

MOTION: Recommend approval of ZRA-216.

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On November 20, 2025, the Planning Board of Howard County, Maryland, considered the petition of Southern Veterinary Partners, the Petitioner, for an amendment to the Zoning Regulations in the Manufacturing: Light (M-1) zoning district, specifically to:

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

Ms. Hannah Weber, Department of Planning and Zoning (DPZ) staff member, presented the proposed Zoning Regulation Amendment (ZRA). Ms. Weber explained the history of the M-1 zoning district uses and noted the M-1 district permits similar animal related uses like kennels, pet grooming establishments and pet day cares, completely enclosed. She listed the current zones that permit animal hospitals by right and by conditional use. She explained that animal hospitals permitted by right require the use to be completely enclosed and this ZRA is proposed to be consistent with that language. Ms. Weber discussed the review criteria and explained that the proposed changes are not expected to produce adverse impacts on the uses of the surrounding area or create conflicts in the Zoning Regulations. She discussed the properties to which the ZRA could apply and shared a map of the impacted parcels. Ms. Weber discussed the compatibility of the proposed ZRA with the policies of the General Plan, specifically the economic prosperity policy that supports flexibility in use categories to respond to changing industries.

Following the presentations, Mr. James Cecil, Planning Board Chair, asked the Planning Board if they had questions for DPZ or the Petitioner. Ms. Barbara Mosier, Planning Board member, asked about the hours

of operation of an animal hospital and potential conflicts with existing uses and their hours of operation. Mr. Coale explained that the definition of “Animal Hospitals” in the County’s Zoning Code does allow for boarding but does not specify required hours of operation. Mr. Coale stated that the proposed hours of operation for his client would be compatible with the surrounding uses.

There were no members of the public that testified.

Board Discussion and Recommendation

The Planning Board did not discuss the ZRA further after testimony closed.

Mr. Mason Godsey, Vice-Chair of the Planning Board, motioned to recommend approval of ZRA-216. Ms. Mosier seconded the motion. The motion passed 5-0.

For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 9th day of December 2025, recommends that ZRA-216, as described above, be APPROVED.

HOWARD COUNTY PLANNING BOARD

Signed by:

James Cecil

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James Cecil, Chair

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Mason Godsey

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Mason Godsey, Vice-chair

Signed by:

Lynn Parlett Moore

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Lynn Moore

Signed by:

Barbara Mosier

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Barbara Mosier

Signed by:

William Tilburg

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William Tilburg

ATTEST:

DocuSigned by:

Lynda Eisenberg

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Lynda Eisenberg, AICP, Executive Secretary