

PB 460

Mullinix Overlook, SP-25-005

16391 A E Mullinix Road

Planning Board Hearing

May 7, 2026

The Sustainable Growth and Agricultural Preservation Act of 2012

Senate Bill 236, the Sustainable Growth and Agricultural Preservation Act of 2012

- Approved by the 2012 Maryland General Assembly
- Effective on July 1, 2012
- Limit use of septic systems for major residential subdivision based on growth tiers
- Intent to preserve rural natural and agricultural resources, and to protect the Chesapeake Bay and its tributaries

The Sustainable Growth and Agricultural Preservation Act of 2012

Howard County's Growth Tier Map regulates where residential development may occur

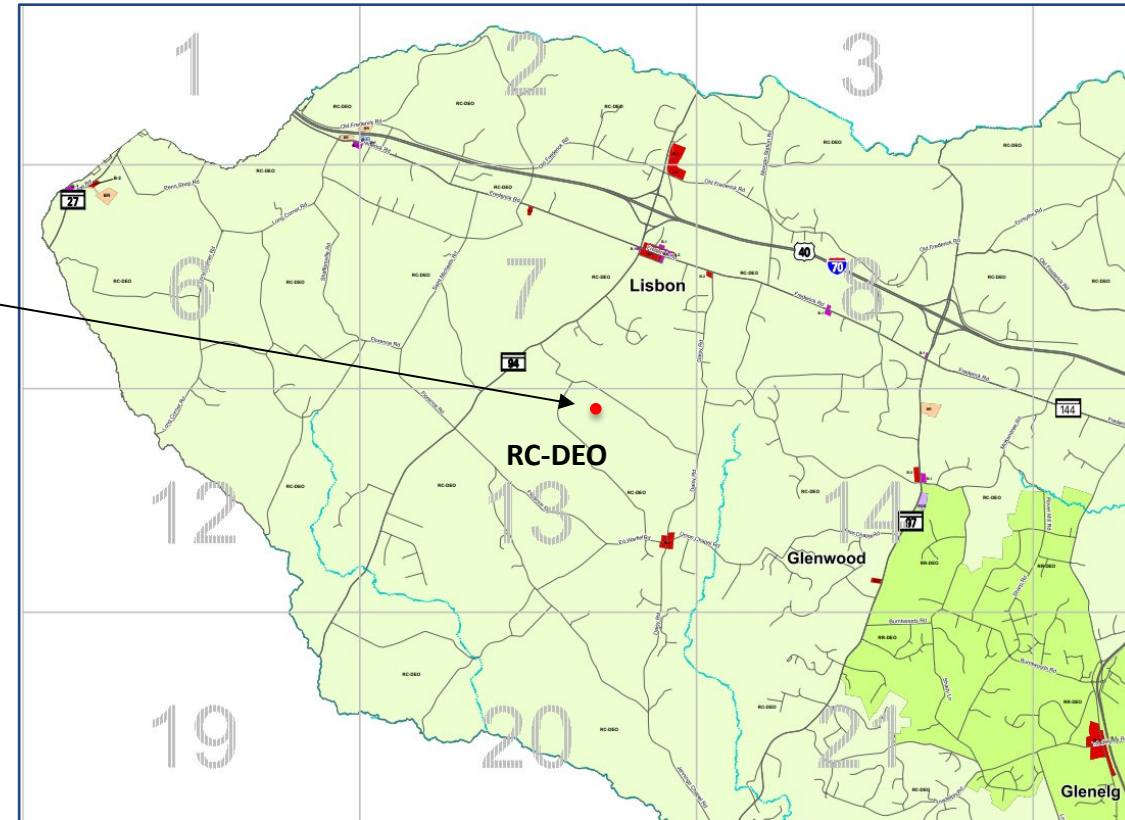
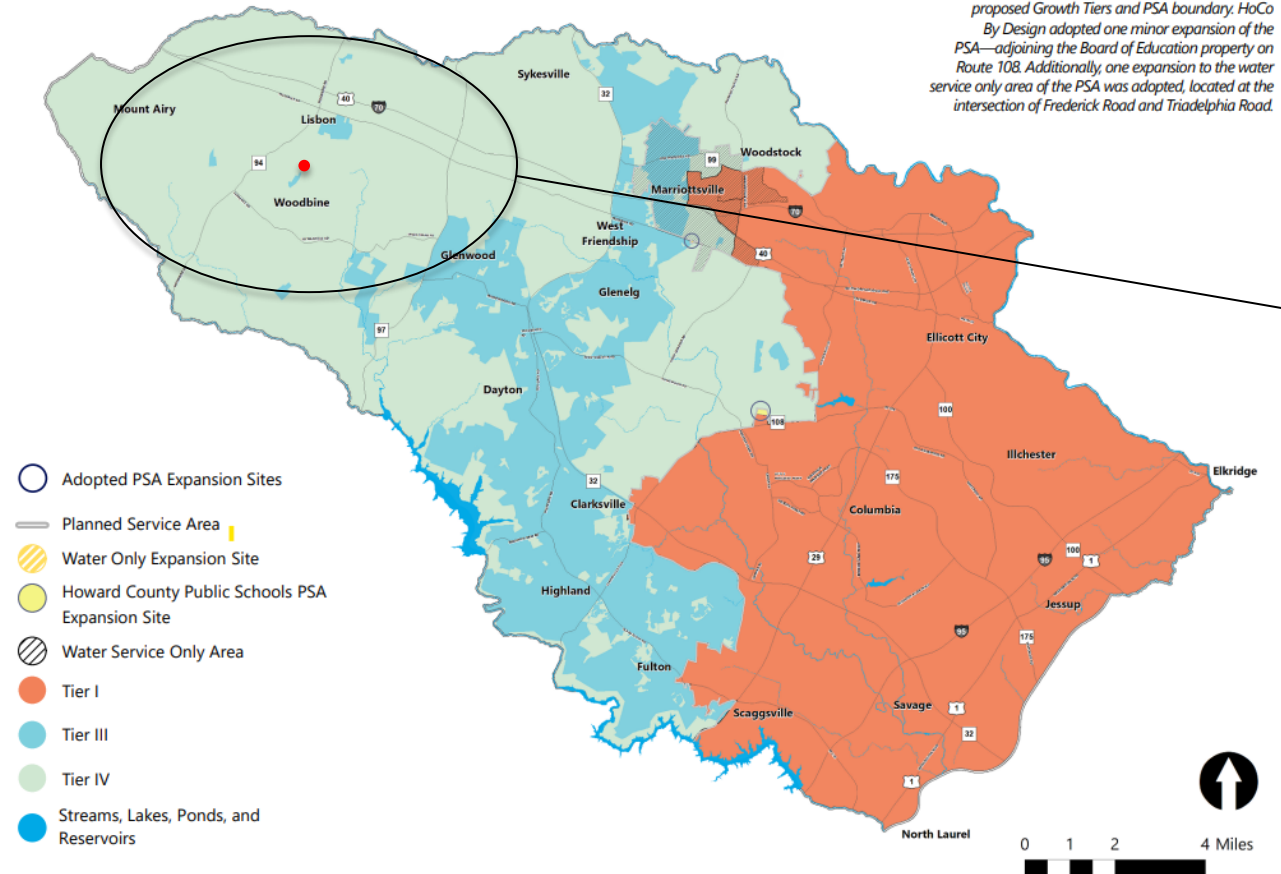
- Tier I – served by public water and sewer systems
- Tier III – served by private septic systems, allows major subdivision
- Tier IV – planned for preservation and conservation, prohibits major subdivision

A major subdivision is a residential subdivision with 5 or more lots

Growth Tier & Zoning Maps

GROWTH TIERS MAP ADOPTED OCTOBER 2023

The Growth Tiers Map outlines HoCo By Design's proposed Growth Tiers and PSA boundary. HoCo By Design adopted one minor expansion of the PSA—adjoining the Board of Education property on Route 108. Additionally, one expansion to the water service only area of the PSA was adopted, located at the intersection of Frederick Road and Triadelphia Road.



Planning Board Evaluation and Approval

Evaluate the proposed subdivision according to State Senate Bill 236, The Sustainable Growth and Agricultural Preservation Act of 2012:

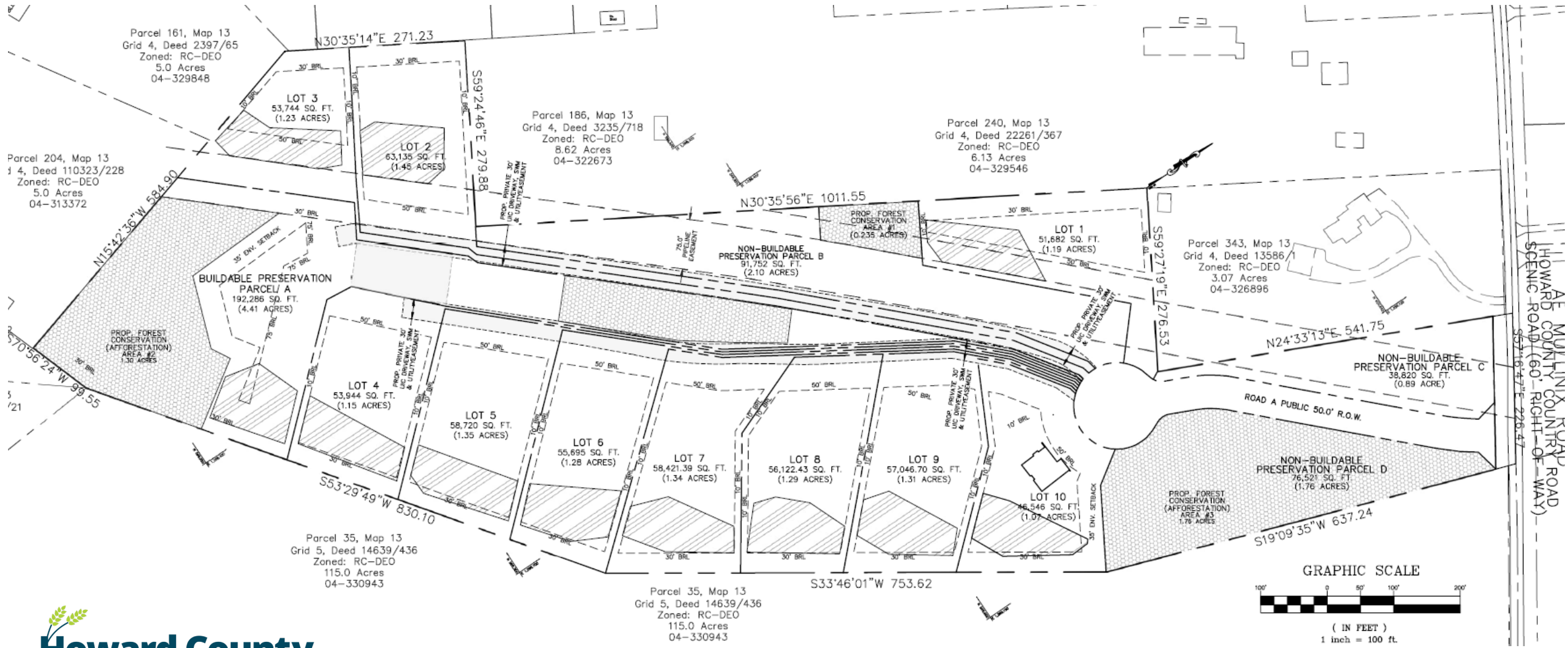
- Potential environmental issues or a natural resources inventory related to the proposed residential subdivision
- Cost of providing local government services

According to the State Act, since Howard County has an Adequate Public Facilities Ordinance, it is not necessary for the Planning Board to consider the cost of providing local government services in its decision.

Existing Site Aerial



Overall Site Plan

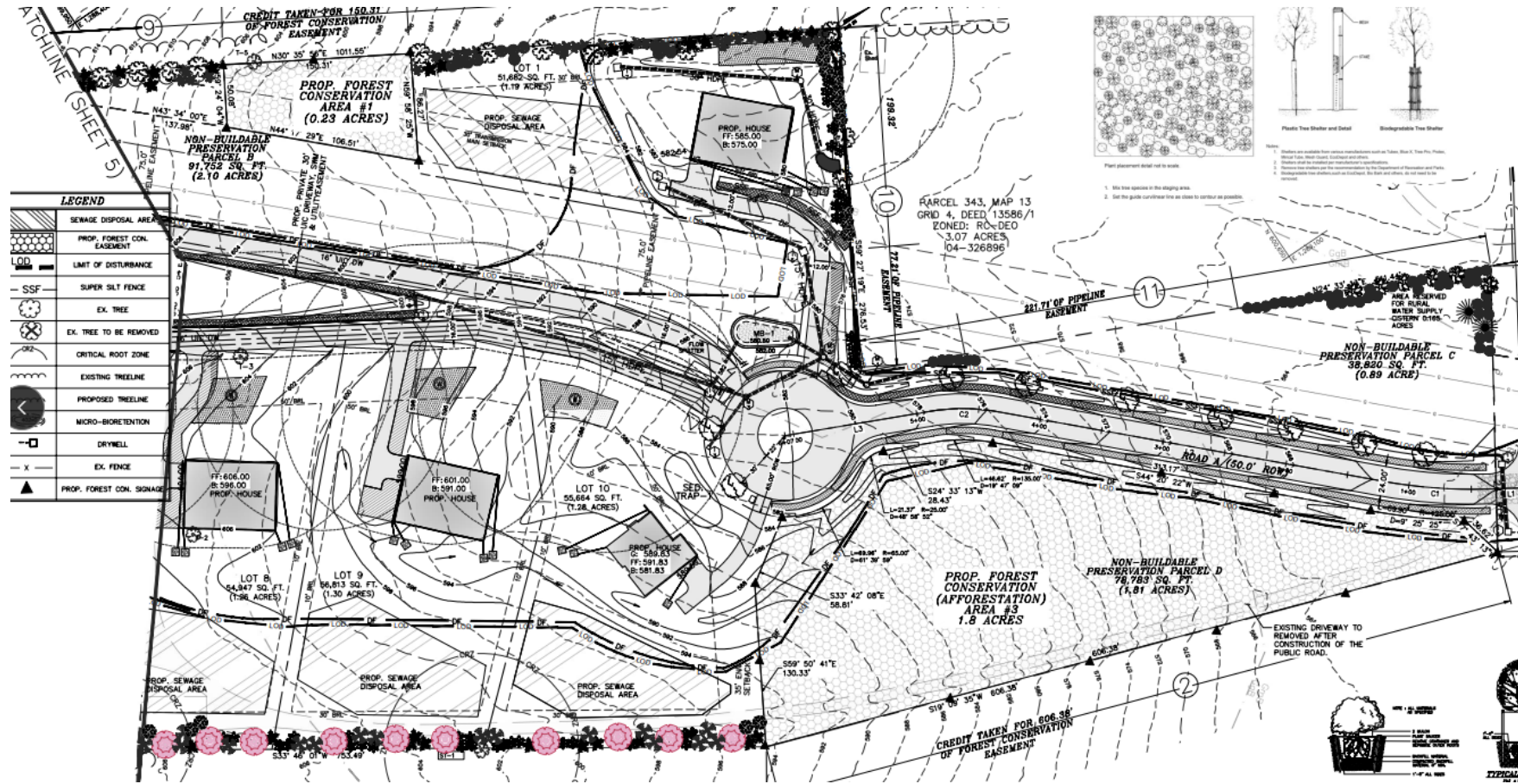


Project Proposal

- 11 residential lots
 - 10 cluster lots
 - 1 buildable preservation parcel

By Right: 5 lots
Importing: 6 lots

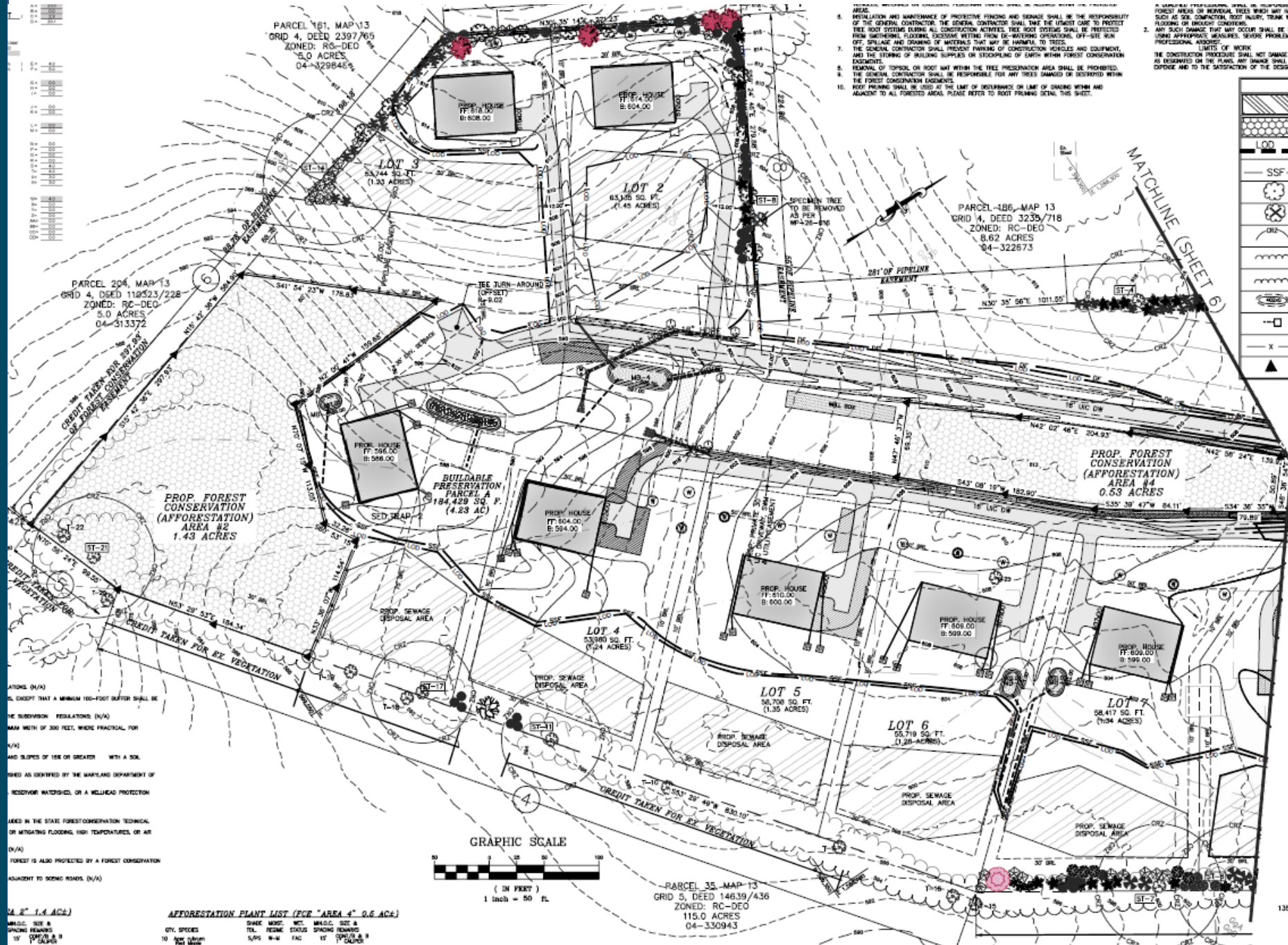
3 non-buildable preservation parcels



Project Proposal

No environmentally sensitive features on site

4 forest conservation easements to meet 4-acre forest conservation obligation



AFFORESTATION PLANT LIST (FOR "AREA 4" 0.6 AC)

QTY.	SPECIES	SHADE	MOIST.	HT.	WIND	SOIL	SIZE	SPACING	REMARKS
10	NEW	1/4"	1/4"	10'	1/4"	1/4"	1/4"	1/4"	1/4"

LEGEND

[Symbol]	100'
[Symbol]	SSF
[Symbol]	DR
[Symbol]	100'
[Symbol]	X
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Planning Board Criteria

Potential environmental issues or a natural resources inventory related to the proposed major residential subdivision

- There does not appear to be potential environmental issues or impacts related to the proposed subdivision. There are no environmentally sensitive features or forest on site or in the immediate vicinity of the subject property.
- Forest Conservation for this major subdivision will be satisfied by planting 4.0 acres of forest. The afforested areas will be placed within 4 recorded forest conservation easements on buildable preservation parcel A, non-buildable preservation parcel B, and non-buildable preservation D.
- There are 8 specimen trees located on the parcel. One specimen tree will be removed to accommodate the subdivision. Mitigation for the removal of this specimen tree will be provided by planting four trees with a 3-inch DBH.

Summary of Action

The Planning Board shall consider and:

- Approve
- Approve with conditions
- Deny