



Conditional Use Petition

Conditional Use Petition Request

Conditional Use Category:

Golf Courses

Conditional Use Section Number:

131.0.N.25.

Proposed Use:

Expansion of the approved country club and golf course area to include maintenance area. Please see narrative supplement for more details.

Petitioner's Representative Information

Petitioner's Representative Name: Sang Oh

Address: 5100 Dorsey Hall Drive, Ellicott City, MD, 21042

Phone: (410) 964-0300

Email: soh@talkin-oh.com

Profession: Attorney

Petitioner Information

Petitioner Name: Cattail Creek Country Club Inc. N/A

Petitioners Business Name/Trading As:

Address: 3600 Cattail Creek Drive, Glenwood, MD, 21738

Phone: (410) 964-0300

Email: soh@talkin-oh.com

Petitioner's Interest in Subject Property: Sole Owner

If the petitioner is not the property owner, please explain:

Property Information

Are there multiple properties involved with this petition? Multiple Properties

Property Description: Country Club and golf course

Existing Use: Country Club and golf course

Property Owner: CATTAIL CREEK COUNTRY CLUB INC; SYCAMORE VALLEY PARTNERSHIP

Property Address: 3600 Cattail Creek Drive, Glenwood, MD, 21738

Tax Map: 21

Grid: 8

Parcel/Lot Number: 211, Lot PAR B

Zoning District: 4

County Council District: Council District 5 - David Yungmann

Total Site Area: 109.78

Conditional Use Area: 2.81 AC

Subdivision Name (If applicable):

Site Development Plan (If applicable):

Plat Number and recordation date (If applicable): 11048, 12/07/1993

Conditional Use Petition General Criteria

The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use:

Please see narrative supplement for more details.

The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the use(s) are appropriate for the site:

Please see narrative supplement for more details.

The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts:

There will not be greater adverse effects of this use at this proposed site than would exist anywhere else in the RC zone or applicable other zones. There is no potential for atypical impact from fumes, odors, vibrations or similar hazards.

The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts:

Please see narrative supplement for more details.

The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties:

No new parking areas or driveways are proposed.

The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway:

As shown on the Plan, the proposed use will have safe ingress and egress from MD Route 97, a minor arterial highway with good visibility. This access was approved in BA 90-02E and BA 14-021C, and the proposed expansion will not alter the site access.

The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere:

There are no known, off-site, environmentally sensitive areas in the vicinity.

The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere:

Please see narrative supplement for more details.

Prior Petition

Does this Property have a prior Conditional Use or Special Exception for this use?

Yes

Prior Zoning case number/s

Please see narrative supplement for more details.

Has the petitioner completed the required Pre-Submission Community Meeting?

Yes

Date of Pre-Submission meeting

10/27/2025

Does this property location OR Conditional Use type require Design Advisory Panel (DAP) review?

No


If yes, please explain

Is the Property on the Howard County Historic list or otherwise require Advisory comments from the Historic Preservation Commission (HPC)?

No

Signatures

The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct.

Petitioner's Signature  Date 6/3/2026

If the Property Owner is not the Petitioner, you must submit a signed Property Owners Authorization.
Process information and submittal requirements can be found on the ProjectDox website.

Digitally Signed by: Sang Oh
Signature Date: 2026-5-29 14:29:14

CONTACT US

Department of Planning and Zoning
Public Service and Zoning Division
3430 Court House Drive, Ellicott City, MD 21043
TEL: 410.313.2350



Property Owners Authorization for Zoning Petitions

Any Zoning Petition not submitted and otherwise signed by the Property Owner shall be submitted with written authorization from the Property Owner authorizing the Petitioner to act on behalf of the Property Owner.

I (we): Cattail Creek Country Club, Inc. (c/o David Gruber, President)
 (Print Property Owner(s) Name / Firm / Organization)

Hereby Authorize: Petitioner Cattail Creek Country Club, Inc. authorizes Sang W. Oh and Talkin & Oh, LLP
 (Print Petitioner Name/Organization)

For Subject Property: 3600 Cattail Creek Drive, Glenwood, MD, 21738
 (Print Subject Property Address)

To apply for the following Zoning Petition:

- Administrative Adjustment
- Nonconforming Use Confirmation (Division)
- Temporary Use Permit
- Non-Residential Variance
- Residential District Variance
- Conditional Use
- Non-Conforming Use (Hearing Examiner)
- Amend the Zoning Map of Howard County
- Amend the Zoning Regulations of Howard County
- Preliminary Development Plan in a MXD District
- Amended Preliminary Development Plan
- Other (Explain):

The undersigned property owner does further authorize the Petitioner to make applications for any and all site plans and/or permits necessary to implement its plan in relation to the aforementioned conditional Zoning Petition.

Cattail Creek Country Club, Inc.
 (Petitioner and Property Owner)
 c/o David Gruber, President

6/2/2020

Name _____ Property Owners Signature _____ Date _____

Colin.b@cattailcreek.com 3600 Cattail Creek Dr 410-489-4653
 Property Owners Email Property Owners Address Property Owners Phone
Glenwood, MD 21738 ext 234

IN RE:	*	BEFORE THE
	*	
CATTAIL CREEK COUNTRY CLUB	*	HOWARD COUNTY
	*	
REQUEST FOR	*	HEARING EXAMINER
CONDITIONAL USE	*	
FOR GOLF COURSE	*	
MAINTENANCE AREA	*	
	*	Case No: BA-26-004C
	*	

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**NARRATIVE SUPPLEMENT TO
CONDITIONAL USE PETITION**

Petitioner, Cattail Creek Country Club, Inc. (“Cattail”), requests Conditional Use approval to expand its existing golf course operations to include an adjacent parcel not covered under prior approvals for this site.

As originally approved in BA 90-02E, the special exception (Conditional Use) for a golf course on the subject Property consisted of 3600 Cattail Creek Drive, Glenwood, MD 21738 or Tax Map 21, Grid 8, Parcel 211, Lot PAR B (formerly “Parcel 2”); 106.97 acres (the “Approved CU Area”).

The maintenance and material storage area for the golf course is located in a rectangularly-protruding area at the northeast most section of the Approved CU Area. Cattail is also the fee simple owner of MD Route 97, Glenwood, MD 21738 (Tax Map 21, Grid 3, Parcel 3, Lot PAR 4; 72.63 acres)(“Parcel 3”), a portion of which borders and surrounds the rectangularly-protruding area (“Proposed Area”). Over the years, Petitioner’s maintenance material and equipment storage has expanded into that portion of Parcel 3, which is part of the Proposed Area.

The proposed expansion seeks only the formal integration of the Proposed Area, which contains the small portion of land housing the expanded maintenance material and equipment storage, with the Approved CU Area. Cattail is currently authorized to operate its golf course and related uses only on the Approved CU Area. Accordingly, Conditional Use approval is required to formally include the Proposed Area into the golf course operations. No new development is being requested, and the Proposed Area will continue to be utilized for golf course material storage and maintenance activities, which are integral to daily golf course operations and upkeep.

Conditional Use Petition General Criteria (Section 131.0.B.)

B. General Standards Required for Approval

The Hearing Authority shall have the power to permit Conditional Uses, provided the following general standards are met:

- 1. The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.*

The Howard County General Plan (the “General Plan”) policies do not directly address Conditional Use requirements for golf courses on RC-zoned property. The General Plan and its land use policies were, however, the guiding principles for the last Comprehensive Zoning Plan in 2013. That Comprehensive Zoning Plan permitted golf courses on RC-zoned properties subject to the satisfaction of certain general and specific criteria. Any proposal, including this proposal, that satisfies criteria as set forth in the Howard County Zoning Regulations is presumed to be in harmony with land uses and policies in the General Plan.

- 2. The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the use(s) are appropriate for the site.*

The overall intensity and scale of the use are appropriate for the site. The current use occurs on 106.97 acres. The inclusion of the Proposed Area is not of a sufficient size to alter the appropriateness of the current use. The proposal does not exceed the base density, and the amount of open space provided exceeds the requirements. The Property has safe ingress and egress from Maryland Route 97, a designated minor arterial public road, as determined in BA 90-02E and BA 14-021C. The inclusion of the Proposed Area to accommodate a larger maintenance area does not alter the prior conclusion.

- 3. The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the proposed use under this standard, the Hearing Authority shall consider whether or not:*
 - a. The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.*

There will not be greater adverse effects of this use at this proposed site than would exist anywhere else in the RC zone or applicable other zones. There is no potential for atypical impact from fumes, odors, vibrations or similar hazards.

- b. The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.*

The proposed use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the RC-DEO Zoning District or other similar zoning districts. The surrounding properties are zoned RC-DEO and consist of single-family detached dwelling units. As shown on the Plan, the proposed use complies with the requirements in the RC-DEO Zoning District and the specific Conditional Use criteria. Furthermore, no new structures, walls, or fences are proposed, and the entire perimeter of the Subject Property is already buffered by existing vegetation and landscaping that appropriately buffers and screens the Property from adjoining properties.

Additional information regarding this criterion may be presented at the hearing on this matter.

- c. *The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.*

No new parking areas or driveways are proposed.

- d. *The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.*

As shown on the Plan, the proposed use has safe ingress and egress from MD Route 97, a minor arterial highway with good visibility. This access was approved in BA 90-02E and BA 14-021C, and the proposed expansion will not alter the site access.

- e. *The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.*

There are no known, off-site, environmentally sensitive areas in the vicinity.

- f. *The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.*

There are two historic sites in the vicinity of the Property. HO-189, known as The Humphrey Wolfe Farm (John Beane Farm), is located directly across MD Route

97 from the Property, over 0.6 miles or 1,500 feet away. HO-120, known as “By His Grace,” is located at 3710 Route 97, approximately 0.6 miles or 1,500 feet away from the Property. The proposed use is an expansion of a previously approved conditional use, is relatively minor in scale, is adequately screened and buffered from neighboring properties, will not require any renovations or additions to the existing structures on the Property, and is located at a distance such that the proposed conditional use has no potential to diminish the character and significance of the vicinal historic sites or other historic sites.

Conditional Use Petition Specific Criteria (Section 131.0.N.25)

N. Conditional Uses and Permissible Zoning Districts

The Hearing Authority may grant Conditional Uses in the specified districts in accordance with the following minimum criteria.

Section 131.0.N.25 - Golf Courses

A Conditional Use may be granted in the RC and RR Districts, on properties that are not ALPP purchased or dedicated easement properties, and in the R-ED, R-20, R-12, R-SC or R-SA-8 Districts for country clubs with golf courses, provided that:

- a. A minimum setback of 50 feet is required for all structures and uses from all adjoining properties. This may be reduced by the Hearing Authority if the adjoining property is a farm.*

The structures and uses on the Property are located well beyond the 50-foot minimum setback requirement from all adjoining properties. The Proposed Area and storage shed are located over 200 feet from the nearest residential structure.

- b. A separation distance of at least 100 feet will be provided between the edge of golf course fairways and existing residential structures. The design of the fairways shall minimize the potential of errant golf shots from causing damage or hazards on adjoining properties to the greatest extent possible.*

This criterion is inapplicable as no new fairway is proposed.

- c. Outdoor uses will be located and designed to shield residential property from noise or nuisance.*

Although the proposed expansion is for an outdoor use, the distance between the Property and residential properties will buffer these properties from noise or nuisance, in accordance with this criterion. Existing landscaping and forest areas also help buffer the Property from existing properties.

- d. *Other athletic, recreational or social uses accessory to the principal use, such as typical country club uses, are permitted if approved by the Hearing Authority.*

No additional athletic, recreational, or social uses accessory to the principal use are being proposed.

- e. *For an existing golf course approved prior to October 6, 2013, compliance with Section A and Section B above is only necessary for significant redevelopment of the facility.*

The golf course was originally approved in 1990, and no significant redevelopment of the facility is being proposed.

- f. *An existing use approved under the former Special Exception and Conditional Use category for "Country Clubs and Golf Courses" prior to October 6, 2013, shall be considered conforming under the conditions of the original approval. Enlargements and/or extensions to this previously approved use shall only be subject to the general standards and to Section A, Section C and Section D above.*

Petitioner's original approval dates back to 1990, with subsequent approvals granted in 2011 and 2014. The 2014 approval authorized Cattail to expand and modify its country club and golf course by constructing a new short-game practice facility, relocating two tee boxes for Hole No. 10, adding a new paved cart path with several parking areas, and removing a portion of the existing cart path (BA 14-021C).

The current request seeks solely to incorporate additional space for material storage and maintenance purposes and does not involve any alteration to the golf course itself. The proposed expansion of the previously approved use fully complies with the general standards and the requirements of Sections A, C, and D.

Zoning History

Case No.: BA 16-001S (sign variance)

Petitioner: Cattail Creek Country Club

Request: To erect a 4-foot tall, 24.08 sq. ft., freestanding, double-sided, commercial identification sign to be located one foot from the Route 97 right-of-way in an RC-DEO zoning district.

Action: Granted.

Case No.: BA 14-021C

Petitioner: Cattail Creek Country Club, Inc.

Request: To expand and alter a country club and golf course with a new short game practice facility, including relocating two tee boxes for Hole No. 10, adding a new paved cart path section with several cart parking, and removing a portion of the existing paved cart path.

Action: Granted, provided that the Conditional Use shall be conducted in conformance with and shall apply only to the proposed short game practice facility and other alterations as depicted on the Conditional Use Plan for the “New Short Game Practice Facility” as described in the petition and depicted on the Conditional Use Plan submitted on May 28, 2014 and not to any new structures or uses on the property.

Case No.: BA 11-030C

Petitioner: Cattail Creek Country Club

Request: To expand a country club and golf course with a driving range instructional facility in an RC-DEO zoning district.

Action: Granted, provided that the conditional use shall be conducted in conformance with and shall apply only to the proposed Range Barn as described in the petition and as depicted on the Conditional Use Plan submitted on November 29, 2011, and no to any new structures or uses on the site or any additions thereto.

Case No.: BA 90-02E

Petitioners: Howard County Country Club, Inc.; Howard County Country Club Limited Partnership; Sycamore Valley Limited Partnership

Request: To operate a private golf course and country club.

Action: Granted, with conditions.

CATTAIL CREEK COUNTRY CLUB – CONDITIONAL USE

Route 97, Glenwood, MD 21738
Tax Map 21, Grid 3, Parcel 3, Lot PAR 4
3600 Cattail Creek Drive
Glenwood, MD 21738
Tax Map 21, Grid 3, Parcel 211, Lots PAR A & B) (± 179.59 acres)(the “Property”)

Report of Pre-Submission Community Meeting

Held Monday, October 27, 2025, 6:00 P.M.
Glenelg United Methodist Church, Eyre Hall
13900 Burntwoods Road, Glenelg, MD 21737

The Pre-submission Community Meeting was held on Monday, October 27, 2025, at the above-mentioned location, beginning at 6:00.

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

Rob Vogel (*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. Why does the county require notice for a Pre-submission Meeting, and were the recipients chosen at random? Why didn’t the entire community receive notices?
 - a. The county requires that all property owners adjacent to or fronting the property that is submitting a Conditional Use proposal to be notified of the proposal and given information regarding the Pre-submission meeting. The Pre-submission meeting as well as the notices are a requirement of the county as part of the Conditional Use process. The recipients of the notices are not randomly selected—those who received notices are either adjacent or fronting property owners to Cattail Creek Country Club, or participated in a previous Pre-submission meeting and are the mandatory recipients of the notices.

2. Is Cattail Creek Country Club seeking rezoning of their property?
 - a. No, Cattail Creek Country Club is not seeking rezoning. The rezoning process is much more complicated and is unrelated to the Conditional Use process being discussed presently.

3. What is the zoning of the proposed areas, and why does this zone not permit the ongoing use of Cattail Creek Country Club's property?
 - a. The Cattail Creek Country Club property is zoned RC-DEO, rural Conservation. The current Conditional Use for the property does not entail the use being proposed currently, which is the reason for the amended Conditional Use proposal. It is mandatory that a Conditional Use proposal is submitted for any changes not previously outlined for the property.

4. What are the details about the anonymous complaint which prompted the county's investigation?
 - a. An individual driving past the property saw something that they had questions about, but the county is not required to release information about the specific complaint made.

5. What is the reason for this amendment to the Conditional Use?
 - a. The previous Conditional Use was specific to Lot PAR A & B of the Cattail Creek property—the current proposal is regarding the use of Lot PAR 4, which is also owned by Cattail Creek, but was not included in the previous Conditional Use. The boundaries between the parcels are not explicitly defined without a surveyor, and the maintenance area has sprawled over into Parcel C—despite Cattail Creek's ownership of both Parcels, the Conditional Use must be amended to include Parcel C for this specific purpose because it was not initially included.

6. Are operations being expanded, and will any new structures be built?
 - a. There will be no expansion of operations nor the creation of new structures. This amendment to the Conditional Use is a legal formality as it is mandatory for Cattail Creek to request permission from the county to use the additional property for maintenance purposes. Nothing is being changed physically, and Cattail Creek is formally requesting that the land that they are currently using for maintenance and storage be allowed for that use as the maintenance operations accidentally encroached over the boundaries contained in the original Conditional Use.

7. Why was “expansion” used in the beginning of the notice sent out?
 - a. In legal terms, what is being requested is an expansion of a Conditional Use. The proposal seeks only to extend the permitted use of land currently owned by Cattail Creek.

8. Is there anything being requested that would allow the land to be sold into smaller pieces?
 - a. That is called subdivision, and we are not requesting a subdivision of the land.

9. Would it be possible to put up a fence to clearly delineate the property bounds?
 - a. Yes, that is a good idea.

The meeting concluded at approximately 6:45 P.M.

Cattail Creek Country Club - Glenwood
 3600 Cattail Creek Drive
 Glenwood, MD 21738

Pre-Submission Community Meeting
 held on Monday, October 27th, 2025, at 6:00 p.m.
 Eyre Hall at Glenelg United Methodist Church,
 13900 Burntwoods Road, Glenelg, MD 21737.

SIGN IN SHEET

NAME	ADDRESS	EMAIL
Joe Long	15291 Callaway Ct	jlong90@gmail.com
Dion Barrick	3620 Clear Drive Ct	dion.barrick@gmail.com
Tom & Jane Ross	15296 Callaway Ct.	T-Jross@comcast.net
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Karen Engling	15234 Callaway Ct	KLEngling@aol.com
Kathleen Conley	3517 Winding Path Ct.	Kconley68@comcast.net

Email List 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; espjic@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; elkridgedevelopers@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; mg lind@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; lottddl@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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aaduwu@gmail.com; glenn@meredith.net; sgandjmo@gmail.com;
lfoehrkolb@yahoo.com; ihmars@yahoo.com; tmmesq@verizon.net;
nitrousworx@yahoo.com; terri.marcus@yahoo.com; mweedlun@gmail.com;
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imonlineshopping@yahoo.com; n.maheswaran@gmail.com; sean-carr@comcast.net;
aw02cowgirl@aol.com; akibatperry@gmail.com; Mary Ann Raouf; Dylan Springmann;
F1yaya@aim.com; nancyleedavis@comcast.net; meg103@daum.net;
r_pardoe@hotmail.com; zervascarol@gmail.com; paul.gani@gmail.com;
lwengel@msn.com; bspence2@verizon.net; Gina Pagani; pavishashi@gmail.com;
jacque.parham@gmail.com; mdanielsremax@gmail.com; jdelmonico211@gmail.com;
tomicaphillips@gmail.com; addieadeleke@gmail.com; jennifersipes2727@gmail.com;
cskalny@howardcountymd.gov; john.sharpe@boldventurefarm.com;
sronaghan@verizon.net; MUNA.ALMERRI@GMAIL.COM; chriszervas50@gmail.com;
michelle.wineberg@verizon.net; aparke38@gmail.com; punita1@gmail.com;
grantvix@gmail.com; 4give77@gmail.com; Lmodine@comcast.net;
doug@ihproperties.com; ju.taylor17@gmail.com; reid@reidnovotny.com;
mariaghhoa@gmail.com; gspero@comcast.net; Amgasch@hotmail.com;
danielle.regester@gmail.com; tmzj@comcast.net; Pfraser2010@gmail.com;
ndgiuliani@verizon.net; det2001@gmail.com; chad.ruggles@vylla.com;
Keithandchristy@verizon.net; mark.ellen@aol.com; aftrenkle@comcast.net;
William.a.beck@gmail.com; gibsojp1@msn.com; secwilliams@gmail.com; rfb3141
@gmail.com; lljsemail2016@gmail.com; firemandowd@yahoo.com; jwimert@gmail.com;
MarianCurry@verizon.net; gregory.p.care@gmail.com; disciulloj@verizon.net;
reneepcooper@icloud.com; joel hurewitz; mackie.carpentier@gmail.com;
thenormte@gmail.com; novabean@gmail.com; oldrmecol3@gmail.com;
bogey.boy@comcast.net; bobmarietta@comcast.net; calbland@yahoo.com;
vasu.syag@gmail.com; kbb3tj@virginia.edu; Wendy.royalty@verizon.net;
micharrigan@comcast.net; yrdole@gmail.com; doc007@gmail.com;
mauryzee@verizon.net; ohschnitzel6@gmail.com; susanmoody822@gmail.com;
dpz@alecrosenbaum.com; gainaday@yahoo.com; tedcochran55409@gmail.com;
ericabuhl2@gmail.com; rpaulwade@gmail.com; maria21797@gmail.com;

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; 7cblwyv4@duck.com; bethany@lnf.com; transue.morghana@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
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 List 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
Cc: vmlawyer@aol.com; haschwein@yahoo.com; cag107@gmail.com; serranb@verizon.net; leisenberg@howardcountymd.gov; pgoldscher@howardcountymd.gov; jchen@howardcountymd.gov; ricardoabenn@gmail.com; nziegler4044@gmail.com; melanie.anne.lewis@gmail.com; ssucklal@hotmail.com; frascarella@verizon.net; todes.judith@gmail.com; spares_mammals.03@icloud.com; iwbnew50@gmail.com; lindamartinak@verizon.net; trishraysor@hotmail.com; Bitofearthllc@gmail.com; sasha.nader@gmail.com; jwellen@fcc-eng.com; lmsmccloskey@gmail.com; kngreen40@gmail.com; Lwalls9396@gmail.com; carterclan2001@gmail.com; chitrangshah@hotmail.com; brx12345@icloud.com; pat.nguyen00@gmail.com; xuqinzi@gmail.com; craigbrod@hotmail.com; stevepettit@pettitcompanies.com; laurie.luck@gmail.com; annaetillman@yahoo.com; don_C_Lewis@hotmail.com; ebmorrismd@yahoo.com; smaynardsmith2844@gmail.com; jtrocher@verizon.net; dunlop@vt.edu; glofft36@gmail.com; fflopresti@gmail.com; erichuangr@gmail.com; jackguarneri@gmail.com; Jesualdobarbosa@yahoo.com; brownsdm@comcast.net; pamisabel@yahoo.com; clifford8brown@gmail.com; Krobinson00@gmail.com; brief.house5154@hermann.tech; Drwissing@gmail.com; julia.cuder@gmail.com; mdurholz@gmail.com; lbcoster@verizon.net; csmilltown@yahoo.com; hills185@gmail.com; pete2404@aol.com; euteneuersusan@gmail.com; dezagorski@gmail.com; yphasukyued@hotmail.com; robinedgemon@gmail.com; kwdicken@gmail.com; spaul@househoward.org; sjdesmond@verizon.net; labauer5@verizon.net; farmerjen55@gmail.com; brian.ce.hayes@gmail.com; michaelgolibersuch@gmail.com; mehmetaergun@gmail.com; snschatken@gmail.com; tv cunningham@mac.com; jeffkendrick@verizon.net; mgilbert@howardcountymd.gov; avinashdewani@yahoo.com; Louforan@gmail.com; antebellum25@gmail.com; javierplumey@gmail.com; tony3138@gmail.com; ryanvan95@gmail.com; rviens@hotmail.com; flike.cecilia@gmail.com; jennifer.drell@hclibrary.org; mariesovero@gmail.com; beverly.brown.divine@gmail.com; fefacchine@howardcountymd.gov; jordanlwaters@icloud.com; mccoychris90@gmail.com; susanloffft@verizon.net; Ljhwenderoth@gmail.com; vsn1609@yahoo.com; paul.revelle@gmail.com; mickeykalra@yahoo.com; nforman@omng.com; vkandadai@live.com; dager@townscapedesign.com; poorebros@comcast.net; plakm@comcast.net; staceyinmd@verizon.net; nancy.tucker@howardhughes.com; kevin.fairbanks@gmail.com; bkmaclean@verizon.net; va@bialick.com; corndorfff@hotmail.com; Keating.kimberly@gmail.com; Krauseb@outlook.com; chandrakant79@yahoo.com; lenore.studt@gmail.com; komazerski@gmail.com; spongy.young@gmail.com; lada2@verizon.net; richllec@msn.com; exaa2011@gmail.com; pnair39@gmail.com; zamzam561@hotmail.com; Maria.l.burke@gmail.com; curtis2209@msn.com; aelmorsh@gmail.com; lux_dp@yahoo.com; mrorlando@comcast.net; dan@nightengale.name; soccermom223@yahoo.com; Jkja@verizon.net; Celizabeth34@yahoo.com; Ktlazzari@yahoo.com; tom.comeau@gmail.com; bethcohen124@gmail.com; Jillanneberry@msn.com; Hclsrusso@gmail.com; Sue.scott5312@gmail.com; Cagabriel@verizon.net; rnjhicks@verizon.net; tnslong@gmail.com; tamaraslade@gmail.com; dadereni@gmail.com; Conrad, Peter; kevinxb@outlook.com; elizabeth.woodruff@ssa.gov; radhika@navibo.com; efinkink@gmail.com; klmcaliley@gmail.com; shirleymatlock@verizon.net; marilynjohnson@sewingdesignstudio.com; khmumma@outlook.com; Donberlin@hotmail.com; mlamb01@gmail.com; amadeo.roybal@gmail.com;

Cc:

ymatties@hotmail.com; pdalonzo14@gmail.com; Annraewacha@gmail.com;
rkboii@yahoo.com; dmusty37@live.com; Tangelats@gmail.com; bonbricker@gmail.com;
rebecca.struckmeier@gmail.com; oscarsnewhouse@verizon.net;
Meghanestarr@gmail.com; donnacerbo@gmail.com; HeidiandMehdy@yahoo.com;
Caketterer@gmail.com; ocmd18@verizon.net; barbktrup@verizon.net;
allworkdc@gmail.com; decokrup@gmail.com; disney0675@yahoo.com; sawitzki4
@verizon.net; loridavis2@me.com; Cristina.sovereign@gmail.com; d.besseck@aol.com;
kevingarveyasla@gmail.com; Rajkathuria@gmail.com; rajneet.sawhney@gmail.com;
Karen.tam@comcast.net; ggee12141@aol.com; drsjbstewart@AOL.com;
ponrajsathishkumar@yahoo.com; calansharp@gmail.com; amanda.witt@yahoo.com;
tgreisman@gmail.com; venky.rag@gmail.com; jeffakatz@gmail.com; climefam5
@gmail.com; jack@alum.rpi.edu; susandbutler@verizon.net; kesarjeet@yahoo.com;
ricknelson@gmail.com; mitchellford1@gmail.com; cgreene200@hotmail.com;
mmeans725@gmail.com; mattday728@gmail.com; chauvinisme@gmail.com;
Patricia_Wills@verizon.net; huckandscout@gmail.com; hdietrick@yahoo.com;
sjsoko@gmail.com; deborah.sebour@remax.net; davennis@yahoo.com;
boyter@boyter.net; sharonleevogel@gmail.com; ronniesams@aol.com;
cookapie@aol.com; rmarton1@verizon.net; tomflynn1@verizon.net;
jtpmaria@yahoo.com; bandaboo@comcast.net; emilyk david@gmail.com;
kuc.family@yahoo.com; joanlancos@yahoo.com; karenaaby@gmail.com;
germarie@gmail.com; stevenhunt65@gmail.com; rbeckfamily@verizon.net; stacyg65
@hotmail.com; v4savage@gmail.com; odieperez@gmail.com; twatts911@yahoo.com;
cbulbul@verizon.net; kellyabishop@gmail.com; johnrice5874@gmail.com; kerbs416
@hotmail.com; carolnolf@verizon.net; RalBallman@comcast.net; bcpappas68@aol.com;
rclasco@msn.com; yg1825@yahoo.com; jenterrasa_home@yahoo.com;
jboone@howardcountymd.gov; jlbehr@gmail.com; khein@howardcountymd.gov;
alphakidz1@gmail.com; dianakelley@verizon.net; claracasey6013@gmail.com;
meggielou23@msn.com; erinnoel1223@yahoo.com; elizabethndungu@aol.com;
fdtowner@comcast.net; jsmorck@comcast.net; filcher@servosite.com;
kolighthouse@gmail.com; bcpjbrady@verizon.net; shelli_jin@yahoo.com;
Tracyjwb@me.com; sreeluma@gmail.com; bettymcmullen1917@yahoo.com;
shubingl@yahoo.com; shunlu88@yahoo.com; macher2@aol.com; mrsmacher2
@aol.com; rich.rothrock1@gmail.com; onomatos@gmail.com; dalcow95@hotmail.com;
andrealwinter@cs.com; erick.e.estrada@gmail.com; hilltopestates@verizon.net;
copper2737@hotmail.com; anneconklin@yahoo.com; sdmoran@usa.com;
john_peery@yahoo.com; drjohnson@jhu.edu; bmbamburak@gmail.com;
michael@widner.me; soonspark@gmail.com; hshieh26@hotmail.com; delong1208
@yahoo.com; bmarcellino5@gmail.com; barnone49@gmail.com; clavin310@gmail.com;
kevin.stansbury@gmail.com; lwcante@aol.com; kouricat@msn.com;
werskine@offitkurman.com; nelliearrington44@gmail.com; Jenvan95@verizon.net;
ahdale@yahoo.com; shkeath@gmx.com; swatek1@yahoo.com;
andybritton@verizon.net; poorswood@hotmail.com; kivijohns@netscape.net;
rafreas@gmail.com; cmhudson@comcast.net; jfiller26@gmail.com; halfpass8
@verizon.net; louiebaby12@verizon.net; caroline.garzon@gmail.com; bfc414
@gmail.com; joeramy@comcast.net; beengland@comcast.net; cding01@gmail.com;
aredwinski@verizon.net; cjanuszkiewicz@hotmail.com; cscone@comcast.net;
kmgambrill@verizon.net; etcarver@gmail.com; Pauljsnyder@verizon.net;
frankiegalbani@netscape.net; diana_dewitt@accountant.com; ecowan@gflaw.com;
Scnagle@gmail.com; editor@muslimlinkpaper.com; ashbyhome@verizon.net;
m_macan@yahoo.com; kaiser.deb@gmail.com; efixsen@yahoo.com;
brentloveless@aol.com; oreoman_ac@hotmail.com; forrestjr@hotmail.com; chrisper02
@gmail.com; kalaria@gmail.com; fttaylor51@gmail.com; crosbymd@hotmail.com;
Lmarkovitz@comcast.net; amisspiggy@comcast.net; cdurgin@cbmove.com; mkline625

Cc: @gmail.com; kforrestschmidt@gmail.com; deanna-smith@comcast.net; martinson_r@verizon.net; jibrhb@verizon.net; lorililly@gmail.com; kingalls@Inf.com; kelliemasoncpa@verizon.net; jfarrar@howardcountymd.gov; mreuer@reuwerlaw.com; uma_s@hotmail.com; pulver2@comcast.net; lrs68@verizon.net; mc.jhmi@gmail.com; arobinson@offitkurman.com; adroldham@gmail.com; the2geislars@gmail.com; Weber, Hannah; Cfanta@comcast.net; mattlisao@verizon.net; Captaincstevens@aol.com; mattlisaomatthew@verizon.net; rnknapp@umd.edu; KatieEllen83@yahoo.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
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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List of Adjoining and Confronting Property Owners/Cattail Creek Country Club

Subject Property: 3600 Cattail Creek Drive
Glenwood, Maryland 21738-9648
Tax Map 21, Parcel 211

Adjoiners:

Tax Map 14, Grid 19

Parcel 64/

Lot _ : Cattail II LLC
3104 McNeal Road
Woodbine, MD 21797

Mailing Address :
Cattail II LLC
PO BOX 2249
Columbia, MD 21045

Parcel 264/

Lot PAR A: Cattail Lake LLC
E Hunt Valley Drive
Woodbine, MD 21797

Mailing Address:
Cattail Lake LLC
PO BOX 2249
Columbia, MD 21045

Lot PAR B: Wellington Homeowners Association
Huntersworth
Glenwood, MD 21738

Mailing Address:
Wellington Homeowners Association
PO BOX 85
Glenwood, MD 21738

Lot PAR C: Cattail Creek Country Club
Huntersworth
Glenwood, MD 21738

Mailing Address:

Cattail Creek Country Club
3300 Cattail Creek Drive
Glenwood, MD 21738

Tax Map 21, Grid 3

Parcel 228/

Lot PAR B: Adam Stockmaster
Country Club Drive
Glenwood, MD 21738

Mailing Address:
Adam Stockmaster
8500 Washington Road
Glenwood, MD 21738

Lot PAR C: John & Gayle Van Horn
3603 Clear Drive Court
Glenwood, MD 21738

Lot PAR D: John & Gayle Van Horn
3603 Clear Drive Court
Glenwood, MD 21738

Lot 4: Sojan Matthew & Xona Varghese
15004 Rolling Hills Drive
Glenwood, MD 21738

Lot 5: Daryn & Christina Norwood
15008 Rolling Hills Drive
Glenwood, MD 21738

Lot 6: John & Athena Mylonas
15012 Rolling Hills Drive
Glenwood, MD 21738

Lot 7: Regina Little
15016 Rolling Hills Drive
Glenwood, MD 21738

Lot 8: Steven & Sarita Stein
15020 Rolling Hills Drive
Glenwood, MD 21738

- Lot 9: Fatima Syeda
3608 Clear Drive Court
Glenwood, MD 21738
- Lot 10: Ryan & Carolyn Pustilnik
3612 Clear Drive Court
Glenwood, MD 21738
- Lot 11: George & Harriet Hocker
3616 Clear Drive Court
Glenwood, MD 21738
- Lot 12: Dion Barrick & Theresa Senn
3620 Clear Drive
Glenwood, MD 21738
- Lot 13: Matthew & Kali Morgan
3621 Clear Drive Court
Glenwood, MD 21738
- Lot 14: Kimberly Wells
3617 Clear Drive Court
Glenwood, MD 21738
- Lot 17: David Rycke & Deborah Webb
3605 Clear Drive Court
Glenwood, MD 21738
- Lot 18: John Jolly & Rikki Postal
3601 Clear Drive Court
Glenwood, MD 21738
- Lot 19: Kaylin Marsden
3500 Winding Path Court
Glenwood, MD 21738
- Lot 20: Kyle & Katie Moreau
3504 Winding Path Court
Glenwood, MD 21738
- Lot 21: Adeoiu & Izehi Bilewu
3508 Winding Path Court
Glenwood, MD 21738

- Lot 22: Clint Cappiello & Jinny Ha
3512 Winding Path Court
Glenwood, MD 21738
- Lot 23: John & Janice Rice
3516 Winding Path Court
Glenwood, MD 21738
- Lot 24: Jeffrey & Allison Cornelius
3520 Winding Path Court
Glenwood, MD 21738
- Lot 25: Timothy & Frances Breidenstein
3521 Winding Path Court, Box 129
Glenwood, MD 21738
- Lot 26: Jeffrey Conley
3517 Winding Path Court
Glenwood, MD 21738
- Lot 27: David & Lauren Zito
3513 Winding Path Court
Glenwood, MD 21738
- Lot 28: Robert Lahmann & Jodi Saxman
3509 Winding Path Court
Glenwood, MD 21738
- Lot 29: Vishal & Pratiksha Vaghela
3505 Winding Path Court
Glenwood, MD 21738
- Lot 30: Parvaiz Siddiq
15035 Rolling Hills Road
Glenwood, MD 21738
- Lot 31: Richard & Mary Beth Crawford
15021 Rolling Hills Drive
Glenwood, MD 21738
- Lot 32: Toby & Krista Kirk
15017 Rolling Hills Drive
Glenwood, MD 21738

Lot 33: Daniel & Lorraine Cimbor
15013 Rolling Hills Drive
Glenwood, MD 21738

Lot 34: Timothy & Monique Phelps
15009 Rolling Hills Drive
Glenwood, MD 21738

Lot 35: Mohammed Sankoh & Shaunita Johnson
15005 Rolling Hills Drive
Glenwood, MD 21738

Lot 36: Cattail Ridge Homeowners Association
W Rolling Hills Drive
Glenwood, MD 21738

Mailing Address :
PO BOX 11
Glenwood, MD 21738

Lot 38 : Donald & Eve Anderson
3613 Clear Drive Court
Glenwood, MD 21738

Lot 39 : Steven & Sharon King
3609 Clear Drive Court
Glenwood, MD 21738

Parcel 229/

Lot 3: Virginia Driscoll
15114 Players Way, Unit 3
Glenwood, MD 21738

Lot 109: Philip & Lucinda McDonagh
15129 Players Way, Unit 109
Glenwood, MD 21738

Lot 110: Timothy Carr
15127 Players Way, Unit 110
Glenwood, MD 21738

Lot 8: Joseph & Barbara Jones
15126 Players Way, Unit 8
Glenwood, MD 21738

- Lot 102: Smith Living Trust
15235 Callaway Court, Unit 102
Glenwood, MD 21738
- Lot 31: Carl & Karen Engling
15234 Callaway Court, Unit 31
Glenwood, MD 21738
- Lot 103: Michael & Hildegard Comstock
15233 Callaway Court, Unit 103
Glenwood, MD 21738
- Lot 106: Jacquelyn White
15205 Callaway Court, Unit 106
Glenwood, MD 21738
- Lot 107: Constance Crane
15203 Callaway Court, Unit 107
Glenwood, MD 21738
- Lot 4: Philip & Esther Kim
15116 Players Way, Unit 4
Glenwood, MD 21738
- Lot 1: Ashok & Asha Meghani
15110 Players Way, Unit 1
Glenwood, MD 21738
- Lot 5: James & Allison Parsons
15120 Players Way, Unit 5
Glenwood, MD 21738
- Lot 116: Douglas & Jeannie Lohmeyer
15111 Players Way, Unit 116
Glenwood, MD 21738
- Lot 112: Thomas & Song Anderson
15123 Players Way, Unit 112
Glenwood, MD 21738
- Lot 6: Paul & Janice Ulrich
15122 Players Way, Unit 6
Glenwood, MD 21738

Lot PH 22: Sidney & Mariene Downs
3707 Cattail Greens Court, Unit 22
Glenwood, MD 21738

Lot PH 1: Andrew & Melissa Wilson
15274 Callaway Court
Glenwood, MD 21738

Mailing Address:
Andrew & Melissa Wilson
16653 Toscana Circle 706
Naples, FL 34110

Lot PH 14: Michael Paulaitis
15297 Callaway Court, Unit 14
Glenwood, MD 21738

Lot PH 11: Robert & Jane Ross
15296 Callaway Court, Unit 11
Glenwood, MD 21738

Lot PH 8: Paul & Susan Azoulay
15290 Callaway Court, Unit 8
Glenwood, MD 21738

Lot PH 7: Geraldine Ichniowski
15288 Callaway Court, Unit 7
Glenwood, MD 21738

Lot 7: John & Myung Lee
15124 Players Way, Unit 7
Glenwood, MD 21738

Lot PH 18: Joel Goodman
3700 Cattail Greens Court, Unit 18
Glenwood, MD 21738

Lot 2: Darrell & Marilyn Hummer
15112 Players Way, Unit 2
Glenwood, MD 21738

Lot PH 5: Ernest & Pamela Wilson
15282 Callaway Court
Glenwood, MD 21738

Mailing Address:

Ernest & Pamela Wilson
PO BOX 134 Elston Shore Road
Neavitt, MD 21652

Lot PH 4: James & Janet Dayhoff
15280 Callaway Court
Glenwood, MD 21738

Lot PH 2: Peter & Judith Marcelli
15276 Callaway Court
Glenwood, MD 21738

Mailing Address:

Peter & Judith Marcelli
7626 Windy Hill Cove
Bradenton, FL 34202

Parcel 230/

Lot PAR I: Adam Stockmaster
3500 Washington Road
Glenwood, MD 21738

Tax Map 21, Grid 8

Parcel 225/

Lot 14: William Jones
15318 Leondina Drive
Glenwood, MD 21738

Mailing Address:
15322 Leondina Drive
Glenwood, MD 21738

Lot 15: William Jones
15322 Leondina Drive
Glenwood, MD 21738

Lot 16: Mario Sr. & Mario Jr. Mannarelli
15326 Leondina Drive
Glenwood, MD 21738

Mailing Address:
2929 Summit Circle
Ellicott City, MD 21043

Lot 19: Howard County Maryland
Leondina Drive

Glenwood, MD 21738

Mailing Address:
3430 Court House Drive
Ellicott City, MD 21043

Parcel 211/

Lot PAR B : Cattail Creek Country Club Inc, Sycamore Valley Partnership
3600 Cattail Creek Dr
Glenwood, MD 21738

Lot 3: William & Diana Koons
3612 Willow Birch Drive
Glenwood, MD 21738

Lot 6: John Seitz III & Nancy Hastings Reuter
3608 Willow Birch Drive
Glenwood, MD 21738

Lot 7: Guy Johnson III & Jowin Carbery
3606 Willow Birch Drive
Glenwood, MD 21738

Lot 8: Andrew & Chloe Mara
3604 Willow Birch Drive
Glenwood, MD 21738

Lot 9: Michael Hantke
3602 Willow Birch Drive
Glenwood, MD 21738

Lot 10: Adam & Kathleen Anicich
3600 Willow Birch Drive
Glenwood, MD 21738

Parcel 224/

Lot 2: Cheryl & Paige Fowler
3589 Willow Birch Drive
Glenwood, MD 21738

Lot 3: William & Malinda Glassman
3583 Willow Birch Drive
Glenwood, MD 21738

Lot 4: Frederic & Page King
3571 Willow Birch Drive
Glenwood, MD 21738

Tax Map 21, Grid 9

Parcel 4/
Lot I & II: Raphael & Charlene Della Ratta
3710 Route 97
Glenwood, MD 21738

Parcel 6/
Lot 29: Thomas & Denise O'Brien
3619 Sycamore Valley Run
Glenwood, MD 21738

Lot 30: Ann Clark & Lyn Luedtke
3613 Sycamore Valley Run
Glenwood, MD 21738

Parcel 219/
Lot 1: Michael & Theresa Curran
3551 Cattail Creek Drive
Glenwood, MD 21738

Lot 2: Raphael Della Ratta
3710 Washington Road
Glenwood, MD 21738

Mailing Address:

Raphael Della Ratta
3890 Route 97
Glenwood, MD 21738

Tax Map 21, Grid 14

Parcel 13/
Lot _: Cattail Meadows LLC
C/O David Huber
15325 Leondina Drive
Glenwood, MD 21738

Mailing Address:

Cattail Meadows LLC
C/O David Huber
PO BOX 2249
Columbia, MD 21045

Bushy Park ES
14601 CARRS MILL RD
Glenwood, MD 21738
Attn: Kristian Rutledge, Principal

Bushy Park ES
14601 CARRS MILL RD
Glenwood, MD 21738
Attn: PTA President

Glenwood MS
2680 RT 97
Glenwood, 21738
Attn: Melissa Shindel, Principal

Glenwood MS
2680 RT 97
Glenwood, 21738
Attn: PTA President

Glenelg HS
14025 BURNT WOODS RD
Glenelg, MD 21737
Attn: Shawn Hastings-Hauf, Principal

Glenelg HS
14025 BURNT WOODS RD
Glenelg, MD 21737
Attn: PTA President

CATTAIL CREEK COUNTRY CLUB

3600 Cattail Creek Drive
Glenwood, MD 21738

Notice of Pre-Submission Community Meeting

In accordance with Section 131.0 of the Howard County Zoning Regulations, this is notice that Cattail Creek Country Club, Petitioner, intends to submit a Petition for expansion of an existing golf course Conditional Use on their property. This expansion request will encompass the 72.62 acre Parcel 3, Lot PAR 4 as additional area for material storage and maintenance. The subject property is currently zoned RC-DEO (Rural Conservation-Density Exchange Option), consists of approximately 179.59 acres, and is located at the following addresses (also see enclosed site location maps):

3600 Cattail Creek Drive, Glenwood, MD 21738
(Tax Map 21, Grid 3, Parcel 211, Lots PAR A & B)

Route 97, Glenwood, MD 21738
(Tax Map 21, Grid 3, Parcel 3, Lot PAR 4)

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 **Monday, October 27, 2025, at 6:00 p.m.** The meeting will be held in Eyre Hall at Glenelg United Methodist Church, located at 13900 Burntwoods Road, Glenelg, MD 21737.

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

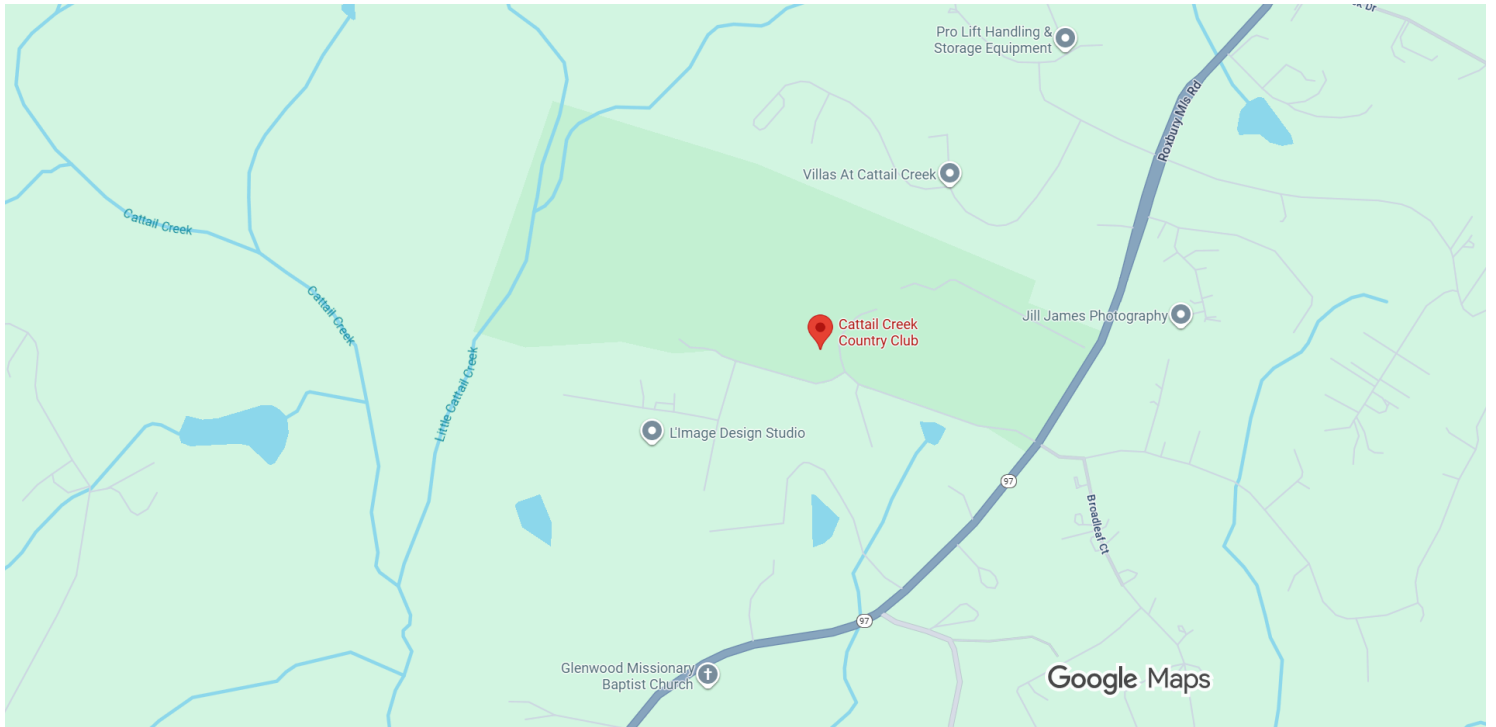
<https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Land-Development/Development-Process-and-Procedures>

<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



Cattail Creek Country Club

4.8 ★★★★★ (132)

Country club ·

Overview

Reviews

About



Directions



Save



Nearby



Send to phone



Share



3600 Cattail Creek Dr #9648, Glenwood, MD 21738



Opens soon · 11AM



cattailcreekcc.com



(410) 489-4653

**AFFIDAVIT OF POSTING
Pre-Submission Meeting**

Case: Cattail Creek Country Club – Expansion of Existing Conditional Use

STATE OF MARYLAND

COUNTY OF HOWARD

I, Roger Voce, 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 30 days prior to and for 15 days after the hearings.
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 meeting scheduled for **October 27, 2025**, giving notification of the place, date and time of the hearing.

Subscribed and sworn to before me on this 6th day of October, 2025.

Petitioner's/Agent's Signature

Notary Public: Alexa Apgar

My Commission expires: 9/16/29



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.