

SDP-26-035

Towerco, Turf Valley

Communication Tower, Parcel 8

Planning Board Meeting

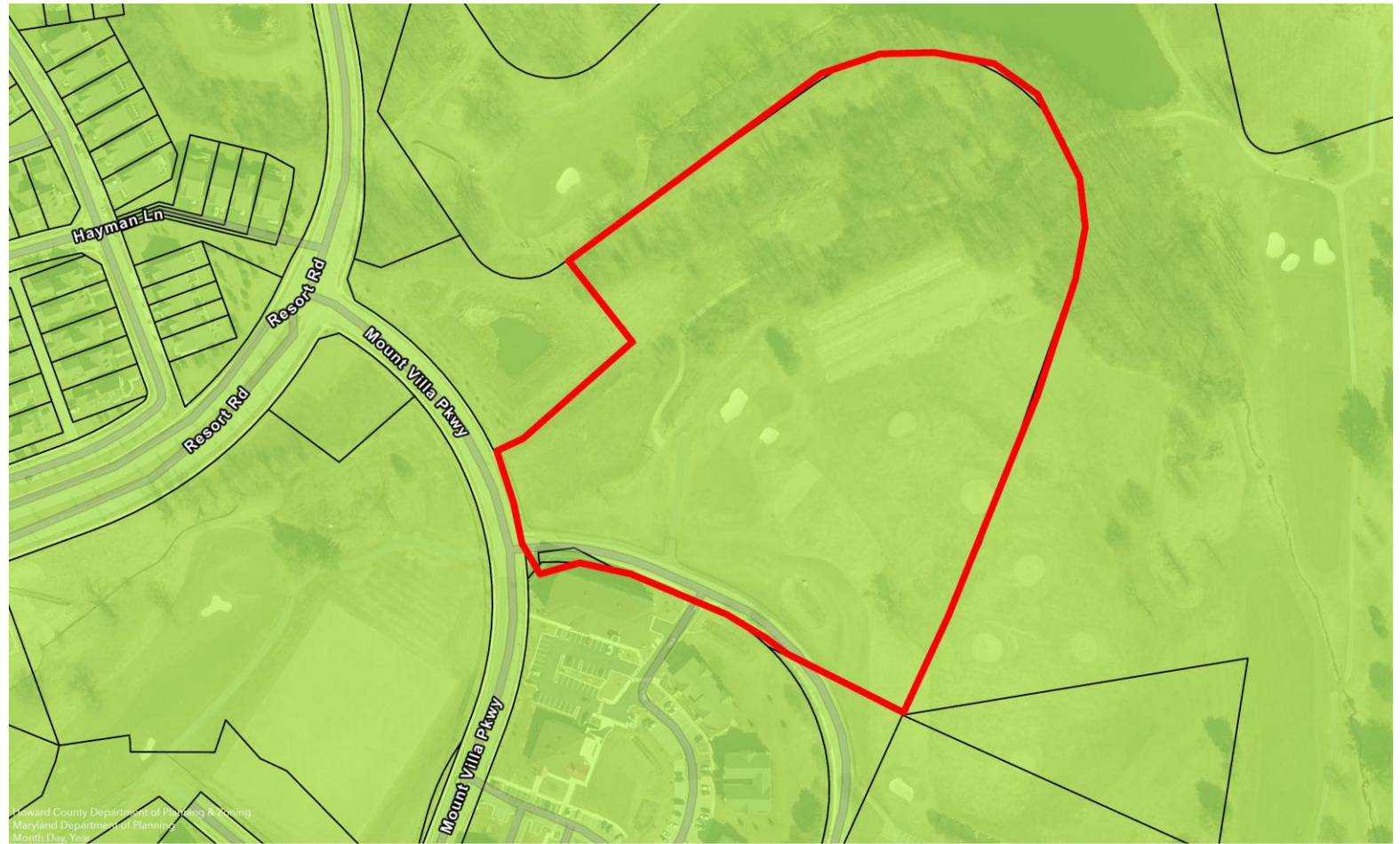
June 18, 2026



Planning Board Evaluation and Approval

- Section 126.0.F and 126.0.H of the Howard County Zoning Regulations and the Multi-Use Subdistrict per the Third Amendment of the PGCC FDP.
- Evaluate the Site Development Plan to construct a 160' communication tower and associated compound.

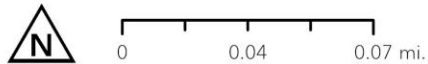
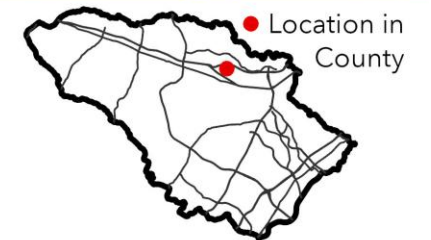
Vicinity Map



Howard County Department of Planning & Zoning
Maryland Department of Planning
Month Day, Year

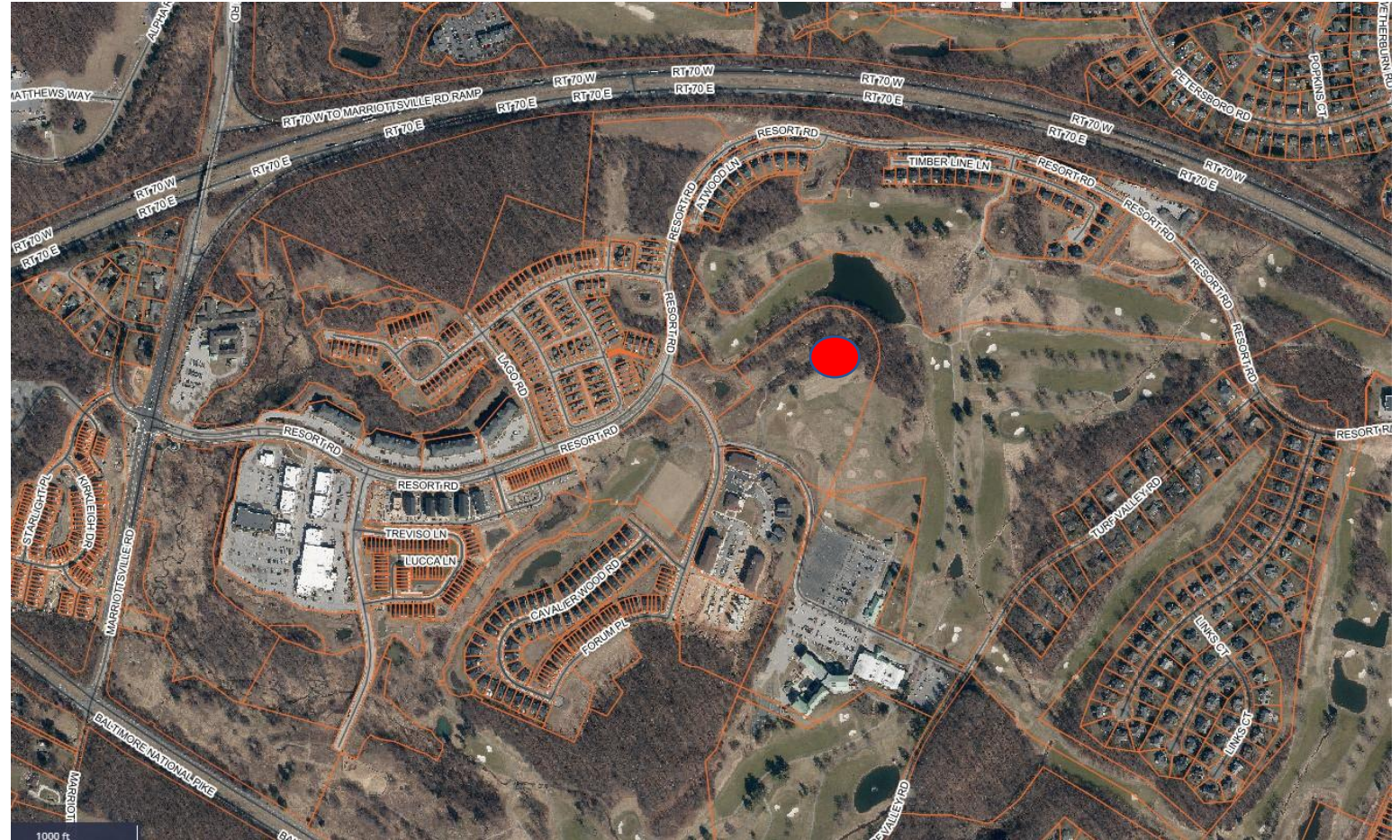
Zoning & Vicinity
TURF VALLEY
COMMUNICATION TOWER

SDP-26-035
Zoning
PGCC-2

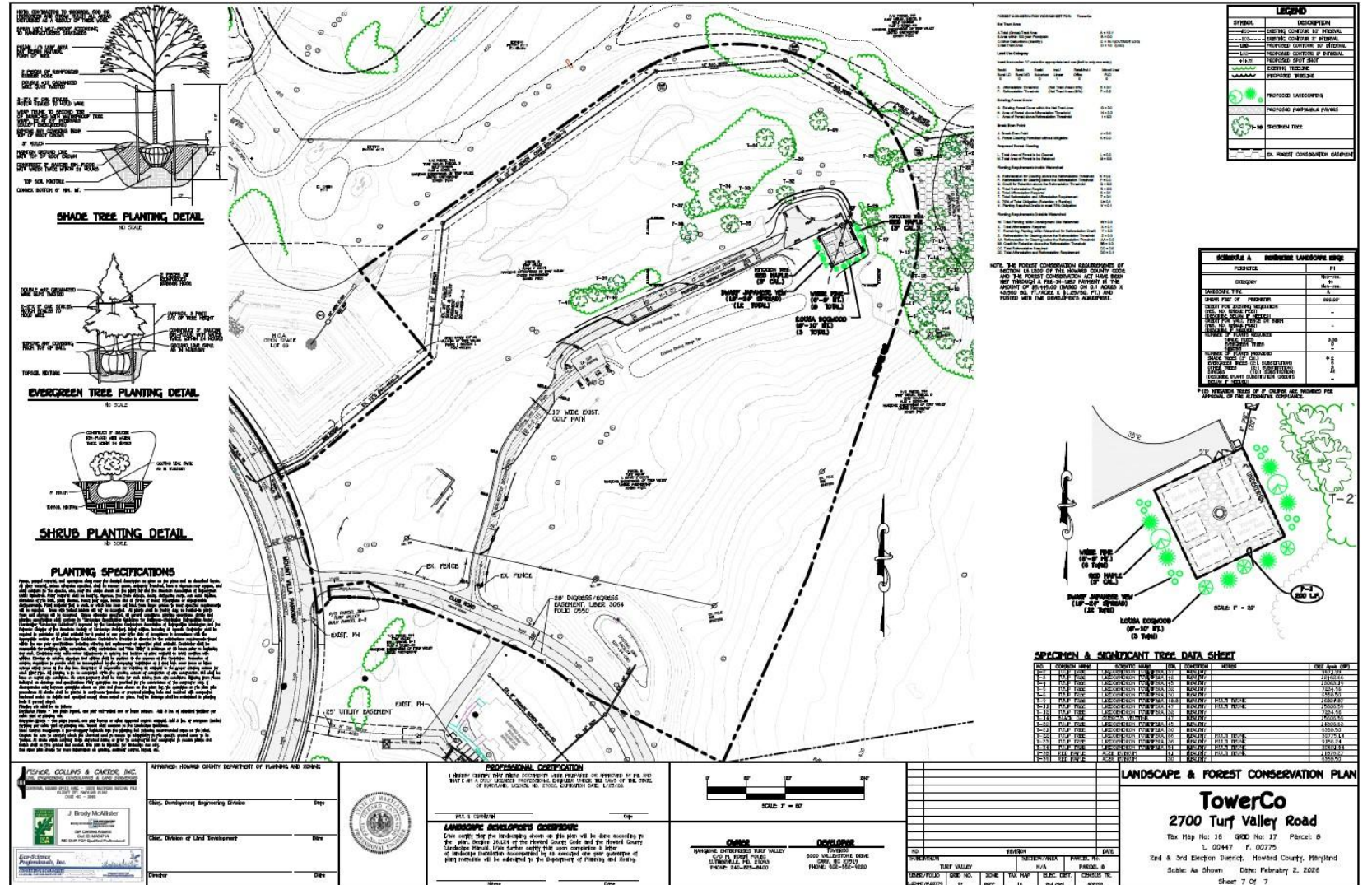


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Existing Aerial Site



Landscape Plan



Planning Board Criteria

Permitted Uses: Per the 3rd Amendment of the PGCC Multi-Use Subdistrict FDP.

- Communication towers and antennas accessory to a principal use on the lot.
- Towers are subject to the requirements of Section 128.E.2 and 128.E.3 of the Zoning Regulations.

Parking: No formal parking is being proposed. The proposed service drive and turn around area will provide adequate area for service vehicles to temporarily park during service to the tower facility.

Building Height: The proposed Tower will measure 160 feet to the highest point of the attached branches and lightning rod.

Planning Board Criteria

Building Height: The proposed Tower will measure 155 feet to the top of the pole and 160 feet to the highest point of the attached branches and lightning rod.

Landscaping: Per the subdivision and Land Development Regulations.

- The plan proposal provides a landscape mix of 2 shade trees, 6 evergreen trees, 3 ornamentals and 12 evergreen shrubs to screen the proposed compound.
- Existing vegetation and forested areas provide screening to the north of the project site.

Planning Board Criteria

Setbacks: Non-residential structures must maintain a 30-foot setback from the public right-of-way for collector roads.

- The proposed tower meets the setback requirements.
- Setbacks for communication towers in the PGCC districts shall maintain a minimum distance equal to half the height of the tower including antennas measured from ground level from residential districts.
- Setbacks for communication towers in the PGCC districts shall maintain a minimum distance equal to 50 feet or one third the height of the tower including antennas, whichever is greater, measured from ground level from public street rights of way.

Planning Board Criteria

The Planning Board shall approve a Site Development Plan if it finds that the plan is in conformance with the following criteria:

Section 126.0.F Criteria

- The plan is consistent with the approved Final Development Plan and Development Criteria.
- The plan results in an appropriate arrangement of land uses within the district.
- The plan ensures that existing dwelling units will be buffered from the proposed development.
- The roads serving the PGCC District will be adequate, as determined by the capacity and mitigation standards of the Adequate Public Facilities Ordinance.
- Necessary water and sewer facilities are available to serve the proposed development.
- Any other factors which affect the orderly growth of the County.

Planning Board Criteria

The Planning Board shall approve a Site Development Plan if it finds that the plan is in conformance with the following criteria:

Section 126.0.H Criteria

- Locations, layout and adequacy of parking, loading and unloading facilities.
- 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.

Summary of Action

Planning Board shall consider Site Development Plan SDP-26-035 according to the development criteria in the 3rd Amendment of the PGCC Multi-Use Subdistrict FDP and:

- Approve
- Approve with conditions
- Deny