

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.

Offit | Kurman®

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

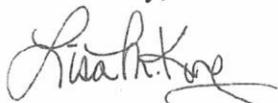
I have enclosed the following:

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.

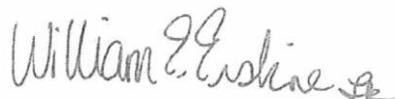
June 24, 2025

Page 2 of 2

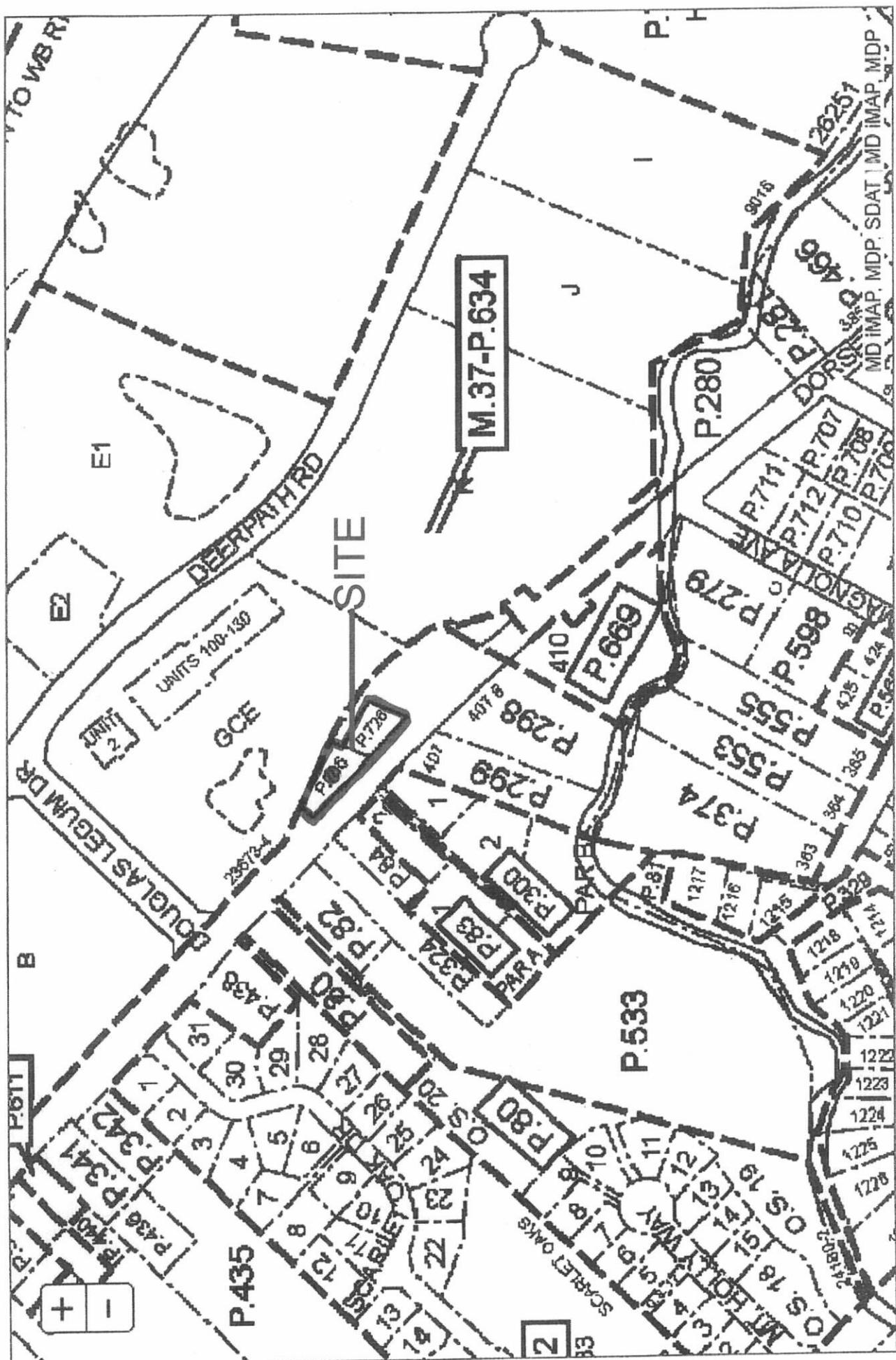
Notice of Pre-submission Community Meeting

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,



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](#)
lking@offitkurman.com

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

[in](#) [f](#) [w](#) [o](#)

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; hoa@cascadeoverlook.com; anneconklin@yahoo.com; soonspark@gmail.com; hshieh26@hotmail.com; delong1208@yahoo.com; bmarcellino5@gmail.com; erinnoe1223@yahoo.com; elizabethndungu@aol.com; kolighthouse@gmail.com; Tracyibw@me.com; sreeluma@gmail.com; bettymcmullen1917@yahoo.com; shunlu88@yahoo.com; bmbamburak@gmail.com; cmhudson@comcast.net; ifiller26@gmail.com; lwcantre@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; amisspiggy@comcast.net; amisspiggy@comcast.net; Robinson, Andrew; deanna-smith@comcast.net; sharonleevogel@gmail.com; cookapie@aol.com; rbeckfamily@verizon.net; odieperez@gmail.com; emilykdavid@gmail.com; frank@frankecker.com; disney0675@yahoo.com; margomm@gmail.com; barbkrupe@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; cgreenie200@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; rkboi@yahoo.com; Tangelats@gmail.com; Meghanestarr@gmail.com; donnacerbo@gmail.com; Jkika@verizon.net; tom.comeau@gmail.com; Cagabriel@verizon.net; rnihicks@verizon.net; tnslong@gmail.com; tamaraaslade@gmail.com; pconrad@howardcountymd.gov; kevinxb@outlook.com; efinkin@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; johnhtco@comcast.net; the4solomons@gmail.com; herman_sarah@yahoo.com; ealarson1@verizon.net; sbs20794@aol.com; tim@advertisingenterprises.com; Ozzieturner6930@gmail.com; mweedlun@gmail.com; lizichuan@gmail.com; chrisgarcia@comcast.net; ngough67@gmail.com; sdeanmaura@gmail.com; sgandjmo@gmail.com; itm52480@gmail.com; natalia.r.cooper@gmail.com; gpaqani@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.syag@gmail.com; kbb3tj@virginia.edu; gphillips@ardorgrp.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; espjic@aol.com; ohshnitzel6@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; ichen@howardcountymd.gov; mtaplanreview@mdot.maryland.gov; melanie.anne.lewis@gmail.com; frascarella@verizon.net; iwbnew50@gmail.com; lindamartinak@verizon.net; jessamine@columbiabehousingcenter.org; spaul@househoward.org; labauer5@verizon.net; manager@villageofriverhill.org; judelle.campbell@columbiaassociation.org; tvcunningham@mac.com; jason.heath@columbiaassociation.org; mqilbert@howardcountymd.gov; Mike.McCann@fcc-eng.com; lauren.mccloskey@hclibrary.org; jennifer.drell@hclibrary.org; fefacchine@howardcountymd.gov; flike.cecilia@gmail.com; kngeen40@gmail.com; craigbrod@hotmail.com; the2geislers@gmail.com; hweber@howardcountymd.gov; Captainstevens@aol.com; drewuer@landonn.com; jtrocher@verizon.net; gloft36@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](#)
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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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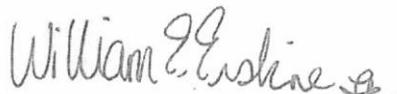
June 24, 2025

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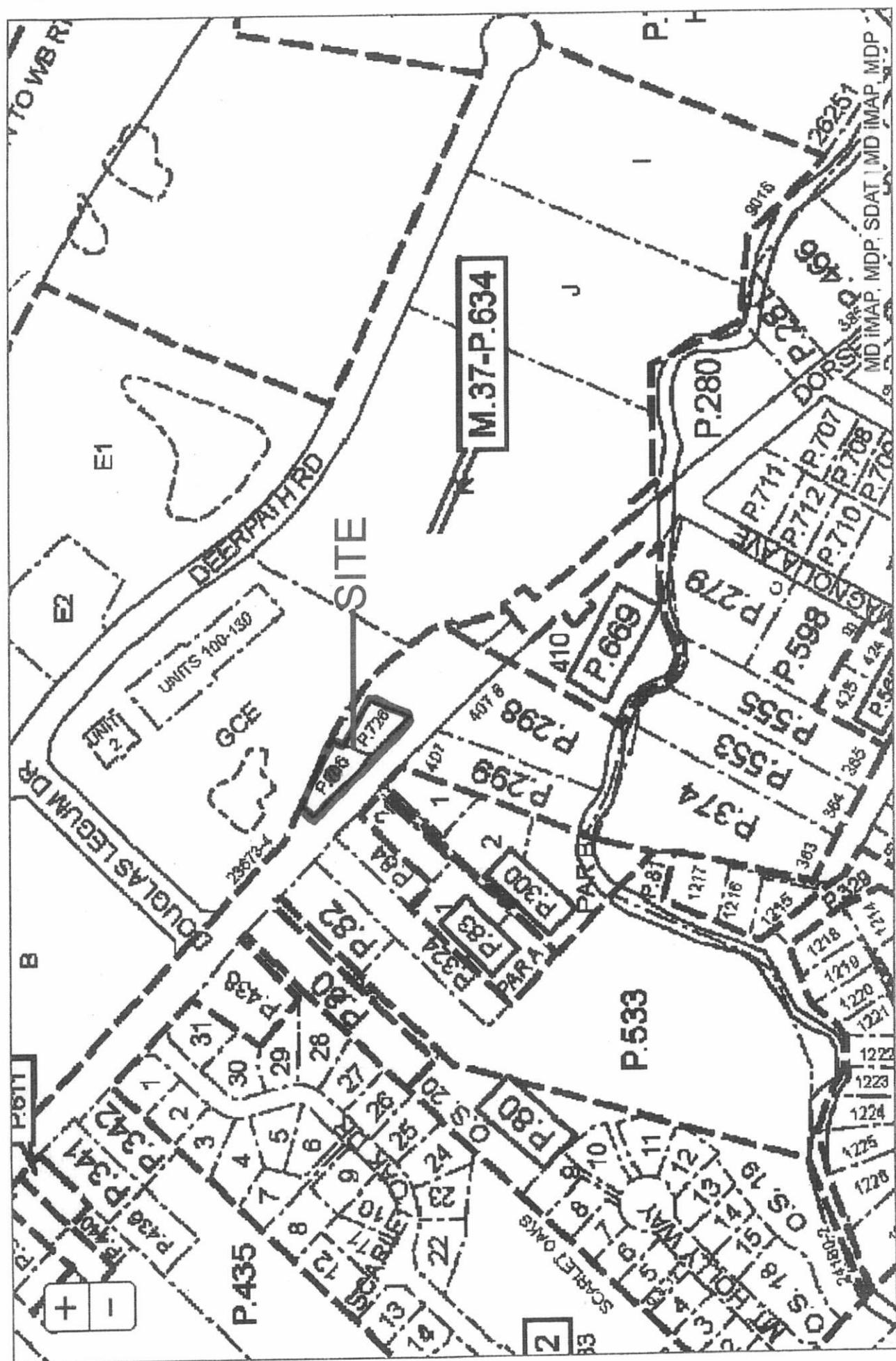
Sincerely,



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, MD 21043

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

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 16.128c.2)												
Pre-submission Community Meeting												
Project Name: Palmetto Group Inc												
Sign Code: H01												
Meeting Date: Jul 16 2025												
Meeting Time: 8pm												
Residents	Neighborhood Groups	Bridgewater	George Bellville	4426741486	george@headthome.net	9872 DIVERSIFIED LN	Ellicott City	21042	5	County Wide	5/10/2011	
Residents	Neighborhood Groups	Big Branch Overlook Homeowners Association	Rich Leben	President	410-531-1476	rick.leben@gmail.com	14076 BIG BRANCH DR	Dayton	21036	5	County Wide	3/20/2012
Residents	Neighborhood Groups	Brilliant Woods	John Rice	2406823049	johnrice5874@gmail.com	5874 MONTGOMERY RD	Elkridge	21075	2	County Wide	2/23/2012	
Residents	Neighborhood Groups	Ralph Ballman	Ralph Ballman		Ralph.Ballman@comcast.net	6927 ROSE TRL	Ellicott City	21042	5	County Wide	2/27/2012	
Residents	Neighborhood Groups	Cascade Overlook	Timothy Ward	President	hoa@casadevcon.com	4962 PALE MORNING DUN RD	Elkridge	21075	1	Radius	3/13/2012	
Residents	Neighborhood Groups	Concord	Anne Conklin		anneconklin@yahoo.com	5809 BRANDONS WAY	Elkridge	21075	2	Radius	3/20/2012	
Residents	Neighborhood Groups	Soon Park	Soon Park	301814211	soonspark@gmail.com	6420 RICHARDSON FARM LN	Clarksville	21029	5	County Wide	4/10/2012	
Residents	Neighborhood Groups	Howard Shaeff	Howard Shaeff	hshan26@hotmail.com		6405 RICHARDSON FARM LN	Clarksville	21029	5	County Wide	4/10/2012	
Residents	Neighborhood Groups	Delong Liu	Delong Liu	delong120@yahoo.com		6405 RICHARDSON FARM LN	Clarksville	21029	5	County Wide	4/11/2012	
Residents	Neighborhood Groups	Bonny Marcellino	Bonny Marcellino	3016046059	bonnycmln01@gmail.com	9241 RIVER HILL RD	Lorent	20723	3	County Wide	4/13/2012	
Residents	Neighborhood Groups	Erin James	Erin James		erinjames123@yahoo.com	9215 HOLLOWLAND RD	Lorent	20723	3	County Wide	4/20/2012	
Residents	Neighborhood Groups	Elizabeth Nourigat	Elizabeth Nourigat			6350 DUCKETS LN	Elkridge	21075	1	County Wide	5/15/2012	
Residents	Neighborhood Groups	Karen Lamm	Karen Lamm	2405475301	karlamm19@gmail.com	9090 STEBBING WAY	Laurel	20723	3	County Wide	6/23/2012	
Residents	Neighborhood Groups	Tracy Waterman	Tracy Waterman		tracybwjnter.com	13886 CLARKSVILLE PK	Highland	20777	5	County Wide	7/14/2012	
Residents	Neighborhood Groups	Sekar veen	Sekar veen	4109062914	creetum@gea.net	6108 SYRACUSE CT	Clarksville	21029	4	County Wide	7/18/2012	
Residents	Neighborhood Groups	Bethy McMullen	Bethy McMullen		bettymcmullen1917@yahoo.com	7211 MONTGOMERY RD	Elkridge	21075	1	Radius	7/18/2012	
Residents	Neighborhood Groups	Ishun Ju	Ishun Ju	4105315607	ishunju12@yahoo.com	12652 MACHET FARM LN	Clarksville	21029	4	County Wide	7/29/2012	
Residents	Neighborhood Groups	Brian Bantsurak	Brian Bantsurak		bmbantsurak@gmail.com	7708 BLUEBERRY HILL LN	Ellicott City	21043	2	County Wide	9/5/2012	
Residents	Neighborhood Groups	Cathy Hudson	Cathy Hudson		cmhudson@comcast.net	6018 LAWYERS HILL RD	Elkridge	21075	3	County Wide	10/25/2012	
Residents	Neighborhood Groups	Jeffrey Filler	Jeffrey Filler	4105409122	After26@gmail.com	5615 MARBUCK WAY	Elkridge	21075	3	Radius	10/27/2012	
Residents	Neighborhood Groups	Liu Lu	Liu Lu			3645 VALLEY RD	Ellicott City	21042	1	County Wide	10/28/2012	
Residents	Neighborhood Groups	Kourt Mitchell	Kourt Mitchell	6176451161	kontour@msn.com	8619 DORSAY COVE	Jessup	20794	3	County Wide	11/25/2012	
Residents	Neighborhood Groups	William Erskine	William Erskine		werksin@juno.com	10000 BUCKHORN BOULEVARD, Suite 200	Marie Lann	20759	4	County Wide	11/28/2012	
Residents	Neighborhood Groups	Jennifer Vanosteen	Jennifer Vanosteen	4107961963		6463 HEADWODGE RD	Elkridge	21075	2	Radius	12/1/2012	
Residents	Neighborhood Groups	Stephen Keatley	Stephen Keatley			9620 WASHINGTON AVE	Laurel	20723	3	County Wide	12/1/2012	
Residents	Neighborhood Groups	Russell Shireman	Russell Shireman	4107991497	westie13@yahoo.com	6141 TAMAR DR	Columbia	21045	2	Draw Boundary	12/19/2012	
Residents	Neighborhood Groups	Edmund Carter	Edmund Carter	420-31-5480	etcarnigie@gmail.com	6813 LILAC SEA DR	Columbia	21046	3	County Wide	1/8/2013	
Residents	Neighborhood Groups	Cecilia Jemulawicz	Cecilia Jemulawicz			6412 STEEL FLOWER PATH	Columbia	21045	2	Radius	3/3/2013	
Residents	Neighborhood Groups	Carrie Cope	Carrie Cope			6217 HAMOVER RD	Hanover	21076	1	County Wide	3/12/2013	
Residents	Neighborhood Groups	Savage	Susan Gubler	President	301-776-3041	busynana23@yahoo.com	9100 GORMAN RD	Laurel	20723	3	County Wide	3/13/2013
Residents	Neighborhood Groups	deborah kaiser	deborah kaiser			7065 CEDAR AVE	Elkridge	21075	3	Radius	5/17/2013	
Residents	Community/Civic Associations	Christine Ferreira	Christine Ferreira			8177 HURPHRY RD	Fulton	20759	4	County Wide	6/24/2013	
Residents	Community/Civic Associations	Douglas Komrich	Douglas Komrich	President	410-379-6459	GECA@resident@joule.com	6128 AD-OCK LN	Hanover	21076	1	Radius	7/8/2013
Residents	Community/Civic Associations	Lisa Markowitz	Lisa Markowitz			7048-NORMANDY DR	Ellicott City	21043	1	County Wide	7/22/2013	
Residents	Community/Civic Associations	Jeanne Wilson	Jeanne Wilson			5302 GRAYWING CT	Columbia	21045	2	County Wide	7/23/2013	
Residents	Community/Civic Associations	Jeanne Wilson	Jeanne Wilson			5305 GRAYWING CT	Columbia	21045	2	County Wide	7/24/2013	
Residents	Community/Civic Associations	Andrew Robinson	Andrew Robinson			7711 Major Lane Boulevard	Magie Lawn	20759	4	County Wide	10/22/2013	
Residents	Community/Civic Associations	deanne smith	deanne smith			700 CHEESE CROSSING WAY	Woodbine	21075	5	County Wide	11/1/2013	
Residents	Community/Civic Associations	Sharon Vogel	Sharon Vogel			725-RAHM WAVES WAY	Columbia	21045	2	Radius	7/14/2014	
Residents	Community/Civic Associations	Patricia Price	Patricia Price	301-953-1058	cookinjane@juno.com	9104 JEFFERSON ST	Jessup	20794	3	Radius	7/14/2014	
Residents	Community/Civic Associations	Ronald Beck	Ronald Beck			6065 PRELUDE LN	Jessup	20794	3	Radius	7/16/2014	
Residents	Community/Civic Associations	Aurelien Perez & Lugones	Aurelien Perez & Lugones			9056 GORMAN RD	Laurel	20723	3	County Wide	7/17/2014	
Residents	Community/Civic Associations	Emily David	Emily David			8226 TALL TREES CT	Ellicott City	21043	2	County Wide	7/27/2014	
Residents	Community/Civic Associations	Frank Hecker	Frank Hecker			3209 GREENWAY DR	Ellicott City	21042	5	County Wide	10/31/2014	
Residents	Community/Civic Associations	Marta Poland	Marta Poland			8302 AUTUMN WAY Apt. 2D	Jessup	20794	3	County Wide	2/14/2015	
Community/Civic Associations	Chesnut Hill Estates Community Association	Marcus Duesterhaus	Marcus Duesterhaus	President		2814 HOLLOWCLAR DR	Ellicott City	21043	1	County Wide	2/8/2015	
Residents	Community/Civic Associations	Barbara Krapfz	Barbara Krapfz			7834 ROCKBURN DR	Ellicott City	21043	2	County Wide	2/6/2015	
Residents	Community/Civic Associations	Barbara Stendel	Barbara Stendel			7834 ROCKBURN DR	Ellicott City	21043	2	County Wide	2/6/2015	
Residents	Community/Civic Associations	Karen Tanakalcz	Karen Tanakalcz			7704 HERTHESIDE LN	Ellicott City	21043	2	County Wide	2/6/2015	
Neighborhood Groups	Normandy Heights Improvement Association	Lisa Birrane	Lisa Birrane	President		7040 NORMANDY DR	Ellicott City	21042	5	County Wide	2/6/2015	
Residents	Community/Civic Associations	Maria Galney	Maria Galney			7021 RIVERWALK WAY	Glenwood	21738	5	County Wide	2/8/2015	
Residents	Community/Civic Associations	Raj Kathuna	Raj Kathuna			6308 GOVERNORS BUN	Ellicott City	21043	1	County Wide	3/4/2015	
Residents	Community/Civic Associations	Sathishkumar Perera	Sathishkumar Perera			2111 CHAUCER WAY	Woodstock	21163	5	County Wide	4/6/2015	
Residents	Community/Civic Associations	Alan Shireman	Alan Shireman			4003 BENJAMIN CHAPEL RD	Brookville	20833	5	County Wide	4/7/2015	
Residents	Community/Civic Associations	Amelia Wm	Amelia Wm			6865 PURPLE BLSN L	Elkridge	21075	2	Radius	4/9/2015	
Residents	Community/Civic Associations	broke clime	broke clime			1229 FOLLY QUARTER RD	Ellicott City	21042	5	County Wide	4/6/2015	
Residents	Community/Civic Associations	Susan Butler	Susan Butler			4075 CHOCAW DR	Ellicott City	21043	1	County Wide	4/15/2015	
Residents	Community/Civic Associations	Michelle Ford	Michelle Ford			6926 HERTHESIDE RD	Elkridge	21075	3	Radius	7/21/2015	
Residents	Community/Civic Associations	Cassandra Greene	Cassandra Greene	410-7958670	cyrene2006@hotmail.com	7125 ELK MAR DR	Elkridge	21075	1	Radius	8/15/2015	
Residents	Community/Civic Associations	mickyka kala	mickyka kala			12065 CLARKEVILLE PK	Columbia	21029	4	County Wide	10/19/2015	
Residents	Community/Civic Associations	Nathaniel Forman	Nathaniel Forman	3016021535	fmhannan@jpmorgan.com	7211 DOCKSIDE LN	Columbia	21045	3	County Wide	10/14/2015	
Residents	Community/Civic Associations	David Ager	David Ager			5044 JERICHO DR	Columbia	21043	4	County Wide	10/25/2015	
Community/Civic Associations	Saintier Oaks Community Association	Jeff Schramm	Jeff Schramm	Board Member		6009 SCARLET OAK DR	Elkridge	21075	3	Radius	1/6/2015	
Residents	Community/Civic Associations	Jason Straehom	Jason Straehom			7021 HOLLOWAY DR	Ellicott City	21042	5	County Wide	1/7/2015	
Residents	Community/Civic Associations	Chandruka Patel	Chandruka Patel			3204 HOLLOWAY HAY	Ellicott City	21043	1	County Wide	1/8/2015	
Residents	Community/Civic Associations	Kristin Mazerik	Kristin Mazerik			3025 HUNTER RD	Ellicott City	21043	1	County Wide	1/8/2015	
Residents	Community/Civic Associations	Shraddha Gohheri	Shraddha Gohheri			6921 LITTLE BROOKE CT	Elkridge	21075	3	County Wide	3/8/2015	
Residents	Community/Civic Associations	Joshua Bennett	Joshua Bennett			9450 GERWIG LN	Columbia	21046	3	County Wide	5/15/2015	
Residents	Community/Civic Associations	Paula Mothers madden name	Paula Mothers madden name			4856 ELLICOTT WOODS LN	Ellicott City	21043	1	County Wide	7/8/2015	
Residents	Community/Civic Associations	Lisa Brown	Lisa Brown			8430 HORSES HEAD DR	Ellicott City	21043	2	Radius	7/8/2015	
Residents	Community/Civic Associations	Tangela Smith	Tangela Smith			9065 RESTER CT	Laurel	20723	3	County Wide	7/8/2015	
Residents	Community/Civic Associations	Meagan Starr	Meagan Starr			6303 TROY CT	Elkridge	21075	2	County Wide	7/8/2015	
Residents	Community/Civic Associations	Donna Cerbo	Donna Cerbo	4105312133	doncerbo10@gmail.com	3005 JOHN BERNARD DR	Ellicott City	21042	5	County Wide	7/8/2015	
Residents	Community/Civic Associations	Jayne Considine	Jayne Considine			8021 GREENLINE CT	Elkridge	21075	2	County Wide	7/8/2015	
Residents	Community/Civic Associations	Thomas Comeau	Thomas Comeau			5123 COLUMBIA RD	Columbia	21044	1	County Wide	7/8/2015	
Residents	Community/Civic Associations	Catherine Galtriel	Catherine Galtriel	4104189642	cagtriel@verizon.net	8330 GLENMAR DR	Ellicott City	21045	2	Radius	7/19/2015	
Residents	Community/Civic Associations	Jessica Hicks	Jessica Hicks			7468 MERRYMAKER WAY	Elkridge	21075	2	County Wide	7/20/2015	
Residents	Community/Civic Associations	Todd Long	Todd Long			7701 ANDERSON DR	Ellicott City	21043	3	County Wide	7/21/2015	
Residents	Community/Civic Associations	Tamara Sude	Tamara Sude			7701 BIRCH LE RISE L	Elkridge	21075	2	County Wide	7/28/2015	
Residents	Community/Civic Associations	Peter Conrad	Peter Conrad			7349 CHATEAU DR	Ellicott City	21043	1	County Wide	10/19/2015	
Residents	Community/Civic Associations	Keelin Ingram	Keelin Ingram			6166 MEADOWS LN	COLUMBIA	21045	2	Radius	10/14/2015	
Residents	Community/Civic Associations	Kristy Mummis	Kristy Mummis	410-579-2814	kmummis@outlook.com	2115 GANTON GREEN	Woodstock	21163	5	County Wide	10/17/2015	
Residents	Community/Civic Associations	Debrae Deane	Debrae Deane			6217 SUMMER HOME TER	Elkridge	21075	1	Draw Boundary	10/18/2015	
Neighborhood Groups	Lynwood	Lyndsey Johnson	Lyndsey Johnson			5091 RISING STAR	Elkridge	21075	2	Radius	11/19/2015	
Residents	Community/Civic Associations	Leura Woley	Leura Woley			5611 HAINST DR	Elkridge	21075	1	Draw Boundary	4/8/2016	
Residents	Community/Civic Associations	Collette Getwicks	Collette Getwicks			6600 CRADFROCK WAY	Columbia	21045	3	Draw Boundary	4/26/2016	
Residents	Community/Civic Associations	Joe Keagle	Joe Keagle			5622 HUNT CLUB RD	Elkridge	21075	1	Radius	5/1/2016	
Residents	Community/Civic Associations	Reginald Farmer	Reginald Farmer			5456 WINGBORENE CT	Columbia	21045	2	County Wide	5/1/2016	
Residents	Community/Civic Associations	Carolyn Parsa	Carolyn Parsa			6106 SEBRING DR	Columbia	21044	4	County Wide	5/1/2016	
Residents	Community/Civic Associations	Shannon Adler	Shannon Adler	443812833	shannonadrie21@gmail.com	21125 Chase St	Unit 2	20759	4	County Wide	5/15/2016	
Residents	Community/Civic Associations	John corners	John corners			4600 EARNED RAISE	Ellicott City	21042	1	County Wide	5/10/2019	
Residents	Community/Civic Associations	Karen Solomon	Karen Solomon	301-467-4286	erman.sanya@yahoo.com	5744 LINDEN AVE	Ellicott City	21044	3	County Wide	5/11/2019	
Residents	Community/Civic Associations	Elizabeth Larson	Elizabeth Larson	301-604-1737	elizabeth.larson@comcast.net	6774 POLISHED STONE	Columbia	21046	3	County Wide	6/25/2018	

Residents	Justin Taylor	4427876270	jtaylor17@gmail.com	3355 NORTH CHATHAM RD	ELICOTT CITY	21042	5	County Wide	4/15/2021	
Residents	Reid Novotny	14105595690	reid@reidnovotny.com	14707 Lear Ct	GLENDALE	21737	5	County Wide	4/15/2021	
Residents	John Gibson	gbs01p@msn.com		3225 FLORENCE RD	WOODBINE	21797	5	County Wide	10/12/2021	
Residents	Prince Van-Segbafia		vangf@msn.com	8002 MOUNTAIN HOPPING RUN	LAUREL	20723	3	County Wide	1/21/2022	
Residents	Lauren McDonald		mcdonaltn.lauren@gmail.com	7002 Dukenits Lane	ELKRIDGE	21075	1	County Wide	3/11/2022	
Neighborhood Groups	Melissa Maloney	Board Member	melissa.maloney2@gmail.com	5254 FIVE FINGERS WAY	COLUMBIA	21045	2	Radius	3/21/2022	
Residents	Vasu Syagonda		vasu.syagi@gmail.com	7032 JOHN GALT WAY	ELKRIDGE	21075	2	County Wide	3/24/2022	
Residents	Kevin Baker	4427997373	leb37@virginia.edu	7139 FOUNTAIN ROCK WAY	COLUMBIA	21046	3	County Wide	5/3/2022	
Residents	Gregory Phillips	President	gphillips@ordngrp.com	6100 DAYLONG LN	CLARKSVILLE	21029	4	County Wide	12/19/2022	
Business Owner	Stephen Williams	President	sevwilliams@gmail.com	2978 BROOKWOOD RD	ELICOTT CITY	21042	5	County Wide	12/19/2022	
Residents	Laura Lee Jones	President	lj@email2016@gmail.com	3435 HARRINGTON DR	ELICOTT CITY	21042	1	County Wide	12/19/2022	
Residents	Heise Womert	President	hwimer@msn.com	5669 HAIN ST	ELKRIDGE	21075	1	County Wide	12/19/2022	
Residents	Marion Curry	President	Marion.Curry@verizon.net	7200 ALDEN WAY	HANOVER	21076	2	Radius	12/19/2022	
Residents	Jim DiScicchio	President	discicchio@verizon.net	6000 MERRWEATHER DR	COLUMBIA	21044	1	County Wide	12/19/2022	
Residents	Michael Brewer	President	michael.ross.brewer@gmail.com	3714 VALLEY RD	ELICOTT CITY	21042	1	County Wide	12/19/2022	
Residents	Norman Edwards	President	theronnorm@gmail.com	10000 HILLTOP DR	COLUMBIA	21044	4	County Wide	12/19/2022	
Residents	Bob Manetta	President	bobmanetta@comcast.net	6251 SLEEPING DOG LN	COLUMBIA	21045	2	County Wide	12/19/2022	
Business Owner	Eco-Science Professionals, Inc	John Canales	President	3200 NORTH RIDGE RD	ELICOTT CITY	21043	1	County Wide	12/27/2022	
Residents	Bruce Lampron	President	bruce.lampron@gmail.com	9015 HILL ENBROOK RD	COLUMBIA	21045	2	County Wide	12/27/2022	
Residents	Susan Moody	President	susanmoody022@gmail.com	9006 RED APPLE LN	COLUMBIA	21046	3	County Wide	12/28/2022	
Residents	SDonna Hugh	President	sdonna.hugh@gmail.com	11901 GOLD NEEDLE WAY	COLUMBIA	21044	4	County Wide	1/5/2023	
Residents	Ted Cochran	President	ted cochran55409@gmail.com	5178 DOWNGWEST RIDGE	COLUMBIA	21044	4	County Wide	1/8/2023	
Residents	Alice Schaeffer	President	alice.schaeffer@comcast.net	3919 RIVER WALK CT	ELICOTT CITY	21042	1	County Wide	1/18/2023	
Residents	GrayRockFamily@yahooroups.com	Lucy Cargile	President	lloydcteag@comcast.net	7437 SANDAL FOOT WAY	COLUMBIA	21046	3	County Wide	1/25/2023
Residents	Steve Ashurst	President	ashurst@gmail.com	11100 JOHNS HOPKINS RD	LAUREL	20723	4	County Wide	2/6/2023	
Residents	Alan Schweiter	President	ajs.333@aol.com	12508 CLARKSVILLE PIKE	CLARKSVILLE	21029	5	County Wide	3/7/2023	
Residents	Susan Petry	President	susan.petry@gmail.com	7217 TALL PINN WAY	CLARKSVILLE	21029	4	County Wide	3/24/2023	
Condo Association	test12	Pam Wilcox	Board Member	5640 WYNDHAM CIR	COLUMBIA	21044	3	County Wide	3/24/2023	
Residents	Ricardo Bern	President	ricardobern@gmail.com	11428 ELLINGTON ST	FULTON	20759	4	County Wide	3/29/2023	
Business Owner	Mark Townsley	President	mark.townsley@jctg.net	10000 BUCKEYETWAY DR	COLUMBIA	21046	3	County Wide	4/5/2023	
Residents	Fernanda Havensala	President	fernana.havensala@nra.org	7200 KNOLED RD	COLUMBIA	21046	3	Radius	5/9/2023	
Residents	Woodford C Condo Assoc	Lin Egger	President	14222 SMOOTH HOLLOW WAY	COLUMBIA	21044	4	County Wide	5/9/2023	
Residents	Heidi Schwingenreber	President	h.schwingenreber@comcast.net	2617 SEA SHADOW	COLUMBIA	21046	3	County Wide	5/16/2023	
Residents	Hussein Ezzeldin	President	hussein.ezzeldin@gmail.com	9107 GOLDWAKER GARTH	COLUMBIA	21045	2	County Wide	5/19/2023	
Residents	Long Reach Village	Kevin Cooper	President	6433 ALLVIEW DR	COLUMBIA	21046	3	County Wide	5/19/2023	
Residents	Alliwe	President	lchen@rowandwundaying.gov	3430 COURT HOUSE DR	ELICOTT CITY	21043	1	County Wide	5/2/2023	
Residents	MOTI MTA	Serving in Other Official Capacities	mtap@verizon.net@motimtad Maryland.gov	9009 DORSEY RUN RD	ANNAPOLIS JUNCTION	20701	3	County Wide	8/24/2023	
Non-profit Organizations	Maryland Transit Administration	Melanie Lewis	President	1084 SILENT DELL LN	COLUMBIA	21044	4	County Wide	9/6/2023	
Residents	Leah Frascella	President	lfrascella@verizon.net	7128 CRABRURY CT	CLARKSVILLE	21029	4	County Wide	10/1/2023	
Residents	Ashley Krollis HOA	Levy Brown	President	lwbever50@msn.com	9005 SIMPLICITY CT	LAUREL	20723	3	County Wide	10/9/2023
Residents	Walden Woods	Linda Martinko	President	linda.martinko@verizon.net	32217 WOODFORD DR	MARLBOROUGH	21084	3	County Wide	10/9/2023
Residents	Spring Valley Chase Community	Jessamine Dunali	President	jesamine.dunali@californiahousingcenter.org	6660 DOVECOTE DR	COLUMBIA	21044	4	County Wide	10/19/2023
Non-profit Organizations	Columbia Housing Center	Sam Paul	President	spaul@houseward.org	3730 PARKWOODS DR	COLUMBIA	21046	3	County Wide	10/18/2023
Residents	LESLIE BAUER	President	labauer@jiveon.com	2430 RURAL RHYTHM LN	DAYTON	21036	5	County Wide	10/23/2023	
Residents	Community/Civic Associations	Reverie D'Ubiel	Director	manager@villageofhermitage.org	6020 DAREBEAK CIR	CLARKSVILLE	21029	4	County Wide	10/2/2023
Non-profit Organizations	Columbia Association	Juliele Campbell	Serving in Other Official Capacities	6130 HILLSIDE CT	COLUMBIA	21046	3	Radius	11/10/2023	
Residents	Thomas Cunningham	President	tcunningham@californiahousingcenter.org	1070 SHEPPARD LN	ELICOTT CITY	21042	5	County Wide	11/20/2023	
Residents	Jason Heath	Serving in Other Official Capacities	jason.heath@californiaassociation.org	9450 GERWYN LN	COLUMBIA	21046	3	County Wide	11/27/2023	
Residents	Megan Arnold	President	mgibson@howardcountymd.gov	8726 RUPPERT CT	ELICOTT CITY	21043	1	County Wide	9/19/2024	
Business Owner	Michael McCann	President	Mike.McCann@z2c.org	1072 BALTIMORE NATIONAL PIKE	ELICOTT CITY	21042	5	County Wide	1/16/2024	
Non-profit Organizations	Leah Frascella	Representative	lauren.mccloskey@library.org	1650 WASHINGTON BLVD	ELKRIDGE	21075	1	Radius	1/17/2024	
Residents	Jennifer Drell	President	jennifer.drell@hcslibrary.org	5201 LANDING RD	ELKRIDGE	21075	1	County Wide	2/7/2025	
Residents	Felix Faschine	President	felafaschine@howardcountymd.gov	3430 COURT HOUSE DR	ELICOTT CITY	21043	1	County Wide	2/10/2025	
Residents	Cecilia Fikeleabson	President	fluke.cecilia@gmail.com	13419 GREEN HILL CT	HIGHLAND	20777	5	County Wide	8/12/2024	
Residents	Greater Highland Crossroads Assn	Kristi Green	President	kringle40@gmail.com	10046 A AMERICAN PHAROH LN	LAUREL	20723	3	County Wide	8/18/2023
Residents	Paddock HOA	Craig Brodman	President	craigbrod@hotmail.com	2361 BALLARD WAY	ELICOTT CITY	21042	5	County Wide	10/9/2023
Residents	Lisa Gekeler	President	the2geek@gmail.com	10000 BUCKEYETWAY DR	GLENWOOD	21738	5	County Wide	1/3/2025	
Residents	Hannah Weber	President	hwheber@howardcountymd.gov	3430 COURT HOUSE DR	ELICOTT CITY	21043	1	County Wide	2/6/2025	
Residents	Chris Stevens	President	Capitansteve@msn.com	52561 AKEWAY CIR	ELICOTT CITY	21042	5	County Wide	2/7/2025	
Business Owner	Don Reuwer	President	dreuwer@verizon.net	8318 FORREST ST	ELICOTT CITY	21043	1	County Wide	2/20/2025	
Residents	John Trocher	President	jtrocher@verizon.net	2019 EXCELSIOR SPRINGS CT	ELICOTT CITY	21042	5	County Wide	4/1/2025	
Residents	Griffin Loft	President	goffit9@gmail.com	9450 KILMANIAR RD	COLUMBIA	21045	2	County Wide	5/13/2025	
Residents	Antoniu Homeowners Association	Jesualdo Barbosa	President	jesualdobarbosa@yahoo.com	6014 SHEPHERD SQ	COLUMBIA	21044	4	County Wide	5/19/2025
Residents	Banner Place Condo Association	John Trocher	President	ctrocher@verizon.net	7545 FLAMEWOOD DR	CLARKSVILLE	21029	4	County Wide	5/20/2025
Residents	Ryan Herrmann	President	brief.house5154@herrmann.tech	10608 STEAMBOAT LANDING	COLUMBIA	21044	4	County Wide	5/20/2025	
Residents	Marlene Duholt	President	mduholt@gmail.com	6329 HANOVER CROSSING WAY	HANOVER	21076	1	County Wide	5/22/2025	

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. Rine
My Commission expires:

Notary Public

LISA M. RINE
Notary Public - State of Maryland
Baltimore County
My Commission Expires Nov 19, 2027

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.

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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	Melodie1@gmail.com
ED RIEMER	31 N MDE AVE APT B Catonsville, MD 21228	ED.RIEMER@yahoo.com
Dimitre Arramov	6874 DORSEY Rd ELKRIDGE MD 21075	mutogreat@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

Meldiee1@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: lkling@offitkurman.com

August 14, 2025

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

PALMETTO GROUP INC. & EDWARD RIEMER PROPERTY
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; BETEEFRI@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](tel:301.575.0389)
lking@offitkurman.com

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



From: King, Lisa
To: King, Lisa
Cc: Erskine, William; Councilmail@howardcountymd.gov; dpzzoning@howardcountymd.gov; planning@howardcountymd.gov
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Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
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Lisa King

Paralegal
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lking@offitkurman.com

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Suite 200
Columbia, MD 21046
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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 PROPERTY
6871 & 6875 Dorsey Road, Elkridge, Maryland 21075
(a/k/a Tax Map 43, Parcel 706 & 726)

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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, MD 21043

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

Howard County

[New Search \(https://sdat.dat.maryland.gov/RealProperty\)](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:dlmdpvhelpdesk_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>).