ERIC BERS	*	**BEFORE THE**	
THE PALMETTO GROUP, INC.	*	**PLANNING BOARD OF**	
PETITIONER	*	**HOWARD COUNTY, MARYLAND**	
ZB-1131M	*		

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MOTION: **Recommend that the Zoning Board accept the 2013 mapping error and consider alternative zoning districts for the Property**

ACTION: ***Vote 5-0***

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RECOMMENDATION

On January 8, 2026, the Planning Board of Howard County, Maryland, considered the petition of The Palmetto Group, Inc., (the "Petitioner"), to amend the Zoning Map to rezone 6871 and 6875 Dorsey Road; approximately 0.40-acre in size when combined, (the "Property") from the Transit Oriented Development (TOD) district to the Residential: Single (R-12) district. The Property is located along the north side of Dorsey Road. The Palmetto Group, Inc. owns 6871 Dorsey Road and has a contract to purchase 6875 Dorsey Road based on the outcome of the map amendment. The petition is not a Site Plan rezoning; thus, no documented site plan was submitted; however, the Petitioner has indicated that the Property would be developed with single-family detached dwellings if approved.

The Planning Board considered the petition and the Department of Planning and Zoning's (DPZ) Technical Staff Report (TSR).

TESTIMONY

Mr. Justin Tyler, DPZ staff member, presented the proposed Zoning Map Amendment (ZMA). Mr. Tyler explained the zoning history of the Property and how the zoning maps have changed over time. Mr. Tyler explained the Petitioner's "mistake" argument followed up with examples of the historic zoning maps. He then discussed the appropriateness of the TOD and R-12 districts and the reasoning behind the creation of both districts.

Following DPZ's presentation of the proposed amendment, Mr. William Erskine, Petitioner's Representative, presented testimony on behalf of the Petitioner. Mr. Erskine testified that the mistake argument is based on the 2013 Comprehensive Zoning map and not the 2004 maps as indicated by DPZ staff. He explained that this is a piecemeal rezoning and outlined the process of the map amendment. He asserted that the County Council had reasonable belief that the TOD district was appropriate in 2013 as the zoning maps showed 1 larger parcel instead of 5 smaller lots. Mr. Erskine asserted that the R-12 district would be appropriate as the adjacent

properties on the south side of Dorsey Road and east of the Property are also zoned R-12. He stated that the proposed zoning change would help add to the existing neighborhood and would compliment the other existing R-12 zoned parcels in the vicinity. Mr. Erskine further explained that Dorsey Road should not be a barrier separating the TOD and R-12 districts. He argued that the Property does not meet the intent of the TOD district and that no other TOD zoned parcels have access to Dorsey Road. In closing, Mr. Erskine indicated that this proposed map amendment would help increase the housing supply and would benefit public interest. He clarified that if approved, the parcels would be developed with two single-family detached dwelling units, with one on each lot.

Planning Board Vice Chair, Mr. Mason Godsey, inquired about which parcels were impacted by this proposed map amendment. Mr. Erskine clarified the parcels on the plan and current zoning map. Mr. Godsey also asked for clarification on the Petitioner's intention to purchase both lots. Mr. Erskine explained that the Petitioner owned one of the parcels (6871) and had a contract to purchase the 2nd (6875) based on the outcome of the map amendment. He further reiterated that only single-family dwelling units would be constructed if approved, and no other housing types were proposed. Board member Ms. Barbara Mosier inquired about the depth of the Property. DPZ staff indicated that the lots were approximately 80 feet in depth. Planning Board Chair, Mr. James Cecil, asked for clarification on the setbacks for the residential lots to the south of Dorsey Road. DPZ staff indicated that the setbacks were 30 feet from the Dorsey Road right-of-way.

During the hearing, two members of the public testified in opposition to the proposed zoning map amendment. Ms. Renee Lidden testified that Dorsey Road was already overcrowded with traffic and that the additional dwellings would create an additional hardship with accessibility of that section of the road. She indicated concern with the development and future uses of the site. Mr. Phil Scherer testified in opposition stating that the R-12 district would not provide enough housing options and suggested the R-SA-8 district which permits single-family attached, duplex and apartment dwellings. He discussed that the County is almost out of developable land and that a denser residential district could allow for more housing options.

BOARD DISCUSSION AND RECOMMENDATION

Planning Board Chair, Mr. James Cecil, asked the other Board members if they had any additional thoughts or questions. Ms. Mosier understood the misunderstanding of fact of the parcel sizes given in 2004 which carried over into the 2013 zoning maps. She stated that the parcels are too small to develop under the TOD designation but also thinks that the R-12 district is not an appropriate zoning district for the parcels. Mr. Cecil agreed with the difficulty in trying to develop the parcels with residential uses and expressed concern with the ingress/egress of the lots if they were developed. Mr. Cecil also acknowledged the error made during the 2013 Zoning Maps and agreed that the R-12 district was not an appropriate zone for the parcels. Mr. Cecil asserted that the dwelling locations would not be ideal and further stated his disagreement with the R-12

designation for the lots. Mr. Erskine explained that the R-SC district could be an option as it has smaller minimum lot sizes and would allow the dwellings to fit better. He further stated that the properties would still only be developed with single-family detached dwellings. Mr. Godsey stated that the Zoning Board could also see potential issues with the rezoning. He agreed that the R-12 district does not seem beneficial and acknowledges that the TOD district is also not the correct zoning designation for the lots. He indicated he was favorable in changing the TOD district to correct the error and to let the Zoning Board decide on the best zoning designation for the Property.

Mr. Cecil motioned to recommend that the Zoning Board accept the 2013 mapping error and consider alternative zoning districts for the Property. Mr. Mason seconded the motion. The motion passed 5-0.

For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 16th day of January 2026, recommends that ZB-1131M**,** as described above, allow the Zoning Board to accept the 2013 mapping error and consider alternative zoning districts for the parcels.

HOWARD COUNTY PLANNING BOARD

Signed by:
James Cecil
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Mr. James Cecil, Chair

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Mason Godsey
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Mr. Mason Godsey, Vice-chair

Signed by:
William Tilburg
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Mr. William Tilburg

Signed by:
Barbara Mosier
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Ms. Barbara Mosier

Signed by:
Lynn P Moore
EB49F4A99072471...
Ms. Lynn Moore

ATTEST:

DocuSigned by:
Lynda Eisenberg
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Lynda Eisenberg, AICP, Executive Secretary