



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

Facebook: www.facebook.com/hocohealth

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

MEMORANDUM

TO: Geoff Goins
Division of Zoning Administration and Public Service

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

RE: **BA-20-001C Ward Property**

DATE: March 5, 2021

The Health Department has reviewed the above referenced petition and has the following comments:

1. The Health Department records for this property are minimal and do not show the location of wells or sewage disposal system components or sewage disposal areas. If any building permits are needed or if any changes in use are proposed, such as an increase in employees or type of business from the current use, the Health Department will need to evaluate the change. It is possible that soil testing leading to establishment of a sewage disposal area, upgrades or replacement of the existing sewage disposal system, and/or replacement of the existing well may be required in order to approve any changes.
2. The proposed parking and storage area is near a cleanout that may be part of an existing sewage disposal system. Prior to Health Dept potential approval of any grading or paving, the location of the existing system components must be located in addition to the potential requirements described above.



For DPZ Office use only:
 BA CASE NO. BA-20-0915
 Date Submitted 9/14/20

**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 Landscape Contractor

Sections 131.0.N. 32

Specific Use Requested Conditional use for a landscape contractor business and related storage

2. Name of Petitioner Landscape Development Company

Trading as (If applicable) _____

Mailing Address 16307 Carrs Mill Road, Woodbine, Maryland 21797

Phone Number(s) 240-876-4680

E-Mail Address meredith_ward@yahoo.com

Name of Principal Contact (If different) _____

3. Counsel for Petitioner Thomas G. Coale, Talkin & Oh, LLP

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

Phone Number(s) 410-964-0300

E-Mail Address tcoale@talkin-oh.com

4. Conditional Use Site Description

Address/Street for Property 16307 & 16275 Carrs Mill Road, Woodbine, Maryland 21797

Tax Map 8 Grid/Block 13 Parcels 196 & 200 Lot _____

Department of Assessments and Taxation Account No. 04-310071 & 04-310098

Total Land Area of Property 10.42 +/- (Acres) (___ Square Feet) Check one.

Election District 4th Zoning of Property RC-DEO

Subdivision Name and Plat No. (If Applicable) _____

Total Land Area of Use (If different than above) _____ (___ Acres) (___ Square Feet)

REVISED

SEP 14 2020

5. Petitioner's Interest in Subject Property

- OWNER (Including joint ownership)
- OTHER (Described and give name and address of owner)

Name of Owner Ryan Gammon Ward is the owner of Parcel 196. An Owner is Authorization is attached.

Mailing Address 16275 Carrs Mill Road, Woodbine, Maryland 21797

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 Residential/Commercial

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.

See the attached narrative supplement.

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?

See the attached narrative supplement.

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?

See the attached narrative supplement.

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

The existing access driveway will continue provide safe access.

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?

There are no environmentally sensitive areas in the vicinity of the property.

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 conditional use appears to be HO-272, known as "Warfield Cemetery", at 14675 Carrs Mill Road. Given that the proposed conditional use is relatively minor in scale, will not require any significant renovations or alterations to the existing structures on the Property, and is located a significant distance from this historic site, the proposed conditional use has no potential to diminish the character and significance of the Warfield Cemetery or other historic sites.

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.

Meredith M Ward 1/15/20
Signature of Petitioner Date

Landscape Development Company
Print Name of Petitioner

TC 1/16/2020
Signature of Attorney Date

Thomas G. Coale, 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 Landscape Development Company

ADDRESS 16307 Carrs Mill Road, Woodbine, Maryland 21797

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.

[Signature]
Witness

Meredith M Ward 1/15/20
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.

Please access the online application process for the pre-submission meeting by using the link below:

[https://pdox.howardcountymd.gov/ProjectDox/workflowforms/Anonymous Form CZ Presub.aspx](https://pdox.howardcountymd.gov/ProjectDox/workflowforms/Anonymous_Form_CZ_Presub.aspx)

Pre-Submission Community Meeting

A pre-submission community meeting is required prior to the initial submittal of a petition for a Conditional Use subject to the same procedures for such meetings as specified in Section 16.128 of the Subdivision and Land Development Regulations.

Please use the following web address to access the community notification list

http://data.howardcountymd.gov/HOA_Register/GCommunityView_new.asp. You will be prompted to enter the three-digit sign code assigned to your development. Once your sign code has been entered, you will be provided with a list of community contacts that have requested information about your development.

T:\DPZ\Shared\Public Service and Zoning\Applications\Hearing Examiner\Conditional Use Application.doc REV 08/14

IN RE:	*	BEFORE THE
	*	
LANDSCAPE DEVELOPMENT	*	HOWARD COUNTY
COMPANY	*	
	*	
REQUEST FOR	*	HEARING EXAMINER
CONDITIONAL USE	*	
	*	Case No: _____

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

**NARRATIVE SUPPLEMENT TO
CONDITIONAL USE PETITION**

8. Summary of Request

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.

This petition seeks conditional use approval for a landscape contractor business on the subject property (the "Property"). The Property currently contains three existing structures.

The Petitioner is proposing to use 22,695 square feet (approximately 0.521 acre) for storage of vehicles, equipment, materials, and supplies related to an existing landscape contractor business (the "Storage Space"). The proposed use will also include an existing approximately 60' x 60' shop structure for equipment repair and storage, which is located within the Storage Space delineated on the attached conditional use plan.

Petitioner does not anticipate having clients regularly visit the site, but will have five to twenty employees, depending on the season, who will be on-site for 1 1/2 hours or less per day. Employees will generally be on-site for 45 minutes in the morning to pick up equipment and 45 minutes in the evening to drop it off, with the exception that one or two administrative employees may remain on-site during operational hours. The hours of operation will be Monday through Friday from 7:00 a.m. to 4:30 p.m., but as indicated above, activity on-site will be minimal.

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.

Section 131.0.N.32. Landscape Contractors

A. The site is at least 5 acres in area.

The Site, at approximately 10.42 acres, is of a sufficient size.

B. Buildings and outdoor areas to be used for parking, loading and storage of vehicles, equipment and tools and supplies shall be delineated on the Conditional Use plan and located at least 100 feet from lot lines and public roads.

Buildings and outdoor areas are delineated on the attached conditional use plan and are located over 100 feet from the lot lines and public roads.

C. The location and design of the operation shall be such that the use will not be a nuisance to neighboring properties due to noise, dust or fumes.

The proposed use areas are over 100 feet from the lot lines and much further from the neighboring residences. In light of the fact that the primary purpose of the use is for storage, and not on-site activity, the Petitioner does not anticipate noise, dust, or fumes to emanate from the Property onto neighboring properties.

D. Buildings used for storage or offices will be screened or compatible in scale and character with other residential or agricultural structures in the vicinity. If new structures or additions to structures are proposed, architectural elevations or renderings must be submitted with the petition.

No new structures are proposed. Existing structures related to the proposed use are screened from neighboring properties by existing tree lines and vegetation as shown on the attached plan.

E. Outdoor parking and storage areas shall be screened from neighboring properties and roads.

Outdoor parking and storage areas will be screened by existing tree lines and vegetation as shown on the attached plan.

- F. Minor repairs to vehicles or equipment are permitted, provided such activities take place inside a building. Body work, engine rebuilding, engine reconditioning, painting and similar activities are not permitted.

The existing shop building will be used for minor repairs to equipment. Petitioner does not anticipate performing repairs to vehicles on-site.

- G. The area used for parking and storage of commercial vehicles, equipment, materials and supplies, whether exterior or interior, shall be limited to no more than 5% of the area of the lot.

The area used for parking and storage of commercial vehicles, equipment, materials and supplies is 22,695 square feet (0.521 AC), which is approximately 5% of the area of the 10.42 acres lot. This area includes the existing shop building.

- H. The Hearing Authority shall set limits on the maximum number of employees and shall set the days and hours of operation.

The hours of operation and usage of the Property are indicated above.

- I. A snow removal service shall not be conducted as an accessory use unless specifically authorized by the Hearing Authority, upon a finding that the noise and level of activity of such a service will not be a nuisance to the neighborhood.

Snow removal services are not included with this Petition.

- J. On an ALPP purchased or dedicated easement property, the following additional criteria are required...

The Property is not ALPP purchased or dedicated easement property.

8.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 use will not generate physical conditions such as noise, dust, fumes, odors, lighting, or vibrations that would be discernible from abutting and vicinal properties. The primary purpose of this use is for storage of landscaping equipment and supplies. On-site activity will be limited to an estimated 1 hour per day. To the extent there will be any repairs of equipment on-site, those repairs will be performed within the existing shop structure.

Exterior lighting shall consist of three street lamps rented from Baltimore Gas & Electric located near the shop structure and Storage Space. The exterior lighting will be well screened by existing tree lines and vegetation. Adjoining properties will not be

adversely impacted. The proposed Conditional Use will not create any adverse impacts greater at the Property than elsewhere in the zone or applicable other zones.

8.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?

Yes. Parking on-site will be minimal.

List of Adjoining and Confronting Property Owners/Meredith Ward (Landscape Development Company C/U)

Subject Property: 16305 Carrs Mill Road
Woodbine, Maryland 21797
Tax Map 8, Grid 13, Parcel 200

Adjoiners:

Parcel 286: Kenneth L. Ramsburg
16324 Carrs Mill Road
Woodbine, Maryland 21797

Parcel 277: Nancy Lee Emory
Darrell L. Fleming
16304 Carrs Mill Road
Woodbine, Maryland 21797

Parcel 278: Betty Jane King
16300 Carrs Mill Road
Woodbine, Maryland 21797

Parcel 279: Brian S. and Caitlin M. Corbitt
16292 Carrs Mill Road
Woodbine, Maryland 21797

Parcel 201: James W. and Meredith Ward
16235 Carrs Mill Road
Woodbine, Maryland 21797

Parcel 196: Ryan Gammon Ward
16305 Carrs Mill Road
Woodbine, Maryland 21797

Parcel 392: Rhodes Family Daisy Road Farm, LLC
1525 Daisy Road
Woodbine, Maryland 21797

Mailing address: 6316 Silvery Star Path
Columbia, Maryland 21044

Parcel 211: Helen Johns
15501 Frederick Road
Woodbine, Maryland 21797

Parcel 41/
Parcel A: Ellen Marie Franklin
16345 Carrs Mill Road
Woodbine, Maryland 21797

Parcel 139: Jerri Lynn Regan
16235 Carrs Mill Road
Woodbine, Maryland 21797

Mailing address: 6275 N. Finger Point
Hernando, FL 34442

School Principals

Bushy Park Elementary School
14601 Carrs Mill Road
Glenwood, MD 21738
Attention: Julia Bialeski

Glenwood Middle School
2680 Route 97
Glenwood, MD 21738
Attention: Gina Cash

Glenelg High School
14025 Burnt Woods Road
Glenelg, MD 21737
Attention: David Burton

PTA Presidents

Bushy Park Elementary School
14601 Carrs Mill Road
Glenwood, MD 21738
Attention: PTA President

Glenwood Middle School
2680 Route 97
Glenwood, MD 21738
Attention: PTA President

Glenelg High School
14025 Burnt Woods Road
Glenelg, MD 21737
Attention: PTA President

LANDSCAPE DEVELOPMENT COMPANY

16307 Carrs Mill Road
Woodbine, Maryland 21797

Notice of Pre-Submission Community Meeting

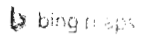
In accordance with Section 131.0 of the Howard County Zoning Regulations, this is notice that Landscape Development Company, Petitioner, intends to submit a Conditional Use Petition for a landscaping contractor business. The subject property is currently zoned RC - DEO (Rural Conservation: Density Exchange Option) and consists of approximately 7.26 acres, more or less, and is located at 16305 Carrs Mill Road, Woodbine, Maryland 21797 (Tax Map 8, Grid 13, Parcel 200) (see enclosed site location map).

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

The pre-submission community meeting will be held on Wednesday, December 4, 2019 at 6:00 p.m. at the Gary J. Arthur Community Center, 2400 Route 97, Cooksville, Maryland 21797.

General information regarding the pre-submission community meeting can be found on the Department of Planning and Zoning's webpage at:
http://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx

If you are unable to attend the meeting, you may contact Kelly Wagner at (410) 964-0300 to receive meeting minutes and follow-up correspondence.



16305 Carrs Mill Rd, Woodbine, MD 21797



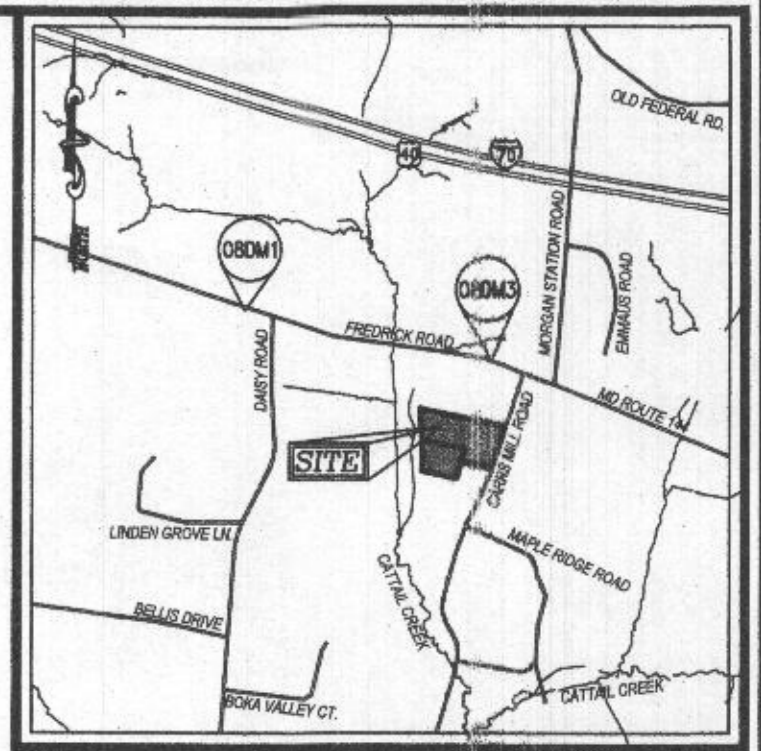
Data from: Redfin GreatSchools

1000 feet 250 m
© 2019 HERE, © OpenStreetMap



GENERAL NOTES:

- CONDITIONAL USE REQUESTED: LANDSCAPE CONTRACTOR.
- THE SITE IS ZONED RC-DEO PER 10062013 COMPREHENSIVE ZONING PLAN.
- TITLE REFERENCE: 19897470
- PARCEL 200 OWNER: MEREDITH WARD (C/O LANDSCAPE DEVELOPMENT) DEED REFERENCE: 19897470 DATE: APRIL 19, 2019 GRANTOR: MEREDITH WARD, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES W. WARD
- PARCEL 198 OWNER: RYAN GAMMON WARD DEED REFERENCE: 5896393 DATE: JANUARY 3, 2002 GRANTOR: JAMES W. WARD, JR.
- CARRS MILL ROAD IS CLASSIFIED AS A LOCAL ROAD AND A SCENIC ROAD.
- PROPERTY ADDRESSES: 16275 & 16307 CARRS MILL ROAD
- PLANNING AND ZONING REFERENCES: NONE
- PROPERTY IS LOCATED IN THE 4TH ELECTION DISTRICT.
- THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH SECTION 1310 N.32 OF THE HOWARD COUNTY ZONING REGULATIONS.
- BUILDINGS AND OUTDOOR PARKING AND STORAGE AREAS WILL BE SCREENED FROM NEIGHBORING PROPERTIES AND ROADS.
- THE AREA USED FOR PARKING AND STORAGE OF COMMERCIAL VEHICLES, EQUIPMENT, MATERIALS AND SUPPLIES SHALL BE LIMITED TO 5% OF THE AREA OF THE LOT.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON TOPOGRAPHY FROM HOWARD COUNTY GIS.
- THE PROJECT BOUNDARY IS BASED ON BOUNDARIES FROM HOWARD COUNTY GIS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM HOWARD COUNTY MONUMENT NOS. 20E AND 300C WERE USED FOR THIS PROJECT.
- ALL PROPOSED PAVING SHALL MEET OR EXCEED ALL HOWARD COUNTY MINIMUM REQUIREMENTS.
- THE SITE IS SERVED BY PRIVATE WELL AND SEPTIC.
- THE PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO STEEP SLOPES WITH A CONTIGUOUS AREA OF 20,000 SF LOCATED ON SITE.
- THERE ARE NO WETLANDS, STREAMS OR BUFFERS LOCATED WITHIN THE PROJECT BOUNDARY.
- PROPOSED EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH SECTION 1310 OF THE REGULATIONS. ALL LIGHTING WILL BE DIRECTED DOWN AND AWAY FROM ADJACENT PROPERTIES AND ROADS.
- THERE ARE NO PROPOSED BUILDING ADDITIONS WITH THIS APPLICATION.
- EXISTING TREELINE SHALL REMAIN IN PLACE AND SERVE AS A SCREEN TO THE ADJOINING PROPERTIES.
- STORMWATER MANAGEMENT WILL NOT BE REQUIRED FOR THIS PROJECT.
- THE PURPOSE OF THIS APPLICATION AS PLAT IS TO OBTAIN CONDITIONAL ZONING APPROVAL TO CONTINUE THE USE OF THIS PROPERTY AS A LANDSCAPE CONTRACTOR.
- EXISTING USE: LANDSCAPE CONTRACTOR
- PROPOSED USE: LANDSCAPE CONTRACTOR



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATE: 9-D7

BENCHMARKS
HOWARD COUNTY BENCHMARK 68D41
N 607143.000 E 1295082.000 ELEV. 562.870
HOWARD COUNTY BENCHMARK 68D43
N 606579.000 E 1297701.000 ELEV. 559.981

SITE COMPUTATIONS:
PARCEL 200 = 7.26 AC.
PARCEL 198 = 3.16 AC.
TOTAL AREA = 10.42 AC.
CONDITIONAL USE AREA ALLOWED FOR PARKING AND STORAGE OF COMMERCIAL VEHICLES, EQUIPMENT, MATERIALS AND SUPPLIES (5% OF LOT AREA):
10.42 AC x 0.05 = 0.521 AC.
TOTAL CONDITIONAL USE AREA = 22,695 SF OR 0.521 AC.
MINIMUM LOT SIZE REQUIRED: 3.0 AC.
EXISTING LOT SIZE PROVIDED: 3.16 AC & 7.26 AC.
MAXIMUM BUILDING HEIGHT ALLOWED: 34'
MAXIMUM BUILDING HEIGHT PROVIDED: 25'

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING UTILITY/LIGHT POLE
- EXISTING SIGN
- EXISTING CLEANOUT
- EXISTING WELL
- EXISTING FENCE
- EXISTING TREELINE
- EXISTING CONTOUR
- SOIL BOUNDARY
- EXISTING STREAM
- EXISTING STREAM BUFFER
- PERIMETER
- LANDSCAPE BUFFER
- SHADE TREE
- AREA TO BE REMOVED
- CONDITIONAL USE AREA ALLOWED FOR PARKING AND STORAGE OF COMMERCIAL VEHICLES, EQUIPMENT, MATERIALS AND SUPPLIES (5% OF LOT AREA)

PARKING REQUIREMENT:

- HOME-BASED CONTRACTORS: 1 SPACE PER NONRESIDENT EMPLOYEE WORKING ON THE PREMISES AT THE TIME OF PEAK USAGE, PLUS 1 SPACE FOR EACH VISITOR POTENTIALLY PRESENT AT THE TIME OF PEAK USAGE.
- 20 EMPLOYEES @ 1 SPACE/EMPLOYEE = 20 SPACES REQUIRED
- GENERAL OFFICE: 3.3 SPACES PER 1,000 SF.
OFFICE BUILDING (865 SF) = 3 SPACES REQUIRED
TOTAL SPACES REQUIRED = 20 SPACES
TOTAL SPACES PROVIDED = 20 SPACES
NOTE: 3 OF THE 20 PARKING SPACES REQUIRED WILL BE FOR THE OFFICE BUILDING.

SETBACK REQUIREMENT:

- BRL SETBACKS TO BUILDING AND PARKING AREA FOR RURAL RESIDENTIAL ZONED PROPERTY, LOTS 3 ACRES OR LARGER:
PRINCIPAL STRUCTURES FROM LOT LINE: 30 FT
SIDE: PRINCIPAL STRUCTURE FROM LOT LINE: 30 FT
REAR: PRINCIPAL STRUCTURE: 60 FT
- BUILDINGS AND OUTDOOR AREAS TO BE USED FOR PARKING, LOADING AND STORAGE OF VEHICLES, EQUIPMENT AND TOOLS AND SUPPLIES SHALL BE DELIMITED ON THE CONDITIONAL USE PLAN AND LOCATED AT LEAST 100 FT FROM LOT LINES AND PUBLIC ROADS.

SCENIC ROAD REQUIREMENT:

- CARRS MILL ROAD IS A SCENIC ROAD. PER SECTION 16.125 (b)(2) PROTECTION OF SCENIC ROADS, A 35 FT BUFFER OF EXISTING FOREST OR WOODED AREA BETWEEN THE ROAD AND DEVELOPMENT MUST BE MAINTAINED.
- PER SEC. 16.125 (b)(1), STRUCTURES AND USES SHALL BE LOCATED AWAY FROM THE RIGHT-OF-WAY FOR SCENIC ROADS UNLESS SCREENED BY TOPOGRAPHY OR VEGETATION. THE PERIMETER LANDSCAPING PROPOSED SHALL BE USED TO SCREEN THE PROPOSED USE, PARKING LOT AND STORAGE AREAS.

VARIANCES:

NONREQUIRED

LANDSCAPING NOTE:

- PER THE HOWARD COUNTY LANDSCAPE MANUAL, THE REGULATIONS DO NOT REQUIRE LANDSCAPED EDGES, BUFFERING, OR SCREENING BETWEEN INTERNAL LOTS OF PARCELS WITHIN THE SAME DEVELOPMENT.
- A LANDSCAPE EDGE OF AT LEAST 20' WIDE IN WIDTH IS REQUIRED.
- PER THE HOWARD COUNTY LANDSCAPE MANUAL TABLE 3, THE PERIMETER BUFFER FOR A NON-RESIDENTIAL USE ADJACENT TO A RESIDENTIAL USE IS TYPE C.

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	20
NUMBER OF ISLANDS AND TREES REQUIRED	1
NUMBER OF ISLAND AND TREES PROVIDED	1
SHADE TREES	1
OTHER TREES (2:1 SUBSTITUTION)	1

PLANT LIST - SCHEDULE B (PARKING LOT)

KEY	QUAN	BOTANICAL NAME	SIZE	CAT
ZS	1	ZELKOVIA SERRATA 'VILLAGE GREEN'	2.5'-3" CAL B & B	
		VILLAGE GREEN JAPANESE ZELKOVA		
TOTAL	1			

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER AND ROWWAYS (REQUIRED)				TOTALS
	1	2	3	4A	
PERIMETER/FRONTAGE DESIGNATION	C	C	C	E	
LANDSCAPE CHARACTERISTIC	HEAVY	HEAVY	HEAVY	PARKING	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	704'	642'	901'	207'	258'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	YES*	YES*	YES*	YES*	YES*
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	1:40 0	1:40 0	1:40 0	1:40 0	1:40 0
SHADE TREES	1:20 0	1:20 0	1:20 0	1:4 0	0
EVERGREEN TREES	-	-	-	-	0
SHRUBS	-	-	-	-	0
NUMBER OF PLANTS PROVIDED	-	-	-	-	-
SHADE TREES	-	-	-	-	-
EVERGREEN TREES	-	-	-	-	-
EX SHADE TREES	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	-	-	-	-	-

* THE ENTIRE SITE IS SURROUNDED BY DENSE FOREST THAT CAN BE USED AS CREDIT.

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PETITIONER
MEREDITH WARD
C/O LANDSCAPE DEVELOPMENT
16305 CARRS MILL RD.
WOODBINE, MD 21797
301-854-6354
meredith_ward@yahoo.com

NO.	REVISION	DATE

**EXHIBIT TO ACCOMPANY
CONDITIONAL USE PETITION**

WARD PROPERTY
16275 & 16307 CARRS MILL ROAD

TAX MAP 8 GRID 13
4TH ELECTION DISTRICT

ZONED RC-DEO
PARCEL 200 AND 198
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21143
P: 410-461.7666 F: 410-461.8961 www.timmons.com

DESIGN BY: RHW/MWP
DRAWN BY: MWP
CHECKED BY: RHW
DATE: SEP 2020
SCALE: AS SHOWN
W.O. NO.: 45122

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR UNDER THE CLOSE PERSONAL SUPERVISION OF ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND, LICENSE NO. 16183, EXPIRATION DATE 09-27-2023.

ROBERT H. VOGEL, PE No.16193

1 SHEET OF 1

MAPPED SOILS TYPES

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	Kw	PERCENT IMPERVIOUS
GgA	BLENDLE LOAM, 0 TO 3 PERCENT SLOPES	B	NO	0.37	YES
GgB	BLENDLE LOAM, 3 TO 8 PERCENT SLOPES	B	NO	0.37	YES
GgC	BLENDLE LOAM, 8 TO 18 PERCENT SLOPES	B	NO	0.43	YES
MdD	MAJOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.32	YES

IMPERVIOUS AREA:
TOTAL PARCEL AREA = 10.42 AC.
EXISTING IMPERVIOUS COVER = 98,461 SF OR 2.26 AC.
PROPOSED IMPERVIOUS COVER = 92,208 SF OR 2.12 AC.
TOTAL REDUCTION IN IMPERVIOUS AREA = 6,253 SF OR 0.14 AC.



WATER FROM USDA, SOIL-WEB SOIL SURVEY, HOWARD COUNTY
K-FACTOR = 14 @ 0.4" DPTH
HIGHLY DROBBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SLOPE GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT
SOURCE: HOWARD SOIL CONSERVATION DISTRICT WEBSITE: http://900a.watersheds.com/app/488741_d3d4e1d18743360205030686909f
DOCUMENTS FOLLOWDOWN - SHARED ITEMS - DOCUMENT TITLED "K-FACTOR (USE KW)" AND THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATIONAL RESOURCE CONSERVATION SERVICE'S WEB SOIL SURVEY, CONSULTED ON DECEMBER 29, 2014, AVAILABLE ON-LINE AT: http://NRCS.SURVEY.ARCS.USDA.GOV/HOME_PAGE.DOC
2. HYDRIC SOILS INFORMATION ADAPTED FROM <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

LANDSCAPE DEVELOPMENT COMPANY

16305 Carrs Mill Road, Woodbine, Maryland 21797
Tax Map 8, Grid 13, Parcel 200
7.26 AC±

REPORT OF PRE-SUBMISSION COMMUNITY MEETING
HELD AT 6 P.M. ON WEDNESDAY, DECEMBER 4, 2019 AT
THE GARY J. ARTHUR COMMUNITY CENTER,
2400 Route 97
Cooksville, Maryland 21723

A Pre-Submission Community Meeting was held on Wednesday, December 4, 2019 at 6:00 p.m. at the Gary J. Arthur Community Center.

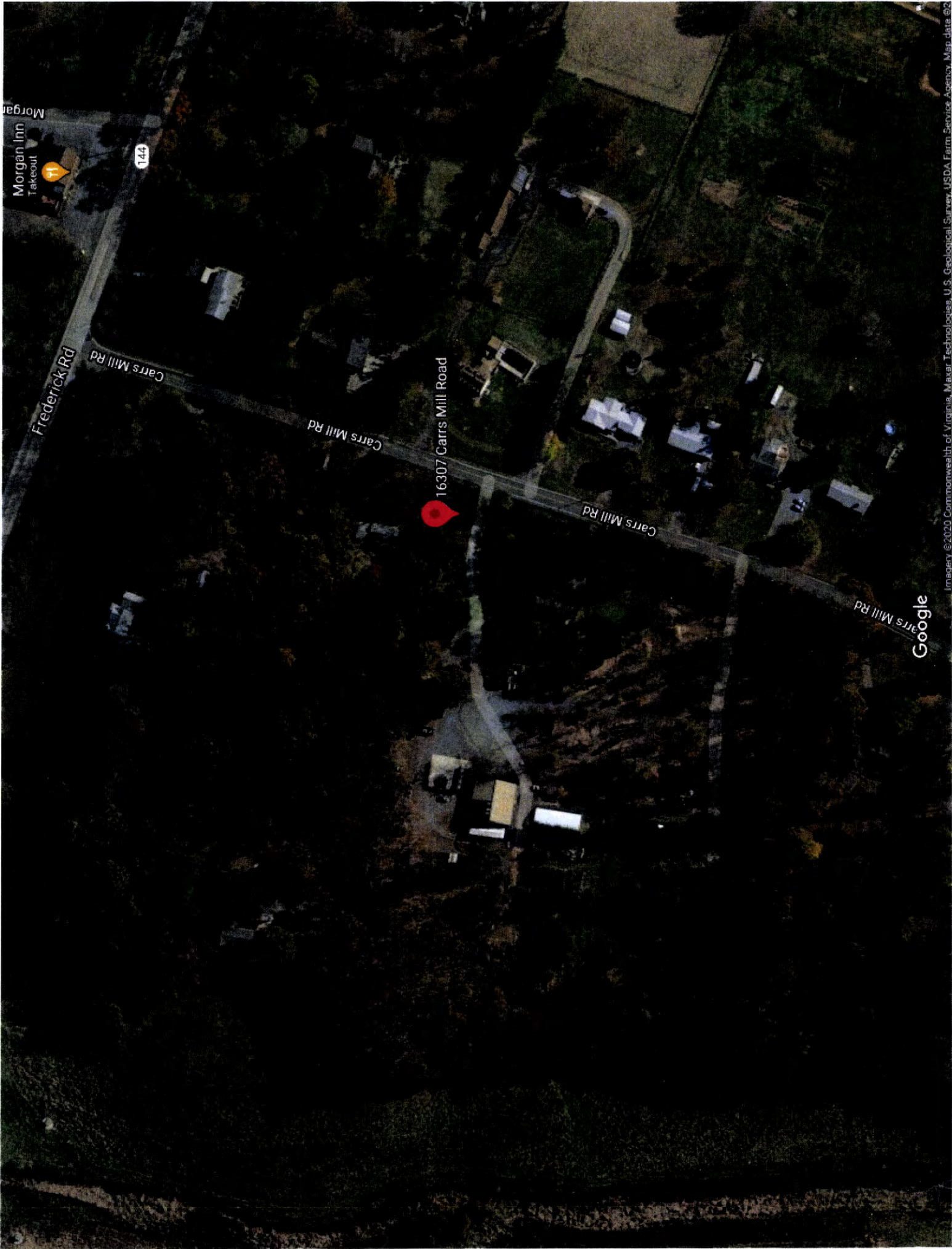
The following people were in attendance at that meeting of behalf of the Petitioner:

Meredith Ward (*Petitioner*), Randy Bachtel (*Consultant/Engineer*), and Thomas G. Coale (*attorney*).

After a brief presentation by Petitioner of its request for a landscape development contractor conditional use at 16305 Carrs Mill Road, Woodbine, Maryland 21797 (the "Property"), the following questions and answers were provided:

- 1) Why is Howard County making you go through this? The use has been on the site for decades.
 - a. *Howard County does not have any record of this use being approved for the site and we do not have sufficient information at this time to apply for a non-conforming use (i.e., grandfathering).*
- 2) Will the use or business be any different than what's there now?
 - a. *No.*
- 3) Is any new residential being proposed?
 - a. *No.*

The meeting concluded at approximately 6:08 p.m.





Untitled Map

Write a description for your map.

Legend



100 ft

