On April 4, 2019, the Planning Board of Howard County, Maryland, considered the petition of Chase Land, LLC and Annapolis Junction Holdings, LP for a proposed Development Rights and Responsibilities Agreement (DRRA) for the Chase Quarry property.

The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical Staff Report and Recommendation and public testimony. DPZ recommended a finding of General Plan consistency between the DRRA and PlanHoward 2030.

The Petitioner was represented by Sang Oh, Esquire. Mr. Oh provided a brief overview of the DRRA and development approvals for the Chase Quarry property.

Testimony

Three individuals provided public testimony on the merits of the Development Rights and Responsibilities Agreement.

Ms. McKirahan, representing the community group “Why Not Jessup,” provided testimony in support of the DRRA citing that the agreement provides school facilities, public improvements, and other community benefits.

Mr. Hurewitz provided testimony in opposition to the DRRA, expressing concerns related to county regulations, prior approvals and permits for the quarry, and General Plan policies for community design.

Ms. Wald provided testimony in favor of the DRRA stating that it allows continuing the quarry’s operations, which provides public benefits, and the ability to develop the property at a future time.

Board Discussion and Recommendation

In work session, one Board member commented that the purpose of the DRRA is to provide
agreement on the future development of a property and the rights of each party. The owner is seeking to
secure the use of their property now while preserving future redevelopment rights, which are not presently
known. The Board concluded that the agreement is supported by General Plan policies cited in the Technical
Staff Report.

One Board member commented that the DRRA supports long range planning efforts for the area by
incorporating connectivity and public infrastructure for future development. It was also noted that the Howard
County Public School System Board had already chosen the school site and site selection is not a factor the
Board is asked to consider.

Another Board member clarified that the approval of a final DRRA was the responsibility of the
County Council and Executive.

Several board members commented that the DRRA is consistent with the General Plan. One
Board member specifically noted that the DRRA includes the ability to apply regulatory changes for the
safety and welfare of the county.

Based on the information presented, and the Board’s discussion, Mr. Coleman made a motion that the
Planning Board recommend finding the DRRA consistent with the General Plan. Mr. McAliley seconded the
motion, which passed 5-0.

For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 18th day
of April 2019, recommends to the County Council that Development Rights and Responsibilities
Agreement, as described above, be APPROVED.

HOWARD COUNTY PLANNING BOARD

Phillips Engelke, Chair

Erica Roberts, Vice-chair

Delphine Adler

Ed Coleman

Kevin McAliley

ATTEST:

Valdis Lazdiņš, Executive Secretary