



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

## TECHNICAL STAFF REPORT

*Hearing Examiner Hearing of August 13, 2025*

Case No./Petitioner:

**BA-25-010C – Jennifer Jack t/a TowerCo**

Request:

Conditional Use for a Communication Tower (Section 131.0.N.14)

Location:

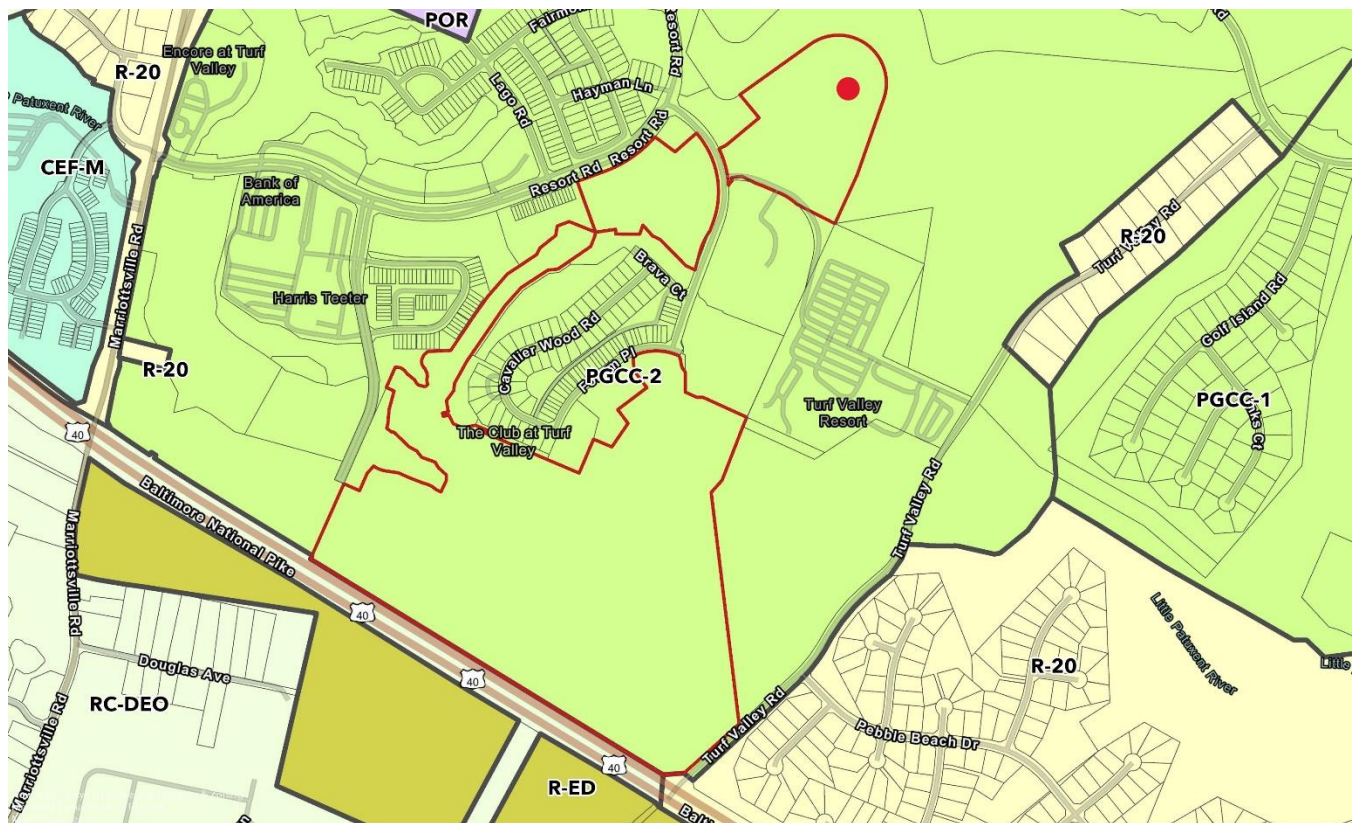
2700 Turf Valley Golf Road  
Tax Map 16, Grid 17, Parcel 8, (the "Property")

Property Size:

97.48 acres (Conditional Use Area: approximately 7,400 square feet)

Zoning:

PGCC-2 (Planned Golf Course Community)



### Zoning & Vicinity

**2700 TURF VALLEY GOLF RD**



0 0.1 0.2 mi.

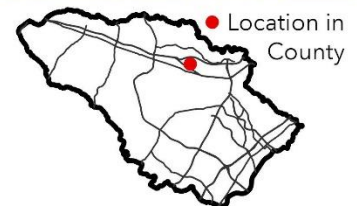
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

### BA-25-010C

#### Zoning

- CEF-M
- PGCC-1
- PGCC-2

- POR
- R-20
- R-ED
- RC-DEO



Location in County

I. CONDITIONAL USE PROPOSAL

The Petitioner proposes a 160-foot-tall monopole communication tower that will include antennas and support structures, a 2,500 square foot equipment compound enclosed by an 8-foot-tall security fence and will utilize existing forest areas as landscaping buffers. The tower is designed to accommodate antennas and ancillary equipment of at least four (4) communications providers/platforms. Approximately two (2) employees may visit the site monthly for general maintenance and emergency outages.

II. BACKGROUND INFORMATION

A. Site Description

The Property consists of a large mixed-use resort and golf course facility, religious facility and approximately 5.53 acres of Forest Conservation. The southwest section of the property is encumbered by a perennial stream and wetlands. The site descends from an elevation of 461 feet at the northeast corner of the property to 347 feet at the southernmost property line.

B. Vicinal Properties

Direction	Zoning	Land Use
North	PGCC-2	Golf Course
South	PGCC-2	Golf Course
East	PGCC-2	Golf Course
West	PGCC-2	Golf Course

C. Roads

Turf Valley Golf Road (Private Road) has two lanes and a variable right-of-way width. The speed limit is 35 miles per hour. Annual Average Daily Traffic data is not available for this portion of Turf Valley Golf Road.

D. Water and Sewer Service

The Property is inside the Planned Service Area for water/sewer.

E. General Plan

The Property is designated Mixed-Use Neighborhood on the Future Land Use Map of HoCo by Design. Turf Valley Golf Road is a Private Road.

F. Agency Comments

Agency comments are attached.

### III. ZONING HISTORY

The Department of Planning and Zoning does not have a record of any prior zoning petitions for the Property. However, in accordance with the 1977 zoning map the parcel was zoned R (Rural – 3 acres) prior to being zoned PGCC-2 as shown on the 1985 zoning map.

### IV. EVALUATION AND CONCLUSIONS

#### A. Evaluation of the petition according to Section 131.0.B of the Zoning Regulations (General Criteria for Conditional Uses):

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.*

While Howard County General Plan policies are not directly related to Conditional Use requests for Communication Towers, properly sited communication towers are generally compatible with residential areas.

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.*

The proposed Conditional Use area is 7,400 square feet, which is approximately 0.17% of the 97.48-acre Property and complies with all required setbacks. Approximately two (2) employees may visit the site monthly for general maintenance and emergency outages. Turf Valley Golf Road is a Private Road and appropriate for the type and number of vehicles associated with the proposed use.

The nature and intensity of the proposed use, the size of the Property in relation to the use, and the location of the site with respect to the streets that provide access, are such that the overall intensity and scale of the use are appropriate.

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 proposed use 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 not be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning district.*

The proposed use will not generate fumes or odors, nor will it cause glare vibrations, or hazards. The use of the access driveway may generate some noise but will not be significant due to infrequent use. The proposed use is unlikely to result in adverse effects at the Property greater than it would generally be elsewhere in the PGCC-2 zoning district.

- 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.*

Pursuant to Sec. 128.0.A.3.d, Communication Towers are exempt from height requirements. The ground equipment is 7.5 feet tall, which does not exceed the 15-foot height limit for accessory structures in the PGCC-2 district. The proposed 160-foot-tall tower and equipment are 126 feet from the closest property line. The Petitioner is proposing an 8-foot-tall security fence along the perimeter of the compound and is utilizing existing vegetation as a landscape buffer immediately adjacent to the fenced enclosure.

Therefore, 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 PGCC-2 zoning district.

- 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.*

Section 133.0 does not specify a parking requirement for the Communication Tower use. The proposed communication tower and associated compound are located within the existing golf course. The petitioner is proposing a 10-foot-wide gravel access road leading to the equipment compound with a turn-around area. Therefore, sufficient parking will be available for the infrequent employee visits. The location is currently screened by mature trees to the north and east, effectively screening it from adjacent properties. Refuse areas are not proposed.

- 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.*

The existing ingress/egress areas to the Property were approved during the construction of the existing golf course and no changes are being proposed to this area. The Property does not share a driveway with other residential uses.

- e. *The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.*

The closest environmentally sensitive area is a floodplain located approximately 450 feet north of the proposed equipment enclosure, which exceeds all environmental setbacks and buffer requirements. Therefore, 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.*

The closest historic site in the vicinity (HO-021) the Waverly Mansion, is located 0.80-mile to the northwest of the Property and is screened by existing structures, distance/topography, and vegetation. Therefore, there are no extant historic structures on or in the vicinity of this property and the proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

**B. Evaluation of petition according to Section 131.0.N.14 (Specific Criteria for a Conditional Use for Communication Towers):**

- a. A Conditional Use may be granted for commercial communication towers in the following districts (provisions for permitted commercial communication antennas are in Section 128.0.E):*

*(1) In the RC, RR, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, R-MH or PGCC Districts, except that antennas meeting the requirement of Section 128.0.E.4., and commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, are permitted as a matter of right.*

*(2) In the POR, PEC, B-1, B-2, SC, BR and CE Districts for towers with a height of 200 feet or greater (including antennas) measured from ground level.*

The Property is within the PGCC zoning district.

- b. Conditional Use Criteria:*

*(1) An applicant for a new communication tower shall demonstrate that a diligent effort has been made to locate the proposed communication facilities on a government structure or, on an existing structure or within a non-residential zoning district, and that due to valid considerations, including physical constraints, and economic or technological feasibility, no appropriate location is available. The information submitted by the applicant shall include a map of the area to be served by the tower, its relationship to other antenna sites in the area and, an evaluation of all existing structures taller than 50 feet, within one mile of the proposed tower.*

The Petitioner provided a map and analysis of structures in Howard County that are within one mile of the Property and taller than 50 feet. None of these structures could provide the capacity and coverage required in the area of the proposed facility. Additionally, the Petitioner asserts that there are no government or non-residentially zoned structures

that are economically or technologically feasible to accommodate an antenna within the required search area.

- (2) *New communication towers shall be designed to accommodate antennas for more than one user, unless the applicant demonstrates why such design is not feasible for economic, technical or physical reasons. Unless collocation has been demonstrated to be infeasible, the Conditional Use plan shall delineate an area near the base of the tower to be used for the placement of additional equipment buildings and cabinets for other users.*

The tower is designed to accommodate four (4) antennas, and four (4) equipment areas are shown within the fenced enclosure on the Conditional Use plan.

- (3) *Ground level equipment and buildings and the tower base shall be screened from public streets and residentially-zoned properties.*

The compound will be screened from public streets and adjoining residentially zoned properties by an 8-foot-tall fence, landscape buffer and existing dense vegetation on the Property.

- (4) *Communication towers shall be grey or a similar color that minimizes visibility, unless a different color is required by the Federal Communications Commission or the Federal Aviation Administration.*

The photo simulations depict a grey/similar color tower.

- (5) *No signals or lights shall be permitted on a tower unless required by the Federal Communications Commission or the Federal Aviation Administration.*

The Petitioner does not propose to install any lights on the tower, unless required to by the FCC or FAA.

- (6) *A communication tower that is no longer used shall be removed from the site within one year of the date that the use ceases.*

The Petitioner agrees to comply with this criterion.

- (7) *The communication tower shall comply with the setbacks for such structures as specified in Section 128.0.E.*

Section 128.0.E.2 requires a minimum setback from residentially zoned properties and public street rights-of-way that is equal to the height of the tower. The proposed 160-tall tower is setback 780 feet or more from all residential properties and public street rights-of-way.

Case No.: BA-25-010C

Petitioner: Jennifer Jack t/a TowerCo

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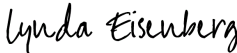
- (8) *On an ALPP purchased easement property, the use is not permitted except as a release of one acre for a public interest use per Section 15.516 of the Howard County Code.*

The Property is not an ALPP purchased easement property; therefore, this criterion does not apply.

- (9) *On an ALPP dedicated easement property, the use is permitted, provided that the use shall not interfere with farming operations or limit future farming production, shall operate within a specified area, which shall be no larger than necessary for the tower and the ground mounted equipment structures, and the parking shall be within this same area. The tower, the ground mounted equipment and parking shall count towards the cumulative use cap of 2% of the easement.*

The Property is not an ALPP dedicated easement property; therefore, this criterion does not apply.

Approved by:

DocuSigned by:  
  
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Lynda Eisenberg, Director

7/15/2025

Date





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Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

## Agency Comment Form

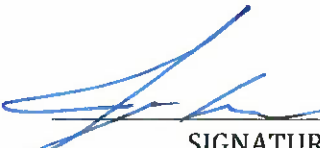
### Conditional Use

Date: May 6, 2025  
Use Category: Communication Tower  
File No.: BA-25-010C  
Petitioner: Jennifer Jack T/A TowerCo  
Property Address: 2700 Turf Valley Road Rd  
Map No: 16  
Parcel: 8

CONDITIONAL USE CRITERIA REVIEW BY AGENCY									
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x			x	x	x	x
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	x								
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.	x								
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.		x					x		x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review	x								

Comments Due: May 20, 2025

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request to install a monopole structure along with antenna and support structures, a fenced, secured ground equipment compound, and supporting ancillary equipment. This decision is subject to redlining the appropriate SDP or F-plan for the improvements. If the cumulative LOD exceeds 5,000 sft then an Environmental Concept Plan shall be approved prior to submission of the redline revision.

  
SIGNATURE





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Ellicott City, Maryland 21043

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## Agency Comment Form

### Conditional Use

Date: May 6, 2025  
Use Category: Communication Tower  
File No.: BA-25-010C  
Petitioner: Jennifer Jack T/A TowerCo  
Property Address: 2700 Turf Valley Road Rd  
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Parcel: 8

CONDITIONAL USE CRITERIA REVIEW BY AGENCY										
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD	
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x	x	
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	x									
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.	x									
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.		x							x	
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x				
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x							
Design Advisory Panel review	x									

Comments Due: May 20, 2025

COMMENTS: DILP---No Comments on Cell Tower

\_\_James Hobson 5-6-25

SIGNATURE



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Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

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## Agency Comment Form

### Conditional Use

Date: June 11, 2025  
Use Category: Communication Tower  
File No.: BA-25-010C  
Petitioner: Jennifer Jack T/A TowerCo  
Property Address: 2700 Turf Valley Road Rd  
Map No: 16  
Parcel: 8

#### CONDITIONAL USE CRITERIA REVIEW BY AGENCY

##### GENERAL CRITERIA

DLD DED RCD DCCP BEH DRP SHA DILP FD

Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x	x
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	x								
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The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review	x								

COMMENTS: Please see the comments below from the Division of Land Development:

CRITERIA: Potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of Review:

- A site development plan (SDP) for office use and related site improvements will be required should this conditional use be granted. Proposed site improvement and features such as, proposed monopole, support structures, access drive, and security fencing, stormwater management and landscaping shall be evaluated by DPZ staff and county agencies as part of the SDP submission requirements.
- Subsequent to site development plan review, this project will need approval from the Howard County Planning Board per the Multi-Use Subdistrict Final Development Plan prior to the submission of the SDP originals.
- Access to the proposed site will be provided from Turf Valley Golf Rd via an extension of the access path to the existing driving range tees.

CRITERIA: 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:

- The Landscape and screening requirements will be reviewed and evaluated at the SDP stage.
- Landscaping screening required for the proposed development of the support buildings and compound should be a Type D buffer. Ground level equipment and buildings and the tower base shall be screened from public streets and residentially-zoned properties. Preservation of existing vegetation can support or be used as credit in accordance with the Howard County Landscape Manual.
- If slats are to be used with the perimeter security fencing for the compound it is recommended that a natural color be selected to work with the required landscape screening.

CRITERIA: The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveway and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties:


- Parking requirements and areas for service to the communication tower and equipment shelters will be reviewed at the SDP Stage. The existing access road for the driving range tee will be extended to the communication tower site.
- The adjacent use is the driving range for the Turf Valley Golf Course. Neighboring residential buildings that are part of the newly constructed Villa Apartments development are in close proximity to the proposed site. The monopole base, compound, and service areas shall be mitigated with adequate landscaping and screening to the best extent possible per the landscaping comments above.

CRITERIA: The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere:

- There do not appear to be environmental impacts within the Limit of Disturbance as shown on the conditional use exhibit. An environmental concept plan for the site must be approved prior to the site development plan to identify any impacts to nearby streams, wetlands, and their buffers, floodplain, steep slopes and specimen trees on site which are protected from disturbance, per the Subdivision and Land Development Regulations. The existing natural environmental conditions of the subject site must be thoroughly assessed by an environmental professional and findings must be provided with the forthcoming SDP. Any proposed disturbances to protected environmental site elements may require approval of an alternative compliance request to the applicable Land Development Regulation.

CRITERIA: Design Advisory Panel Review:

- The proposed development is not subject to Design Advisory Panel (DAP) review as it does not fall within the boundaries of a DAP review area and does not meet the additional criteria that would require DAP review.



Nick Haines



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he proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
esign Advisory Panel review	x								

omments Due: May 20, 2025

OMMENTS: DRP has no comments or objection to the proposed Communications Tower

SIGNATURE



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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	x									
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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.		x							x	
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x				
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x							
Design Advisory Panel review	x									

Comments Due: May 20, 2025

COMMENTS: No Health Dept comments

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\_\_\_\_Jeff Williams\_\_\_\_\_

SIGNATURE



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The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x				
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x							
Design Advisory Panel review	x									

Comments Due: May 20, 2025

COMMENTS: The Department of Fire and Rescue Services has no comment on, nor objection to, this request.

Robert Ferguson  
Battalion Chief  
Office of the Fire Marshal