

Lisa M. King, Paralegal
Direct Dial: 301-575-0389
Email: lking@offitkurman.com

September 16, 2025

Howard Co. Dept. of Planning & Zoning
3430 Court House Drive
Ellicott City, MD 21043



Re: Certification of Pre-Submission Community Meeting
Palmetto Group Inc. & Edward Riemer
6871 Dorsey Road & Dorsey Road (a/k/a 6875 Dorsey Road), Elkridge, Maryland 21075
(a/k/a Tax Map 43, Parcel 706 and 726)

To Whom It May Concern:

I am writing to you today in order to certify that all of the notice and meeting minute requirements were met for the Pre-Submission Community Meeting held on July 16, 2025, regarding the above-referenced matter. I have enclosed for your file, copies of the notice, minutes and the mailing lists prepared for the Pre-submission Community Meetings held on this matter. At least three (3) weeks prior to July 16th, written notice regarding the date, time, location and purpose of the Pre-submission Community Meetings was sent to:

- (1) All adjoining property owners as identified in the records of the Maryland Department of Assessments and Taxation, by first class U.S. mail; and
- (2) The Department of Planning and Zoning, which placed the meeting notice on the Department's website; and
- (3) Any community association that represents the area of the subject property or any adjacent properties; and
- (4) The "principals" and "parent teacher association presidents" with an attendance area that includes the subject property; and
- (5) Any community association, person, or organization registered with the county to be notified about projects in a certain area; and
- (6) The Howard County Council and the Department of Planning & Zoning.

Additionally, the Subject Property was posted with signs provided by and at the locations specified by the Department of Planning & Zoning.

September 16, 2025
Certification of Pre-Submission Community Meeting
Page 2 of 2

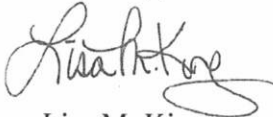
I have enclosed the following:

1. The Notice of Pre-Submission Community Meeting; and
2. The mailing and email list for the Notice; and
3. Affidavit of Posting
4. Sign-In Sheet; and
5. Minutes; and
6. The mailing and email list for the Minutes.

The Minutes were mailed within thirty (30) days of the Pre-submission Community Meeting; they were sent to individuals that provided their contact information on the sign-in sheet at the Pre-Submission Community Meetings and/or requested information on the project.

If you have any questions or require any additional documentation, please feel free to contact me.

Sincerely,



Lisa M. King
Paralegal

LMK/
Enclosures

William E. Erskine, Esq.
Direct Dial: 301-575-0363
Email: werskine@offitkurman.com

June 24, 2025

NOTICE OF A PRE-SUBMISSION COMMUNITY MEETING

Palmetto Group Inc. & Edward Riemer

6871 Dorsey Road & 6875 Dorsey Road, Elkridge, Maryland 21075
(a/k/a Tax Map 43, Parcel 706 and 726)

To Whom It May Concern:

In accordance with Subtitle 2 of Title 16 of the Howard County Code, and pursuant to Section 16.128 of the Howard County Subdivision and Land Development Regulations, notice is hereby given of a pre-submission community meeting to be held on **Wednesday, July 16, 2025, at 6:00 p.m.** The location of the meeting will be the **Hockley Room of the Howard County Library – Elkridge Branch, 6540 Washington Boulevard, Elkridge, Maryland 21075.**

The Subject Properties are located at 6871 Dorsey Road and 6875 Dorsey Road, Elkridge, Maryland (please see the enclosed site location map). The purpose of this pre-submission community meeting is to provide information to the community regarding the initial submission of a Petition to Amend the Zoning Map of Howard County (piecemeal rezoning) to the Department of Planning & Zoning for the rezoning of the Subject Properties. The Subject Properties are currently zoned TOD (Transit Oriented Development) District and are proposed for rezoning to R-12 (Residential: Single) District. The property owners' consultants will be available at the pre-submission community meeting to describe the proposal and address any comments or questions the community may have.

General information regarding pre-submission community meetings can be found on the Howard County Department of Planning & Zoning's webpage at:

<https://www.howardcountymd.gov/planning-zoning/development-process-and-procedures>

And general information regarding this pre-submission community meeting can be found at:

https://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx

Please note that Petition to Amend the Zoning Map of Howard County must be formally submitted to the Dept. of Planning & Zoning within one (1) year of the meeting date.

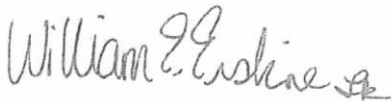
June 24, 2025

Page 2 of 2

Notice of Pre-submission Community Meeting

In the event that you are not able to attend the pre-submission community meeting as scheduled, please feel free to direct any inquiries or requests to receive meeting minutes and follow-up correspondence to me directly at my email address WErskine@offitkurman.com. I may also be contacted by phone at 301-575-0363.

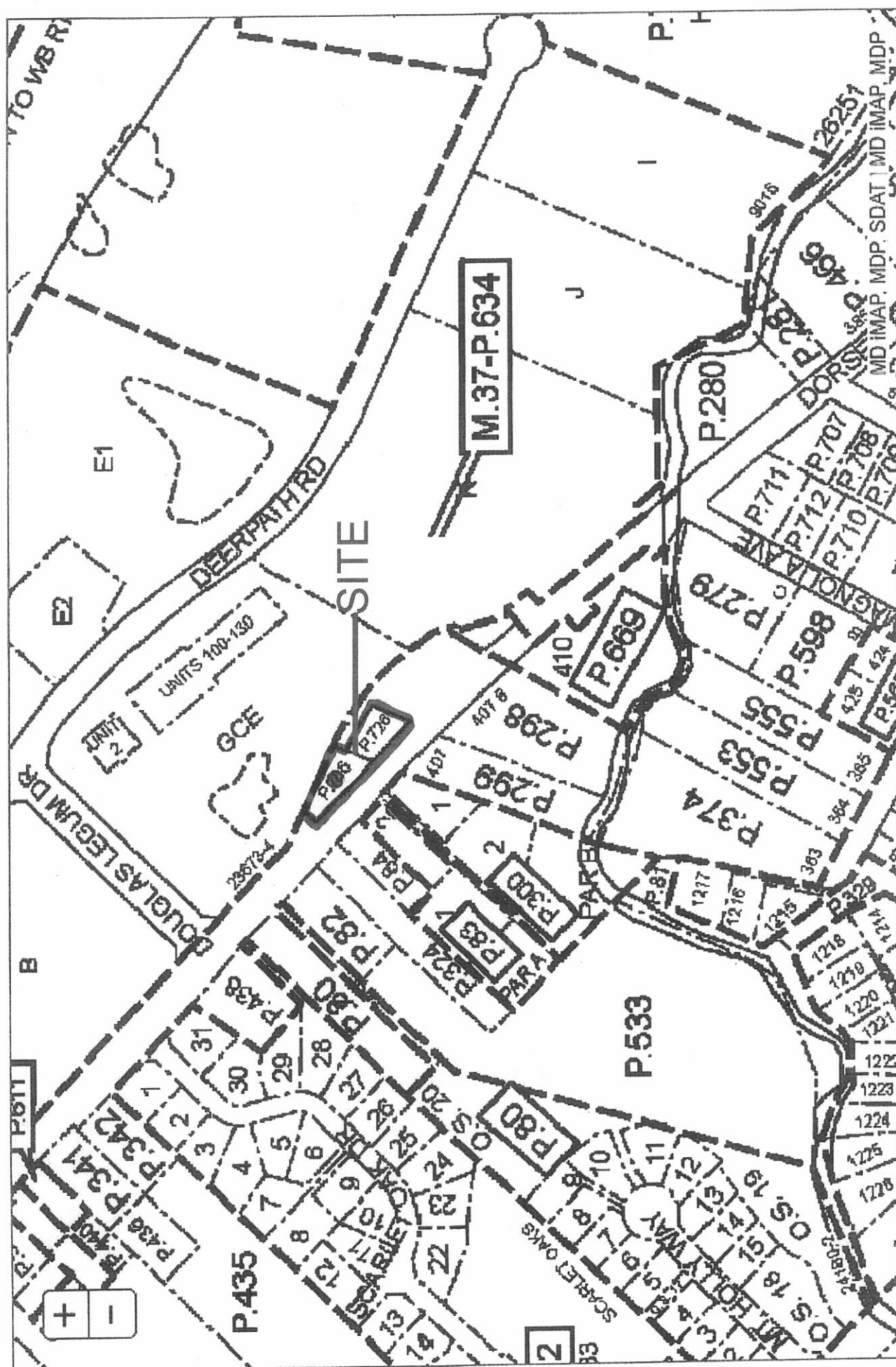
Sincerely,

A handwritten signature in cursive script that reads "William E. Erskine". The signature is written in dark ink and includes a small flourish at the end.

William E. Erskine

WEE/lmk

Enclosure



From: [King, Lisa](#)
To: [King, Lisa](#)
Cc: [Erskine, William](#); [Pacesetter Homes](#); [T. Michael VanSant \(tmv@vanmar.com\)](#); [Howard County Government, DPZ](#); councilmail@howardcountymd.gov
Subject: Notice of Pre-submission Community Meeting
Date: Tuesday, June 24, 2025 5:09:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[6.24.2025 Notice of 7.16.2025 PSCM - Dorsey Rd with Enclosure.pdf](#)

Dear Community Members,

Please see attached a notification of a Pre-submission Community Meeting scheduled for 6pm on Wednesday, July 16, 2025, at the Howard County Library – Elkridge Branch, Hockley Room, 6540 Washington Boulevard, Elkridge.

You are receiving this notification because you are on the Howard County Community Notification list for Sign Code M01 FY2026.

If you have any trouble opening the attached notification, please do not hesitate to contact me.

Sincerely,
Lisa M. King

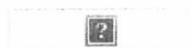


Lisa King

Paralegal

D [301.575.0389](tel:301.575.0389)

lking@offitkurman.com



7021 Columbia Gateway Drive
Suite 200
Columbia, MD 21046
T [301.575.0300](tel:301.575.0300)
F [301.575.0335](tel:301.575.0335)
offitkurman.com



From: King, Lisa
To: King, Lisa
Cc: Erskine, William; Pacesetter Homes; T. Michael VanSant (tmv@vanmar.com); Howard County Government, DPZ; councilmail@howardcountymd.gov
Bcc: george@headforhome.net; rick.lober@gmail.com; johnrice5874@gmail.com; RalBallman@comcast.net; hoacascadeoverlook.com; anneconklin@yahoo.com; soonspark@gmail.com; hshieh26@hotmail.com; delong1208@yahoo.com; bmarcellino5@gmail.com; erinnoel1223@yahoo.com; elizabethndungu@aol.com; kolighthouse@gmail.com; Tracyjibw@me.com; sreeluma@gmail.com; bettymcmullen1917@yahoo.com; shunlu88@yahoo.com; bmbamburak@gmail.com; cmhudson@comcast.net; jfiller26@gmail.com; lwcante@aol.com; kouricat@msn.com; Erskine, William; Jenvan95@verizon.net; shkeath@gmx.com; swatek1@yahoo.com; etcarver@gmail.com; cjanuszkiewicz@hotmail.com; cscone@comcast.net; buzysusan23@yahoo.com; kaiser.deb@gmail.com; chrisper02@gmail.com; GECAPresident@outlook.com; Lmarkovitz@comcast.net; amisspiggv@comcast.net; amisspiggv@comcast.net; Robinson, Andrew; deanna-smith@comcast.net; sharonleevogel@gmail.com; cookapie@aol.com; rbeckfamily@verizon.net; odieperez@gmail.com; emilykdavid@gmail.com; frank@frankhecker.com; disney0675@yahoo.com; margommd@gmail.com; barbkrap@verizon.net; decokrup@gmail.com; Karen.tam@comcast.net; lisamarkovitz@gmail.com; kevingarveyasla@gmail.com; Rajkathuria@gmail.com; ponrajsathishkumar@yahoo.com; calansharp@gmail.com; amanda.witt@yahoo.com; climefam5@gmail.com; susandbutler@verizon.net; mitchellford1@gmail.com; cgreene200@hotmail.com; mickeykalra@yahoo.com; nforman@omng.com; dager@townscapedesign.com; soca@jeffandgina.com; jstrawhorn@gmail.com; chandrakant79@yahoo.com; komazerski@gmail.com; lux_dp@yahoo.com; joshua.bennett@columbiaassociation.org; pdalonzo14@gmail.com; rkboii@yahoo.com; Tangelats@gmail.com; Meghanestarr@gmail.com; donnacerbo@gmail.com; Jkika@verizon.net; tom.comeau@gmail.com; Cagabriel@verizon.net; rmjhicks@verizon.net; tnslong@gmail.com; tamaraslade@gmail.com; pconrad@howardcountymd.gov; kevinxb@outlook.com; efinkink@gmail.com; khmumma@outlook.com; johnson.dwayne.k@gmail.com; laura.wisely@gmail.com; cgelwicks@howardcountymd.gov; oogkar@verizon.net; roadwg@gmail.com; cparsa@gmail.com; shannonadler21@gmail.com; johntco@comcast.net; the4solomons@gmail.com; herman_sarah@yahoo.com; ealarson1@verizon.net; sbs20794@aol.com; tim@advertisingenterprises.com; Qzzieturner6930@gmail.com; mweedlun@gmail.com; lizichuan@gmail.com; chrisgarcia@comcast.net; ngough67@gmail.com; sdeanmaura@gmail.com; sgandjmo@gmail.com; jtm52480@gmail.com; natalia.r.cooper@gmail.com; gpagani@talkin-oh.com; jacque.parham@gmail.com; mdanielsremax@gmail.com; idelmonico211@gmail.com; sean-carr@comcast.net; maraouf@talkin-oh.com; dspringmann@talkin-oh.com; F1yaya@aim.com; r_pardoe@hotmail.com; addieadeleke@gmail.com; cskalny@howardcountymd.gov; Ray.Serrano@aya.yale.edu; Amgasch@hotmail.com; danielle.regester@gmail.com; ju.taylor17@gmail.com; reid@reidnovotny.com; gibsojp1@msn.com; vanpgh@gmail.com; mcdonald.n.lauren@gmail.com; maloney.melissa2@gmail.com; vasu.svag@gmail.com; kbb3tj@virginia.edu; gphillips@ardorgp.com; secwilliams@gmail.com; lljsemail2016@gmail.com; jwimert@gmail.com; MarianCurry@verizon.net; disculloj@verizon.net; michael.ross.brewer@gmail.com; thenormte@gmail.com; bobmarietta@comcast.net; espijc@aol.com; ohschnitzel6@gmail.com; susanmoody822@gmail.com; gainaday@yahoo.com; tedcochran55409@gmail.com; dragonmama@comcast.net; lloydcleage@comcast.net; ashurst@gmail.com; ajs333@aol.com; susan.petry@gmail.com; pgwilcox1@gmail.com; ricardoabenn@gmail.com; mark.townsley@copt.com; ferzana@umich.edu; lindelleagan@yahoo.com; haschwein@yahoo.com; husseinmagdy@gmail.com; kevincropper@yahoo.com; jchen@howardcountymd.gov; mtaflanreview@mdot.maryland.gov; melanie.anne.lewis@gmail.com; frascarella@verizon.net; iwbnew50@gmail.com; lindamartinak@verizon.net; jessamine@columbiacenter.org; spaul@househoward.org; labauer5@verizon.net; manager@villageofriverhill.org; judelle.campbell@columbiaassociation.org; tvcunningham@mac.com; jason.heath@columbiaassociation.org; mgilbert@howardcountymd.gov; Mike.McCann@fcc-eng.com; lauren.mcdoskey@hclibrary.org; jennifer.drell@hclibrary.org; fefacchine@howardcountymd.gov; flike.cecilia@gmail.com; kngreen40@gmail.com; craigbrod@hotmail.com; the2geislars@gmail.com; hweber@howardcountymd.gov; Captaincstevens@aol.com; dreuwer@ldandd.com; jtrocher@verizon.net; glofft36@gmail.com; Jesualdobarbosa@yahoo.com; clifford8brown@gmail.com; brief.house5154@hermann.tech; mdurholz@gmail.com
Subject: Notice of Pre-submission Community Meeting
Date: Tuesday, June 24, 2025 5:07:24 PM
Attachments: image001.png
image002.png
image003.png
image004.png
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Sincerely,
Lisa M. King



Lisa King

Paralegal

D 301.575.0389

lking@offitkurman.com



7021 Columbia Gateway Drive
Suite 200

Columbia, MD 21046

T 301.575.0300

F 301.575.0335

offitkurman.com



William E. Erskine, Esq.
Direct Dial: 301-575-0363
Email: werskine@offitkurman.com

June 24, 2025

NOTICE OF A PRE-SUBMISSION COMMUNITY MEETING

Palmetto Group Inc. & Edward Riemer

6871 Dorsey Road & 6875 Dorsey Road, Elkridge, Maryland 21075
(a/k/a Tax Map 43, Parcel 706 and 726)

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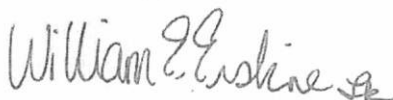
June 24, 2025

Page 2 of 2

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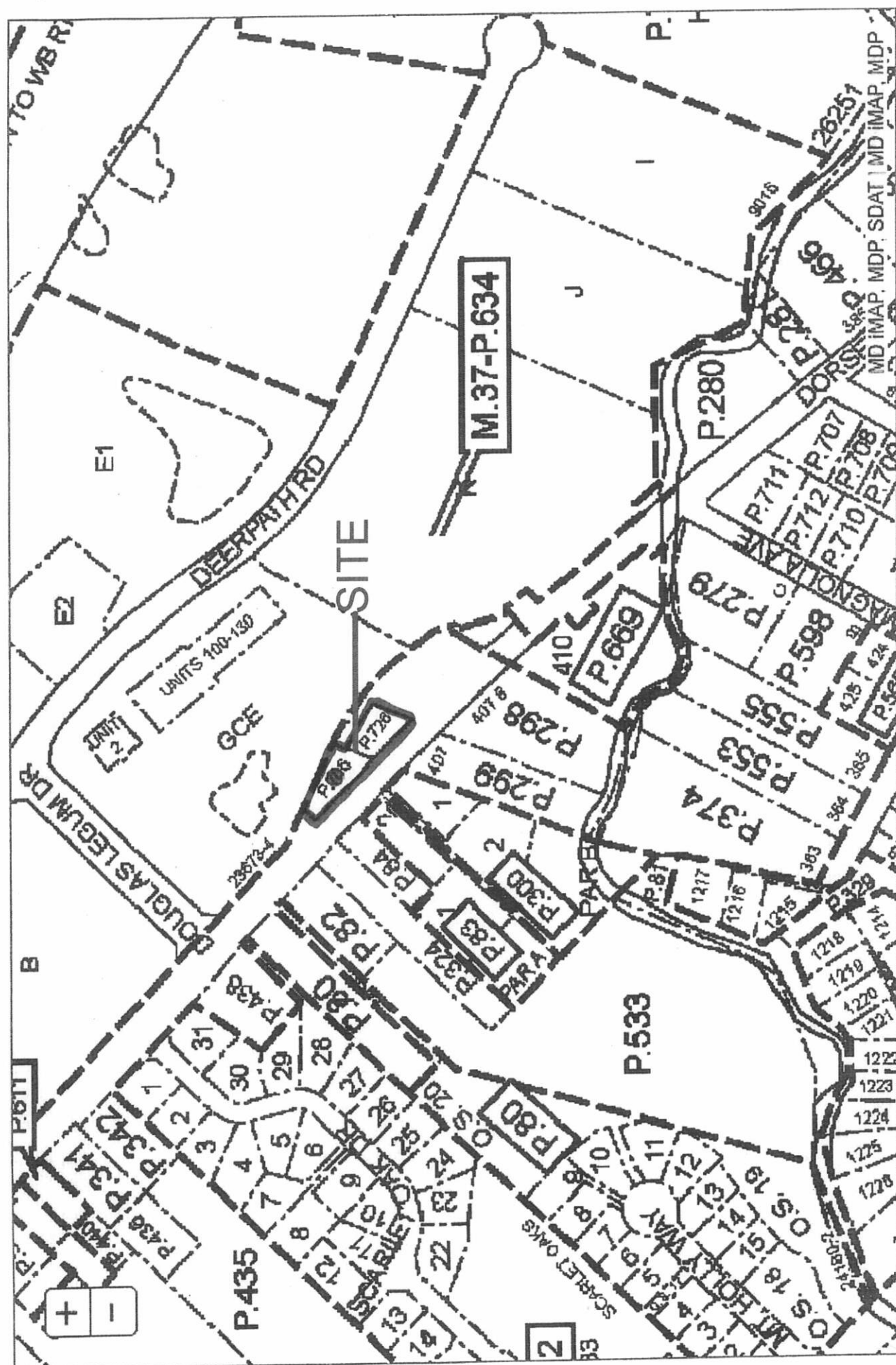
Sincerely,

A handwritten signature in cursive script that reads "William E. Erskine" followed by a small flourish.

William E. Erskine

WEE/lmk

Enclosure



PRE-SUBMISSION COMMUNITY MEETING
NOTICE MAILING LIST

Wednesday, July 16, 2025, at 6:00pm

Palmetto Group Inc. & Edward Riemer

**6871 Dorsey Road & Dorsey Road (a/k/a 6875 Dorsey Road), Elkridge, Maryland 21075
(a/k/a Tax Map 43, Parcel 706 and 726)**

Subject Property

Tax Map 43, Parcel 706
6871 Dorsey Road, Elkridge, MD 21075

Palmetto Group Inc.
PO Box 841
Ellicott City, MD 21041

Tax Map 43, Parcel 726
Dorsey Road, Elkridge, MD 21075

Edward C. Riemer
10956 Trotting Ridge Way
Columbia, MD 21044

Adjoining Property Owners

Tax Map 43, Parcel 324
6858 W Dorsey Road, Elkridge, MD 21075

Kristie Dietrich
Tammie S. Collins
6858 Dorsey Road
Elkridge, MD 21075

Tax Map 43, Parcel 83, Lot 1
6868 SW Dorsey Road, Elkridge, MD 21075

Joshua Evan Moore
6868 Dorsey Road
Elkridge, MD 21075

Tax Map 43, Parcel 83, Lot 2
6866 SW Dorsey Road, Elkridge, MD 21075

Diego L. Esmolo, Trustee
Nelly R. Esmolo, Trustee
6866 Dorsey Road
Elkridge, MD 21075

Tax Map 43, Parcel 83, Lot PAR A
Dorsey Road, Elkridge, MD 21075

Howard County Maryland
3430 Court House Drive
Ellicott City, MD21043

Tax Map 43, Parcel 84
6862 W Dorsey Road, Elkridge, MD 21075

Elizabeth Money Clatterbuck
6862 Dorsey Road
Elkridge, MD 21075

Tax Map 43, Parcel 300, Lot 1
6872 SW Dorsey Road, Elkridge, MD 21075

Vernon Sheppherd
Melanie Sheppard
6872 Dorsey Road
Elkridge, MD 21075

Tax Map 43, Parcel 300, Lot 2
6870 Dorsey Road, Elkridge, MD 21075

Jose A. Rivera
Sandra Rivera
6870 Dorsey Road
Elkridge, MD 21075

Tax Map 43, Parcel 300, Lot PAR B
SW Dorsey Road, Elkridge, MD 21075

Howard County Maryland
3430 Court House Drive
Ellicott City, MD 21041

Tax Map 43, Parcel 299, Lot 407
6874 Dorsey Road, Elkridge, MD 21075

Dimitr S. Avramov
Albena I. Avramov
6874 Dorsey Road
Elkridge, MD 21075

Tax Map 43, Parcel 298, Lot 407 8
6880 Dorsey Road, Elkridge, MD 21075

Regina L. White
6880 Dorsey Road
Elkridge, MD 21075

Tax Map 43, Parcel 669, Lot 409
Dorsey Road, Elkridge, MD 21075

Mulugeta Tachbele
1331 Jervis Square
Belcamp, MD 21017

Tax Map 37, Parcel 634, Lot 100
6801 Douglas Legum Drive, Unit 100, Elkridge, MD 21075

Chin Bethel Church Inc.
6801 Douglas Legum Drive, Unit 100
Elkridge, MD 21075

Tax Map 37, Parcel 634, Lot 110
6801 Douglas Legum Drive, Unit 110, Elkridge, MD 21075

Infinity Properties LLC
6801 Douglas Legum Drive, Suite 110
Elkridge, MD 21075

Tax Map 37, Parcel 634, Lot G C E
Douglas Legum Drive, Elkridge, MD 21075

S K Dorsey LLC
6339 Ten Oaks Road, Suite 300
Clarksville, MD 21029

Tax Map 37, Parcel 634, Lot U 105
6801 Douglas Legum Drive, Unit 105, Elkridge, MD 21075

Sturman Real Estate LLC
6801 Douglas Legum Drive, Suite B
Elkridge, MD 21075

Tax Map 37, Parcel 634, Lot U 115
6801 Douglas Legum Drive, Unit 115, Elkridge, MD 21075

Douglas Legum LLC
6801 Douglas Legum Drive, Suite 115
Elkridge, MD 21075

Tax Map 37, Parcel 634, Lot U 120
6801 Douglas Legum Drive, Unit 120, Elkridge, MD 21075

Dogleg LLC
6801 Douglas Legum Drive
Elkridge, MD 21075

Tax Map 37, Parcel 634, Lot U 130
6801 Douglas Legum Drive, Unit 130, Elkridge, MD 21075

Krishna Chhetri
Anju Chhetri
3705 Perryhall Road
Perry Hall, MD 21128

Tax Map 37, Parcel 634, Lot U 2
6805 Douglas Legum Drive, Unit 2, Elkridge, MD 21075

Douglas Legum Dr LLC
2328 W Joppa Road
Suite 200
Lutherville, MD 21093

Schools, PTAs and HOAs

Hanover Hills Elementary School
Attn: Troy Todd, Principal
7030 Banbury Drive
Hanover, MD 21076

Hanover Hills Elementary School PTA
Attn: Melissa Hepburn, President
7030 Banbury Drive
Hanover, MD 21076

Thomas Viaduct Middle School
Attn: Denise Young, Principal
7000 Banbury Drive
Hanover, MD 21076

Thomas Viaduct Middle School PTSA
Attn: President
7000 Banbury Drive
Hanover, MD 21076

Oakland Mills High School
Attn: Jeffrey Fink, Principal
9410 Kilimanjaro Road
Columbia, MD 21045

Oakland Mills High School PTSA
Attn: President
9410 Kilimanjaro Road
Columbia, MD 21045

Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Howard County
Dept. of Planning & Zoning
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Property owners and/or developers are required to provide notice of pre-submission community meetings, electronically, to any persons/groups registered to be notified about projects in a certain geographic area. (Howard County subdivision and development regulations 16.126.2)

Pre-submission Community Meeting

Project Name: Palmetto Group Inc.

Sign Code: M01

Meeting Date: Jul 16 2025

Meeting Time: 5pm

Neighborhood Groups	Bridgewater	George Belleville		4435741486	george@theedhome.net	5672 DIVERSIFIED LN	Ellicott City	21042	5	County Wide	5/19/2011
Neighborhood Groups	Big Branch Overlook Homeowners Association	John Rice		410-531-1479	rick.lake@gmail.com	14076 BIG BRANCH DR	Dayton	21036	5	County Wide	3/29/2012
Residents		Rick Letzer		2408820349	johnrice581@gmail.com	5874 MONTGOMERY RD	Elkridge	21075	2	County Wide	2/23/2012
Residents		Ralph Balmain			Raibalmain@comcast.net	9927 ROSE TRL	Ellicott City	21042	5	County Wide	2/27/2012
Neighborhood Groups	Cascade Overlook	Timothy Ward			hwa@cascaedoverlook.com	4962 PALE MORNING DUN RD	Elkridge	21075	1	Radius	3/13/2012
Residents		Anne Corbitt			annecorbitt@yahoo.com	5809 BRANDONS WAY	Ellicott City	21075	2	Radius	3/28/2012
Residents		Scott Park	3018141211		scottpark1@gmail.com	6620 RICHARDSON FARM LN	Clarksville	21029	5	County Wide	4/19/2012
Residents		Howard Shah			hshah26@gmail.com	6405 RICHARDSON FARM LN	Clarksville	21029	5	County Wide	4/19/2012
Residents		DeLiang Liu			deliang1208@yahoo.com	6428 RICHARDSON FARM LN	Clarksville	21029	5	County Wide	4/11/2012
Residents		Bonny Marcelino	3016046699		bonmarcelino@gmail.com	9141 RIVER HILL RD	Laurel	20723	3	County Wide	4/13/2012
Residents		Erin Barnes			eribarnes1223@yahoo.com	9215 HOWLAND RD	Laurel	20723	3	County Wide	4/28/2012
Residents		Elizabeth Nkangulu			elizabethnkangulu@gmail.com	6350 DUCKETTS LN	Elkridge	21075	1	County Wide	5/15/2012
Residents		Karen Olson	2405475301		loughthorpe@gmail.com	9000 STEERING WAY	Laurel	20723	3	County Wide	6/23/2012
Residents		Tracy Waterman			tracywaterman@gmail.com	13886 CLARKSVILLE PK	Highland	20777	5	County Wide	7/14/2012
Residents		Iskar veni	4109082814		ireneulm@gmail.com	6108 SYRACUSE CT	Clarksville	21029	4	County Wide	7/18/2012
Residents		Betty McHullen			bettymcullen1917@yahoo.com	7211 MONTGOMERY RD	Elkridge	21075	1	Radius	7/18/2012
Residents		Shun Lu	4105315687		shunlu20@yahoo.com	12852 MACBETH FARM LN	Clarksville	21029	4	County Wide	7/20/2012
Residents		Brian Bartholuk			brbatholuk@gmail.com	7708 BLUEBERRY HILL LN	Ellicott City	21043	2	County Wide	9/5/2012
Residents		Cathy Hudson			cmhudson@comcast.net	6018 OLD LAWYERS HILL LN	Elkridge	21075	1	County Wide	10/5/2012
Residents		Jeffrey Filer	4105409122		filert26@gmail.com	5815 MARBUCK WAY	Elkridge	21075	1	Radius	10/27/2012
Residents		Liz Li			lwecant@gmail.com	3645 VALLEY RD	Ellicott City	21042	1	County Wide	11/14/2012
Residents		Kouf Mitchell	6176451651		koufmitche@gmail.com	8619 DORSEY COVE	Jessup	20784	3	Radius	11/25/2012
Residents		William Enline			enline@buffettman.com	8171 Maple Lawn Boulevard, Suite 200	Maple Lawn	20759	4	County Wide	11/28/2012
Residents		Ivaner Vanosden	4107951905		ivaner95@verizon.net	6463 MEADOWBRIDGE RD	Elkridge	21075	2	Radius	12/1/2012
Residents		Stephen Knealy			sknealy@tgm.com	9629 WASHINGTON AVE	Laurel	20723	3	County Wide	12/14/2012
Residents		Russ Swetlek	410-799-1497		swetlek1@yahoo.com	8141 TAMAR DR	Columbia	21045	2	Draw Boundary	12/16/2012
Residents		Edward Carter	410-381-5486		ecartere@yahoo.com	7113 BLUE SEA DR	Columbia	21046	3	County Wide	1/6/2013
Residents		Cecelia Anaszkiewicz			ecanascz@att.net	6412 STEEL FLOWER PATH	Columbia	21045	2	Radius	3/29/2013
Residents		Camie Ope			cucrone@comcast.net	6127 HANOVER DR	Hanover	21076	1	County Wide	3/12/2013
Neighborhood Groups	Savage	Susan Gubler	301-776-3941		bustysusan23@yahoo.com	9100 GORMAN RD	Laurel	20723	3	County Wide	3/13/2013
Residents		Deborah Kaiser			kaiser.deb@gmail.com	7065 CEDAR AVE	Ellicott City	21075	3	Radius	5/17/2013
Residents		Christine Penning			chrispen02@gmail.com	8177 HURFAY RD	Fulton	20756	4	County Wide	5/17/2013
Community/Civic Associations	Greater Ellicott Community Association	Douglas Kornreich	410-378-6458		GCAPCA@gmail.com	8226 TAL TREES CT	Hanover	21076	1	Radius	7/22/2013
Residents		Lisa Markovitz			lunianst@comcast.net	2648 NORMANDY DR	Ellicott City	21043	1	County Wide	7/22/2013
Residents		Neame Wilson			amiss@ig.comcast.net	5392 GRAYWING CT	Columbia	21045	2	County Wide	7/24/2013
Residents		Neame Wilson			amiss@ig.comcast.net	5392 GRAYWING CT	Columbia	21045	2	County Wide	7/24/2013
Residents		Andrine Robinson	3015750321		arobinson@buffettman.com	8171 Maple Lawn Boulevard	Maple Lawn	20759	4	County Wide	8/6/2013
Residents		Deanna Smith			deanna.smith@comcast.net	706 CHESSIE CROSSING WAY	Woodbine	21787	5	County Wide	11/17/2013
Residents		Shantelle Vogel			shantellevogel@gmail.com	8725 WARM WAVES WAY	Columbia	21045	2	Radius	7/14/2014
Residents		Ericella Pitts	301 953 1058		cookapie@aol.com	9104 REEFERSON CT	Jessup	20784	3	Radius	7/14/2014
Residents		Ronald Beck			beckrond@verizon.net	8065 PRELUDE LN	Jessup	20784	3	Radius	7/16/2014
Residents		Aurilia Perez Lujanes			olopez2@gmail.com	9056 GORMAN RD	Laurel	20723	3	County Wide	7/17/2014
Residents		Emily David			emilydavid1@gmail.com	8226 TAL TREES CT	Ellicott City	21043	2	County Wide	12/7/2014
Neighborhood Groups	Valley Made Civic Association	Frank Hecker			frank@valleymade.org	3209 GREENWAY DR	Ellicott City	21042	5	County Wide	10/11/2014
Residents		Hanna Poland	4438661769		daney0675@yahoo.com	8302 AUTUMN WAY Apt. 20	Jessup	20784	3	County Wide	2/14/2015
Community/Civic Associations	Chestnut Hill Estates Community Association	Margo Duestchhaus			margodm@gmail.com	2814 MONTCLAIR DR	Ellicott City	21043	1	County Wide	2/8/2015
Residents		Barbara Kropitz			barbkrop@verizon.net	7834 ROCKBURN DR	Ellicott City	21043	2	County Wide	2/8/2015
Residents		Barbara Stander			deckerup@gmail.com	7814 ROCKBURN DR	Ellicott City	21043	2	County Wide	2/8/2015
Residents		Karen Tamara Kitz			karen.kitz@comcast.net	7704 HEATHERSIDE LN	Ellicott City	21043	2	Radius	3/31/2015
Neighborhood Groups	Normandy Heights Improvement Association	Lisa Benne			lisaamarkov@gmail.com	3205 8 Corporate Court	Ellicott City	21042	5	County Wide	1/26/2015
Residents		Hana Gansky			hanskyhanna@gmail.com	2605 RT 97	Glenwood	21738	5	County Wide	2/28/2015
Residents		Raj Kuthuria			Rajkuthuria@gmail.com	8398 GOVERNORS RUN	Ellicott City	21043	1	County Wide	3/4/2015
Residents		Saharsh Kumar Porraj			porrajshaharshkumar@yahoo.com	2113 CHAUCER WAY	Woodstock	21163	5	County Wide	4/6/2015
Residents		Alan Sharp			alansharp@gmail.com	4003 BERNARD CHAPEL RD	Brookville	20833	5	County Wide	4/27/2015
Residents		Amanda Allen			amanda.allen@yahoo.com	8865 PURPLE IRIS LN	Elkridge	21075	2	Radius	4/9/2015
Residents		Lyssa Clark			clarklyssa5@gmail.com	12729 FOLLY QUARTER RD	Ellicott City	21042	5	County Wide	6/4/2015
Residents		Susan Butler			susanbutler@verizon.net	4075 CHOCTAW DR	Ellicott City	21043	1	County Wide	6/15/2015
Residents		Mich Ford			mitchford1@gmail.com	6926 MONTGOMERY RD	Ellicott City	21075	1	Radius	7/27/2015
Residents		Cassandra Greene	4105766470		cgreene2009@hotmail.com	7123 ELK HARB DR	Ellicott City	21075	1	Radius	8/15/2015
Residents		Trichy Lutz			mickynlutz@yahoo.com	12005 CLARKSVILLE PK	Clarksville	21029	4	County Wide	10/13/2015
Residents		Nathaniel Farman	3016021535		nfarman@verizon.com	7211 DOCKSIDE LN	Columbia	21045	3	County Wide	10/14/2015
Residents		David Ager			daager@downscapedsigns.com	5044 ERICHO RD	Columbia	21044	4	County Wide	11/13/2015
Community/Civic Associations	Scarlet Oaks Community Association	Jeff Schramm			socaj@verizon.net	6909 SCARLET OAK DR	Ellicott City	21075	3	Radius	1/5/2016
Residents		Jason Strahman			jstrahman@gmail.com	7013 GOLDEN CREST	Ellicott City	21075	1	Radius	3/15/2016
Residents		Charles Kent Pabst			charleskentpabst@yahoo.com	3204 RHENAI WAY	Ellicott City	21043	1	County Wide	8/11/2016
Residents		Kristin Mazzoni			kermazzoni@gmail.com	3925 HUNTER RD	Ellicott City	21043	1	County Wide	8/22/2016
Residents		Srikashmi Gogineni			u.s.dog@yahoo.com	6921 LITTLE BROOKE CT	Elkridge	21075	3	County Wide	3/8/2017
Residents		Nehal Bennett			nehalbennett@icloud.com	9450 GERWIG LN	Columbia	21048	3	County Wide	5/15/2017
Residents		Paula Mothershead name			pmothershead1@gmail.com	4856 ELICOTT WOODS LN	Ellicott City	21043	1	County Wide	7/8/2017
Residents		Lisa Brown			lisaabrown@yahoo.com	4430 MORROW RD	Ellicott City	21043	2	Radius	7/8/2017
Residents		Terigita Smith			terigita@gmail.com	9606 RISTER CT	Laurel	20723	3	County Wide	7/8/2017
Residents		Mayhan Bani			Mayhanbani@gmail.com	6303 TROY CT	Elkridge	21075	2	County Wide	7/8/2017
Residents		Donna Cerbo	4105312133		donnacerbo@gmail.com	3005 JOHN BERNARD DR	Ellicott City	21042	5	County Wide	7/8/2017
Residents		Jayne Connelley			jayneconnelley@gmail.com	8021 GREEN TREE CT	Ellicott City	21075	2	County Wide	7/8/2017
Residents		Thomas Comeau			tom.comeau@gmail.com	5123 COLUMBIA RD	Columbia	21044	1	County Wide	7/8/2017
Residents		Catherine Gabriel	4104189642		cagabriel@verizon.net	8330 GLENHARD DR	Ellicott City	21043	2	Radius	7/19/2017
Residents		Resica Hicks			rhicks@verizon.net	7468 MERRYMAKER WAY	Elkridge	21075	2	County Wide	7/19/2017
Residents		Todd Long			trslong@gmail.com	7757 SANDSTONE CT	Ellicott City	21043	2	Radius	7/11/2017
Residents		Tamara Stude			tamara.stude@gmail.com	8891 PURPLE IRIS LN	Ellicott City	21075	2	County Wide	7/28/2017
Residents		Peter Conrad			pcconrad@howardcountymd.gov	6430 Court House Drive	Ellicott City	21043	1	County Wide	10/13/2017
Residents		Kevin Inglish			kevin@howardcountymd.gov	6418 MEADOWS LN	COLUMBIA	21045	2	Radius	10/14/2017
Residents		Clifford Finkelshteyn			efinkels@gmail.com	2115 DANTON GREEN	Woodstock	21163	5	County Wide	10/17/2017
Residents		Kristy Mumma	410-579-2014		kmumma@outlook.com	6217 SUMMER HOME TER	Elkridge	21075	1	Draw Boundary	10/18/2017
Neighborhood Groups	Lyndwood	Dwayne Johnson			djohnson.dwayne.k@gmail.com	5901 RISING STAR	Ellicott City	21075	2	Radius	11/18/2017
Residents		Laura Winkley			laura.winkley@gmail.com	5811 MAIN ST	Elkridge	21075	1	Draw Boundary	4/8/2018
Residents		Collette Delackis			coltdelackis@howardcountymd.gov	6600 CRAIGLOCK WAY	Columbia	21045	3	Draw Boundary	4/26/2018
Residents		Lee Kingle			leekingle@verizon.net	5822 HUNT CLUB RD	Elkridge	21075	1	Radius	5/3/2018
Residents		Reginald Farmer			regfarmer@gmail.com	5456 WINBORNE CT	Columbia	21045	2	County Wide	5/18/2018
Residents		Camille Pansa			cpansa@gmail.com	6106 SEBRING DR	Columbia	21044	4	County Wide	5/18/2018
Residents		Shannon Adler	4438122833		shannonadler21@gmail.com	6468 Abel Street	Ellicott City	21075	1	Radius	5/18/2018
Residents		John Corran			jcorran@comcast.net	9470 VOLLERHAUSEN DR	COLUMBIA	21048	3	Radius	6/12/2018
Residents		Karen Solomon			the.solo.solo@gmail.com	8091 OLD MONTGOMERY RD	Ellicott City	21043	2	Draw Boundary	6/17/2018
Neighborhood Groups	King's Centinence Community Association	Susan Herman	301-467-4288		herman.sarah@yahoo.com	9754 POLISHED STONE	Columbia	21046	3	County Wide	6/25/2018
Residents		Elizabeth Larson	301-604-1737		elarlson1@verizon.net	9774 POLISHED STONE	Columbia	21046	3	County Wide	6/25/2018
Residents		Siera Simpson			sbs20794@gmail.com	6886 DUCKETTS LN	Ellicott City	21075	1	County Wide	7/18/2018
Residents		Tim Dedouren	7036516923		timdedouren@tergerprises.com	6085 ADCOCK LN	Hanover	21076	1	County Wide	7/30/2018
Residents		Osce Turner			osce.turner23@gmail.com	6910 RED CLAY FORGE	Elkridge	21075	2	County Wide	8/2/2018
Residents		Ming Weiduan	4434130476		liendun@gmail.com	11225 Chase St	Unit 2	20759	4	County Wide	3/15/2019
Residents		Dechuan Li			liendun@gmail.com	4600 LEARNED SAGE	Ellicott City	21042	1	County Wide	5/19/2019
Residents		Christine Garcia	4438126329		chicgarcia@comcast.net	5191 Columbia Road	Columbia	21044	1	County Wide	5/11/2019
Residents		Nancy Gough			ngough67@gmail.com	5872 MONTGOMERY RD	Elkridge	21075	2	County Wide	4/8/2019
Residents		Shannon Maura	4438640037		shannonmaur@gmail.com	5019 Margens Landing Way	Laurel	20723	3	County Wide	11/13/2019
Residents		Grace Morris	13014544637		jeffmccoy@gmail.com	5880					

Residents		Iustin Taylor		4427876270	ju.taylor17@gmail.com	3355 NORTH CHATHAM RD	Ellicott City	21042	5	County Wide	4/15/2021
Residents		Boyd Neitzing		1410559550	resid@redovny.com	14707 Lear Ct	Glenell	21737	5	County Wide	4/15/2021
Residents		John Gibson			gibsonj1@msn.com	3225 FLORENCE RD	WOODBINE	21797	5	County Wide	10/12/2021
Residents		Prince Van-Segbela			vansg@igmail.com	8570 EASTERN HORMING RUN	LAUREL	20723	3	County Wide	1/21/2022
Residents		Lauren McDonald			mcderwain.lauren@gmail.com	2002 Daisetta Lane	ELKHIDGE	21075	1	County Wide	3/11/2022
Neighborhood Groups		Melissa Maloney	Board Member		maloney.melissa2@gmail.com	5254 FIVE FINGERS WAY	COLUMBIA	21045	2	Radius	3/21/2022
Residents		Vivian Segundo			vivian.segundo@gmail.com	7932 JOHN GALT WAY	ELKHIDGE	21075	2	County Wide	3/24/2022
Residents		Kevin Baker		4437997373	kbb3@jvprgpa.edu	7139 FOUNTAIN ROCK WAY	COLUMBIA	21048	3	County Wide	4/3/2022
Residents		Gregory Phillips	President		gphillips@redgpa.com	2978 BROOKWOOD RD	CLARKSVILLE	21029	4	County Wide	12/19/2022
Business Owner		Stacey Williams	President		stacywilliams@gmail.com	3435 HARRINGTON DR	ELICOTT CITY	21042	1	County Wide	12/19/2022
Residents		Laura-Lee Jones	President		ljonesl2016@gmail.com	5869 MAIN ST	ELKHIDGE	21075	1	County Wide	12/19/2022
Residents		Issac Wilmet	President		iwilmet@gmail.com	7200 ALDEN WAY	HANOVER	21076	2	Radius	12/19/2022
Residents		Hanan Curry	President		HananCurry@verizon.net	3714 VALLEY RD	COLUMBIA	21044	4	County Wide	12/19/2022
Residents		Ben DeSouza	President		discut@verizon.net	6000 HERMAEATHER DR	ELICOTT CITY	21042	1	County Wide	12/19/2022
Residents		Michael Bremer	President		michael.m.bremer@gmail.com	10580 JASON CT	COLUMBIA	21044	4	County Wide	12/19/2022
Residents		Bob Muersta	President		bobmuersta@gmail.com	5511 SLEEPING DOG LN	COLUMBIA	21045	2	County Wide	12/19/2022
Residents		John Canales	President		espcj@att.com	3300 NORTH RIDGE RD	ELICOTT CITY	21043	1	County Wide	12/19/2022
Business Owner	Eco-Science Professionals, Inc	Bruce Lampron	President		bruce.lampron@gmail.com	9510 HELLNBROOK RD	COLUMBIA	21046	3	County Wide	12/28/2022
Residents		Susan Moody	President		susanmoody423@gmail.com	6508 RED APPLE LN	COLUMBIA	21044	4	County Wide	1/5/2023
Residents		SDonna Hugh	President		hughsdonna5040@gmail.com	5178 DOWNWEST RICE	COLUMBIA	21044	4	County Wide	1/8/2023
Residents		Neil Cochran	President		neilcochran@gmail.com	3919 RIVER WALK CT	ELICOTT CITY	21042	1	County Wide	1/16/2023
Residents	GreylockFamily@yahoo.com	Alice Marchner	President		agmarchner@comcast.net	7437 SANDALFOOT WAY	COLUMBIA	21046	3	County Wide	1/25/2023
Residents		Lloyd Cleage	President		lloydcleage@gmail.com	11100 KINGS HOPKINS RD	LAUREL	20723	4	County Wide	1/26/2023
Residents		Steve Ashurst	President		ashursts@gmail.com	13598 CLARKSVILLE PIKE	CLARKSVILLE	21029	5	County Wide	3/7/2023
Residents		Alex Schneider	President		alex.schneider@gmail.com	7217 TALL PINE WAY	CLARKSVILLE	21029	4	County Wide	3/24/2023
Residents		Susan Patis	Board Member		spatisco@gmail.com	5640 WYNDHAM CIR	COLUMBIA	21044	4	County Wide	3/24/2023
Condo Association	test12	Pam Wilcox	President		pcwilcox@gmail.com	8711 COLUMBIA GATEWAY DR	FULTON	20759	4	County Wide	3/29/2023
Residents		Ricardo Bern	President		ricardobern@gmail.com	11428 ELINGTON ST	COLUMBIA	21046	3	County Wide	4/5/2023
Business Owner		Mark Townsend	President		mark.townsend@opt.com	5422 SMOOTH MEADOW WAY	COLUMBIA	21046	3	Radius	5/9/2023
Residents	Woodford C Condo Assoc	Tarzana Hamezala	President		tarzana.hamezala@gmail.com	9517 SEA SHADOW	COLUMBIA	21046	3	County Wide	5/9/2023
Residents		Heidi Schweinguber	President		heidi.schweinguber@gmail.com	9107 GOLDAMBER GARTH	COLUMBIA	21045	2	County Wide	5/19/2023
Residents	Long Reach Village	Hussein Ezardien	President		husseinmagn@gmail.com	5435 ALL VIEW DR	COLUMBIA	21046	3	County Wide	5/19/2023
Residents	Alotaw	Kevin Cropper	President		kevincropper@yahoo.com	3430 COURT HOUSE DR	ELICOTT CITY	21043	1	County Wide	8/3/2023
Residents		Joanna Chen	President		jchen@searainbowland.gov	9009 DORSEY RUN RD	ANNAPOLIS JUNCTION	20701	3	County Wide	8/24/2023
Non-profit Organizations	Maryland Transit Administration	HDOT MIA	Serving in Other Official Capacities		helenie.anna.lewis@gmail.com	6884 SILENT DELL LN	COLUMBIA	21044	4	County Wide	9/6/2023
Residents	Arlington Knolls HOA	Linda Frascarella	President		lfrascarella@verizon.net	7128 CRABURRY CT	CLARKSVILLE	21029	4	County Wide	10/5/2023
Residents	Walden Woods	Joey Brown	President		jwbrown50@gmail.com	8605 SIMPLICITY CT	LAUREL	20723	3	County Wide	10/6/2023
Residents	Spring Valley Chase Community	Linda Martinak	President		linda.martina@verizon.net	12217 WOODFORD DR	MARROTTSVILLE	21104	5	County Wide	10/6/2023
Non-profit Organizations	Columbia Housing Center	Jessamine Donali	President		jessamine.donali@gmail.com	6660 DOVE COTE DR	COLUMBIA	21044	4	County Wide	10/16/2023
Residents		LESLIE BAUER	President		lebaue@verizon.net	8770 PATUXENT WOODS DR	COLUMBIA	21046	3	County Wide	10/16/2023
Residents	River Hill Community Association	Bence Dubals	Director		manager@riverhillcommunity.org	13081 RURAL RHYTHM LN	DAYTON	21036	5	County Wide	10/23/2023
Community/Club Associations	Columbia Association	Audrie Campbell	Serving in Other Official Capacities		audrie.campbell@columbiaassociation.org	6020 DAYBREAK CIR	CLARKSVILLE	21029	4	County Wide	10/23/2023
Non-profit Organizations	Columbia Association	Thomas Cunningham	President		thomas.cunningham@columbiaassociation.org	8979 SHEPPARD LN	ELICOTT CITY	21042	5	County Wide	11/19/2023
Residents		Jason Heald	Serving in Other Official Capacities		jason.heald@columbiaassociation.org	9450 GERARD LN	COLUMBIA	21046	3	County Wide	11/29/2023
Residents		Michael McCann	President		mike.mccann@icg-erig.com	8736 RUPPERT CT	ELICOTT CITY	21043	1	County Wide	1/9/2024
Business Owner		Elondge Branch	Representative		elondge.branch@icg-erig.com	10722 BALTIMORE NATIONAL PIKE	ELICOTT CITY	21042	5	County Wide	1/16/2024
Residents		Jennifer Dreil	President		jennifer.dreil@icg-erig.com	6540 WASHINGTON BLVD	ELKHIDGE	21073	1	Radius	1/17/2024
Residents	Greater Hg/Land Crossroads Assn	Carole Fickel-Holton	President		carole.fickel-holton@icg-erig.com	3430 COURT HOUSE DR	ELICOTT CITY	21043	1	County Wide	2/7/2024
Residents	Paddocks HOA	Kristi Green	President		kristi.green@icg-erig.com	13419 GREEN HILL CT	HIGH AND	20777	5	County Wide	8/12/2024
Residents		Craig Brodian	President		craig.brodian@gmail.com	10046 AMERICAN PHARMACY LN	LAUREL	20723	3	County Wide	8/18/2024
Residents		Lisa Gestler	President		lgestler@gmail.com	2361 BALLARD WAY	ELICOTT CITY	21042	5	County Wide	10/6/2024
Residents		Hannah Weber	President		hweber@icg-erig.com	325 DANKIN DR	SEENWOOD	21238	5	County Wide	1/3/2025
Residents		Chris Stevens	President		captainstevens@aol.com	3430 COURT HOUSE DR	ELICOTT CITY	21043	1	County Wide	2/7/2025
Business Owner		Dan Reuser	President		dreuser@icg-erig.com	8318 FORREST ST	ELICOTT CITY	21043	1	County Wide	2/20/2025
Residents		John Trocher	President		jtrocher@verizon.net	2018 EXCELSIOR SPRINGS CT	ELICOTT CITY	21042	5	County Wide	4/1/2025
Residents	Anturion Homeowners Association	Giffen Loffi	President		gloff@icg-erig.com	6014 SHEPHERD SQ	COLUMBIA	21044	4	County Wide	5/13/2025
Residents	Burreker Place Condo Association	Jesualdo Barbosa	President		jbarbosa@icg-erig.com	7543 FLAMEWOOD DR	CLARKSVILLE	21029	4	County Wide	5/19/2025
Residents		Coffey Brown	President		cbrown@icg-erig.com	10008 STEAMBOAT LANDING	COLUMBIA	21044	4	County Wide	5/20/2025
Residents		Ryan Hermann	President		brief.house5154@hermann.tech	6329 HANOVER CROSSING WAY	HANOVER	21076	1	County Wide	5/22/2025
Residents		Melanie Duholz	President		mduholz@gmail.com						

AFFIDAVIT OF POSTING

Case: Palmetto Group Inc. & Edward Riemer
Zoning Map Amendment

STATE OF MARYLAND

COUNTY OF HOWARD

I, William Erskine, HEREBY CERTIFY that to the best of my information, knowledge and belief the property which is the subject of the above-captioned petition has been posted in accordance with the following requirements of the Department of Planning and Zoning:

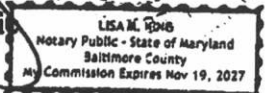
1. The poster(s) shall be erected and shall remain on the subject property for three weeks prior to the Pre-Submission meeting.
2. The poster(s) shall be erected using 2 wooden or metal stakes, one on each side of the poster.
3. The poster(s) shall be erected perpendicular to the road which serves as the mailing address of the subject property.

I further certify that the poster(s) has been posted at least 21 days immediately prior to the Pre-Submission scheduled for July 16, 2025, giving notification of the place, date and time of the hearing.

Subscribed and sworn to before me on this 27th day of June, 2025.

William E. Erskine
Petitioner's/Agent's Signature

Lisa M. King
Notary Public
My Commission expires:



Note: It is the responsibility of the Petitioner to ensure that all of the Posting requirements have been met. Failure to meet any of these requirements may result in the postponing and rescheduling a hearing in order to ensure the proper posting of the property. It is also the petitioner's responsibility to remove the poster 15 days after the hearing.

PRE-SUBMISSION COMMUNITY MEETING

Wednesday, July 16, 2025, at 6:00pm

Palmetto Group Inc. & Edward Riemer

6871 Dorsey Road & 6875 Dorsey Road, Elkridge, Maryland 21075
(a/k/a Tax Map 43, Parcel 706 and 726)

NAME	ADDRESS	E-MAIL
Melanie Sheppard	6872 Dorsey Rd Elkridge MD 21075	Meldtee1@gmail.com
ED RIEMER	31 WADE AVE APT B Catonsville, MD 21228	ED.RIEMER@ yahoo.com
Dimitre Arvanov	6874 DORSEY RD ELKRIDGE MD 21075	mutagreat@yahoo.com..
Eric L. Bers	PO Box 841 Ellicott City 21041	pacesetterhomes @comcast.net

A

PRE-SUBMISSION COMMUNITY MEETING
MINUTES MAILING LIST

Wednesday, July 16, 2025, at 6:00pm

Palmetto Group Inc. & Edward Riemer

6871 Dorsey Road & 6875 Dorsey Road, Elkridge, Maryland 21075
(a/k/a Tax Map 43, Parcel 706 and 726)

Melanie Sheppard
6872 Dorsey Road
Elkridge, MD 21075

Meldieel@gmail.com

Ed Riemer
31 Wade Avenue, Apt. B
Catonsville, MD 21228

Ed.riemer@yahoo.com

Dimitr Avramov
6874 Dorsey Road
Ellicott City, MD 21075

mutogreat@yahoo.com

Eric L. Bers
PO Box 841
Ellicott City, MD 21041

pacesetterhomes@comcast.net

Tachbele Mulugeta
1331 Jervis Square
Belcamp, MD 21017

BETEEFRI@gmail.com

Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Councilmail@howardcountymd.gov

Howard County
Dept. of Planning & Zoning
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

dpzzoning@howardcountymd.gov
planning@howardcountymd.gov



Lisa M. King, Paralegal
Direct Dial: 301-575-0389
Email: lking@offitkurman.com

August 14, 2025

Pre-submission Community Meeting Minutes
Wednesday, July 16, 2025, at 6:00pm

PALMETTO GROUP INC. & EDWARD RIEMER ROPEY

6871 & 6875 Dorsey Road, Elkridge, Maryland 21075
(a/k/a Tax Map 43, Parcel 706 & 726)

Dear Community Member:

Enclosed please find a copy of the Minutes for the Pre-submission Community Meeting held on July 16, 2025, relating to the above-referenced property. You are receiving the enclosed Minutes because you either attended the meeting (and provided your contact information) or you requested a copy. If your email address was also provided you will receive a copy of the enclosed Minutes by electronic mail as well.

Thank you for your interest in this project.

Sincerely,

OFFIT KURMAN, P.A.

Lisa M. King
Paralegal

LMK
Enclosure

PRE-SUBMISSION COMMUNITY MEETING

MINUTES

Subject Property:

Palmetto Group Inc. & Edward Riemer
6871 Dorsey Road & 6875 Dorsey Road, Elkridge, Maryland 21075
(a/k/a Tax Map 43, Parcel 706 and 726)

Meeting Date/Time:

Wednesday, July 16, 2025, at 6:00pm

Attendees for Petitioner's Team:

William Erskine, Esq. – Offit Kurman, PA
Eric Bers, Palmetto Group, Inc.

The meeting began at approximately 6:15pm.

W. Erskine:

- Introduced himself and Eric Bers.
- Explained the purpose of the Pre-submission Community Meeting ("PSCM"), described the requirements related to holding a PSCM, pointed out the available Dept. of Planning & Zoning ("DPZ") prepared Zoning Map Amendment Process summary (noted that it is not current but that he noted that the county code and regulations, and the Zoning Board's Rules of Procedure for up to date information), and the sign-in sheets and their purpose.
- Explained that a Petition to Amend the Zoning Maps of Howard County is intended to be filed in relation to the two parcels marked on the plan ("Subject Property"), and described the process.
- Pointed out and described the Subject Property and the surrounding properties, and their current zoning.
- Noted that the Subject Property is currently zoned TOD (Transit Oriented Development) and described TOD zoning.
- Explained the Petition to be filed will request that the Subject Property be rezoned to R-12 which is consistent with other properties south of Dorsey Road from the Subject Property and some north of Dorsey Road.
- Described R-12 zoning.

- Pointed out that Subject Property relates more so with the residential neighborhood much more than it does to the commercial area, due to size, road access, etc.

E. Bers:

- Explained the history of the Subject Property, adjustment of Dorsey Road, etc.

Questions/Comments/Open Discussion:

Concern was raised regarding the pond (SWM pond for office park) and stream/outfall that goes behind the Subject Property and if it might be redirected by development of the Subject Property.

Response: Explained that any new development, you have to maintain any outfall on the property and not allow it to shed it to the neighbors.

When did they change the zoning to TOD?

Response: Two comprehensive zoning cycles ago in 2004 and the zoning was carried over in 2013. Back at that time the county did not necessarily tell you that they were rezoning you.

What do you plan to put on the property if it is rezoned?

Response: Single-family homes.

Concerns of pedestrians walking on the side of the road, the road safety on Dorsey Road, and accidents that have occurred.

Will there be sidewalks?

Response: Sidewalks can be requested but whether they would be here is unknown.

Concerns were raised regarding the emergency lane in front of the Subject Property and the parking of trucks, tractor-trailers and/or trailers on the side of the road.

The meeting ended at 7:00pm

From: [King, Lisa](#)
To: [King, Lisa](#)
Cc: [Erskine, William](#); Councilmail@howardcountymd.gov; dpzzoning@howardcountymd.gov; planning@howardcountymd.gov
Bcc: Meldiee1@gmail.com; Ed.riemer@yahoo.com; mutogreat@yahoo.com; pacesetterhomes@comcast.net; BETEEFRT@gmail.com
Subject: Pre-submission Community Meeting Minutes - 6871 & 6875 Dorsey Road, Elkridge
Date: Thursday, August 14, 2025 4:26:00 PM
Attachments: [8.14.2025 Transmittal Ltr re Dorsey Rd PSCM Minutes with Enclosure.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Dear Community Member:

Attached please find a copy of the Minutes for the Pre-submission Community Meeting held on July 16, 2025, for the above-referenced property. You are receiving the attached Minutes because you either attended the meeting (and provided your contact information) or you requested a copy. If you also provided your mailing address you will receive a hard copy of the attachment by regular mail as well.

Thank you for your interest in this project.

Sincerely,

Lisa King



Lisa King

Paralegal

D 301.575.0389

lking@offitkurman.com

7021 Columbia Gateway Drive

Suite 200

Columbia, MD 21046

T 301.575.0300

F 301.575.0335

offitkurman.com



From: [King, Lisa](#)
To: [King, Lisa](#)
Cc: [Erskine, William](#); Councilmail@howardcountymd.gov; dpzzoning@howardcountymd.gov; planning@howardcountymd.gov
Subject: Pre-submission Community Meeting Minutes - 6871 & 6875 Dorsey Road, ElkrIDGE
Date: Thursday, August 14, 2025 4:26:35 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
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Lisa King



Lisa King

Paralegal

D [301.575.0389](tel:301.575.0389)

lking@offitkurman.com

7021 Columbia Gateway Drive

Suite 200

Columbia, MD 21046

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F 301.575.0335

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Lisa M. King, Paralegal
Direct Dial: 301-575-0389
Email: lking@offitkurman.com

August 14, 2025

Pre-submission Community Meeting Minutes
Wednesday, July 16, 2025, at 6:00pm

PALMETTO GROUP INC. & EDWARD RIEMER ROPEY
6871 & 6875 Dorsey Road, Elkridge, Maryland 21075
(a/k/a Tax Map 43, Parcel 706 & 726)

Dear Community Member:

Enclosed please find a copy of the Minutes for the Pre-submission Community Meeting held on July 16, 2025, relating to the above-referenced property. You are receiving the enclosed Minutes because you either attended the meeting (and provided your contact information) or you requested a copy. If your email address was also provided you will receive a copy of the enclosed Minutes by electronic mail as well.

Thank you for your interest in this project.

Sincerely,

OFFIT KURMAN, P.A.

A handwritten signature in black ink, appearing to read "Lisa M. King", written over a horizontal line.

Lisa M. King
Paralegal

LMK
Enclosure

PRE-SUBMISSION COMMUNITY MEETING

MINUTES

Subject Property:

Palmetto Group Inc. & Edward Riemer
6871 Dorsey Road & 6875 Dorsey Road, Elkridge, Maryland 21075
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The meeting ended at 7:00pm

ZONING MAP AMENDMENT PETITION

The Palmetto Group, Inc.

Subject Property

Tax Map 43, Parcel 706
6871 Dorsey Road, Elkridge, MD 21075

Palmetto Group Inc.
PO Box 841
Ellicott City, MD 21041



Tax Map 43, Parcel 726
Dorsey Road, Elkridge, MD 21075

Edward C. Riemer
10956 Trotting Ridge Way
Columbia, MD 21044

Adjoining Property Owners

Tax Map 43, Parcel 324
6858 W Dorsey Road, Elkridge, MD 21075

Kristie Dietrich
Tammie S. Collins
6858 Dorsey Road
Elkridge, MD 21075

Tax Map 43, Parcel 83, Lot 1
6868 SW Dorsey Road, Elkridge, MD 21075

Joshua Evan Moore
6868 Dorsey Road
Elkridge, MD 21075

Tax Map 43, Parcel 83, Lot 2
6866 SW Dorsey Road, Elkridge, MD 21075

Diego L. Esmolo, Trustee
Nelly R. Esmolo, Trustee
6866 Dorsey Road
Elkridge, MD 21075

Tax Map 43, Parcel 83, Lot PAR A
Dorsey Road, Elkridge, MD 21075

Howard County Maryland
3430 Court House Drive
Ellicott City, MD21043

Tax Map 43, Parcel 84
6862 W Dorsey Road, Elkridge, MD 21075

Elizabeth Money Clatterbuck
6862 Dorsey Road
Elkridge, MD 21075

Tax Map 43, Parcel 300, Lot 1
6872 SW Dorsey Road, Elkridge, MD 21075

Vernon Sheppherd
Melanie Sheppard
6872 Dorsey Road
Elkridge, MD 21075

Tax Map 43, Parcel 300, Lot 2
6870 Dorsey Road, Elkridge, MD 21075

Jose A. Rivera
Sandra Rivera
6870 Dorsey Road
Elkridge, MD 21075

Tax Map 43, Parcel 300, Lot PAR B
SW Dorsey Road, Elkridge, MD 21075

Howard County Maryland
3430 Court House Drive
Ellicott City, MD 21041

Tax Map 43, Parcel 299, Lot 407
6874 Dorsey Road, Elkridge, MD 21075

Dimitr S. Avramov
Albena I. Avarmov
6874 Dorsey Road
Elkridge, MD 21075

Tax Map 43, Parcel 298, Lot 407 8
6880 Dorsey Road, Elkridge, MD 21075

Regina L. White
6880 Dorsey Road
Elkridge, MD 21075

Tax Map 43, Parcel 669, Lot 409
Dorsey Road, Elkridge, MD 21075

Mulugeta Tachbele
1331 Jervis Square
Belcamp, MD 21017

Tax Map 37, Parcel 634, Lot 100
6801 Douglas Legum Drive, Unit 100, Elkridge, MD 21075

Chin Bethel Church Inc.
6801 Douglas Legum Drive, Unit 100
Elkridge, MD 21075

Tax Map 37, Parcel 634, Lot 110
6801 Douglas Legum Drive, Unit 110, Elkridge, MD 21075

Infinity Properties LLC
6801 Douglas Legum Drive, Suite 110
Elkridge, MD 21075

Tax Map 37, Parcel 634, Lot G C E
Douglas Legum Drive, Elkridge, MD 21075

S K Dorsey LLC
6339 Ten Oaks Road, Suite 300
Clarksville, MD 21029

Tax Map 37, Parcel 634, Lot U 105
6801 Douglas Legum Drive, Unit 105, Elkridge, MD 21075

Sturman Real Estate LLC
6801 Douglas Legum Drive, Suite B
Elkridge, MD 21075

Tax Map 37, Parcel 634, Lot U 115
6801 Douglas Legum Drive, Unit 115, Elkridge, MD 21075

Douglas Legum LLC
6801 Douglas Legum Drive, Suite 115
Elkridge, MD 21075

Tax Map 37, Parcel 634, Lot U 120
6801 Douglas Legum Drive, Unit 120, Elkridge, MD 21075

Dogleg LLC
6801 Douglas Legum Drive
Elkridge, MD 21075

Tax Map 37, Parcel 634, Lot U 130
6801 Douglas Legum Drive, Unit 130, Elkridge, MD 21075

Krishna Chhetri
Anju Chhetri
3705 Perryhall Road
Perry Hall, MD 21128

Tax Map 37, Parcel 634, Lot U 2
6805 Douglas Legum Drive, Unit 2, Elkridge, MD 21075

Douglas Legum Dr LLC
2328 W Joppa Road
Suite 200
Lutherville, MD 21093

New Search (<https://sdat.dat.maryland.gov/RealProperty>)

District: **01** Account Number: **291769**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are encouraged to notify the Maryland Department of Planning, Parcel Data & Mapping Unit, 120 E. Baltimore St., Suite 2000, Baltimore, MD 21202. mailto:dldmpvhelpdesk_mdp@maryland.gov (mailto:dldmpvhelpdesk_mdp@maryland.gov).

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx> (<https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx>).