



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 Presentation/Work Session
Wednesday, April 8, 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; Deb Jung, Zoning Board Member and Christiana Rigby, Zoning Board Member.

Staff Present: Kel Berg, Board Administrator and David Moore, Principal Attorney.

The Chairperson called the meeting to order at **7:04** p.m.

The Chairperson stated that the purpose of this Zoning Board Presentation and Work Session is to review the Hearing Examiner's Report on ZB 1131M (The Palmetto Group, Inc.) as well as the exceptions to that report, and to discuss and vote on this Zoning Map Amendment Petition.

Approval of Minutes

Chair Yungmann moved to approve the minutes of March 25, 2026. The motion was seconded by Ms. Rigby.

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

The motion to approve the minutes passed.

Case Consideration

As a brief overview, the Zoning Board is meeting pursuant to Rule 2.405(D) and (E) of the Rules of Procedure of the Howard County Zoning Board, which state that after the conclusion of a Zoning Board hearing heard by the Hearing Examiner, the Hearing Examiner shall present her report, along with the record, to the Zoning Board, followed by any exceptions to the report, and the Zoning Board shall make a decision.

The Board Administrator confirmed that the Zoning Board received written exceptions to the Hearing Examiner's Report from Joel Hurewitz, filed on April 8, 2026. Petitioner's counsel and Zoning counsel waived written responses to the exceptions on April 8, 2026.

ZB 1131M – The Palmetto Group, Inc.

Zoning Map Amendment Petition requests that 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).

Preliminary Matters

- Ms. Walsh asked if the proper disclosures had been made and Ms. Nichols replied that Petitioner's counsel testified that everything had been rectified.
- Ms. Walsh stated that abbreviating the time between the Administrative Meeting and the Hearing did not allow much notice for the public. Mr. Yungmann stated that a time frame should be built in between the Administrative Meeting and the Hearing.
- Ms. Jung stated that she was in Long Reach and constituents told her that they were not able to testify, as the hearing was held during the day. She asked Ms. Nichols if going forward cases could be heard in the evening and Ms. Nichols had no objection.
- Mr. Moore stated that the advertising and posting requirements were met, and that historically Zoning Board hearings were scheduled 60 days in advance as a practice.
- Mr. Yungmann stated that the exceptions process involves 20 business days for filing and 20 business days for responses, which could hold up a case for 2 months. Mr. Yungmann asked if procedural changes to the Rules of Procedure could be made after the primary elections and Mr. Moore replied that he would check. Ms. Rigby requested that the rules not be changed in the middle of hearing the current cases.

Hearing Examiner Presentation

The Hearing Examiner presented her report, which was issued to the Zoning Board and all parties on March 19, 2026.

Oral Arguments and Post Discussion

The Board Chair stated that the exceptions may not be within the guidelines. The Zoning Board agreed to hear Mr. Hurewitz's exceptions. Mr. Hurewitz provided oral arguments.

Mr. Yungmann stated that Mr. Hurewitz reported on the record that he was not in opposition to the case, and that the exceptions were not in opposition to the case.

Ms. Jung stated that the attorneys were properly employed by contract, that a future resolution could be beneficial, and that Mr. Hurewitz brought up legitimate points. She stated that she will not vote in favor of his exceptions.

Ms. Rigby stated that the validity of the process was not raised for previous Hearing Examiners and that the Hearing Examiner's Report is a summary and not recommendations or legal advice. She stated that the County Council votes during Administrative Meetings.

Mr. Hurewitz stated that he had difficulty locating the Zoning Board Rules of Procedure for the Hearing Examiner on the website. Ms. Rigby clarified where to look on the webpage for the rules.

Ms. Jung asked about the timeline for exceptions and Mr. Moore replied that the Zoning Board rules require filings to be made within 20 business days and that exceptions must be related to the report in the case.

Ms. Walsh asked what the role of the Planning Board was and Mr. Moore replied that they make a recommendation before the Administrative Meeting.

Discussion and Vote

The Zoning Board will need to decide:

1. If the record as presented is sufficient to make a decision on the Petition or if the Zoning Board need to remand for the Hearing Examiner to hold additional hearings;
2. If the record is sufficient and no remand is necessary, then the Zoning Board needs to decide if they accept, modify, or reject the Hearing Examiner's recommended findings of fact and/or conclusions of law based upon that record; and
3. If based upon the findings of fact and conclusions of law that the Zoning Board reaches, if they approve, modify, or deny the Petition.

The Zoning Board agreed that the record as presented is sufficient.

Ms. Jung asked if any of the citizens from the neighborhood testified that they did not want commercial vehicles across the street and Ms. Nichols replied no.

Ms. Rigby stated that the case was straightforward.

Ms. Jung asked if there was only one Presubmission Community Meeting and Mr. Erskine replied yes. Ms. Jung asked about the concern of commercial vehicles being parked across the street and Mr. Erskine replied that an 18 wheeler tractor trailer parks regularly and legally on his client's property.

Motion and Vote

Ms. Jung moved to approve ZB 1131M The Palmetto Group, Inc. The motion was seconded by Ms. Rigby.

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

The motion to approve ZB 1131M passed.

Next Steps

A written Decision and Order will be forthcoming.

Adjourned: **8:30 p.m.**