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

July 29, 2025

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

> RE: Villages at Turf Valley, Phase 2, Section 1, Lot 203
>   SDP-25-003

Dear Mr. Mangione:

The Howard County Planning Board, at its regularly scheduled meeting held on July 23, 2025, considered the above referenced **Site Development Plan** for the construction of two 16 unit apartment buildings and associated site infrastructure on 1.92 ± acres of land zoned PGCC in the First 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

After evaluating the proposed site development plan submittal using the criteria specified in Section 126.0.F and Section 126.0.H of the Howard County Code, the Board approved the plan, in accordance with Section 126.0.F and Section 126.0.H with two conditions:

1. Increased screening and buffering to be provided where possible.
2. A bike rack will be added to the site development 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,   Sincerely,

Signed by: DocuSigned by:
Kevin McAliley   *CHAD Edmondson*
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Chairperson   Executive Secretary
Howard County Planning Board   Howard County Planning Board

MEMBERS   ## EXECUTIVE SECRETARY

Kevin McAliley, Chair   *Barbara Mosier*   *Lynda Eisenberg, AICP,*
James Cecil, Vice-Chair   *Mason Godsey*   *Director, Planning & Zoning*
Lynn Moore

cc: DPZ Director's office (Lisa Kenny)
        File:
        DILP, Plan Review
        DPZ- Zoning Division (*For ASDP/CSDP – Attach approved plot plan with this letter*)
        Applicant