

Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

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Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Cindy Hamilton
Division of Zoning Administration and Public Service

FROM: Jeff Williams *JW*
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

RE: **BA-14-021C**

DATE: August 4, 2014

The Health Department has reviewed the above referenced petition and has the following comment.

- The proposed golf cart path crosses very close to the septic reserve area for the Villas at Cattail Creek. We would like the path to be moved to at least 10' from the edge of the septic area. Also, the plan should show the location of the septic system drainfield laterals, including the turn-ups under turf boxes. This proposal must include a plan to replace the turf boxes with a sturdier protective device that will allow for access as well as withstand being run over by errant golf carts. Alternatively the plan should show protective fencing around the septic areas in the vicinity of the path and the new tee boxes.
- The proposed green overlaps the septic disposal area for the country club. This area must not overlap the septic area.

JRL

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: June 19, 2014

Hearing Examiner 8/18/14
Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA 14-021C Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: Cattail Creek Country Club, Inc.

Petitioner's Address: _____

Address of Property: _____

Return Comments by April 21, 2014 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: SEE APPLICATION

- To:
- MD Department of Education – Office of Child Care
 - 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
 - Bureau of Environmental Health
 - Development Engineering Division
 - Department of Inspections, Licenses and Permits
 - Department of Recreation and Parks
 - Department of Fire and Rescue Services
 - State Highway Administration
 - Sgt. Karen Shinham, Howard County Police Dept.
 - James Irvin, Department of Public Works
 - Office on Aging, Terri Hansen (senior assisted living)
 - Police Dept., Animal Control, Deborah Baracco, (kennels)
 - Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
 - Land Development - (Religious Facility & Age-Restricted Adult Housing)
 - Housing and Community Development
 - Economic Development
 - Route 1 Cases – DCCP – Dace Blaumanis
 - Telecommunication Towers – Josh Levy (Comm. Dept.)

COMMENTS: see memo


SIGNATURE



For DPZ Office use only:
 BA CASE NO. BA 14-021C
 Date Submitted 5/28/14

**CONDITIONAL USE PETITION
 TO THE HOWARD COUNTY HEARING AUTHORITY**
 (This application will only be accepted after a pre-submission meeting. See attached info.)

1. Conditional Use Request

Conditional Use Category Golf Courses MAY 28 2014

Sections 131.0.N. 25

Specific Use Requested Expansion of a golf course conditional use approved in BA 90-02E and BA 11-030C

2. Name of Petitioner Cattail Creek Country Club, Inc.

Trading as (If applicable) _____

Mailing Address 3600 Cattail Creek Drive, Glenwood, Maryland 21738

Phone Number(s) (410) 489-9178

E-Mail Address chris@cattailcreekcc.com

Name of Principal Contact (If different) Chris Harriman

3. Counsel for Petitioner Sang W. Oh, Esquire, Talkin & Oh, LLP

Mailing Address 5100 Dorsey Hall Drive, Ellicott City, Maryland 21042

Phone Number(s) 410-964-0300

E-Mail Address soh@talkin-oh.com

4. Conditional Use Site Description

Address/Street for Property 3600 Cattail Creek Drive, Glenwood, Maryland 21738

Tax Map 21 Grid/Block 8 Parcels 211 Par. B, P/O 3, and P/O 229 Stage 48

Department of Assessments and Taxation Account No. 04-350103; 04-314247; 04-374967

Total Land Area of Property 106.972 (Acres) (Square Feet) Check one.

Election District 4th Zoning of Property RC-DEO

Subdivision Name and Plat No. (If Applicable) 11048, 18603, 21152

Total Land Area of Use (If different than above) Area of Expansion: 42,264 (Acres) (Square Feet)

5. Petitioner's Interest in Subject Property

OWNER (Including joint ownership) of Parcel 211 Par B. and P/O Parcel 3

OTHER (Interest in Golf Course Easement across Parcel 229 Stage 48)

Name of Owner The Villas at Cattail Creek Condominium Association, Inc.

Mailing Address 5300 Dorsey Hall Drive, Suite 200, Ellicott City, Maryland 21042

If the Petitioner is not the owner, written authorization for this petition from the owner must be submitted.

6. Conditional Use Plan Requirements

If the petition is approved, the conditional use plan will be made a part of the Hearing Examiner's Decision and Order, subject to modifications and conditions required by the Hearing Examiner. The conditional use plan must be drawn to scale and must include the items listed below:

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow
- (c) Zoning of subject property and adjoining properties
- (d) Scale of plan
- (e) Existing and proposed uses, structures, natural features and landscaping
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- (g) Same as (e) and (f) above, of adjoining properties
- (h) Location of existing and/or proposed well and private septic easement area, if property is to be served by private water and septic facilities
- (i) Election District in which the subject property is located
- (j) Tax Map and Parcel Number(s) of the subject property
- (k) Name of local community in which the subject property is located or name of nearby community
- (l) Name, mailing address, telephone number (and e-mail address, if any) of the Petitioner
- (m) Name, mailing address, telephone number (and e-mail address, if any) of Counsel
- (n) Name, mailing address, telephone number of property owner
- (o) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- (p) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- (q) Ownership of abutting roads, right-of-way width, and existing pavement width
- (r) Any other information as may be necessary for full and proper consideration of the petition

7. Additional Information Requirements

- a. Information regarding noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions resulting from the use.
- b. Supporting documentation, such as traffic studies, market studies, and noise studies as may be required by the Department of Planning and Zoning or by the Zoning Regulations.
- c. For expansions and enlargements, previous case number(s) and information regarding compliance with previous requirements and conditions.

8. Summary of Request

The following items should be answered by summary statements. If additional space is needed, please attach a Supplement to this petition.

a. The present use of the subject property Country club and golf course

b. Details of the proposed use, including, **where applicable:** types of indoor and outdoor activities; hours of operation; number of employees, occupants, and/or customers; quantity and types of vehicles or equipment used; outdoor lighting to be used; quantities and capacities of materials stored; etc.

The proposed expansion will not change any details of the current use except as follows: the tee boxes for Hole Number 10 will be relocated slightly to the north. An existing stretch of golf cart path will be removed and relocated as shown on the Conditional Use Plan. Four additional golf cart parking spaces are proposed. A new short game practice facility, consisting of putting greens, will be added as shown on the Conditional Use Plan. Hours of operation will be the same as the existing use, and no outdoor lighting is proposed for the expansion.

c. Any additional information which will be useful in the evaluation of whether the conditional use complies with the specific criteria for the conditional use category within Section 131.0.N.

See the attached narrative supplement.

d. Will the conditional use generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties?

The proposed expansion will not generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties.

e. Will the number of parking spaces be appropriate to serve the use and will the parking areas, loading areas, driveways, and trash receptacle areas be appropriately located and buffered from public roads and residential areas?

The proposed expansion will not modify the parking and loading areas, driveways, and trash receptacle areas that were previously approved for the existing use. These facilities will continue to be appropriate and will sufficiently serve the proposed expansion.

f. Will the ingress and egress driveway(s) provide safe access with adequate sight distance?

The Board of Appeals previously determined that the existing access drive provides safe access.

The access drive will continue to provide safe access for this expansion.

g. Are there any environmentally sensitive areas in the vicinity of the property and, if so, will the proposed use have any potential to affect such areas?

See the attached narrative supplement.

h. Are there any historic sites in the vicinity of the property and, if so, will the proposed use have any potential to diminish the character and significance of such sites?

See the attached narrative supplement.

9. Prior Petitions

Has any petition for the same, or substantially the same, conditional use as noted above for the subject property been denied by the Hearing Examiner within twenty four (24) months of the date of this petition?

() Yes (X) No

If yes, and six (6) months have elapsed since the last hearing, an affidavit must be attached which states the new and different grounds on which this re-submittal is based.

10. Additional Materials, Fees, Posting and Advertising Requirements

a. Supplemental pages may be attached to the petition. **You must submit one original petition with original signatures, and one original of any other signed documents.** The following number of sets including petitions, plans and supplemental pages must be submitted:

- *If the subject property adjoins a State road- original and 20 copies (application & plans)*
- *If the subject property adjoins a County road- original and 18 copies (application & plans)*

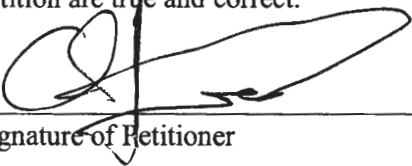
b. The Petitioner signing below hereby agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning and/or the Hearing Examiner in connection with this petition.

c. The Petitioner hereby agrees to pay all costs in accordance with the current schedule of fees.

d. The Petitioner hereby agrees to properly post the property at least thirty (30) days immediately prior to the Hearing Examiner public hearing; to maintain the public notice posters until the public hearing is concluded; and to submit an affidavit of posting at, or before the time of the initial public hearing. The Petitioner also hereby agrees to advertise the public hearing by means of legal notices as prepared and approved by the Department of Planning and Zoning to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, at least thirty (30) days prior to the Hearing Examiner public hearing, and to pay for such advertising costs; and agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

11. Signatures

The Petitioner hereby affirms that he/she has read the instructions on this form, filing herewith all of the required accompanying information, and affirms that all of the statements and information contained in, or filed with, this petition are true and correct.




Signature of Petitioner

5/13/14

Date

Cattail Creek Country Club

Print Name of Petitioner



Signature of Attorney

5/21/14

Date

Sang W. Oh, Talkin & Oh, LLP

Print Name of Attorney

12. General Standards for Conditional Uses

All requests for conditional uses must meet the following general standards set forth in Section 131.0.B. of the Zoning Regulations for approval:

1. The proposed conditional use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.
2. The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the use(s) are appropriate for the site.
3. The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the plan under this standard, the Hearing Authority shall consider whether or not:
 - a. The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.
 - b. The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.
 - c. The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.
 - d. The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.
 - e. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.
 - f. The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

In addition to the specific requirements of the appropriate subsection within Section 131.0.N of the Zoning Regulations, conditional uses within residential developments in the R-ED, R-SC, R-SA-8, R-A-15, R-MH or R-VH districts are subject to the standards enumerated in Section 131.0.C.

PETITIONER Cattail Creek Country Club, Inc.

ADDRESS 3600 Cattail Creek Drive, Glenwood, Maryland 21738

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended:

The person(s) signing below hereby declare(s) that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached petition to the Hearing Examiner for a conditional use as requested.

I, we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

[Handwritten Signature]
Witness

[Handwritten Signature] 5/13/14
Signature Date

Witness

Signature Date

Witness

Signature Date

Application Fee: \$500.00 Poster Fee: \$25.00 per sign/poster

Make check payable to: Director of Finance.

For DPZ use only:	
Hearing fee:	\$ _____
Poster fee:	\$ _____
Total:	\$ _____
Receipt No. _____	

County Website: www.howardcountymd.gov

PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION.

T:\shared\PubSer\Applications\CondUse

Revised 10/07

IN RE:	*	BEFORE THE
CATTAIL CREEK COUNTRY CLUB, INC.	*	HOWARD COUNTY
	*	HEARING EXAMINER
REQUEST FOR CONDITIONAL USE	*	Case No: _____

***** ** ***** ** *****

**NARRATIVE SUPPLEMENT TO
CONDITIONAL USE PETITION**

8. Summary of Request

c. Any additional information which will be useful in the evaluation of whether the conditional use complies with the specific criteria for the conditional use category within Section 131.0.N.

- A. A minimum setback of 50 feet is required for all structures and uses from all adjoining properties. This may be reduced by the Hearing Authority if the adjoining property is a farm.

The proposed relocated tee boxes will be approximately 140 feet from the closest adjoining property. Additionally, because the Property is the site of an existing golf course approved prior to October 6, 2013, and because the proposed expansion is not a “significant redevelopment” of the facility, this criterion is inapplicable per Zoning Regulations Section 131.N.0.25.e.

- B. A separation distance of at least 100 feet will be provided between the edge of golf course fairways and existing residential structures. The design of the fairways shall minimize the potential of errant golf shots from causing damage or hazards on adjoining properties to the greatest extent possible.

The proposed expansion does not modify the existing golf course fairways. Although the tee boxes for Hole Number 10 will be relocated, their proposed new location will provide an angle for golf drives that will minimize the potential for errant shots to impact adjoining properties. Furthermore, because the Property is the site of an existing golf course approved prior to October 6, 2013, and because the proposed expansion is not a “significant redevelopment” of the facility, this criterion is inapplicable per Zoning Regulations Section 131.N.0.25.e and f.

- C. Outdoor uses will be located and designed to shield residential property from noise or nuisance.

The proposed expansion will not generate noise or nuisance that would adversely affect residential properties. Golfers utilizing the proposed relocated tee boxes will not generate an inordinate amount of noise or otherwise create a nuisance for residential properties.

Individuals utilizing the proposed short game practice facility/putting greens likewise will not generate an inordinate amount of noise. The putting greens are proposed to be located in close proximity to the proposed relocated tee boxes, ensuring that individuals using the practice greens will keep noise levels low so as to not interfere with golfers on the course nearby. Adequate distance also separates the proposed expansion from residential properties.

- D. Other athletic, recreational or social uses accessory to the principal use, such as typical country club uses, are permitted if approved by the Hearing Authority.

This proposed expansion does not seek approval for new athletic, recreational or social uses other than those described above or approved in the previous conditional use cases for the Property.

- E. For an existing golf course approved prior to October 6, 2013, compliance with Section A and Section B above is only necessary for significant redevelopment of the facility.

The Property is the site of an existing golf course approved prior to October 6, 2013 in BA Case No. 90-02E. Because the proposed expansion is not a significant redevelopment of the facility, the expansion should be exempt from Sections A and B above.

- F. An existing use approved under the former Special Exception and Conditional Use category for "Country Clubs and Golf Courses" prior to October 6, 2013, shall be considered conforming under the conditions of the original approval. Enlargements and/or extensions to this previously approved use shall only be subject to the general standards and to Section A, Section C and Section D above.

The Property is the site of an existing golf course approved prior to October 6, 2013 in BA Case No. 90-02E, and the expansion should be exempt from Section B above.

8.g: Are there any environmentally sensitive areas in the vicinity of the property and, if so, will the proposed use have any potential to affect such areas?

The Property appears to be within the Dorsey Branch I watershed. The limited scope of the proposed expansion, however, has no potential to affect this or other environmental areas in the vicinity of the site.

8.h: Are there any historic sites in the vicinity of the property and, if so, will the proposed use have any potential to diminish the character and significance of such sites?

The closest historic site to the proposed expansion appears to be HO-120, known as "By His Grace," on Route 97. The proposed expansion is relatively minor in scale, is consistent with the existing golf course and country club on the Property, and is located a substantial distance from this historic site. The proposed expansion has no potential for diminishing the character and significance of By His Grace or other historic sites.

Owner Authorization

On this 20th day of May, 2014, The Villas at Cattail Creek Condominium Association, Inc. hereby authorizes Cattail Creek Country Club, Inc. to submit a Conditional Use Petition for the property identified on Tax Map 21 as Parcel 229, Stage 48.

WITNESS:

The Villas at Cattail Creek Condominium
Association, Inc.
5300 Dorsey Hall Drive, Suite 200
Ellicott City, Maryland 21042

Paul M. Arns

By: Renee Parcover
Renee Parcover, President

List of Adjoining and Confronting Property Owners/Cattail Creek Country Club

Subject Property: 3600 Cattail Creek Drive
Glenwood, Maryland 21738-9648
Tax Map 21, Parcel 211

Adjoiners:

Parcel 229/

O/S 48: Villas at Cattail Creek Condominium
Association, Inc.
Players Way
Glenwood, Maryland 21738

Mailing address: 5300 Dorsey Hall Drive
Suite 200
Ellicott City, Maryland 21042

Parcel 229/

O/S 28: Villas at Cattail Creek Condominium
Association, Inc.
Callaway Court
Glenwood, Maryland 21738

Mailing address: 5300 Dorsey Hall Drive
Suite 200
Ellicott City, Maryland 21042

Parcel 3: Cattail Creek Country Club
Route 97
Glenwood, Maryland 21738

Mailing address: 3600 Cattail Creek Drive
Glenwood, Maryland 21738

Parcel 211/

Parcel A: Cattail Creek Country Club
Willow Birch Drive
Glenwood, Maryland 21738

Mailing address: 3600 Cattail Creek Drive
Glenwood, Maryland 21738

Parcel 225/

O/S 19: Howard County, Maryland
Real Estate Services

3430 Courthouse Drive
Ellicott City, Maryland 21043

Parcel 225/

Lot 16: Mario F. Mannarelli
15326 W. Leondina Drive
Glenwood, Maryland 21738

Mailing address: 2929 Summit Circle
Ellicott City, Maryland 21042

Parcel 225/

Lot 15: Mario F. Mannarelli
15322 W. Leondina Drive
Glenwood, Maryland 21738

Mailing address: 2929 Summit Circle
Ellicott City, Maryland 21042

Parcel 225/

Lot 14: Mario F. Mannarelli
15318 W. Leondina Drive
Glenwood, Maryland 21738

Mailing address: 2929 Summit Circle
Ellicott City, Maryland 21042

Parcel 211/

Lot 3: William H. and Diana L. Koons
3612 Willow Birch Drive
Glenwood, Maryland 21738

Parcel 211/

Lot 6: Andrew E. and Gail M. Clark
3608 Willow Birch Drive
Glenwood, Maryland 21738

Parcel 211/

Lot 7: Ryan C. and Krista R. Frederic
3606 Willow Birch Drive
Glenwood, Maryland 21738

Parcel 211/

Lot 8: Steven P. Alms
3604 Willow Birch Drive
Glenwood, Maryland 21738

Parcel 211/
Lot 9: James B. Waller
3602 Willow Birch Drive
Glenwood, Maryland 21738

Parcel 211/
Parcel 10: Christopher and Marilyn Spendley
3600 Willow Birch Drive
Glenwood, Maryland 21738

Parcel 224/
Lot 2: Paige and Cheryl Fowler
3589 Willow Birch Drive
Glenwood, Maryland 21738

Parcel 224/
Lot 3: Malinda A. Glassman
3583 Willow Birch Drive
Glenwood, Maryland 21738

Parcel 224/
Lot 4: Jeffrey and Suzanne Kordenbrock
3571 Willow Birch Drive
Glenwood, Maryland 21738

Parcel 219/
Lot 1: Michael J. and Theresa C. Curran
3551 Cattail Creek Drive
Glenwood, Maryland 21738

Parcel 4:
Deborah A. Walk
3710 Route 97
Glenwood, Maryland 21738

Parcel 211/
Lot 5: Cattail Creek Country Club
3600 Cattail Creek Drive
Glenwood, Maryland 21738

CATTAIL CREEK COUNTRY CLUB, INC.
3600 Cattail Creek Drive
Glenwood, Maryland 21738

Notice of Pre-Submission Community Meeting

This is notice that Cattail Creek Country Club, Inc., Petitioner, intends to submit a Modification to Conditional Use Petition for a short game practice area. The property consists of approximately 106.972 acres, more or less, and is located at 3600 Cattail Creek Drive, Glenwood, Maryland 21738 (Tax Map 21, Block 80, Parcel 211, Parcel B).

You are invited to attend a pre-submission community meeting to meet with the Petitioner, who will provide information concerning the Modification to Conditional Use Petition, and to ask questions, make comments and discuss this project.

The meeting will be held at the Glenwood Senior Center, 2400 Route 97, Cooksville, Maryland 21723 on April 29, 2014 at 6:00 p.m.

CATTAIL CREEK COUNTRY CLUB, INC.

MODIFICATION TO CONDITIONAL USE APPLICATION

TAX MAP 21, PARCEL 211, PARCEL B

REPORT OF PRE-SUBMISSION COMMUNITY MEETING
HELD AT 6:00 P.M. ON TUESDAY, APRIL 29, 2014 AT
THE GLENWOOD SENIOR CENTER,
2400 ROUTE 97, GLENWOOD, MARYLAND 21723

A Pre-Submission Community Meeting was held on the above-referenced date, time and location. Representatives of the Developer were Chris Harriman (*Petitioner*), Sang Oh (*attorney*) and Frank Manalansan (*engineer*).

There was no one in attendance. The meeting was adjourned at approximately 6:20 p.m.

CERTIFICATION OF NOTICE AND POSTING

Modification to Conditional Use Petition of
Cattail Creek Country Club, Inc.

STATE OF ~~MARYLAND~~ NORTH CAROLINA

COUNTY OF ~~HOWARD~~ BRUNSWICK

I, CHRIS HARRMAN, HEREBY CERTIFY that to the
(name, relationship to petitioner)

best of my information, knowledge and belief, a second pre-submission community meeting was held in accordance with the following requirements set forth in Section 131.F. of the Howard County Zoning Regulations:

1. The Petitioner provided at least 3 weeks' written notice regarding the date, time and location of the pre-submission community meeting to:

- (1) All adjoining property owners as identified in the records of the Maryland State Department of Assessments and Taxation, by mail;
- (2) The Department of Planning and Zoning;
- (3) The Howard County Council; and
- (4) Any community association that represents the area of the subject property or any adjacent properties.

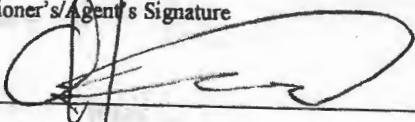
2. The Petitioner posted the property with posters provided by and at locations specified by the Department of Planning and Zoning, and made a reasonable effort to maintain the posters for at least the 2 weeks immediately prior to the meeting.

3. The purpose of the pre-submission community meeting was to allow the Petitioner to provide information to the community regarding the proposed modification to conditional use petition and to allow community residents to ask questions and discuss any issues they have concerning the proposal.

4. The pre-submission community meeting was held on April 29, 2014 at 6:00 pm at the Glenwood Senior Center, 2400 Route 97, Cooksville, Maryland. Minutes of the meeting are attached to this certification.

Subscribed and sworn to before me on this 23 day of MAY, 20 14.

Petitioner's/Agent's Signature

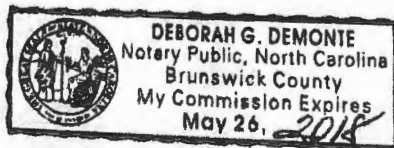


Notary Public:

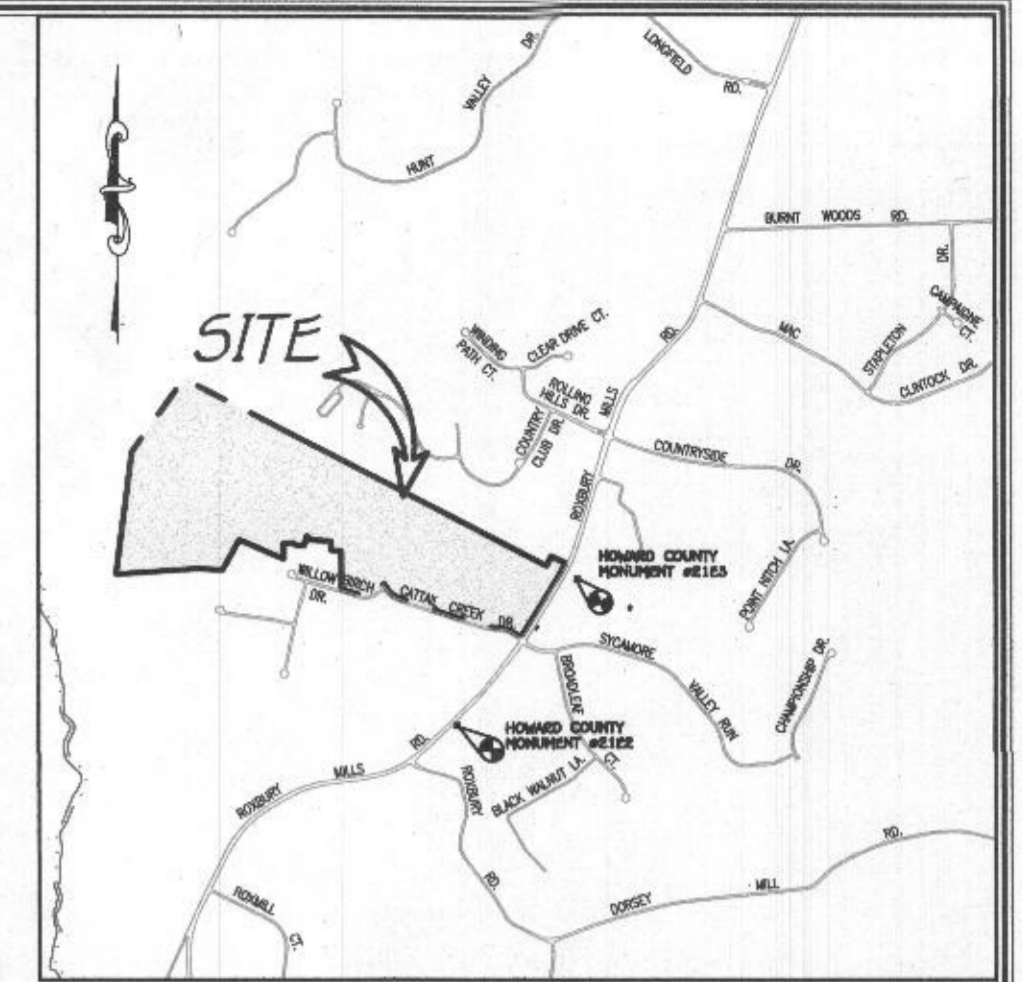
Deborah G. Demonte

My Commission expires:

5/26/18

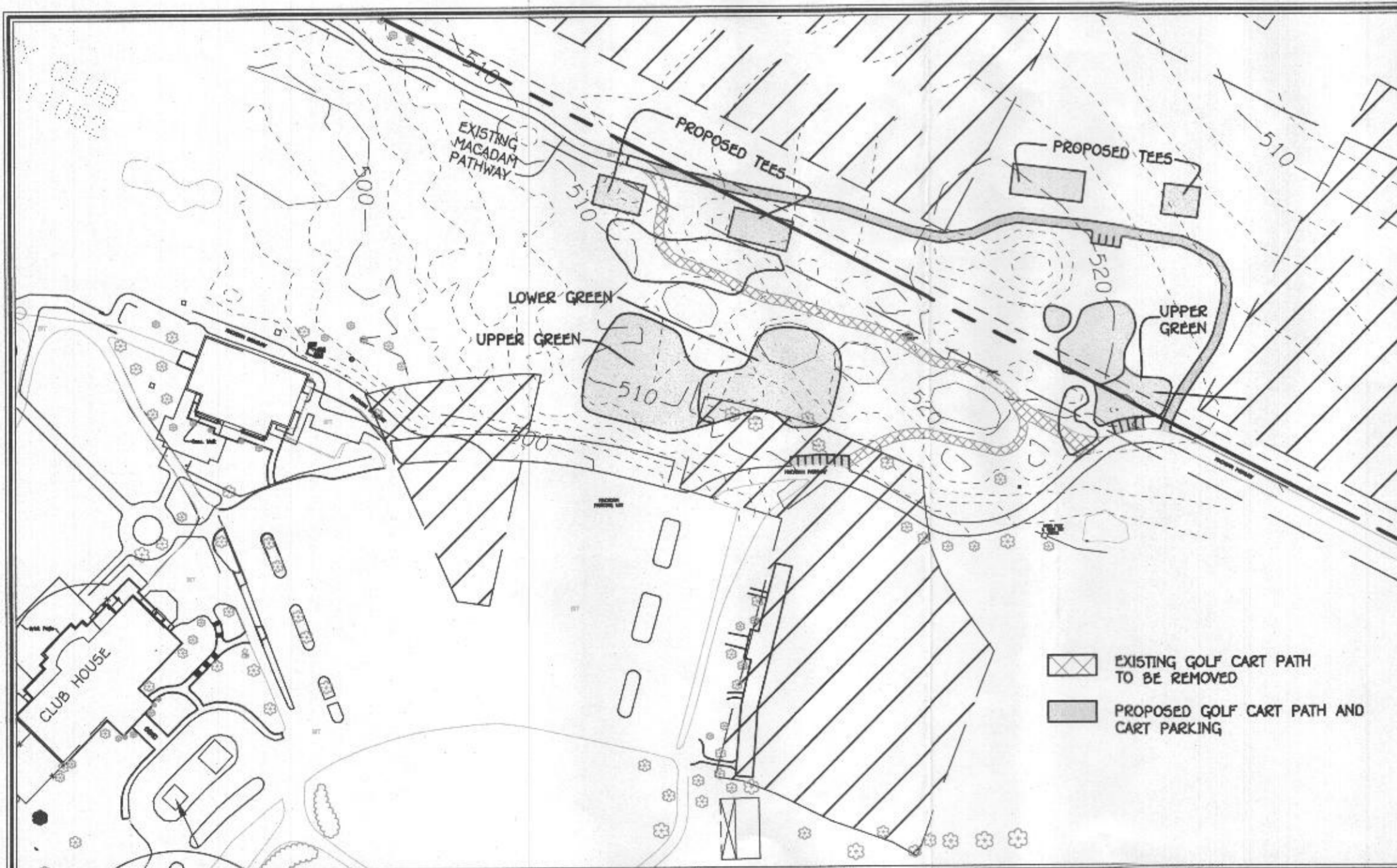
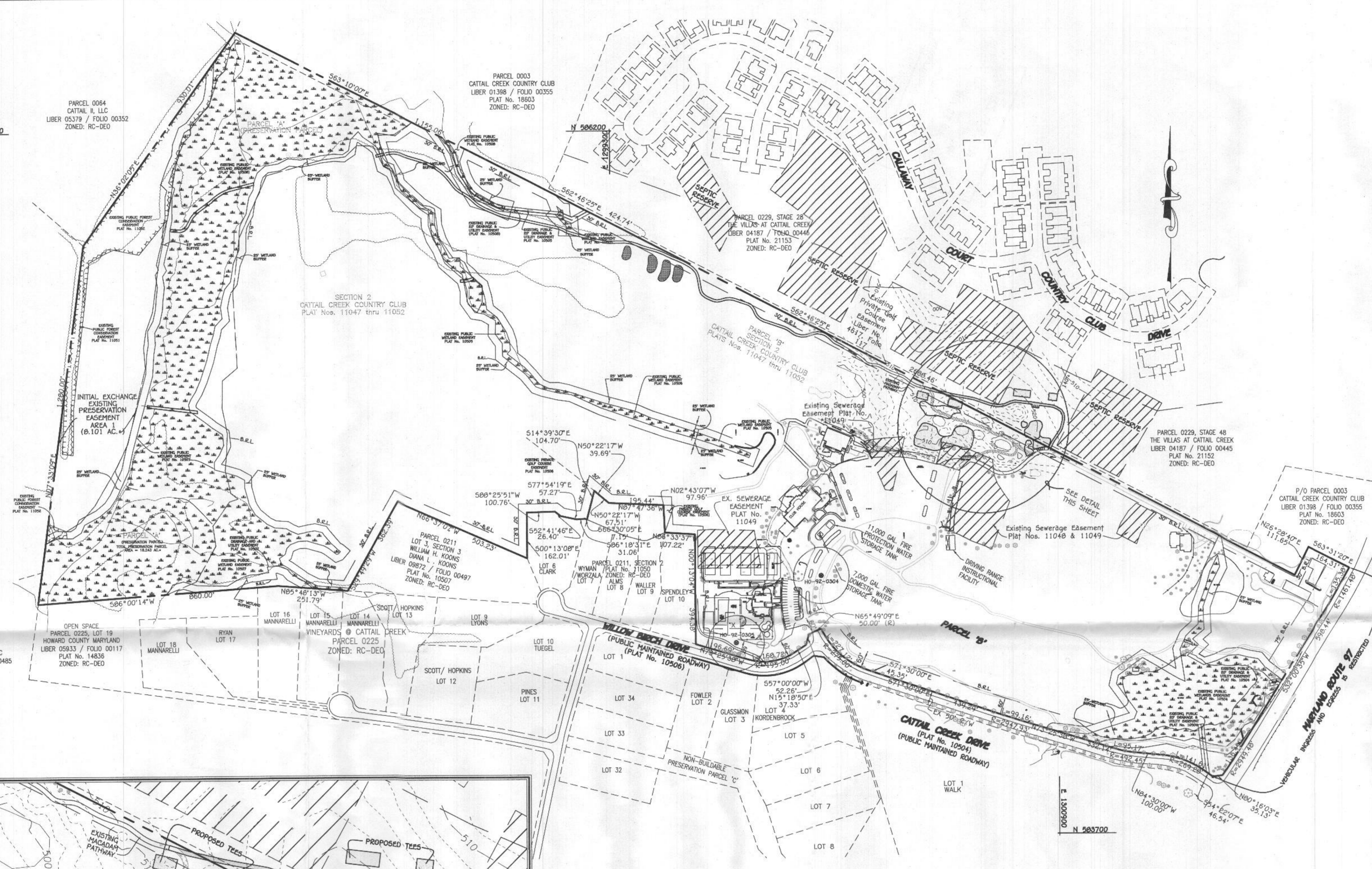


040214.04



VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED RC-DEO per 10/6/13 COMPREHENSIVE ZONING PLAN
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NO. 2162 N 177718.6600 meters EAST E 396505.4940 meters CONTROL STATION NO. 2163 N 178174.0840 meters E 396873.1116 meters
 - BOUNDARY INFORMATION IS BASED ON A SURVEY PERFORMED ON OR ABOUT JULY, 1999 BY FISHER, COLLINS & CARTER, INC.
 - EXISTING USE: COUNTRY CLUB AND GOLF COURSE
 - PROPOSED USE: COUNTRY CLUB AND GOLF COURSE
 - LOCAL COMMUNITY: GLENWOOD, MARYLAND
 - FLOOR AREA OF PROPOSED STRUCTURE = N/A
 - HEIGHT OF EXISTING STRUCTURE = N/A
 - DEED: LIBER 03224 FOLIO 00600
 - TOTAL LAND AREA OF USE 42,264 Sq.Ft.



DETAIL
SCALE: 1" = 100'

Counsel

SANG OH, ESQUIRE
TALKIN & OH, LLP
5100 DORSEY HALL DRIVE
ELLCOTT CITY, MARYLAND 21042
410-964-0300 (PHONE)

OWNER

PARCEL 211, (PARCEL 'B') AND PARCEL 3
CATTAL CREEK COUNTRY CLUB
C/O MR. CHRISTOPHER S. HARRIMAN
3600 CATTAL CREEK DRIVE
GLENWOOD, MD 21738
PHONE: (443) 812-4665

PETITIONER

CATTAL CREEK COUNTRY CLUB
C/O MR. CHRISTOPHER S. HARRIMAN
3600 CATTAL CREEK DRIVE
GLENWOOD, MD 21738
PHONE: (443) 812-4665

**CONDITIONAL USE PLAN
NEW SHORT GAME PRACTICE FACILITY /
#10 TEE IMPROVEMENT PLAN
CATTAL CREEK COUNTRY CLUB, INC.**

TAX MAP NO.: 21 GRID NO.: B PARCEL NO. 211, 3, & 229
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 200' DATE: MAY 27, 2014
ZONED: RC-DEO