

Zoning Matters

1. The Woodmont Property is currently zoned **Rural Conservation**.

DPZ website: “The Rural Conservation District is established to conserve farmland and to encourage agricultural activities, thereby helping to ensure that commercial agriculture will continue as a long term land use and a viable economic activity within the County. The RC District is also established to preserve natural features and the rural landscape, while allowing low density, clustered residential development. The preferred land use in the RC District is agriculture.

2. Woodmont was able to build on this land by going thru the **CONDITIONAL USE** process. A school can be built on RC land as a matter of right but development is constrained within the approvals set forth by DPZ and public hearing process. Woodmont was able to build but with many restrictions on number of students, hours of operation, transportation, parking spots, types of permitted activities and much more. To further develop the property Dar-us-salaam would have to also go thru this process. A way to avoid this changing the zoning classification.

3. In January 2012, a request to change the zoning to **INSTITUTIONAL OVERLAY (I)** was submitted to DPZ

DPZ website: “The Institutional District (I) is established to permit community-serving institutional and cultural facilities. These uses **benefit the surrounding residential community and can provide a transition between residential neighborhoods and retail activity centers** Furthermore, “**Any development in an I District must be served by public water and public sewer.**”

3. In February 2012, DPZ recommended against the (I) district, instead recommending **COMMUNITY CENTER TRANSITIONAL (CCT)**. This zone also requires that development serve the surrounding residential community and provide a transition between neighborhoods and retail. It does not require public sewer and water.

If the change in zoning to (CCT) or (I) district is approved by County Council, Dar-us-salaam could build as a matter of right on land that is no longer protected by the regulations of the Rural Conservation district. In effect, they could build and expand essentially unchecked.

The Planning Board Needs to See and Hear us on April 8th!