



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Planning Board Meeting of May 4, 2023

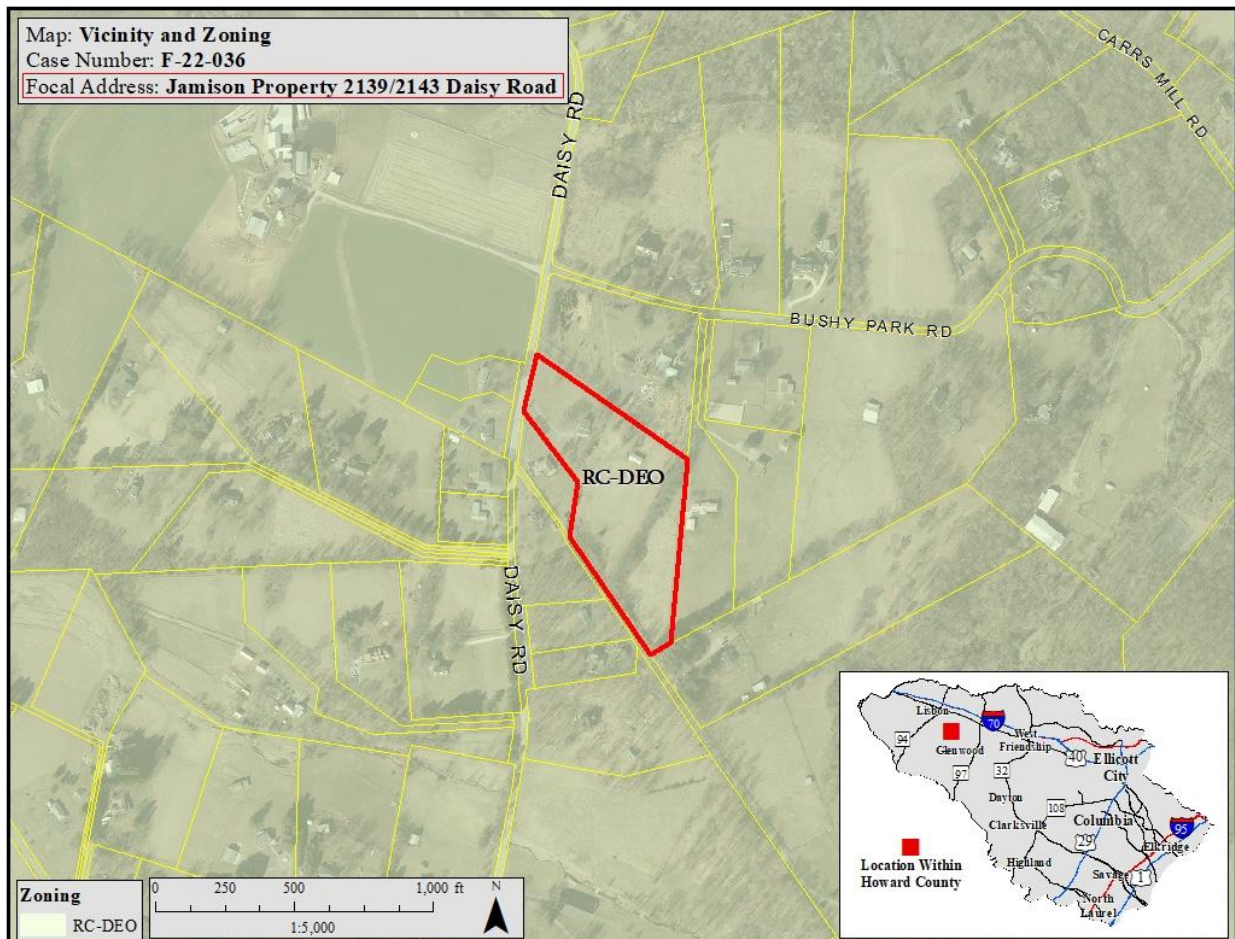
Case No./Petitioner: F-22-036 Andrew & Zugell Jamison

Project Name: Jamison Property, Lots 1 & 2

DPZ Planner: Kathryn Bolton, kbolton@howardcountymd.gov

Request: Scenic road plan review. A request to review Final Subdivision Plan (F-22-036) in accordance with Section 16.125(c)(1) of the Subdivision and Land Development Regulations for a subdivision that abuts or adjoins a scenic road. The subject property is 7.053 acres, zoned RC-DEO (Rural Conservation) District, and will be subdivided into two lots.

Location: The property is located at 2139 Daisy Road in Woodbine. The property is found at Tax Map 14, Grid 1, Parcel 157 and is in the 4th Election District.



Vicinal Properties: The subject property is mostly surrounded by existing residential development. There is a farm northwest from the site.

Legal Notice: The property was posted and verified by DPZ in accordance with the legal requirements for Planning Board public meetings.

Regulatory Compliance: This project must comply with the Amended Fifth Edition of the Subdivision and Land Development Regulations, the Zoning Regulations, the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Howard County Forest Conservation Manual, and the Howard County Landscape Manual.

I. General Information:

Plan History:

- ECP-21-056 – An Environmental Concept Plan was submitted for review July 23, 2021 and was approved and signed by DPZ Staff February 17, 2022.
- F-22-036 – A Final Plan was submitted for review April 8, 2022. The plan proposed to subdivide the existing parcel into two lots that are a minimum of 3 acres in size.

Existing Environmental Conditions and Site Improvements:

The subject property contains approximately 7.053 ± acres and is improved with a single-family detached dwelling and accessory structure, both proposed to remain onsite. The property is mostly lawn with shade trees, landscaping, and a narrow hedgerow toward the rear of the property. The hedgerow is not wide enough to be considered forest per Howard County regulations. There are no environmental features, cemeteries, or historic features onsite. There are two specimen trees onsite, which are to remain. The property is relatively flat and slopes gently to the southeast. There are no rare or endangered species on this site.

Character and Quality of the Scenic Road (Daisy Road):

The subject property has just over 200 feet of public road frontage along Daisy Road. In 2008, Daisy Road was designated by the County Council as a scenic road. The County's scenic road inventory describes Daisy Road as, "a narrow, two-lane road that passes through gently rolling and steep terrain of open field, forests, streams, farmland and historically significant structures."

The scenic character of Daisy Road is created primarily by views of open fields, woodland, and agricultural farmland. Scenic features include rural western county agricultural landscapes, nursery stock and two large ponds. Sparsely placed, yet established, rural homes coexist with views of agricultural lands and undisturbed woods. One of the County's few remaining dairy farms can be seen with its homestead, barns, pastures, and croplands surrounded by wooden fences.

A visual assessment was provided in accordance with Section 16.125(c)(4)(iii) of the Subdivision and Land Development Regulations. The visual assessment complies with the submission requirements listed in Subsections a through e. The assessment describes the character and quality of scenic Daisy Road. At the site, Daisy Road is relatively straight with a gentle curve going up the roadway. The vertical alignment has a rising slope from the southern approach of approximately seven percent and continuing in the same slope going north as it passes the site. The existing pavement on Daisy Road is approximately 24 feet wide and is in good condition. There are no curbs, shoulders, or sidewalks along the perimeter of the site and there are no visible improvements along this stretch of the road. Overhead utility lines are located along both sides of Daisy Road, and cross the road periodically.

There are 92 trees, 12 inches or greater in caliper on-site. Of those trees, none will be removed along the frontage of the property. The trees onsite are a varied mix of mostly deciduous species with a few evergreens. The majority of trees are along the north property boundary and to the south of the property within the hedgerow along the southwest and southeast property line. The majority of these trees will not be disturbed.

Finally, the visual assessment suggests that the proposed subdivision has been designed to minimize visual impacts to the character of the scenic road and to enhance the quality of the view from Daisy Road. No road improvements are proposed along Daisy Road. The changes to the rural character of Daisy Road will be minimized though limited disturbance to the road frontage and vegetation along the right-of-way, the addition of perimeter landscaping to augment and enhance the visual quality of the scenic road, and by facing the dwellings toward Daisy Road to match the surrounding context.

II. Planning Board Criteria

In accordance with Section 16.125(c)(5)(i) and (ii) of the Subdivision and Land Development Regulations, the Planning Board must consider the following scenic road criteria at initial plan submittal:

- 1. Access. Whether the property has frontage on a non-scenic road, the impacts to environmental features, and traffic safety.**
 - a. Wherever practicable, access shall be located along a non-scenic road.**

Access for this subdivision will be from Daisy Road. There are no other potential access points for this site from a non-scenic road.
 - b. Only to the extent vehicular access cannot be practicably located along a non-scenic road, access along a scenic road shall be permitted at an existing driveway location.**

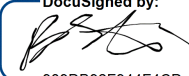
Access to the proposed subdivision can only be by Daisy Road. One driveway currently exists for the deeded parcel. However, two private driveways are proposed for access to the lots, both in close proximity to the existing driveway location. The driveways have been realigned to be perpendicular to Daisy Road for improved site distance and safety. The driveways are parallel to one another.
 - c. Only to the extent vehicular access cannot be practicably located along a non-scenic road or at an existing driveway, additional access along a scenic road may be permitted.**

Access to the proposed subdivision can only be through Daisy Road. The number of access points along Daisy Road will be increased. Private driveways are proposed for each lot, creating one additional access point along the scenic road. Their locations were determined to meet sight distance requirements for safety.
 - d. To the extent that any access is permitted along a scenic road, such access shall preserve the alignment, topography, and surroundings to minimize interference with views from the road while ensuing public safety.**

The access to the existing dwelling will be relocated approximately 40 feet north of the existing access along Daisy Road. The second access for the proposed Lot 2 will be placed at the approximate location of the existing driveway. In order to minimize interference with views from the road, no roadway improvements are proposed along Daisy Road and access is being realigned for better sight distance and safety. There is minimal existing vegetation along the frontage of the deeded parcel, and the majority of the existing vegetation onsite will remain. Stormwater management facilities will also be screened. Additional landscaping will augment the existing vegetation.
- 2. Buffers. The buffer preserves or enhances the visual character of the road and surrounding area, and whether access minimizes the impacts to the buffer.**

This minor subdivision is outside of the Planned Service Area. While the lots must be accessed via Daisy Road, in order to preserve the visual character of the road and surrounding area, there are no frontage improvements proposed along the scenic roadway. There is no major vegetation along the

deed parcel but what is existing will remain. Changes to the character of the scenic roadway will be reduced by minimal impacts to existing vegetation onsite, the placement of the new home beyond the existing, and additional landscaping that will enhance what is existing currently.

DocuSigned by:


4/18/2023

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Brian Shepter, Acting Director
Department of Planning and Zoning

Date