



TECHNICAL STAFF REPORT

Planning Board Meeting of June 18, 2026

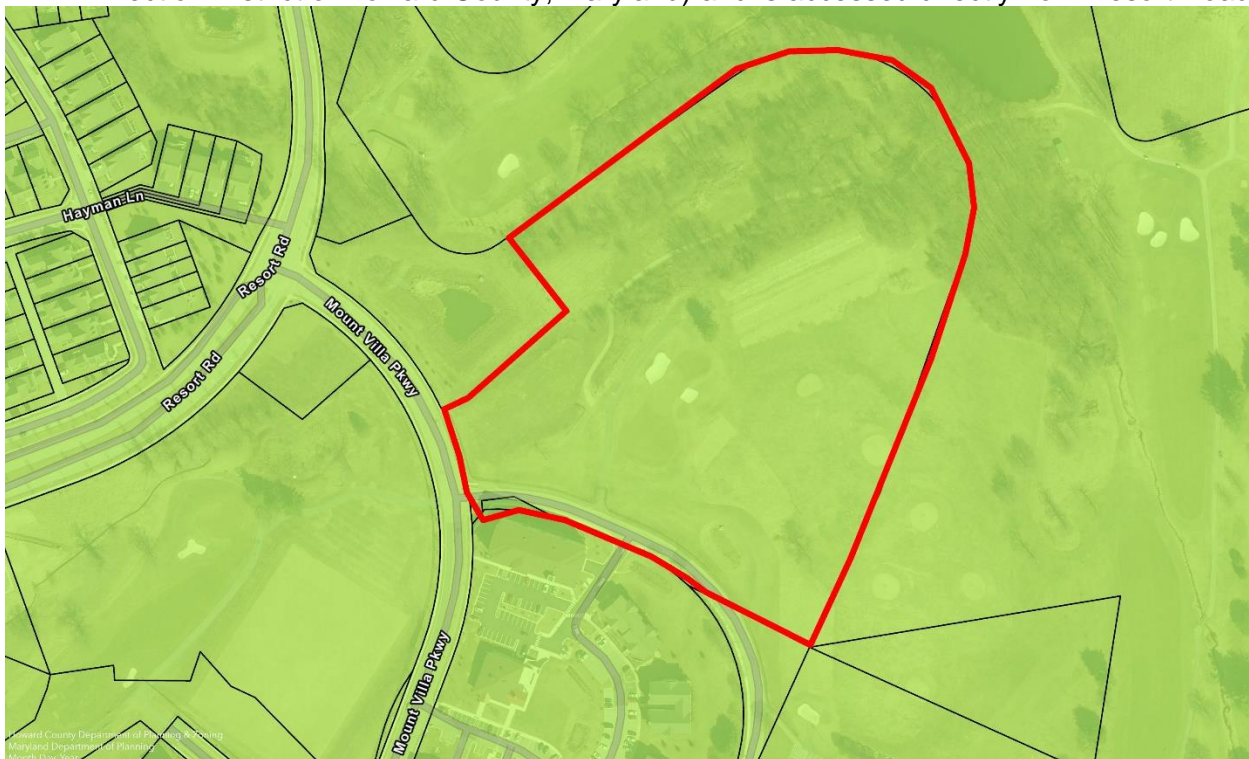
Case No./Petitioner: SDP-25-035, Mangione Enterprises Turf Valley

Project Name: Towerco, Turf Valley Communication Tower

DPZ Planner: Nicholas Haines

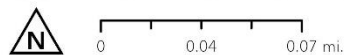
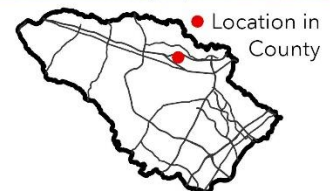
Request: A Site Development Plan (SDP-26-035). The request is to construct a communication tower and its associated equipment compound on 15.08-acre Parcel 8. The property is zoned "PGCC" (Planned Golf Course Community); Planning Board approval is required for any development other than single-family detached residential, as reserved on the approved FDP.

Location: The property is located at 2700 Turf Valley Road (Tax Map 16, Grid 17, Parcel 8, in the First Election District of Howard County, Maryland) and is accessed directly from Resort Road.



Zoning & Vicinity
TURF VALLEY
COMMUNICATION TOWER

SDP-26-035
Zoning
PGCC-2



Sources: Esri, TomTom, Garmin, FMO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

SDP-26-035, Turf Valley Communication Tower

Vicinal Properties:

The surrounding properties all fall within the PGCC-2 zoning (multiuse subdistrict) and are part of the Turf Valley Golf Course and the Turf Valley Driving Range. Nearby residential development adjacent to the golf course and driving range areas include townhouses within the Villages at Turf Valley opposite Resort Road to the west, and Villa Apartments to the south. The proposed project site is immediately surrounded by golf course, the driving range, and vegetated open areas.

Vicinal properties include:

North – Lot 203 and Parcel 40, which contains existing active golf course, borders the property to the north.

West – Parcel B and Part of Parcel 8 border the site immediately to the west and contain additional active existing golf course and a stormwater management facility. Resort Road and Mount Villa Parkway are opposite the golf course and SWM areas.

East – Parcel B borders the site immediately to the east and contain additional active golf course and a stormwater management facility. Opposite the SWM facility is Resort Road and townhouses within the Villages at Turf Valley.

South – The Turf Valley Golf Course driving range is immediately to the south of the proposed tower. Opposite the driving range is Turf Valley Golf Road and the Villa Apartments and the parking lot for the Turf Valley Club House.

Legal Notice: The property was legally posted and verified by DPZ pursuant to legal requirements.

Site History:

- **FDP-PGCC Multi-Use Subdistrict 3rd Amendment, Final Development Plan** – Amended FDP criteria for for Turf Valley, PGCC District, Multi-Use Subdistrict, Third Amendment. Recorded March 26, 2010. This FDP provides the land use tabulation for multi-use subdistrict.
- **S-86-013, Sketch Plan** - Submitted July 26, 2006, Fourth Amended Comprehensive Sketch Plan for Turf Valley, the plan was approved April 27, 2006.
- **P-06-013 Preliminary Plan**- Submitted on December 5, 2006 for the Villages at Turf Valley. The preliminary plan proposed residential development, including 61 condominium units, 35 single family detached houses, and 145 townhouses and associated golf course land. The proposed tower is within the golf course boundary. The plan was approved February 5, 2007.
- **ECP-26-011 Environmental Concept Plan**- Submitted November 13, 2025 for Towerco Turf Valley Communications Tower, Parcel 8 showing the proposed communication tower and the equipment compound. The plan was signed January 9, 2026.

Existing Site Conditions:

Parcel 8 contains 15.08 acres of land area and is currently developed with the driving range for the Turf Valley Golf Course. The project site is accessed via a paved drive that extends off of Club Road. The site is mostly manicured lawn, with forested areas along the north and northwest boundaries. There are no wetlands, streams, or 100-year floodplain on site.

Proposed Site Improvements:

The petitioner proposes to construct a 160-foot tall monopole communication tower on Parcel 8 north of the existing driving range at the edge of the existing forested area. Surrounding the monopole will be a 50-foot by 50-foot fenced equipment compound. Access to the monopole and compound is facilitated by a proposed asphalt

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access drive from the existing service road to the driving range. The proposed compound will be screened with landscaping on the southern façade and will utilize existing vegetation on the northern side to mitigate views.

Regulatory Compliance:

The Planning Board, before acting upon the Site Development Plan, shall hold a public meeting and shall give consideration to the guides and standards listed in Section 126.0.F. and to the criteria listed in Section 126.0.H.

Section 126.0.F Criteria

1. The plan is consistent with the Howard County General Plan:

The Plan complies with criteria established in the 3rd Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan requirements and the Howard County Zoning Regulations for the PGCC Zoning District. The SDP is consistent with Plan Howard 2030 and falls within the Growth and Revitalization area. The communication tower is a permitted accessory use to the principal golf course use.

2. The plan results in an appropriate arrangement of land uses within the district:

The plan is in Development Area 'L' as depicted in the 3rd Amendment to the Turf Valley Final Development Plan. The area allows for "All permitted uses in the PGCC Multi-Use Sub-District", which includes communication tower as accessories to the primary use subject to the requirements of Section 128.0.E.0.2 and 128.0.E.0.3.

3. The plan ensures that the existing dwelling units will be buffered from the proposed development:

The proposed communication tower and fenced compound is being constructed toward the northeast corner of Parcel 8. Existing forested area and proposed landscaping provide a vegetated buffer between the existing homes and the equipment enclosure. The natural environmental area within existing Parcel 8 and a section of golf course separate the proposed tower site from existing residences, including the Villages at Turf Valley Phase II development to the north and from the townhomes in the Villages at Turf Valley Phase I, section 2 to the west across Resort Road. Landscaping is being provided to the south of the compound to buffer the views from the Villa Apartments Development to the south. Despite this screening, the communication tower will still be visible from all surrounding residential developments due to its height. This will be mitigated by painting the tower gray to reduce visibility as required by Section 128.0.E.3.a of the Zoning Regulations.

4. The roads serving the PGCC District will be adequate, as determined by the capacity and mitigation standards of the Adequate Public Facilities Ordinance:

Parcel 8 is currently served by Turf Valley Golf Road via an access cart path, which enable connections from the project area to Mount Villa Parkway, Resort Road, and Turf Valley Road. A traffic study for the development was approved under the 4th Amended Comprehensive Sketch Plan S-86-13 (PB 368) approved April 27, 2006. The proposed access drive permits adequate access for service vehicles to access the site and was reviewed as part of the SDP. DPZ review confirms the access road conforms with the requirements of the Howard County Engineering Manuals.

5. Necessary water and sewer facilities are available to serve the proposed development:

Public water and sewer service will not be required for the proposed project as the proposal is not for a residential use.

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6. Any other factors which affect the orderly growth of the County:

The proposed communication tower will provide additional capacity for mobile communications coverage in the area.

Section 126.0.H Criteria

1. The locations, layout and adequacy of parking, loading and unloading facilities.

No formal parking is provided for public use. Adequate parking will be available for service vehicles near the proposed communication tower compound. The proposed service drive and associated turn around area will provide adequate space for service vehicles to park while work and maintenance is being performed on site.

2. The Site Development Plan shall not be approved unless water facilities and public sewerage facilities have been approved by all required county, state and federal agencies.

All required SRC agencies have reviewed the Site Development Plan and approved, subject to addressing remaining any comments prior to signature approval. Water and sewer service will not be necessary for this project.

Additional Regulatory Requirements:

While not regulated by the FDP, the Subdivision and Land Development Regulations require compliance with the following additional items:

1. Storm Water Management (SWM): No additional stormwater management is required for the proposed addition since the proposed disturbance is less than 5,000 square feet.
2. Forest Conservation:
The Forest Conservation requirement per Section 16.1200 of the Howard County Subdivision and Land Development Regulations is being met through a fee-in-lieu payment in the amount of \$5,445 based of the generated 0.1 acre requirement.
3. Landscaping: This project is proposing landscape screening to the proposed compound from neighboring uses with a mix of shrubs, ornamentals, shade trees and evergreen trees. Mitigation plantings are also being provided for a specimen tree proposed to be removed due to critical root zone disturbances. The landscaping includes mitigation planting of two shade trees for impacts into the critical root zone of a nearby specimen tree.

DocuSigned by:  <small>4220B635863942E...</small>	6/1/2026 <hr/> Date
<hr/> Lynda Eisenberg, AICP, Director	

Please note that this file is available for public review by appointment at the Department of Planning and Zoning’s public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.