

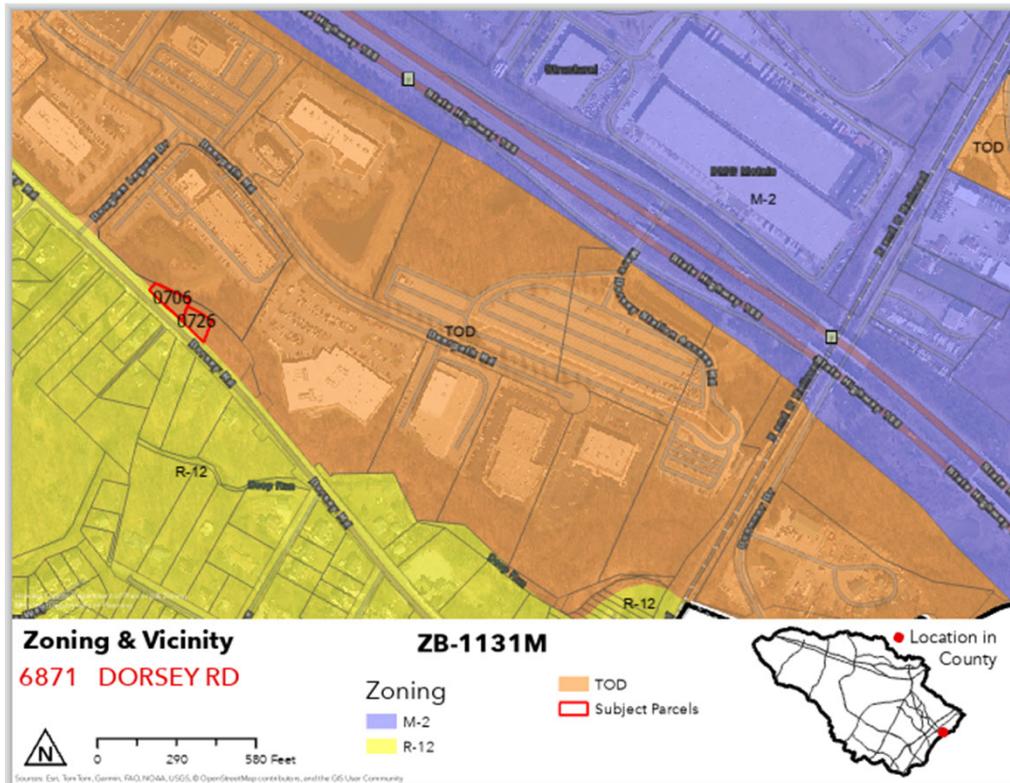
ZB-1131M

The Palmetto Group, Petitioner

Howard County Planning Board
January 8, 2026



Subject Property



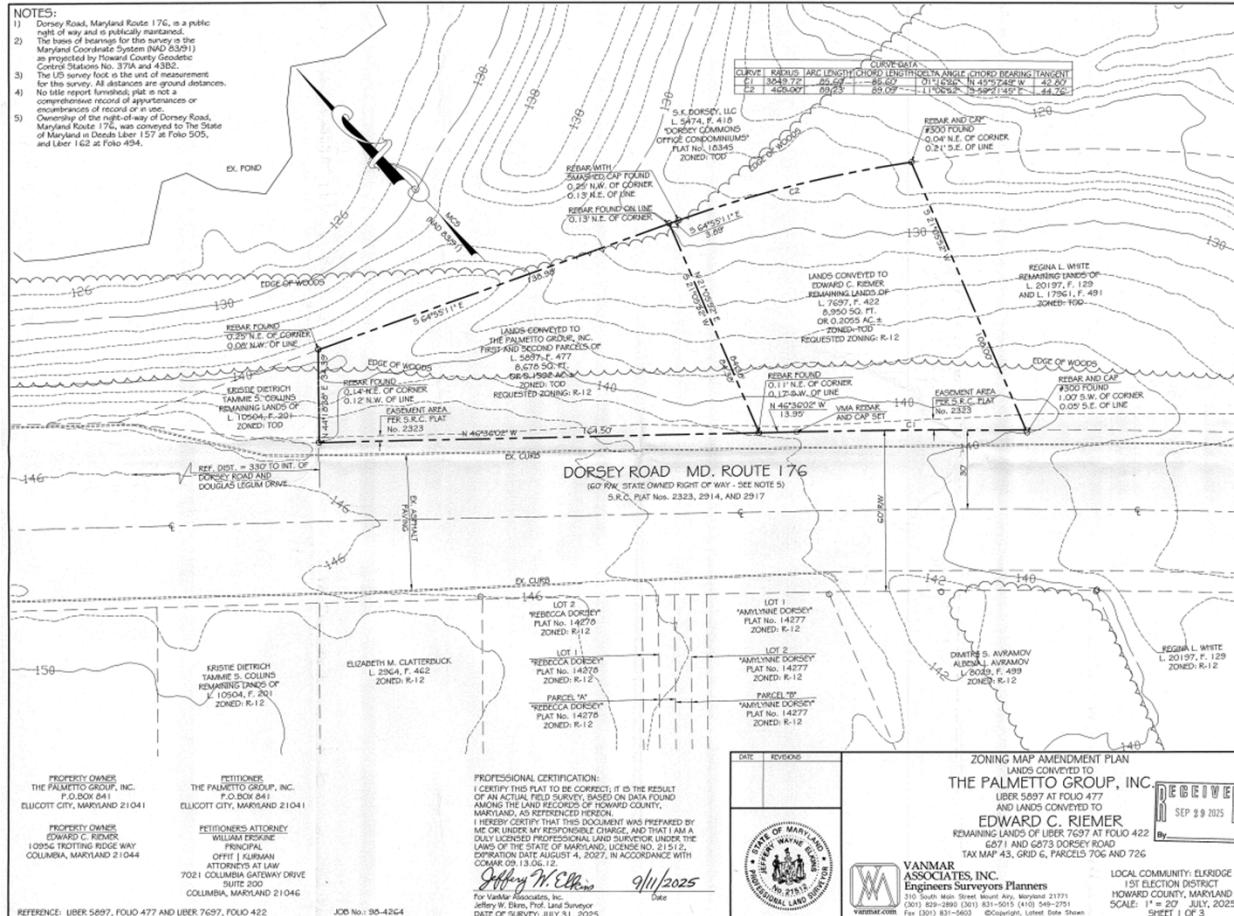
- 6871 & 6875 Dorsey Road
- Total Acreage: 0.40
- Owner: The Palmetto Group
- Current Zoning: Transit Oriented Development (TOD)
- Proposed Zoning: Residential: Single (R-12)

Request and Proposal



- Petitioner is requesting to rezone the Property from TOD to R-12, Residential: Single
- Request is a piecemeal map amendment to rezone the parcel for future single-family detached dwelling/residential uses.
 - No DSP (Documented Site Plan)

Site Plan



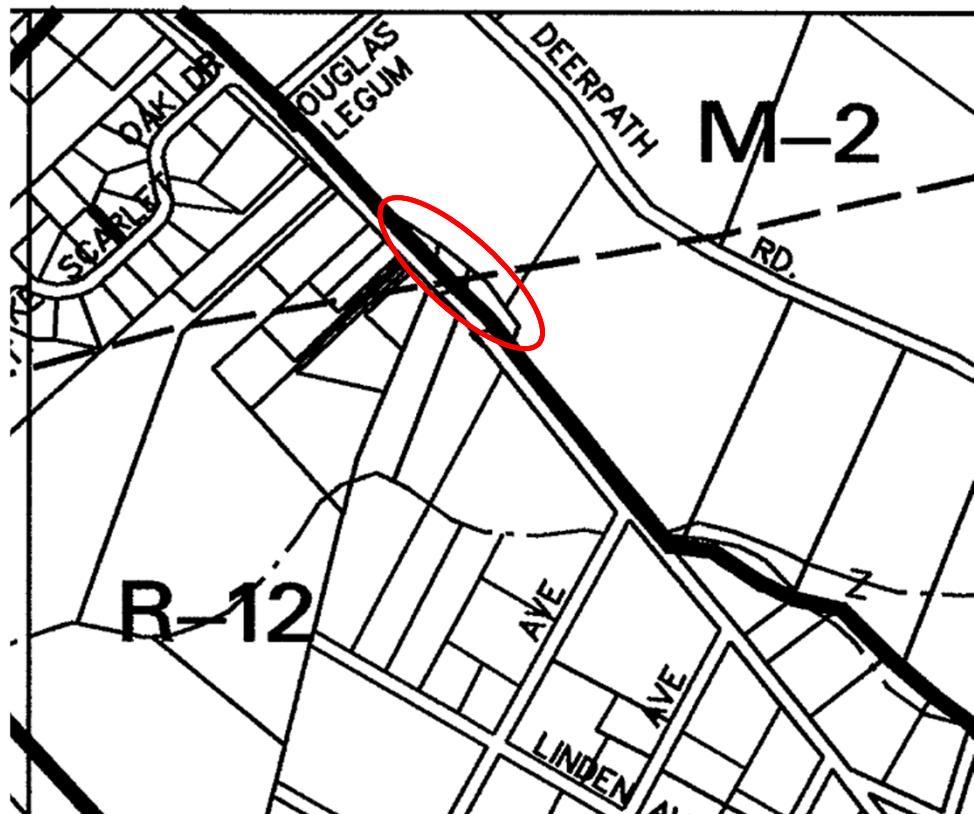
Zoning History of the Property

- 1951 – Commercial “B”
- 1954 – Manufacturing Heavy (M-2)
- 2004 – Transit Oriented Development (TOD)
- 2013 – Transit Oriented Development (TOD) (*present zoning designation*)

Petitioner's Argument - Mistake

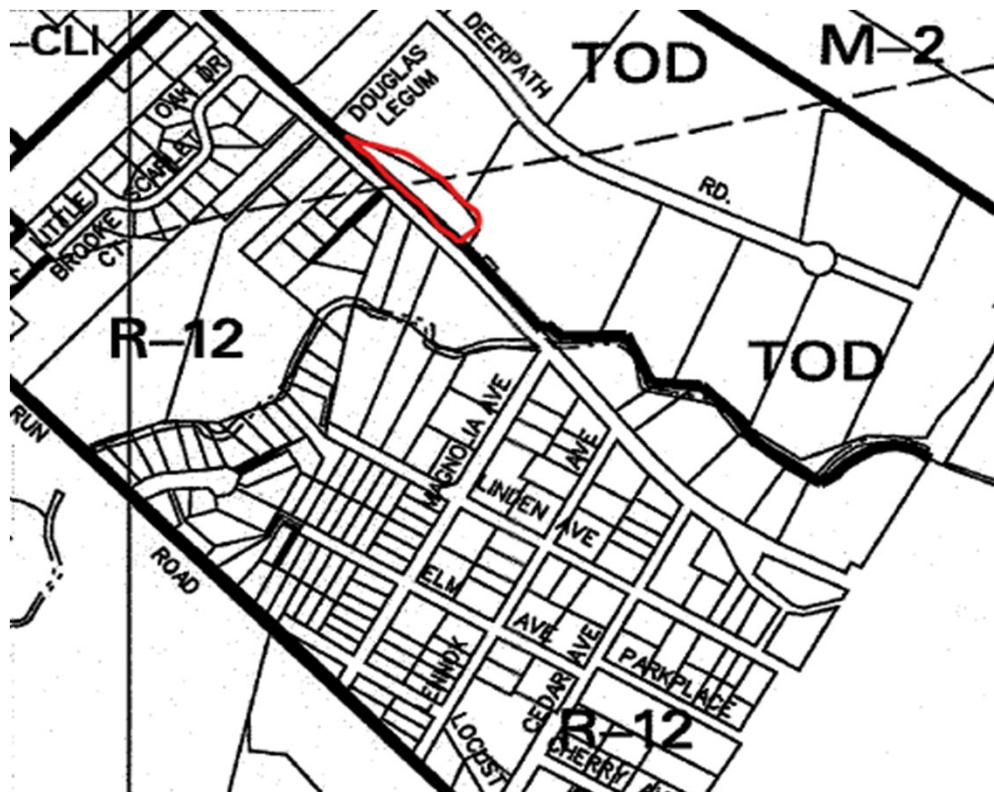
- A “mistake” in zoning is substantiated if evidence shows the Zoning Authority erred when it adopted the comprehensive zoning map
 - The last Comp Zoning map was adopted in 2013
- Petitioner asserts a mistake was made in zoning the Property TOD because:
 - During the 2004 Comp Zoning process, the zoning map did not show the parcels as being separate parcels as shown in the 1992 maps; and were designated TOD as a single larger parcel containing multiple parcels with a total size of 1.11 acres
 - Due to the smaller lot sizes and irregular shape, the parcels are not capable of being developed for reasonable uses under the TOD Regs.
- Petitioner asserts the R-12 zoning district would allow the underutilized properties be developed with residential uses

Petitioner's Argument - Mistake



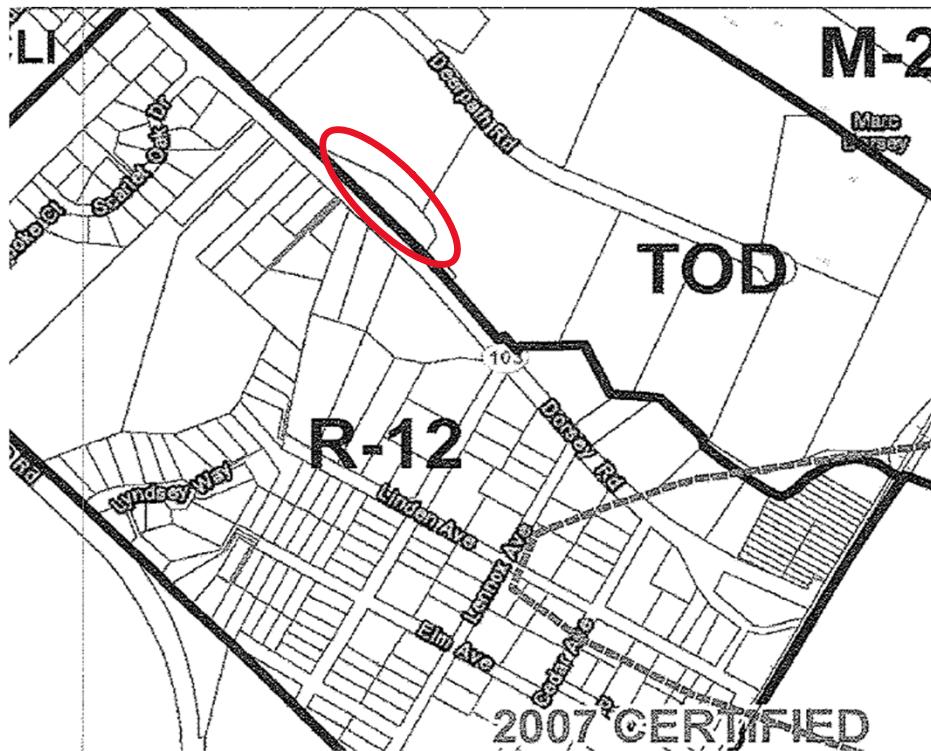
- 1992 Comp. Zoning map showing multiple parcels
 - Tax Map 43

Petitioner's Argument - Mistake



- 2004 Comp. Zoning map showing parcels as 1 parcel and not multiple
 - Tax Map 43

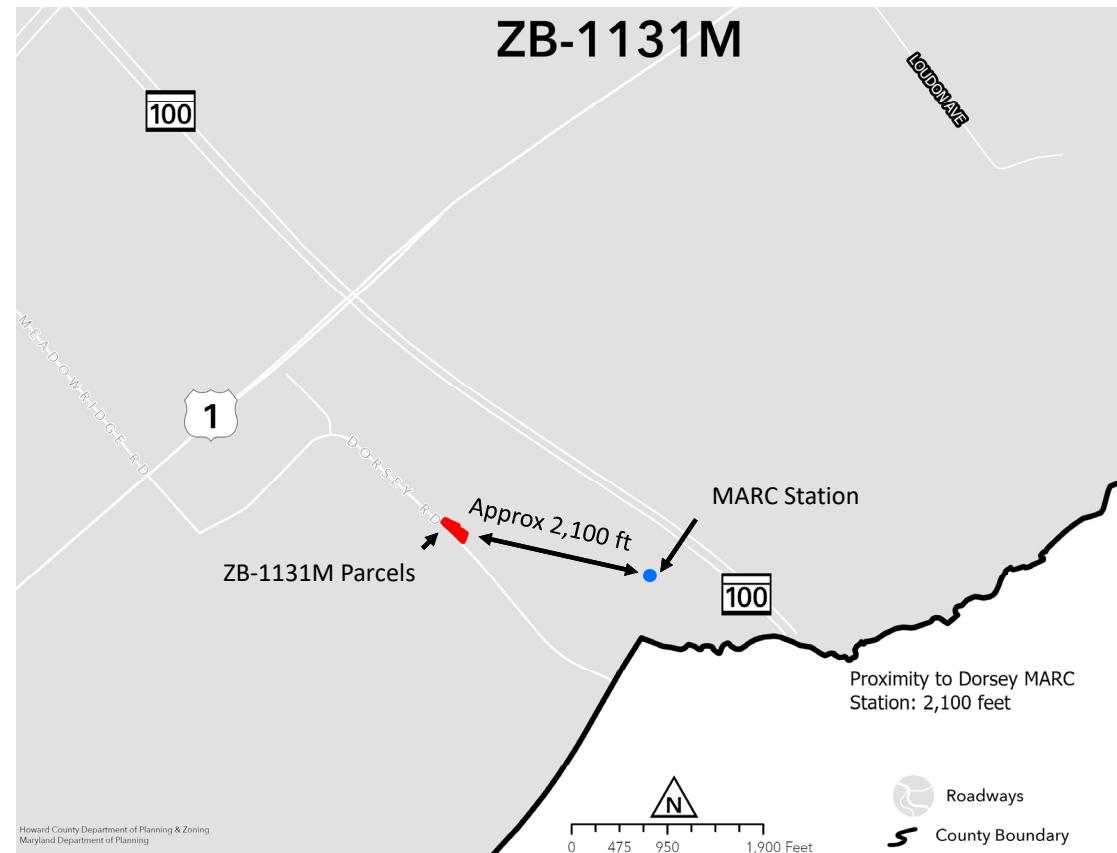
Petitioner's Argument - Mistake



- 2004 Comp. Zoning map showing parcels as 1 parcel and not multiple
 - Tax Map 43

Appropriateness of TOD

- The TOD zoning district regulations help emphasize mixed-use development along the corridor to improve the Route 1 streetscape, traffic safety, and better accommodate public transit/pedestrian travel.
 - TOD is an appropriate zoning designation given the Property's location within the 3,500-foot radius targeted for TOD



Appropriateness of R-12

- R-12 District is established to “provide single-family detached and semi-detached residential uses...and provides a choice of housing types typically on lots less than a half acre”
 - The proposed rezoning and future development of single-family detached residential uses is in line with the purpose of this zoning district. However, these properties would function as a small, isolated pocket of low-density residential zoning within a largely TOD-zoned corridor.

Planning Board Recommendation

Planning Board Action:

Advisory – Make a motion on the proposed Zoning Map Amendment to the Zoning Board

- Favorable recommendation of the map amendment as proposed
- Favorable recommendation with suggested amendments to the map amendment
- Non-favorable recommendation