

1 **SHELTER DEVELOPMENT, LLC,** * **BEFORE THE**
2 **PETITIONER** * **PLANNING BOARD OF**
3 **CASE NO.: ZB-1115M** * **HOWARD COUNTY, MARYLAND**

4 * * * * *

5 **MOTION:** *To recommend of approval of the petition to rezone a 6.69-acre site from the R-12*
6 *District to the CEF-M District for a senior-living residential facility consisting of*
7 *90 independent living units and 80 assisted living units, with the conditions*
8 *recommended by the Department of Planning and Zoning.*

9 **ACTION:** *Recommended approval; Vote 5-0.*

10 * * * * *

11 On January 18, 2018, the Planning Board of Howard County, Maryland, considered the petition of
12 Shelter Development, LLC for a Zoning Map Amendment to rezone a 6.69-acre site from the R-12 District to
13 the CEF-M District for a senior-living residential facility consisting of 90 independent living units and 80
14 assisted living units.

15 The Planning Board considered the petition, the Department of Planning and Zoning Technical Staff
16 Report and Recommendation, and the comments of reviewing agencies. DPZ recommended approval with
17 two conditions, citing that the petition complies with the criteria for a CEF District in Section 121.0.I of the
18 Zoning Regulations, and with the applicable General Plan policies.

19 The Petitioner was represented by Thomas Coale. Mr. Coale explained that the project will have the
20 nonprofit Community Foundation of Howard County as the future tenant of the to-be renovated historic Athol
21 Manor. He stated that after the renovations are completed, the Petitioner will establish a \$100,000 grant for
22 the future upkeep of the building. Mr. Coale emphasized that the local community would like Martin Road
23 Park to remain a community park and are not in favor of features, such as parking, that may draw people from
24 outside of the community. He concluded by saying that he believes this proposal is everything a CEF District
25 proposal should be. Beverly White-Seals of the Community Foundation of Howard County commented that
26 this project is a wonderful opportunity for the Foundation, and Fred Dorsey of Preservation Howard County
27 stated that his group supports the proposal to renovate Athol Manor.

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29 **Board Discussion and Recommendation**

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31 In work session, Planning Board members stated that they were impressed with the plan and
32 enthusiastic about the project because it includes the remarkable re-use of the historic site. The Board
33 commented that the project is a great opportunity for the community because it integrates with the area and
34 provides commendable community enhancements, especially the preservation of the historic building.

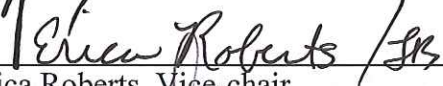
1 Mr. Coleman made the motion to recommend approval of the petition with the conditions noted in the
2 Technical Staff Report. Ms. Roberts seconded the motion. The motion passed by a vote of 5 to 0.

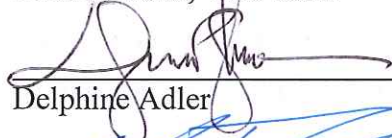
3 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 25th day of
4 January 2018, recommends that Zoning Board Case No. ZB-1115M, as described above, be APPROVED,
5 with the following conditions:

- 6 1. The Site Development Plan shall comply with the Design Advisory Panel's recommendations as
7 determined by the Director of Planning and Zoning.
- 8 2. Improvements/enhancements requested by the Department of Recreation and Parks and Office of
9 Transportation shall be included to the extent possible.

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11 HOWARD COUNTY PLANNING BOARD

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13 
Phillips Engelke, Chair


14 
Erica Roberts, Vice-chair

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Delphine Adler

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Ed Coleman

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Kevin McAilley

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24 ATTEST:

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26 Valdis Lazdins, Executive Secretary
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