

Zoning Board 1119M

February 24, 2021 @ 6:00 PM

Event Category

[Zoning Board](#)

Description

ZB 1119M - HRVC Ltd. Partnership, c/o Kimco Realty Corp.

Redevelopment of Hickory Ridge Village Center to
amend the Preliminary Development Plan
(6430-6470 Freetown Road, Columbia, MD)

Register [Here](#)

Call-in toll number (US/Canada)

1-650-479-3207

Access code: 180 613 1289

This link provides instructions for the test meeting (not required, but helpful):

**For Technical Assistance during the hearing please e-mail
councilwebex@howardcountymd.gov for immediate response.**

HELPFUL INFORMATION:

[Letter to parties re: WebEx Hearings](#)

WebEx test meeting link: <https://www.webex.com/test-meeting.html>

<https://help.webex.com/en-us/nti2f6w/Webex-Meetings-Join-a-Test-Meeting>

[Technical Staff Report](#)

[Addendum #1 to Technical Staff Report](#)

[Addendum #2 to Technical Staff Report](#)

[HRVC Supplemental Parking Study](#)

[Hickory Ridge Village Center Community Plan \(VCCP\)](#)

[Preliminary Development Plan](#)

[Design Guidelines](#)

EXHIBIT LIST

DPZ

[#1 - DPZ Powerpoint Presentation](#)

PETITIONER (Sang Oh, Esq.)

- [#1 - 2/8/18 DPZ Addendum to Technical Staff Report](#)
- [#2 - HRVC Revitalization](#)
- [#3 - Columbia Market Study \(marked/ **not admitted**\)](#)
- [#4 - CD with audio of Sept.4, 2019 ZB hearing –\(marked/**not admitted**\)](#)
- [#5 - Michael Workosky CV](#)
- [#6 - Parking Ratio Charts](#)
- [#7 - Matthew Fitzsimmons CV](#)
- [#8 - Multifamily setback distances](#)
- [#9 - Wrapped garage building types & context](#)
- [#10 - Building height comparison](#)
- [#11 - Howard Hughes letter dated 1/22/20](#)

CITIZENS IN SUPPORT

- [#1 - Testimony and powerpoint – Eric Stein](#)
- [#2 - Written testimony – Harry Schwartz](#)
- [#3 - Written testimony – Alison Hickman](#)
- [#4 - Purple map by Susan Clack \(marked/**not admitted**\)](#)
- [#5 - Red map by Susan Clack \(marked/**not admitted**\)](#)

OPPOSITION - HICKORY RIDGE COMMUNITY ASSOCIATION - (Thomas Meachum, Esq.)

- [#1 - Addendum to Community Response](#)
- [#2 - HRCA letter re: resolution designating Allison Sultan to speak on behalf of HRVB re: ZB 1119M](#)
- [#3 - HRVB testimony for ZB 119M](#)
- [#4 - Specific Village Board Conditions for Approval of ZB 1119M](#)

OPPOSITION (Alan Schwartz, Esq.)

- [#1 - Letter from Mr. Schwartz dated 1/8/20](#)
- [#2 - Hickory Ridge Village Center Redevelopment Survey Overview](#)
- [#3 - Rhona Schwartz statement of opposition to Kimco HRVC Redevelopment Plan](#)
- [#4 - E-mail letter from Luna Bella](#)
- [#5 - HRVB signature page opposing, Rhona Schwartz](#)
- [#6 - HRVB Signature pages opposing, multiple](#)
- [#7 - Digital Flood Insurance Map](#)
- [#8 - HRVC Survey Results Overview](#)
- [#9 - Christopher Alleva CV](#)
- [#10 - Columbia 1965 M&O Premises](#)
- [#11 - Columbia Villages 2019 22x23](#)
- [#12 - Clemens Crossing FDP Maps](#)
- [#13 - Columbia PDP](#)
- [#14 - Hickory Ridge Village Map 2019](#)
- [#15 - FDP 205-A-2 Part 1](#)
- [#16 - FDP 205 HRVC PB 243 Minutes](#)

- [#17 - FDP 136 Part I-A-1](#)
- [#18 - Columbia FDP Land Use Tabulation 6-5-2018](#)
- [#19 - Clemens Crossing FDP Summary](#)
- [#20 - HickoryRidge_ LandUse 2010 Community Plan](#)
- [#21 - Wilde Lake VC Adjoining Land Use](#)
- [#22 - Long Reach Land Use](#)
- [#23 - ZRA 102 Application Village Centers CB 29-2009 \(marked/not admitted\)](#)
- [#24 - CB 29-2009 Village Center Development Final Amended certified \(marked/not admitted\)](#)
- [#25 - Route 1 Dumpster photo](#)
- [#26 - Quarterstaff Plat](#)
- [#27 - PB 164 Clemens Crossing August 1984](#)
- [#28 - HR Kimco Sectional Zoning Map \(From VCCP\)](#)
- [#29 - Hickory Ridge Neighborhood Boundaries and Property Homes](#)
- [#30 - Grandfather's letter to DPZ outlining D&O Density Procedure 2006](#)
- [#31 - ZB 1096 Wilde Lake D&O](#)
- [#32 - ZB 11121M Long Reach Village Center](#)
- [#33 - HRVC Declarants Agreements](#)
- [#34 - Hickory Ridge Tenant Violations](#)
- [#35 - Allen Homes Clemens, Mark Homes Clemens and Howard County Vocational Deed Lots](#)
- [#36 - Tax Assessments for Long Reach, River Hill and Hickory Ridge Village Centers](#)
- [#37 - Liane DesRoches written testimony](#)

CITIZENS IN OPPOSITION

- [#38 - Traffic Impact on Village Surrounding the Neighborhood - James Ridgell](#)
- [#39 - Current Village - Priority to safe Retail Access - James Ridgell](#)
- [#40 - Written testimony and Scale Model - Roger Lawson](#)
- [#41 - Survey Hickory Ridge Village Center Redevelopment - Lisa Dean](#)
- [#42 - NYT article re Denser Housing - Lisa Dean](#)
- [#43 - NYT article re How the virus may change your next home - Lisa Dean](#)
- [#44 - Comparison Retail v. Residential - Lisa Dean](#)
- [#45 - Pie Chart of Use - Lisa Dean](#)
- [#46 - Survey Results Overview - Lisa Dean](#)
- [#47 - Survey Results Unedited Comments - Lisa Dean](#)
- [#48 - Open Ended Research Questions - Lisa Dean](#)
- [#49 - WWJD - Lisa Dean](#)
- [#50 - Written Testimony - Lisa Dean](#)
- [#51 - Written Testimony - Elaine Persons](#)
- [#52 - Written Testimony and photos - Christine Piatko](#)
- [#53 - Written Testimony Loreen Heinz](#)
- [#54 - Written Testimony of Lane Paige](#)