PB Case 464
Selby Estates SP-25-003

Planning Board Hearing
October 22, 2026

Howard County
Department of Planning & Zoning

The Sustainable Growth and Agricultural Preservation Act of 2012 Part 1

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

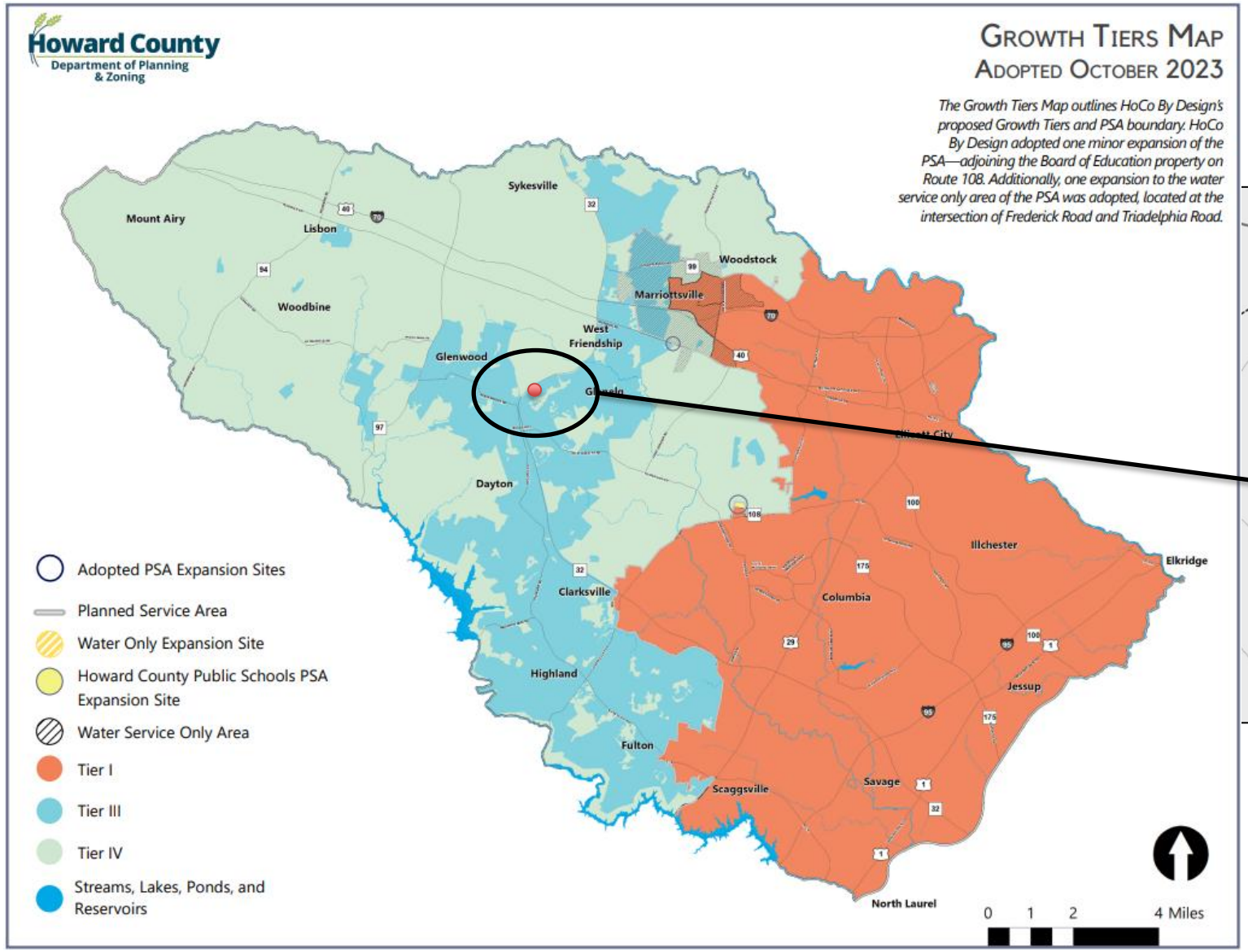
The Sustainable Growth and Agricultural Preservation Act of 2012 Part 2

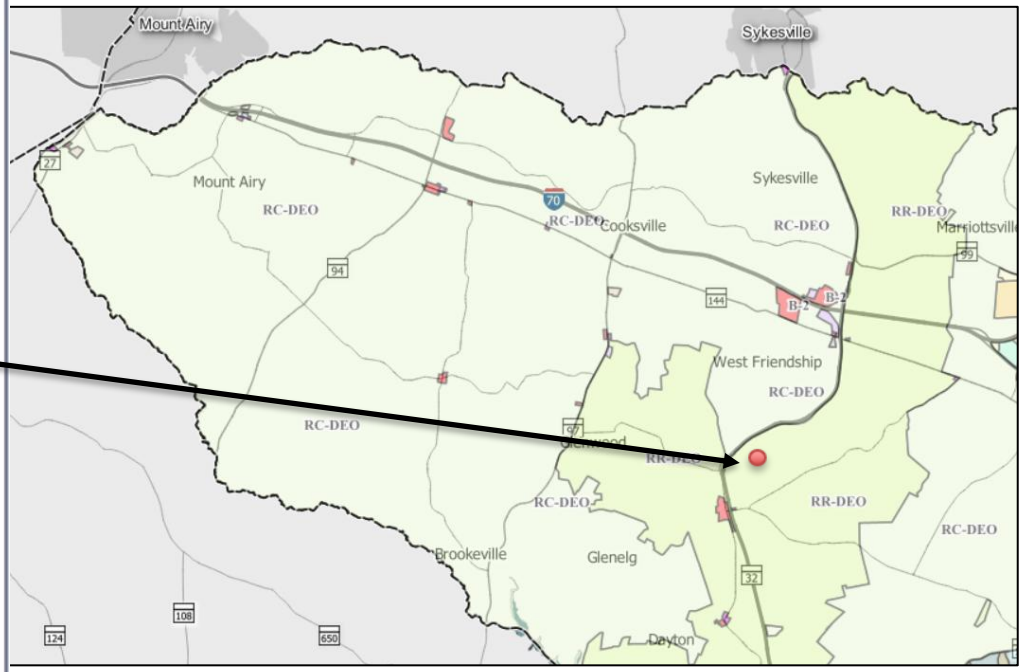
Howard County's Growth Tier Map regulates where residential development may occur

- 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





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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



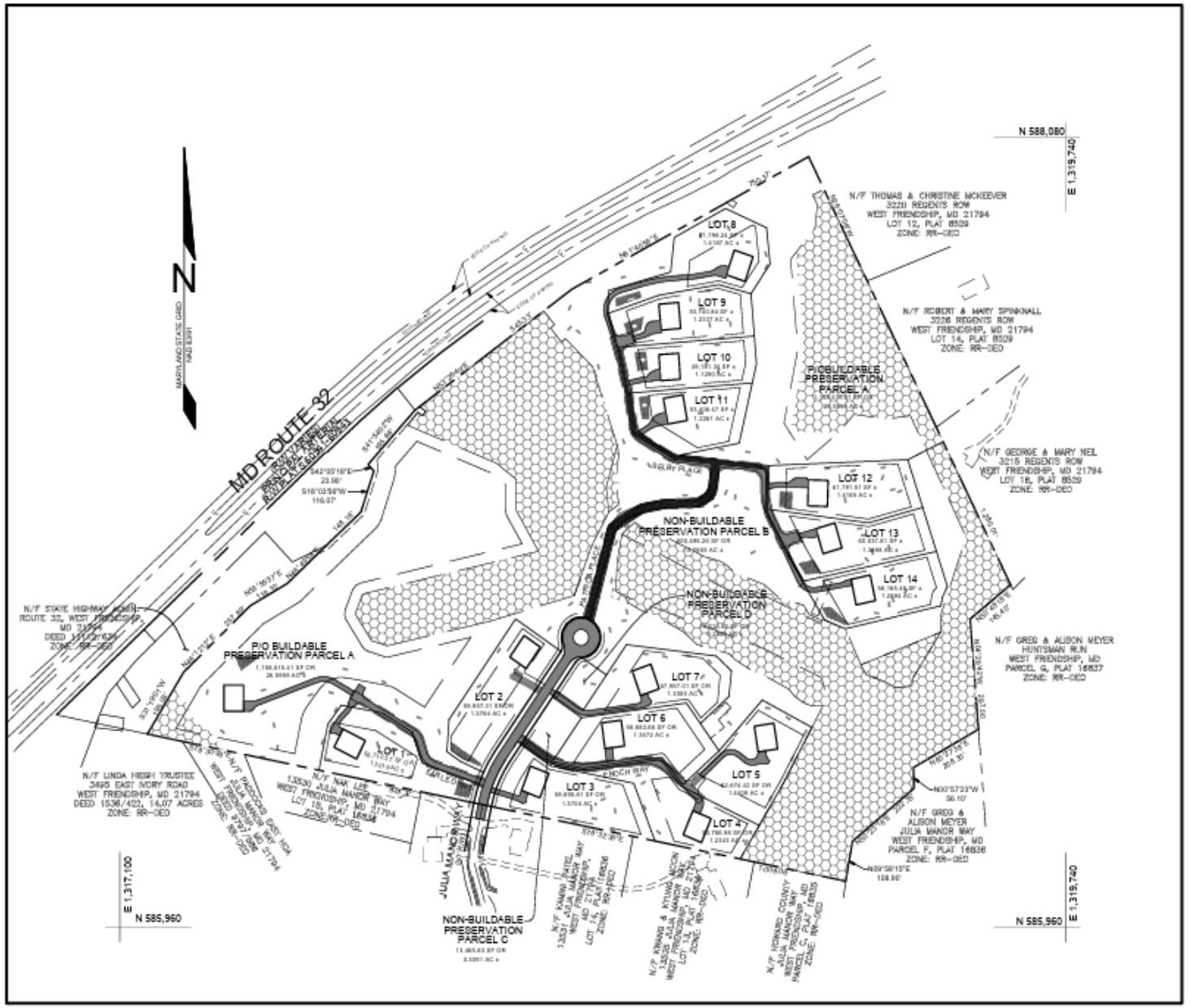
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Subdivision Plan

15 residential lots

- 14 cluster lots
- 1 buildable preservation parcel
- 3 non-buildable preservation parcels

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PLAN VIEW
SCALE: 1"=200'

Planning Board Criteria

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

- Review of the proposed subdivision by the SRC does not identify any potential environmental issues or impacts that cannot be mitigated through the Alternative Compliance (AC) process outlined in the Subdivision and Land Development Regulations.

- There are wetlands, streams, their associated buffers, floodplains and steep slopes onsite. The applicant received approval from the Director of the Department of Planning and Zoning, the Administrator of the Office of Community Sustainability and the Director of Public Works for an Alternative Compliance to allow disturbance to the stream, its buffer and the floodplain to construct a private shared driveway that would consist of a double-box culvert design to support the driveway structure.

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Planning Board Criteria

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

- The remaining area is to be preserved as a non-buildable preservation parcel; this maximizes the protection of environmentally sensitive areas as they are encumbered by a preservation easement and/or forest conservation easement.

- Forest Conservation for this major subdivision will be satisfied by the retention of 18 acres of forested land (forest retention). This forested land shall be placed within two (2) forest conservation easements on Preservation Parcels A and B.

- There are a total of 150 specimen and significant trees located on the parcel. A total of four (4) will be removed to accommodate the subdivision. Mitigation for the removal of these trees will be provided by planting 8 native trees with a 3-inch DBH. All the remaining specimen trees shall remain.

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Forest Conservation



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Summary of Action

The Planning Board shall consider and:

- Approve
- Approve with conditions
- Deny

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