 2016
County Council Hearing to be scheduled

Case No./Petitioner: Valdis Lazdins, Director, Department of Planning and Zoning

Staff Report Prepared by: Amy Gowan, Deputy Director, Department of Planning and Zoning
410-313-4340 agowan@howardcountymd.gov

Kristin O'Connor, Division Chief, Comprehensive and Community Planning
410-313-4321 kocomnor@howardcountymd.gov

Request: Request of the Planning Board to hold a public hearing for input and recommendation to the County Council on an amendment to the County's general plan, PlanHoward 2030.

Department of Planning and Zoning recommendation: Approval

I. BACKGROUND

In 2012 the Maryland General Assembly enacted Senate Bill 236, The Sustainable Growth and Agricultural Preservation Act of 2012, which required local jurisdictions to adopt Growth Tiers by December 31, 2012. Growth Tiers designate certain areas for different types of development depending on characteristics, such as sewerage service, agricultural use, forest and green space, and locally designated growth areas.

SB 236 required local jurisdictions to classify land into one of the following four Growth Tiers, as defined in the legislation.

<table>
<thead>
<tr>
<th>Tier</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tier I</td>
<td>designated growth area served by public sewer</td>
</tr>
<tr>
<td>Tier II</td>
<td>designated for future extension of public sewer services</td>
</tr>
<tr>
<td>Tier III</td>
<td>not planned for sewer service, not dominated by agricultural or forest, and planned for large lot development</td>
</tr>
<tr>
<td>Tier IV</td>
<td>not planned for sewer service, dominated by agricultural and forest land planned for resource protection</td>
</tr>
</tbody>
</table>

The intent of the legislation is to protect the Chesapeake Bay and its associated rivers and streams by limiting development served by septic systems. Accordingly, major subdivisions in Tier IV areas (five or more lots in Howard County) are prohibited. While SB 236 established Tier definitions, the final land designations were left
up to local jurisdictions, as well as the development of a local Growth Tiers map. To meet SB 236 requirements, the Howard County Council reviewed a number of bills between December 2012 and February 2013 and ultimately amended PlanHoward 2030 to include Growth Tiers in April 2013. A chronological summary of those bills follows:

- December 2012 – County Council passed Council Bill No. 37-2012 which sought to adopt Growth Tiers designations.
- January 2013 – County Council considered Council Bill No. 1-2013, which again sought to adopt Growth Tiers designations.
- February 2013 – County Council considered amendments to Council Bill No. 1-2013 and approved the amended Bill.
- April 10, 2013 – Council Bill No. 1-2013 went into effect and PlanHoward 2030 was officially amended to include the Growth Tiers.

II. DESCRIPTION

The Tier designations adopted through Council Bill No. 1-2013 restricted development rights for areas designated Tier IV. To ease these restrictions, the proposed General Plan amendment seeks to revise the Growth Tier designations and return development rights previously eliminated. As such, properties in the RC and RR Zoning Districts with development or re-development potential, including those in the Maryland Agricultural Land Preservation Foundation (MALPF) Program, would be designated Tier III.

Tier IV designated properties would consist of permanently preserved land in the RC and RR Zoning Districts, which are dominated by agriculture, forested land, and other natural areas. Permanently preserved properties are those encumbered in perpetuity, including: Agricultural Land Preservation Program Easements acquired by the County, Rural Legacy Easements, Agricultural and Environmental Preservation Parcels, Maryland Environmental Trust Easements, Conservation Easements, Maryland Historical Trust Easements, and Park and Open Space Land. Tier I properties would remain unchanged and Tier II does not apply to Howard County.

The proposed general plan amendment is similar to Council Bill 37-2012, which was initially adopted by the County Council (by a vote of 4 to 1) in 2012. The amended language deletes text and adds new text on pages 71, 73, and 75. A new Map 6-3, Sustainable Growth and Agricultural Preservation Act Growth Tiers, would be inserted on page 72 to replace Map 6-3.

III. EVALUATION AND CONCLUSIONS

The following chart summarizes the additional development potential that could result from the proposed revisions:

**Impact Data Chart - Growth Tier Revisions**

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Acres</th>
<th>Number of parcels over 21.25 acres</th>
<th>If All Remains as Tier IV</th>
<th>If Tier IV Lifted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Properties with Major Subdivision Potential</td>
<td>2,330</td>
<td>53</td>
<td>204</td>
<td>498</td>
</tr>
</tbody>
</table>

The Impact Data Chart analyzes properties that would regain major subdivision rights (five or more units), which are those over 21.25 acres. Additional details of this analysis at the property level can be found in Exhibit B. If implemented, the proposed Growth Tier revisions could add up to 294 additional residential units. This represents a net increase, above the 4-unit minor subdivision allowance, given the current allowable densities under the Howard County Zoning Code.
MALPP properties are not included in this analysis since State easements would have to be terminated to obtain development rights. For an easement to be terminated, both the State and the County would need to approve the request and determine, among a number of findings, that profitable farming is no longer feasible on the property. Consequently, it is difficult to know how many MALPP properties could potentially be developed.

Even if all 294 additional units were constructed, the pace of development would be limited and spread over time given the controls associated with the RC and RR zones, as well as the Adequate Public Facility Ordinance (APFO). APFO has governed the pace of development in Howard County, ensuring that it occurs with the necessary infrastructure in place. The County’s unique housing unit allocations have also provided an orderly and predictable planning environment, especially in the rural west.

Given the limited potential for additional development (approximately 294 residential units) and given the local zoning controls in place, the Department of Planning and Zoning does not believe this General Plan Amendment considerably impacts the goals of SB 236. PlanHoward 2030’s preservation and conservation policies continue to be effectuated through the RC as well as other Zoning Districts; this General Plan amendment would not affect those efforts. Furthermore, the proposed amendment implements SB 236, while maintaining local authority over zoning and growth management.

IV. RECOMMENDATION

The Department of Planning and Zoning recommends approval and adoption of a General Plan Amendment to PlanHoward 2030 to revise the Growth Tier designations as described herein.

\[\text{Attachment}\
\text{\hspace{1cm}}\]  
- Exhibit A for GPA 2016-01 to PlanHoward 2030
- Exhibit B – Detailed Impact Analysis Chart

Valdis Landale, Director  2-4-16

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

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

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

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

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

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

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

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

WHEREAS, Council Bill No. 1-2013, as amended, was passed by the County Council
and was effective on April 10, 2013; and

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

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

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

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

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

WHEREAS, this proposed amendment to PlanHoward2030 was considered by the Planning Board on ____________.

NOW, THEREFORE,

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

1. On page 71, a portion of text is amended in the “Sustainable Growth and
Agricultural Preservation Act of 2012” section;

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

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

4. On page 75, Policy 6.1 is amended.

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

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

Section 4. And Be It Further Enacted by the County Council of Howard County, Maryland, that 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.
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.
Map 6-3
Sustainable Growth and Agricultural Preservation Act
Growth Tiers

Legend

- **Tier I**
- **Tier III**
- **Tier IV**
- **Planned Service Area Boundary (PSA)**
- **Priority Funding Area / PSA for Water & Sewer**
- **Water Service Only Area**

Source: Howard County DPZ, 2015.