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PLANNING BOARD
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Court House Drive • Ellicott City, Maryland 21043 • 410-313-2350
Calvin Ball, County Executive

planningboard@howardcountymd.gov

November 10, 2026

Mangione Enterprises Turf Valley, LP
1205 York Road, Penthouse
Lutherville, MD 21093

RE: SDP-27-005, Poplar Park at Turf Valley

Dear Mr. Mangione:

The Howard County Planning Board, at its regularly scheduled meeting held on November 5, 2026, considered the above referenced Site Development Plan for the construction of 39 townhome units on 2.79 ± acres of land zoned PGCC in the third Election District of Howard County, Maryland.

Based on the testimony presented, the Planning Board:

☒ Approved the plan
☐ Approved the plan with modifications
☐ Denied the plan

Please be advised, now that the Planning Board meeting has concluded, the applicant must remove the Planning Board poster erected on the property no later than fifteen (15) days after the meeting.

If you have any questions, please contact Nicholas Haines at (410) 313-4333 or by email at nhaines@howardcountymd.gov.

Sincerely,

Signed by:
James Cecil
7DA1123B1D2D404...
Chairperson
Howard County Planning Board

Sincerely,

DocuSigned by:
Lynda Eisenberg
4220B635863942E...
Executive Secretary
Howard County Planning Board

cc: DPZ Director's office (Lisa Kenney)
File:
DILP, Plan Review
Applicant
Benchmark Engineering

MEMBERS

James Cecil, Chair
Mason Godsey, Vice-Chair
Lynn Moore
Barbara Mosier
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EXECUTIVE SECRETARY

Lynda Eisenberg, AICP,
Director, Planning & Zoning