

PB 463

Henderson Property

Planning Board Meeting
September 17, 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 Maryland General Assembly
- Effective on July 1, 2012
- Limit use of septic systems for major residential subdivisions 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 Continued

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

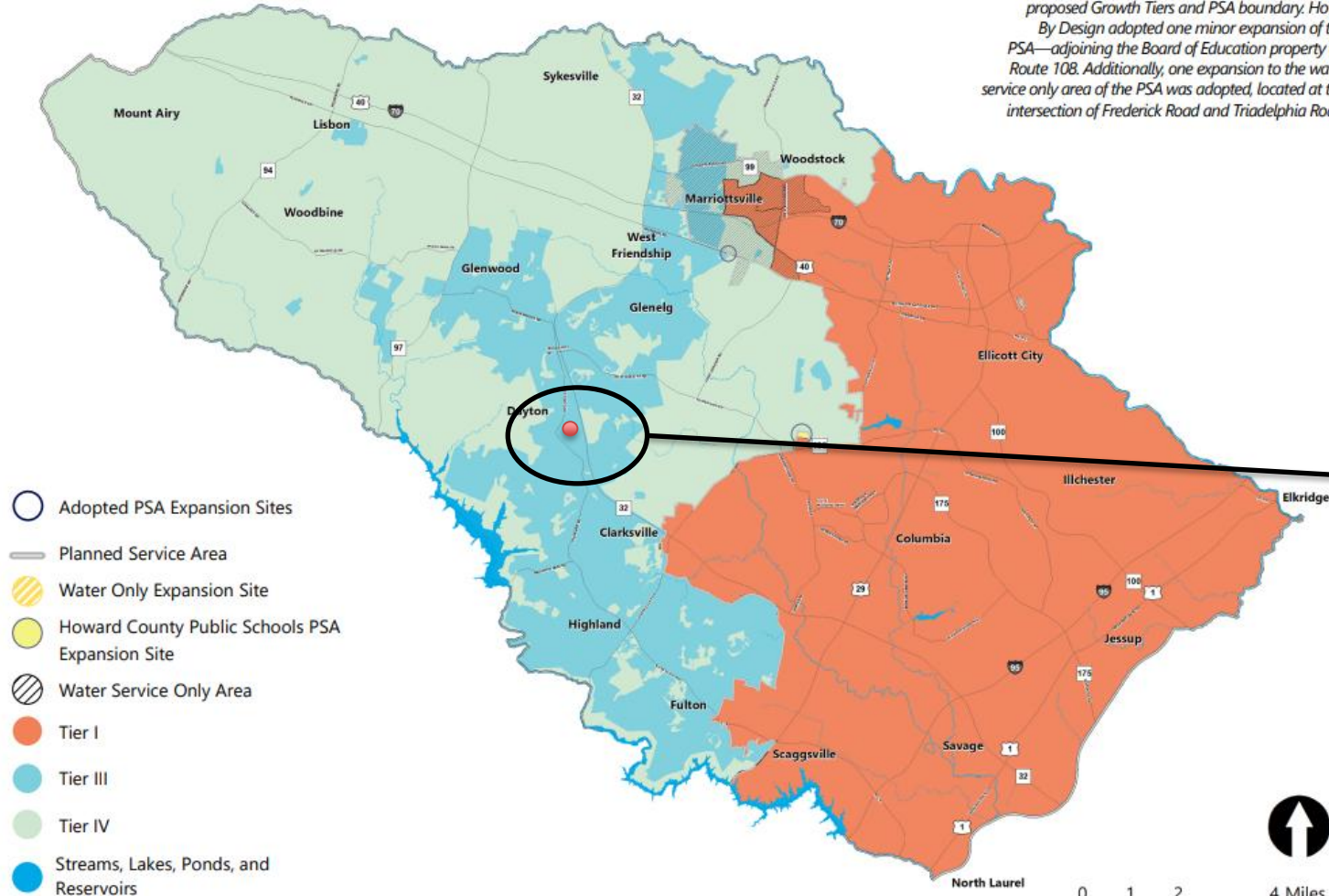
- Tier I – Served by public water and sewer systems
- Tier III – Served by private septic systems, allows major subdivision
- Tier IV – Planned for preservation and conservation, prohibits major subdivision.

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



Project Proposal

Environmental Features Onsite:

- Wetlands
- Stream Bank
- Floodplain
- Steep Slopes
- Forest



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 wetlands, streams and their associated buffers, floodplain, and steep slopes onsite.
 - WP-25-011 allowed minor impacts to steep slopes for a fence.
 - The remaining environmental features are located in the rear of the property, and most will be further protected with forest conservation easements.
- Forest Conservation for this major subdivision will be satisfied by retention of 0.6 acres and afforestation of 0.7 acres onsite in 3 recorded forest conservation on both buildable lots.
- There are no specimen tree onsite.

Summary of Action

The Planning Board shall consider and:

- **Approve**
- **Approve with Conditions**
- **Deny**