



Howard County Council

Zoning Board of Howard County

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

BOARD MEMBERS

David Yungmann, Chairperson
Liz Walsh, Vice Chairperson
Opel Jones
Deb Jung
Christiana Rigby

Kel Berg, Board Administrator

Minutes (Approved)
Zoning Board Administrative Meeting
Wednesday, February 25, 2026, 7:00 p.m.
Banneker Room and Web-based Virtual Meeting
Streamed at <https://cc.howardcountymd.gov/watch-us>

Members Present: David Yungmann, Zoning Board Chairperson; Liz Walsh, Zoning Board Vice Chairperson; Opel Jones, Zoning Board Member; Deb Jung, Zoning Board Member and Christiana Rigby, Zoning Board Member.

Staff Present: Michelle Harrod, Council Administrator; Kel Berg, Board Administrator; Nate Forman, Zoning Counsel and David Moore, Principal Attorney.

The Chairperson called the meeting to order at **7:03** p.m.

The Chairperson stated that the purpose of this Zoning Board Administrative Meeting is to decide whether the Zoning Board or the Hearing Examiner will hear a Zoning Board case currently on the docket.

Approval of Minutes

Chair Yungmann moved to approve the minutes of November 17, 2025. The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator on the motion was: Yea: Board Members Jung, Rigby, Walsh and Yungmann. Abstain: Board Member Jones.

The motion to approve the minutes passed.

Preliminary Matter

Introduction of Nate Forman, new Zoning Counsel contracted by Howard County.

Case Consideration

As a brief overview, the Zoning Board is meeting pursuant to Article II of the Hearing Examiner Rules regarding Meetings, Hearings and Sessions. In the matter of scheduling, a Zoning Board Administrative Meeting must be held to decide if the Zoning Board will hear a petition under Howard County Code §16.203A(a)(4) based upon the petition and supporting documents. The Zoning Board shall vote to keep the petition or vote to forward the petition to the Hearing Examiner.

Discussion on ZB 1131M – The Palmetto Group, Inc.

Zoning Map Amendment Petition requesting the Zoning Map of Howard County be amended to change the zoning of the property designated as Parcel 706 on Howard County Tax Map 43 (also known as 6871 Dorsey Road, Elkridge) and Parcel 726 on Howard County Tax Map 43 (also known as 6875 Dorsey Road, Elkridge) from TOD (Transit Oriented Development) District to R-12 (Residential: Single) District (6871 & 6875 Dorsey Road, Elkridge, MD 21075).

Ms. Walsh stated that she was pleased to see a complete Disclosure of Contributions per the Maryland Public Ethics Law included in the application package. She stated that she would like this to be identified and remedied (if needed) in advance for all Zoning Board cases going forward.

Mr. Moore stated that at this time, the Zoning Board cannot intervene in a Zoning Board case presently being heard by the Hearing Examiner, but that the disclosures matter may be addressed when it comes before the Zoning Board. Mr. Moore stated that he will contact that Petitioner so that the materials are available for the Zoning Board.

Ms. Jung agreed that the Petitioner should be reminded of the rules.

Motion and Vote

Chair Yungmann moved to approve that the Hearing Examiner hear ZB 1131M. The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator on the motion was: Yea: Zoning Board Members Jones, Jung, Rigby, Walsh and Yungmann.

The motion to approve that the Hearing Examiner hear ZB 1131M passed.

Next Steps

This case will be scheduled for March 3, 2026 at 10am.

Adjourned: **7:11 p.m.**