

# Howard County Schedule of Hearings Before the Board of Appeals July 16, 2020

BA - Board of Appeals Hearing:  
 PB - Planning Board Meeting:  
 All meetings and hearings are held on the first floor of  
 3430 Courthouse Drive, Ellicott City, MD 21043  
 Telephone: (410) 313-2350

Key-

V - Variance	S - Sign Case
C - Conditional Use	N - Nonconforming Use (NCU)
D - Departmental Appeal	PB - Planning Board
BA - Board of Appeals	WS - Work Session
TBS - To Be Scheduled	

**\*See Board of Appeals Website to register for WebEx web-based hearings**

<https://cc.howardcountymd.gov/Zoning-Land-Use/Board-of-Appeals>

**HEARINGS SCHEDULED @ 6:30 p.m.**

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 772-D	<u>Alan Frisk</u> (J. Knust) Appeal of an Animal Matters Case No. AMB 19-028 affirming Animal Control's decision of 4/24/19 to declare 2 dogs potentially Dangerous (Millbury Court, Elkridge) <b>(on the record appeal)</b>	8/6/20 @ 6:30 p.m.

**HEARINGS TO BE SCHEDULED**

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 771-D	<u>Joshua &amp; Dionne Robinson, et al</u> (Nelson) Appeal of the Planning Board approval of Preliminary Sketch Plan SP-19-002 (PB Case No. 445) for 17 SFD Lots & 1 open space lot on 8.76 acres Lawyers Hill Overlook Property subdivision Lawyers Hill Road <b>(on the record appeal)</b>	
BA 16-034C	<u>Glenelg Country School</u> (Oh) (12793 Folly Quarter Road, Ellicott City) 4807 Manor Lane, Ellicott City <b>(appeal of Hearing Examiner Decision)</b>	
BA 767-D	<u>Therese and Bruce Myers</u> Appealing Hearing Examiner Order denying Appellant's Motion to Dismiss in BA 18-032C, Power52 Energy Solutions On property located at 5455 & 5545 Broadwater Lane <b>(appeal of Hearing Examiner Decision)</b>	

**HEARINGS TO BE SCHEDULED:**

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 19-009C	<u>OneEnergy Development, LLC.</u> (Coale) Conditional Use for a commercial solar facility (12800 Old Frederick Road, Sykesville) <b>Appeal of Decision of App'l by Hearing Examiner</b> <b>Appeal filed by Concerned Citizens of Western Howard</b> <b>County &amp; Greater Highland Crossroads Assn., Inc.</b>	

**PENDING DECISIONS**

<u>CASE #</u>	<u>PETITIONER</u>	<u>HEARING HELD</u>
BA 16-036C&V	<u>Miller Family Trust (J. &amp; S. Miller, Trustees)</u> (Erskine) Conditional use for home-based contractor and variance to reduce the bulk regulations 20' minimum use setback from lot lines (10430 Shady Acres Lane, Laurel, MD) <b>(Appeal of Hearing Examiner Denial of 3-2-18)</b>	12/12/19
BA 739-D	<u>Denise Cortis</u> (Taylor) Appeal of a decision of the Planning Board approving the Preliminary Development Plan in PB 418, for 13 SFD lots and 5 open space lots on 8.55 acres owned by Charles T. Lacey, et al (3538 Church Road)	
BA 770-D	<u>Elizabeth Lindenau &amp; Brady Decker</u> (Klepper) Appeal of an Animal Matters Case No. AMB 19-042 affirming Animal Control to permanently impound 59 live animals and 42 deceased animals owned by the Appellants. 9466 Hundred Drums Row, Columbia, MD <b>(On the record appeal)</b>	6/23/20 @ 6:30 p.m.

**DECISIONS MADE**

<u>CASE #</u>	<u>PETITIONER</u>
none	

## Howard County Schedule of Hearings Before the Hearing Examiner July 16, 2020

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**\*See Hearing Examiner Website to register for WebEx web-based hearings**

<https://cc.howardcountymd.gov/Zoning-Land-Use/Hearing-Examiner>

### HEARINGS SCHEDULED

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 19-032C JN	<u>The Muslim Family Center, Inc.</u> Conditional Use for religious facilities, structures and Land Uses Primarily for Religious Activities – to use a residential building as a religious facility (5796 Waterloo Road, Columbia)	WebEx web-based hearing * <b>7/21/20 @ 6 p.m.</b> (postponed from 6/25/20)
BA 20-009V KT	<u>The Johns Hopkins University Applied Physics Laboratory (Meachum)</u> Commercial variance to allow an open security fence 10 feet from the Public street right-of-way in lieu of the required 30 feet (11100 Johns Hopkins Road, Laurel, MD)	WebEx web-based hearing* <b>7/23/20 @ 2 p.m.</b>
BA 19-043V KT	<u>Team Dorsey, LLC (DeCarlo)</u> Non-residential variance to reduce the 50' structure and use setback to 20' for tractor trailer parking & storage (7868 Dorsey Run Road)	WebEx web-based hearing * <b>7/23/20 @ 3 p.m.</b>
BA 20-002S JN	<u>Gable Signs &amp; Graphics, Inc.</u> Sign variance from North 2 <sup>nd</sup> Street and Washington Blvd., for an 8' high sign 10111 H. Second Street	WebEx web-based hearing * <b>7/27/20 @ 2 p.m.</b>
BA 18-025C JN	<u>Williamsburg Group, LLC. (Coale)</u> Conditional Use for age restricted adult housing (10752 Scaggsville Road)	WebEx web-based hearing * <b>7/30/20 @ 5:30 p.m.</b>
BA 17-018C JN	<u>Elm Street Development/Bethany Glen (Erskine) (Cont.)</u> Conditional Use for an age-restricted adult housing (154 units) 9891 Route 99, Ellicott City	WebEx web-based hearing * <b>8/3/20 @ 4:30 p.m.</b> (Tentative Cont. dates: 8/4; 8/10; 8/13)

**HEARINGS SCHEDULED**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	<b><u>DATE OF HEARING</u></b>
BA 19-014C&V JN	<u>Potomac Energy Holdings, LLC.</u> (Adam Baker) Conditional use for a motor vehicle fueling facility and Non-residential variance to permit a structure to be located within the 30-foot structure and use setback from an R-20 District (4205 Montgomery Road, Ellicott City) (continued from 6/30/20 – awaiting updated TRS)	WebEx web-based hearing * <b>8/17/20 @ 5:30 p.m.</b>
BA 19-041V KT	<u>Robert Jordan t/a Jordan Builders, LLC.</u> Residential variance to reduce the minimum side Setback from a public street right-of-way from 20' To 7.5' for a proposed two-story SFD dwelling 7272 Wye Avenue, Jessup	WebEx web-based hearing * <b>8/18/20 @ 10 a.m.</b>
BA 20-006C&V KT	<u>Monte Nido of Maryland, LLC.</u> (Meachum) Conditional use to operate a residential care facility for up to 14 beds for adults seeking treatment for eating disorders and variances to reduce the required setback for parking and a driveway (3100 Roxbury Mills Road, Glenwood, MD 21738)	WebEx web-based hearing * <b>8/20/20 @ 5:30 p.m.</b>
BA 19-033C KT	<u>Dane Choe</u> Conditional Use for a 2-family dwelling and accessory Apartments – non-owner occupied 9904 Windflower Drive, Ellicott City	WebEx web-based hearing * <b>8/24/20 @ 5:30 p.m.</b>
BA 768-D KT	<u>Binder Rock, LLC (Oh)</u> Appeal of DPZ letter dated 7/2/19 determining that processing of S-17-004 failed the test for Elementary and High School	WebEx web-based hearing * <b>8/26/20 @ 10 a.m.</b>

**HEARINGS TO BE SCHEDULED**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	<b><u>DATE OF HEARING</u></b>
BA 18-032C JN	<u>Power52 Energy Solutions, LLC.</u> (Coale) Conditional Use for a commercial solar facility 5455 & 5545 Broadwater Lane, Clarksville	<b>postponed from</b> 5/14/20
BA 766-D	<u>British American Bldg, LLC et al</u> (Ann Grillo) Appeal of Planning Board approval of SDP-17-041 Royal Farm Store 186 SE corner of Snowden River Pkwy & Minstrel Way	TBS (on the merits)
BA 19-008C	<u>OneEnergy Development, LLC.</u> (Coale) Conditional Use for a commercial solar facility (700 Sykesville Road, Sykesville)	
BA 20-004V	<u>Benjamin &amp; Eva Daniels</u> Residential variance to reduce the setback requirements for a new principal residence (5219 Ilchester Road, Ellicott City, MD)	
BA 19-027V	<u>Dale Kemper, t/a Lee's Towing of Laurel, LLC</u> Non-residential variance to reduce the 150' setback From a residential zoning district for an existing Towing/temporary vehicle storage use (7968 Dorsey Run Road, Jessup)	

**HEARINGS TO BE SCHEDULED (cont)**

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 19-040N&V	<u>Xing Du Dong</u> Non-conforming use to expand an existing Non-conforming use liquor store to add a 1-story Garage at rear of existing building for storage And related variance (6641 Washington Blvd., Elkrigde)	
BA 19-004S	<u>Howard Community College</u> Sign variance for multiple freestanding ID signs With electronic changeable text 10901 Little Patuxent Parkway, Columbia	
BA 773-D	<u>Brien Penn</u> Appeal of a decision by DPZ that a steel shipping Container home can be considered a “single-family Detached dwelling” and permitted I the RC-DEO Zoning district. (14786 Oyster Cove Dr., Grasonville, MD)	
BA 774-D	<u>NVR, Inc.</u> (Erskine) Appeal of letter dated 3/20/20 from DPZ directing the submission Of a revised plan for P-20-006, Wellington Farms, Phases 1 & 2	
BA 775-D	<u>CBI Homes, Inc</u> Appeal of school facilities surcharge in excess of 1.32 per sq.ft.	

**PENDING DECISIONS:**

<u>CASE #</u>	<u>PETITIONER</u>	<u>DATE OF HEARING</u>
BA 19-002C KT	<u>Gyung Hyang Garden Presbyterian Church</u> Conditional Use to operate a day care in the existing church and to add a playground on the adjacent property (8665 Old Annapolis Road, Columbia)	WebEx web-based hearing * <b>to 6/18/20 @ 6 p.m.</b> (postponed from 4/9/20)
BA 19-039N&V KT	<u>AK Ghauri, LLC.</u> (Meachum) Non-conforming use for motor vehicle facility & Commercial variance (4235 Montgomery Road, Ellicott City)	WebEx web-based hearing * <b>to 6/25/20 @ 10 a.m.</b> (postponed from 4/23/20)
BA 17-027C&V KT	<u>Hetal Pratik Bhatt</u> Conditional Use for Similar Personal Service Facilities & related variance (Henna, Threading & Simple Make-up Services) 3615 Saint Johns Lane, Ellicott City	WebEx web-based hearing * <b>7/2/20 @ 6:00 P.M.</b>

**DECISIONS MADE:**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>	<b><u>DECISION</u></b>
BA 19-035V JN	<u>Hanover Building Systems, Inc.</u> Residential variance for a garage (6475 Lawyers Hill Road, Elkridge)	APPROVED 6/18/20
BA 19-023N KT	<u>15095 Frederick Road, LLC</u> (Coale) Modification of a non-conforming use approved under NCU 15-001 to demolish a dilapidated structure and construct a replacement structure to be used for vehicle maintenance. (15095 Frederick Road (MD Rt. 144), Woodbine)	APPROVED 6/18/20
BA 19-036V KT	<u>Kevin Becraft</u> (Mezzanotte/Busse) Residential variance to reduce setbacks and allow cumulative accessory structure of more than 2,200 square feet for existing barns (17425 Frederick Road, Mt. Airy)	DENIED 6/19/20
BA 19-037V JN	<u>Jami Dunbar Revocable Trust &amp; Robert Pinto</u> (Coale) Residential variance to reduce the 30' side setback for accessory structure over 20 sf to 23.3' and to reduce minimum lot width at front BRL from 200' to 151' to accommodate a pole barn 13185-A Highland Road, Highland, MD	APPROVED 7/3/20

**CASES IN PRESUBMISSION REVIEW**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>
BA 18-033V	<u>Kabler Dale Ashwell, Jr.</u> (Knust) Residential variance for accessory structures Cumulative lot coverage and side setbacks 17380 Frederick Road, Mt. Airy
BA 19-003V	<u>Charles Kyler</u> Residential variance to increase total square footage of Accessory structure (3570 Sylvan Lane, Ellicott City)
BA 19-004V	<u>Lee Giroux</u> Residential variance to reduce setbacks for addition (6512 Elderberry Court)
BA 19-034V	<u>Stephen J. Joanson</u> Residential variance to reduce setback for a shed 8515 Blounts Lane, Fulton, MD
BA 19-038C	Church of the Resurrection Roman Catholic <u>Congregation, Inc. (Erskine)</u> Expansion of an existing religious facility and private academic school (3175 & 3155 Paulskirk Dr. Ellicott City)
BA 19-044C	<u>SED PJM Holdings, LLC</u> (Meachum) Conditional Use for a commercial solar facility 13300 Frederick Road, West Friendship, MD 21794

**CASES IN PRESUBMISSION REVIEW (cont)**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>
BA 19-045C	<u>SED PJM Holdings, LLC</u> (Meachum) Conditional Use for a commercial solar facility 13370 Frederick Road, West Friendship, MD 21794
BA 20-001C	<u>Landscape Development Company</u> (Coale) Conditional Use for a landscape contractor business and Related storage (16305 & 16275 Carrs Mill Road, Woodbine)
BA 20-002C	<u>Rock Realty, Inc. c/o H&amp;H Rock Companies</u> (Erskine) Conditional Use for 58 age-restricted adult housing units consisting Of semi-detached dwelling units (12170 Lime Kiln Road, Fulton, MD)
BA 20-003C	<u>Dorsey Overlook, LLLP</u> (Coale) Residential variance to reduce the 30' structure setback to 8.74' For a retaining wall along Columbia Road (9562, 9566, 9570, 9580, 9584, 9590, 9598 Old Route 108, Ellicott City)
BA 19-003S <b>KT</b>	<u>Harry Connolly Affordable Signs &amp; Neon</u> Sign variance for a sign for Salt Dome, LLC. 10325 Baltimore National Pike, Ellicott City
BA 20-005V	<u>Jasvinder Singh</u> Residential variance to reduce the 60' setback for an existing garage 1801 Quarter Horse Drive, Woodstock, MD
BA 20-007V	<u>Donald P. Forgione</u> Residential variance to reduce the setback for a detached 2-car Garage (3101 Greenway Drive, Ellicott City)
BA 20-008C	<u>Heaock (Judy) Do &amp; Stephen F. Forney</u> Conditional use for a 15-bed assisted living and 20-person adult day care facility (11746A Clarksville Pike, Clarksville, MD 21029)
BA 20-001S	<u>Potomac Energy Holdings, LLC</u> (Adam Baker) Sign variance for 2 freestanding identification signs 4205 Montgomery Road
BA 20-010V	<u>James Foster</u> (G. Heyman) Residential variance to increase the maximum cumulative lot Coverage for all accessory structures in an R-ED district (6044 Trotter Road, Clarksville)
BA 20-012C	<u>Robert Haney</u> (Sang Oh) Conditional Use for a commercial indoor athletic training Facility – 15856 Frederick Road, Liston
BA 20-011N	<u>Pauline Beeche, AIA &amp; Pastor Sam N.</u> Expansion of a non-conforming use for an existing church For a basement and first floor addition (12950 Brighton Dam Road, Clarksville, MD)

**HEARINGS UNSCHEDULED**

<u>CASE #</u>	<u>PETITIONER</u>	<u>Date Placed on List</u>
CE 14-24	<u>Jonathan &amp; Sonya Miller – 10430 Shady Acres Lane</u> Code Enforcement Citation – Maintenance of a contractor’s business including storage of related vehicles, equipment, and materials on R-20 (Residential:Single) zoned property (waiting for ZRA to be processed)	4/1/15
BA 595-D	<u>Rhonda and Barry Downey</u> Appealing disputes related to property, access and subdivision plat 410 Morgan Station Road, Woodbine (Arbitration Case pending in Court of Special Appeals)	
CE 16-095	<u>Dar Al Taqwa Incorporated</u> Code Enforcement Citation – violation has not been abated Development is not in compliance with the approved Site Development Plan SDP-02-004 & BA 94-037E & BA 09-011C. (10740 Route 108, Ellicott City)	5/25/17
BA 760-D	<u>HRD (Todd Brown)</u> Appeal of the calculation of the building excise tax payable for an open-air, above-grade garage (6275 Mango Tree Road, Columbia)	1/22/19
BA 18-015V	<u>Maryland Pro Investments, LLC.</u> (Coale) Commercial variance to reduce the req. structure and use Setback to 10.2’ for a maintenance shed 9380 Baltimore National Pike, Ellicott City	4/23/19
BA 19-015C	<u>Dorsey Overlook, LLLP</u> (Coale) Conditional use for age restricted adult housing for 120 units (9562, 9566, 9570, 9580, 9584, 9590, 9598 Old Route 10, Ellicott City)	1/13/20
BA 19-021V <b>KT</b>	<u>NLC, LLC.</u> (Coale) Residential variance to reduce the structure setbacks for 7 buildings (Old Waterloo Road, Elkridge)	5/14/20
BA 19-042C <b>KT</b>	<u>Sean Witt</u> (DeCarlo) Conditional Use for a pet grooming and day care facility (11762 Carroll Mill Road, Ellicott City)	6/29/20



# Howard County Schedule of Hearings Before the Zoning Board July 16, 2020

ZB - Zoning Board Hearing:

PB - Planning Board Meeting:

All meetings and hearings are held on the first floor of  
The George Howard Building  
3430 Courthouse Drive, Ellicott City, MD 21043  
Telephone: (410) 313-2350

Key

R - Regulation Amendment

M - Map Amendment

TBS - To Be Scheduled

SRC - Subdivision Review Committee

PB Rec. - Planning Board Recommendation

WS - Work session - Council Conference Room

ZB - Zoning Board

ALL HEARINGS BEGIN @ 6:30 P.M. (unless otherwise noted)

**\*See Zoning Board Website to register for WebEx web-based hearings**

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## HEARINGS/MEETINGS/WORKSESSIONS TO BE SCHEDULED

<u>CASE #</u>	<u>PETITIONER</u>	<u>PB</u>	<u>ZB</u>
ZB 1119M	<u>HRVC Ltd. Partnership, c/o Kimco Realty Corp. (Oh) (cont.)</u> Redevelopment of Hickory Ridge Village Center To amend the Preliminary Development Plan (6430-6470 Freetown Road, Columbia, MD)	1/18/18	<b>WebEx web-based hearing *</b> 7/22/20 @ 6:00 p.m.-11
ZB 1118M	<u>Erickson at Limestone Valley (Erskine &amp; Oh) (cont.)</u> To rezone 62.116 acres from B-2 & RC-DEO to CEF-M for development of a continuing care retirement community and to permit the expansion/relocation and architectural enhancement of the existing Freestate Gasoline Service Station (MD 108, 12170 Clarksville Pike & p/o 5450 Sheppard Lane)	3/21/19	<b>WebEx web-based hearing *</b> 9/2/20 @ 4:30 p.m.-10
ZB 1124M	<u>A.R. Levering, LLC. (Oh)</u> To amend the Zoning Map from R-ED to M-2 for 0.4 acres 5481 Levering Avenue, Elkridge, MD 21075	9/3/20	
ZB 1125M	<u>Olde Scaggsville, LLC. (Coale)</u> To amend the Zoning Map from RR-MXD-3 to B-1 For .469 acres; N side of Rt. 216, W of Rt. 29 Buch Way, Fulton	9/17/20	

**PENDING DECISION**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>		<b><u>HEARING HELD</u></b>
ZB 1120M	<u>Enterprise Homes, Inc.</u> (Coale) For approval of an amended PDP Plan for NT District to redevelop property as mixed income developments adding 300 market rate housing units 10301-10421 Twin Rivers Road – 3.5 acres; 5501-5627 Cedar Lane - 3.7 acres; 5817-5991 Harpers Farm Road - 5.76 acres; 5503-5615 Harpers Farm Road – 2.84 acres; 5951-6033 Turnabout Lane – 2.01 acres	1/3/19	2/19/20
ZB 1122M	<u>Meadowood-Maple Lawn, LLC</u> (Oh) (cont.) To rezone from RR-DEO to R-SA-8 for 8.78 acres 11475 S Route 216, Fulton, MD	6/6/19	3/11/20

**ZB CASES DECISIONS MADE**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>
None	

**ZB CASES IN PRESUBMISSION REVIEW**

<b><u>CASE #</u></b>	<b><u>PETITIONER</u></b>
ZB 1123M	<u>Shri Sad Guru Krupa, LLC.</u> (Coale) AZM: To rezone 5.20 acres from CE-CLI to B-2 for a proposed motor vehicle fueling station and retail commercial 7525 & 7541 Washington Blvd., Elkridge

## Schedule of Hearings Before the Howard County Council for Amendments to the Zoning Regulations July 16, 2020

CC - County Council Public Hearing:

**PB - Planning Board Meeting: Held @ 7:00 p.m.**

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Telephone: (410) 313-2350

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R - Regulation Amendment

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\* To be Televised, Cable 15

PB Rec. - Planning Board Recommendation

WS - Work session - Council Conference Room

CC - County Council

CB - Council Bill

### HEARINGS SCHEDULED

<u>CASE</u>	<u>PETITIONER</u>	<u>PB DATE</u>	<u>PREFILE DATE</u>	<u>INTRO DATE</u>	<u>PUBLIC HEARING</u>
ZRA 188 <b>CB 9-2020</b>	<u>Glenelg Country School</u> (Oh) To amend the Zoning Regulations pertaining to conditional uses to (i) allow Hearing Examiner to grant variances to certain setbacks; (ii) provide that certain setbacks are inapplicable; (iii) provide that written authorization of owner must be submitted; & (iv) provide that child day care centers are an accessory use to a private academic school conditional use	6/6/19 (Denied 7/11/19)		2/3/20	6/1/20 approved 6/2/20 as amended <b>effective 8/2/20</b>
ZRA 190	<u>John P. McDaniel</u> (M. Reuwer) To amend the zoning regulation Section 104.0.G and 105.0.G to allow the merger of adjoining preservation Parcels under specific conditions.	6/4/20			
ZRA 191	<u>Amy Gowan, Director of the DPZ</u> (Moore) To amend the Zoning Regulation: 1. Section 103.0 to revise the definition of Housing Commission Housing Development to include the Howard County Government; 2. Section 128.0.J.2.C. to allow the Planning Board to approve up to a maximum of 12 acres of housing developments owned by the Housing Commission	5/21/20			
ZRA-192	<u>Annapolis Junction Town Center, LLC.</u> (Oh) To amend Section 127.4.E.2. of the Zoning Regulations to increase the maximum allowable height in the TOD Zoning District to 200 feet under certain conditions.	9/3/20			
ZRA-193	<u>Blue Stream LLC.</u> (Oh) To amend Section 127.5.E.3.d. of the Zoning Regulations to allow CAC zoned properties to be able to reduce the required commercial square footage requirement below 20 square feet per dwelling unit under certain conditions.	9/3/20			

**HEARINGS SCHEDULED (cont)**

<b><u>CASE</u></b>	<b><u>PETITIONER</u></b>	<b><u>PB DATE</u></b>	<b><u>PREFILE DATE</u></b>	<b><u>INTRO DATE</u></b>	<b><u>PUBLIC HEARING</u></b>
ZRA-194	<u>Harris Teeter, LLC.</u> To amend Section 126.0 of the Zoning Regulations for the Planned Golf Course Community Zoning District (PGCC) to allow motor vehicle fueling facilities subject to approval by the Planning Board after a public hearing				