OLDE SCAGGSVILLE, LLC, * BEFORE THE
PETITIONER * PLANNING BOARD OF
ZONING BOARD CASE NO.: ZB-1107M * HOWARD COUNTY, MARYLAND

MOTION: To recommend approval of the petition requesting to rezone 1.99 acres from the RR-MXD-3 District to the B-1 District, as recommended by the Department of Planning and Zoning.

ACTION: Recommended Approval; Vote 3 to 0

RECOMMENDATION

On June 2, 2016, the Planning Board of Howard County, Maryland, considered the petition of Olde Scaggsville, LLC for an amendment to the Zoning Map to rezone 1.99 acres from the RR-MXD-3 District to the B-1 District.

The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical Staff Report and recommendation, and the comments of reviewing agencies. The Petitioner was represented by Sang Oh. Mr. Oh stated that the Petitioner is in agreement with the DPZ Technical Staff Report. There was no testimony in opposition to the petition.

DPZ recommended approval of the petition because there is sufficient evidence to show that, at the time of the 2013 Comprehensive Zoning Plan, a “mistake” occurred in the application of the RR-MXD-3 District to the subject property since it was not part of the Maple Lawn Mixed Use Development and was within the Planned Service Area. DPZ also found that the petition is consistent with the General Plan goals related to Targeted Growth and Revitalization Areas. The Planning Board’s work session followed the meeting. During the work session, DPZ testimony was evaluated to develop the Board’s recommendation.

Board Discussion and Recommendation

The Board acknowledged that the request to rezone the property to B-1 is appropriate due to its location within the Planned Service Area and the commercial character of the surrounding properties. Erica Roberts made the motion to recommend approval of the petition in accordance with the DPZ recommendation. Tudy Adler seconded the motion. The motion passed by a vote of 3 to 0.
For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 7th day of June, 2016, recommends that ZB-1107M, as described above, be APPROVED.

HOWARD COUNTY PLANNING BOARD

ABSENT

Bill Santos, Chairman

ABSENT

Phil Engelke, Vice-Chair

Jacqueline Easley

Erica Roberts

Delphine Adler

ATTEST:

Valdis Landins, Executive Secretary