

MAPLE HIGHLANDS – CONDITIONAL USE
(Formerly Lyhus Property)

12170 Lime Kiln Road, Fulton, MD 21738
(Tax Map 40, Grid 24, Parcel 135, Lot PAR 1, Lot PAR 2, and
Lot PAR 3) (the “Property”)



Report of Pre-Submission Community Meeting
Held Wednesday, October 29, 2025, at 6:00 P.M.
Youth Room at Emmanuel United Methodist Church
10755 Scaggsville Road, Laurel, MD 20723

The Pre-submission Community Meeting was held on Wednesday, October 29, 2025, at the above-mentioned location, beginning at 6:00.

The following people attended the meeting on behalf of the Petitioner:

Brandon Rowe (*civil engineer*); Sang Oh (*attorney*).

Petitioner’s Representatives explained the purpose of the proposed conditional use. Copies of the Summary of the Conditional Use Process were made available to the meeting participants and are attached hereto.

The following questions were asked, and answers were provided.

1. Where is the well for this property?
 - a. There are a number of wells—several have been drilled. There’s one back here [referring to a map] that was drilled a couple of weeks ago, and we’re adding one here. We are not changing the sewer or water design, or any of the infrastructure—we are just taking advantage of vacant space. Every group of homes has a primary well and a backup well.

2. How will this impact my well? I know of many people around the area that have needed to redrill their wells because their wells went dry.
 - a. We did a water appropriations permit project years ago, and we tested the aquifer—the depth of it, the volume of it, all those things

3. How many more wells are you planning on drilling?
 - a. Just one.

4. Even with the new housing, you aren’t planning on drilling any new wells?
 - a. No. This has been planned for years, and approved.

5. Where is the sewer?
 - a. The septic area is here [referring to a map].
6. Has there been any more study on Lime Kiln Road as far as the traffic goes?
 - a. There is a capital improvement project that the county has had on the books for a while.
7. We were told that there would be 58 properties, now we are told there are going to be more. How is this allowed?
 - a. A property is often proposed below density. We are allowed to add properties because we are not at maximum density for this property. We are only approved for what we asked for initially, if we want to do something different we need to get further permission.
8. Can you stop construction on Sundays? Construction starts at 7AM every day and it goes until nighttime.
 - a. Construction needs to abide by the noise ordinance, and give proper notice of blasting activities.
9. Are the septic systems based on data that incorporates climate change projections?
 - a. We follow the county laws regarding the septic systems.
10. Regarding stormwater management—is there any discharge into the stream or the creek?
 - a. Certainly into the stream, we are managing a 25-year storm event with the proposed agreement.

The meeting concluded at approximately 6:40 P.M.

Maple Highlands - Fulton
 12170 Lime Kiln Road,
 Fulton, MD 21738

Pre-Submission Community Meeting
 held on Wednesday, October 29th, 2025, at 6:00 p.m.
 Youth Room at Emmanuel United Methodist Church,
 10755 Scaggsville Road, Laurel, MD 20723.

SIGN IN SHEET

NAME	ADDRESS	EMAIL
Richard Robbins	8809 Calhoun Ln, 20759	rjrobbins@comcast.net
Alex Votaw	600 Washington Ave, 21204	alex@gmacynelson.com
Nellie Sarkissian	12046 Lime Kiln Rd, Fulton, MD 20759	Laurel1923@aol.com
April Ayers	12119 Scaggsville Rd 20759	ametzler78@yahoo.com
To Ann Middleton	11957 Lime Kiln Rd	JW.Middleton@verizon.net
* S. Craig Craumer	11957 Lime Kiln Rd	CRAUMER1@verizon.net
Gay Biordi	P.O. Box 459, Fulton	sgbiordi@verizon.net

MAPLE HIGHLANDS
(Formerly Lyhus Property)
Rock Realty, Inc., Petitioner
6800 Deerpath Road, Suite 100
Elkridge, Maryland 21075

Notice of Pre-Submission Community Meeting

Petitioner Rock Realty, Inc. intends to submit a new Conditional Use Petition for Age-Restricted Adult Housing (ARAH). The Petitioner previously received approval on September 22, 2020 for 58 ARAH units (Case No. BA-20-002C). The Petitioner now seeks to revise and increase the total number of units to 63. Due to this proposed density increase, a new petition is mandatory under Section 131.0 of the Howard County Zoning Regulations.

The subject property is currently zoned RR-DEO (Rural Residential-Density Exchange Option) and consists of approximately 71.09 acres, more or less, and is located at 12170 Lime Kiln Road, Fulton, MD 21738 (Tax Map 40, Grid 24, Parcel 135, Lot PAR 1, Lot PAR 2, and Lot PAR 3) (see enclosed site location map).

You are invited to attend a pre-submission community meeting where the Petitioner will provide a brief presentation of the proposed Conditional Use Petition. You are invited to ask questions, make comments, and discuss this project. The pre-submission community meeting will be held on **Wednesday, October 29, 2025, at 6:00 p.m.** The meeting will be held in the Youth Room at Emmanuel United Methodist Church, located at 10755 Scaggsville Road, Laurel, MD 20723.

General information regarding pre-submission community meetings can be found on the Department of Planning and Zoning websites:

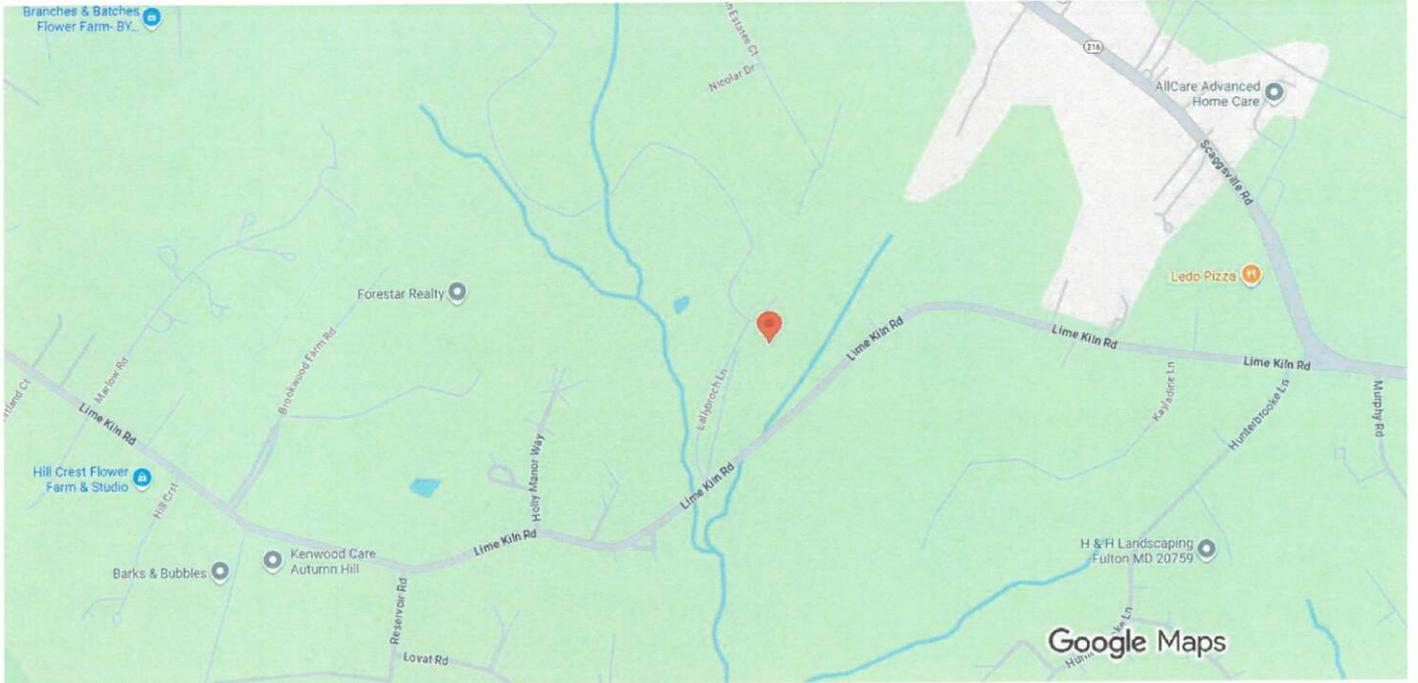
<https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Land-Development/Development-Process-and-Procedures>

<https://www.howardcountymd.gov/LinkClick.aspx?fileticket=n5kFuuMxZGI%3d&portalid=0>

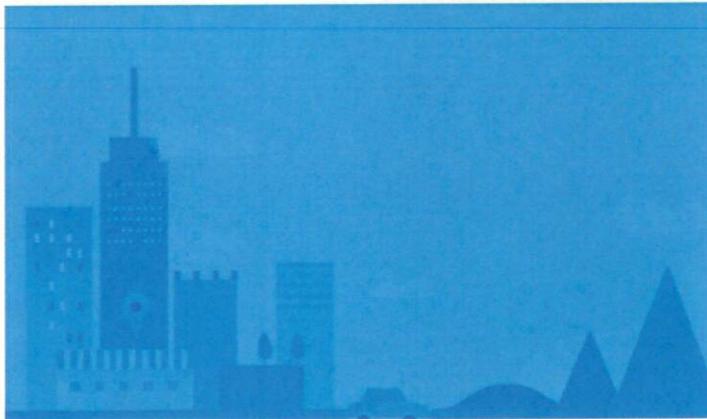
The proposed Conditional Use Plan must be formally submitted to the Department of Planning and Zoning within one year of the meeting date. Once the plan is submitted, the information will be provided on the Department of Planning and Zoning's "Search Development Plans and Public Meetings" web application:

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

Meeting minutes will be emailed to meeting attendees. If you are unable to attend the meeting, you may contact Gina Pagani or Alexa Apgar at (410) 964-0300 or via email at gpagani@talkin-oh.com or aapgar@talkin-oh.com to receive meeting minutes and follow-up correspondence.



Map data ©2025 500 ft



12170 Lime Kiln Rd

- Directions
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12170 Lime Kiln Rd, Fulton, MD 20759

5328+HF Fulton, Maryland

THE HIGHLANDS
(f/k/a Maple Highlands/Lyhus Property)
12170 Lime Kiln Road
Fulton, MD 21738

List of Adjoining and Confronting Property Owners

Tax Map 40, Grid 23

Parcel 0000: Potomac Electric Power Company
Corporate Tax Dept
Browns Ridge Road
Highland, MD 20777

Mailing Address:
Potomac Electric Power Company
Corporate Tax Dept
701 Ninth Street NW 5th Floor
Washington, DC 20068

Tax Map 40, Grid 24

Parcel 146: Steven Fentress
12530 Marlow Road
Fulton, MD 20759

Tax Map 41 Grid 13

Parcel 470: Wayne & April Ayers
12119 Scaggsville Road
Fulton, MD 20759

Tax Map 41, Grid 19

Parcel 69/
Lot 6: Daljit & Anuj
12150 Fulton Estates Court
Fulton, MD 20759

Parcel 69/
Lot 7: Gail Gee
12141 Nicolar Drive
Fulton, MD 20759

Parcel 69/
Lot 8: Yong Lee
12130 Fulton Estates Court
Fulton, MD 20759

Parcel 69/
Lot 9: Kesnh & Boo Kim
12120 Fulton Estates Court
Fulton, MD 20759

Parcel 69/
Lot 10: Sun Cha Lindsey
12110 Fulton Estates Court
Fulton, MD 20759

Parcel 78/
Lot 5: Manikandan & Elizabeth Panickar
12175 Fulton Estates Court
Fulton, MD 20759

Parcel 78/
Lot PAR A: Debra Taylor
11821 Collie Court
Highland, MD 20777

Mailing Address:
Debra Taylor
PO Box 535
Fulton, MD 20759

Parcel 426: Brian & Laurie Poquette
12036 Lime Kiln Rd
Fulton, MD 20759

Tax Map 45 Grid 6

Parcel 1/
Lot PAR A: Abid & Midhat Rizvi
8110 Brookwood Farm Road
Fulton MD 20759

Parcel 23: Rudolph & Susan Biordi
12202 Lime Kiln Rd
Fulton 20759

Mailing Address:
Rudolph & Susan Biordi
PO BOX 459
Fulton MD 20759

Parcel 24/
Lot PAR C: Holly House Meadows
Homeowners Association Inc
Holly Manor Way

Fulton 20759

Mailing Address:
Holly House Meadows
Homeowners Association Inc
PO BOX 732
Fulton MD 20759

Tax Map 46 Grid 1

Parcel 102/

Christopher Walter & Janet Srock
11959 Lime Kiln Rd
Fulton 20759

Mailing Address:
Christopher Walter & Janet Srock
PO BOX 471
Fulton MD 20759

Parcel 198/

Nellie Sarkissian
12046 Lime Kiln Rd
Fulton MD 20759

School Principals

Fulton Elementary School
11600 Scaggsville Road
Fulton, Maryland 20759
Attention: Mrs. Tracey Albright, Principal

Lime Kiln Middle School
11650 Scaggsville Road
Fulton, Maryland 20759
Attention: Mr. Andrew Cockley, Principal

Reservoir High School
11550 Scaggsville Road
Fulton, Maryland 20759
Attention: Dr. Karim Shortridge, Principal

PTA Presidents

Fulton Elementary School
11600 Scaggsville Road
Fulton, Maryland 20759
Attention: PTA President

Lime Kiln Middle School
11650 Scaggsville Road
Fulton, Maryland 20759
Attention: PTA President

Reservoir High School
11550 Scaggsville Road
Fulton, Maryland 20759
Attention: PTA President

Gina Pagani

From: Alexa Apgar <aapgar@talkin-oh.com>
Sent: Wednesday, October 8, 2025 4:25 PM
To: Alexa Apgar; Gina Pagani
Cc: askabidi01@gmail.com; ametzler78@yahoo.com; laurel1923@aol.com; danielol12832h@gmail.com; nrv@xcal-sol.com; lem@xcal-sol.com; ggee12141@aol.com; djadamwhite@gmail.com; ajs333@aol.com
Subject: Pre-submission Community Meeting Notice: Maple Highlands
Attachments: Pre-submission Meeting Notice - Maple Highlands.pdf

Good afternoon,

Please see the attached notice regarding the above-referenced Pre-submission Community Meeting. You are receiving this email as attendees of the previously held Pre-submission Community Meeting for the Maple Highlands project. Due to the proposed density increase, a new petition and Pre-submission Community Meeting are mandatory under Section 131.0 of the Howard County Zoning Regulations.

Best regards,

Alexa Apgar
Legal Assistant
Talkin & Oh, LLP
5100 Dorsey Hall Drive
Ellicott City, MD 21042-7870
410-964-0300
410-964-2008 fax
aapgar@talkin-oh.com



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Email 1 of 2

Alexa Apgar

From: Alexa Apgar <aapgar@talkin-oh.com>
Sent: Monday, October 6, 2025 2:11 PM
To: Alexa Apgar; Gina Pagani
Cc: gphillips@ardorgrp.com; espijc@aol.com; chris.iavarone@howardhughes.com; mark.townsley@copt.com; Mike.McCann@fcc-eng.com; shmayaestrogano@verizon.net; sswetz@comcast.net; Don Reuwer; neild@dalesassociates.com; jason.heath@columbiaassociation.org; jessamine@columbiahousingcenter.org; judelle.campbell@columbiaassociation.org; lutton@prodigy.net; lauren.mccloskey@hclibrary.org; cvanbik@gmail.com; Jscott@fca.org; mtaplanreview@mdot.maryland.gov; tedlewis.ecl@gmail.com; office@umcsavage.org; Jessica.Bellah@Columbiaassociation.org; publicworks@howardcountymd.gov; elkridgedevolvers@gmail.com; EMCAboard@ellicottmeadows.org; brady.greer@columbiaassociation.org; manager@villageofriverhill.org; sandeshandseema@gmail.com; margeconnor615@hotmail.com; president.geca@gmail.com; danielol12832h@gmail.com; mattm550@gmail.com; JohnBickUVM@Gmail.com; melindajutt@gmail.com; brianspencer@dmggroup.net; jack@umbc.edu; allisoninmd@gmail.com; politicodiane@msn.com; wcarson@columbiaunion.net; GECAPresident@outlook.com; Chrisper02@gmail.com; Info@preservedayton.com; obvbdirect7@gmail.com; covenants@harperschoice.org; jsedlacko@verizon.net; isokait@verizon.net; soca@jeffandgina.com; ellenwalt@verizon.net; stukohn@verizon.net; drbarryhart@gmail.com; covenants@villageofkc.org; kings@villageofkc.org; manager@oaklandmills.org; manager@villageofriverhill.org; nmeredith@dorseyssearch.org; jason.harnish@sbcglobal.net; manager@hickoryridgevillage.org; oceansound@live.com; pgwilcox1@gmail.com; president@shipleysgranthoa.com; chriszervas50@gmail.com; info@howardproperty.net; mfomay@yahoo.com; smithra@verizon.net; nishant827@gmail.com; sresnick@continentaltg.com; greshamtaylor@gmail.com; perryplanning@verizon.net; kfglock@gmail.com; lockard4@yahoo.com; buzysusan23@yahoo.com; treasurer@willowood.org; jamiebrickell@me.com; mary_ann_wright@hotmail.com; hoa@cascadeoverlook.com; rivera_claudia@hotmail.com; jvankirk@elmstreetdev.com; George Belleville; tony@lawcfl.com; joann287@gmail.com; victor.ilenda@verizon.net; mglind@me.com; tcono@comcast.net; gtabb@howardcountymd.gov; bsircus@yahoo.com; joyemery@verizon.net; csimpers2@comcast.net; lacy2mjm@yahoo.com; psalms471952@yahoo.com; alandsummer@gmail.com; alatobca@gmail.com; dvbart@gmail.com; vbohr@verizon.net; purplegobi@gmail.com; karen.hess@live.com; aglester@comcast.net; rick.lober@gmail.com; manager@maplelawnhoa.com; denisembrady@verizon.net; hoa-board@ashleighknolls.net; samcallahan@comcast.net; Tamara06@comcast.net; victor.ilenda@verizon.net; mbuda@keelty.com; spanishjas@gmail.com; yellowfinder@gmail.com; bpwasserman@jhu.edu; maria.paganini@montgomerycountymd.gov; jemp75@hotmail.com; lisamarkovitz@gmail.com; phayesagent@gmail.com; arsykes23@verizon.net; frank@frankhecker.com; danders717@verizon.net; Mkruger_2006@yahoo.com; clarksmeadowhoa@gmail.com; kelly.a.bruns@gmail.com; joseph.mathews@gmail.com; lottdml@yahoo.com; jmhope123@yahoo.com; thsimpson@gmail.com; pmghhoa@gmail.com; darby_ashmore@hotmail.com; Amykvech@live.com; maloney.melissa2@gmail.com; Ray.Serrano@aya.yale.edu; Allison Wren; desiderio@gmail.com; molly.nur@verizon.net; dj32byu@yahoo.com; jtm52480@gmail.com; natalia.r.cooper@gmail.com; cameronbrand@yahoo.com; jani.mccreary@gmail.com; jiangmei_w@hotmail.com; ramona@pmivillage.com;

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ndgiuliani@verizon.net; det2001@gmail.com; chad.ruggles@vylla.com;
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William.a.beck@gmail.com; gibsojp1@msn.com; secwilliams@gmail.com; rfb3141
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Cc: vanpgh@gmail.com; lucwashere@yahoo.com; mcdonald.n.lauren@gmail.com; analogman456@yahoo.com; dragonmama@comcast.net; hdesai13@verizon.net; brigittefessenden@comcast.net; lloydcleage@comcast.net; rnstokes49@gmail.com; koconnor@howardcountymd.gov; ashurst@gmail.com; christine.piatko@gmail.com; ajs333@aol.com; tim.and.rachel.pfeifer@gmail.com; milliekrom@gmail.com; dinwoodi@verizon.net; 7cblwv4@duck.com; bethany@lnf.com; transue.morghen@gmail.com; marinas_scooter0w@icloud.com; hurlyh@comcast.net; susan.petry@gmail.com; zafarchaudhary5801@gmail.com; ptcallahan@comcast.net; husseinmagdy@gmail.com; kevincropper@yahoo.com; ccwilliams@howardcountymd.gov; alsbackup@hotmail.com; murphysk@verizon.net; barrettrking@gmail.com; danielkarp@gmail.com; zchaka@hotmail.com; vmlawyerster@gmail.com; ferzana@umich.edu; lindelleagan@yahoo.com; ynharris@verizon.net; ettu@duck.com; hocoinfo101@gmail.com; ladyalisa04@yahoo.com; ldmettle57@gmail.com

Subject: Notice of Pre-submission Meeting: Cattail Creek Country Club Project

Attachments: Notice of Pre-Submission Community Meeting.pdf

Good Afternoon,

Please see the attached notice regarding the above-referenced Pre-submission Community Meeting.

If you no longer wish to receive these notices, please contact the Howard County Department of Planning and Zoning.

Regards,

Alexa Apgar
Legal Assistant
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Ellicott City, MD 21042-7870
410-964-0300
410-964-2008 fax
aapgar@talkin-oh.com



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Email 2 of 2

Alexa Apgar

From: Alexa Apgar <aapgar@talkin-oh.com>
Sent: Monday, October 6, 2025 2:12 PM
To: Alexa Apgar; Gina Pagani
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Subject: Notice of Pre-submission Meeting: Cattail Creek Country Club Project

Attachments: Notice of Pre-Submission Community Meeting.pdf

Good Afternoon,

Please see the attached notice regarding the above-referenced Pre-submission Community Meeting.

If you no longer wish to receive these notices, please contact the Howard County Department of Planning and Zoning.

Regards,

Alexa Apgar
Legal Assistant
Talkin & Oh, LLP
5100 Dorsey Hall Drive
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**AFFIDAVIT OF POSTING
Pre-submission Meeting**

Case: Maple Highlands

(STATE OF MARYLAND)

(COUNTY OF ~~HOWARD~~ ^{Baltimore})

I, Kristen M. Ziegler, 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:

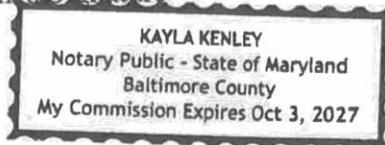
1. The poster(s) shall be erected and shall remain on the subject property for three weeks prior to the pre-submission meeting.
2. The poster(s) shall be erected using two stakes, one on each side of the poster.
3. The posters shall be erected perpendicular to the road which serves as the mailing address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

I further certify that the poster has been posted at least 21 days immediately prior to the pre-submission meeting scheduled for **October 29, 2025**, giving notification of the place, date and time of the meeting.

Subscribed and sworn to before me on this 8th day of October, 2025.

Kristen M. Ziegler
Petitioner's/Agent's Signature

Notary Public: K. Kenley



My Commission expires: 10/3/27

Note: It is the responsibility of the Petitioner to ensure that all posting requirements have been met. Failure to meet any of these requirements may result in the postponing and rescheduling a meeting in order to ensure the proper posting of the property. It is also the Petitioner's responsibility to remove the poster 2 weeks after the meeting.