



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 (ZB1130M continued)
Zoning Board Administrative Meeting (ZB1134M and ZB1134PDP)
Wednesday, June 3, 2026, 5:30 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 (absent for part of meeting); Deb Jung, Zoning Board Member (joined late) 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 **5:43** p.m.

The Chairperson stated that the purpose of this Zoning Board Presentation and Work Session continuation is to review the Hearing Examiner's Report on ZB 1130M (Corridor Square, LLC) as well as the exceptions to that report, and to discuss and vote on this Zoning Map Amendment Petition. Administrative matters will also be discussed. The Zoning Board will also conduct an Administrative Meeting for ZB1134M and ZB1134PDP (Old Scaggsville, LLC; G&R Maple Lawn, Inc.).

Approval of Minutes

Chair Yungmann moved to approve the minutes of April 29, 2026. The motion was seconded by Ms. Rigby.

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

The motion to approve the minutes passed.

Preliminary Matters

Disclosures

Mr. Yungmann and Ms. Walsh agreed that disclosures should be discussed at the Administrative Meetings. Ms. Walsh stated that she wants disclosures in compliance with the State Code and in the scheduling of the evidentiary hearing.

Mr. Yungmann stated that the matter should be discussed by the Board as a forthcoming legislative rule change.

Mr. DeCarlo stated that the disclosures provided to the Board went through two layers of LLC ownership and that they qualify with the State law. Ms. Walsh stated that it is Office of Law and not the Ethics Committee who should ensure compliance with the State law.

Dr. Jones stated that donations seemed to equate influence, which was problematic. He stated that it is up to the person receiving the donation on how they will be influenced.

Ms. Rigby asked if there was a disclosure for the individual signing the form and Mr. DeCarlo replied that there is no individual person who is a holder of any of the LLC interests.

Ms. Walsh asked if the State Public Ethics Law included disclosures made to current candidates for local offices and Mr. DeCarlo replied no.

Mr. Moore stated that the Board was not prevented from holding the hearing and Mr. Yungmann stated that he was in support of moving forward with this case.

Exhibits

Mr. Giel stated that this hearing is in a de novo capacity and that the Board is permitted to accept exhibits included in the exceptions that were not included in the record. In response, Mr. DeCarlo disagreed, stating that the hearing is not in a de novo capacity, that the Board was here for the Hearing Examiner Report, and that additional exhibits should not be admitted. Mr. DeCarlo stated that he advertised correctly, that Mr. Mahmood attended the hearings but did not participate, and he stated introducing additional exhibits would be an error of law. Mr. DeCarlo requested that this hearing be limited to the record of the Hearing Examiner.

Mr. Moore stated that the Zoning Board may choose to accept additional materials. Mr. Yungmann stated that the record is closed and the Zoning Board is now deliberating the record.

Mr. Forman stated that the rules provide that additional evidence may be included but that it is limited to the scope of the Hearing Examiner report. Ms. Jung agreed that based on the rules they may accept more evidence and Ms. Rigby agreed. Mr. Yungmann stated that without evidence a party might not be able to support their exceptions.

Motion and Vote

Chair Yungmann moved to allow exhibits as part of the exceptions as long as they are limited to the content of the exceptions. The motion was seconded by Ms. Jung.

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

The motion 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 take action, after the conclusion of the presentation.

The Board Administrator confirmed that the Zoning Board received written exceptions to the Hearing Examiner's Report from Protestant David Zinner, filed on April 20, 2026. On April 27, 2026 exceptions were filed by Protestant Joel Hurewitz as well as Grant Giel, Esquire on behalf of Protestant Shahid Mahmood. Additionally on April 27, 2026 a Petitioner's Response to Exceptions of Protestant David Zinner was filed by Chris DeCarlo, Esquire, and on April 28, 2026 Mr. DeCarlo filed a Petitioner's Response to Exceptions of Protestant Shahid Mahmood, which was filed by Grant Giel. On May 25, 2026 Grant Giel filed a Response to Exceptions of Joel Hurewitz.

ZB 1130M – Corridor Square, LLC (continued from April 29, 2026)

Zoning Map Amendment Petition to reclassify parcels of land from the Transit Oriented Development (TOD) Zoning District to the B-2 (Business General) Zoning District with a motor vehicle fueling facility, convenience store, and car wash (7253 Washington Boulevard, Elkridge, MD 21075)

Hearing Examiner Presentation

The Hearing Examiner presented her report, which was issued to the Zoning Board and all parties on March 30, 2026.

Oral Arguments and Discussion

The Board agreed that exhibits not included in exceptions will not be allowed during oral testimony.

Oral Arguments:

David Zinner

Grant Giel, Esquire on behalf of Shahid Mahmood

Joel Hurewitz

Chris DeCarlo on behalf of Petitioner Corridor Square, LLC

Mr. David Zinner provided oral arguments.

Board member questions for Mr. Zinner.

Mr. Grant Giel, Esquire provided oral arguments on behalf of Shahid Mahmood.

Mr. Moore stated that exceptions are part of the record and are part of any appeal. The Zoning Board agreed to accept an exhibit in Mr. Giel's exceptions as part of the record, but they will not accept the Technical Staff Report (TSR) as part of the record when making their decision.

Discussion by the Zoning Board on the role of the Zoning Counsel.

Pause ZB 1130M Presentation/Work Session.

Begin ZB 1134M/ZB 1134PDP Administrative Meeting.

The Chairperson called the Administrative Meeting to order at **7:25 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.

Case Consideration

As a brief overview for the matter of scheduling, a Zoning Board Administrative Meeting must be held to decide if the Zoning Board will hear a petition under Rule 2.402(A)(1) of the Rules of Procedure of the Howard County Zoning Board, 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 1134M and ZB 1134PDP – Olde Scaggsville, LLC; G&R Maple Lawn, Inc.

Zoning Map Amendment Petition requesting to reclassify parcels of land from B-1 (Business: Local) to RR-MXD-3 (Rural Residential Mixed Use Overlay) and Amended Preliminary Development Plan Petition requesting to amend the approved First Amended PDP for Maple Lawn. (11292 Buch Way, Laurel, MD 20723 and 11788 Scaggsville Road, Fulton, MD 20759)

Ms. Jung stated that the location is in her district, that Maple Lawn was a contentious matter before the Zoning Board, and that she does not think it should be a Hearing Examiner case. Ms. Jung stated that recommendations from the Hearing Examiner are not appropriate for this matter and that the Board cannot hear this case before the Maryland Primary deadline.

Mr. Yungmann stated that this case was heard 10 years ago and therefore the Board should not assume that this will still be a contentious case.

The Zoning Board discussed the hearing timeline and Ms. Rigby stated that if it went to Hearing Examiner the next Zoning Board would receive the report. Mr. Moore stated that the Zoning Board cannot take final action after the Maryland Primary deadline but that the Hearing Examiner is able to hear the case during that time.

Ms. Jung stated that she wanted the Maple Lawn hearings to occur in the evening.

Motion and Vote

Ms. Rigby moved to approve that the Hearing Examiner hear ZB 1134M and ZB 1134PDP and that the hearings for this case be heard in the evening. The motion was seconded by Ms. Walsh.

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

The motion to approve that the Hearing Examiner hear ZB 1134M and ZB 1134PDP passed.

Next Steps

This case will be scheduled for July 15, 2026 at 5:30 p.m.

Recess

Continuation of ZB 1130M Presentation/Work Session

Continuation of oral arguments.

Mr. Joel Hurewitz provided oral arguments.

Mr. Chris DeCarlo, Esquire provided oral arguments on behalf of Petitioner Corridor Square, LLC.

Discussion

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.

Ms. Walsh stated that the Zoning Board does not have an adequate record of the measurements of the property.

Ms. Jung stated that she was comfortable making a decision based on the arguments.

The Zoning Board agreed that the record was sufficient.

The Zoning Board agreed to accept the Hearing Examiner's report.

Motion, Discussion and Vote

Chair Yungmann moved to find that there was a mistake in the last comprehensive zoning of the property and to rezone the property in light of that mistake to the B-2 (Business General) Zoning District. The motion was seconded by Ms. Rigby.

Board discussion.

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

The motion to find that there was a mistake in the last comprehensive zoning of the property and to rezone the property in light of that mistake to the B-2 (Business General) Zoning District passed.

Motion and Discussion

Chair Yungmann move to accept the site plan as part of the application with the inclusion of proposed conditions. The motion was seconded by Ms. Rigby.

Board discussion.

Mr. Yungmann withdrew his motion.

Recess

Board member questions for Mr. DeCarlo.

Board discussion on proposed conditions.

Straw poll – Does the Zoning Board want to keep in the proposed condition “ ‘Petitioner obtains ‘quiet title’ from anyone who has a ‘deed’ to a portion of the subject properties“ and allow it to be handled by the cemetery process.

Zoning Board members Jones, Rigby and Yungmann want to remove. Board members Jung and Walsh want to keep.

The Zoning Board agrees to keep the proposed condition “Petitioner shall provide new safe and convenient vehicular access to the Memorial Park for the general public from the new signalized intersection” with the addition “if approved by the State Highway Administration (SHA)”.

Straw poll – Does the Zoning Board want to approve the gas station as requested by Petitioner back to a conditional use.

No: Zoning Board members Jones, Rigby and Yungmann. Yes: Board members Jung and Walsh.

Motion and Vote

Chair Yungmann moved to accept the site plan as part of the application with the inclusion of the proposed conditions:

- Petitioner shall comply with the Design Advisory Panel (DAP) comments during the Site Development Plan Stage.
- Petitioner shall provide an increased landscape buffer, Type C, along the perimeter of the car wash access drive and the adjacent property that may be developed as an apartment complex.
- Petitioner shall preserve the remainder of the Memorial Park in perpetuity through the recordation of a Declaration of Restrictive Covenants in the Maryland Land Records of Howard County, Maryland, restricting any future development of the identified area (over 4 acres) of the Memorial Park. The Covenants will include perpetual maintenance and care of the property.
- Petitioner shall provide new safe and convenient vehicular access to the Memorial Park for the general public from the new signalized intersection if approved by the State Highway Administration (SHA).
- Petitioner will repurpose salvageable portions of the existing retaining wall and entrance sign currently located along Route 1 to the new entrance.
- Petitioner shall construct a mausoleum and memorial in honor of all pets interred at the Memorial Park.
- The variance for the reduced 10-foot setback from the carwash is approved.
- Petitioner will be financially responsible for all Route 1 improvements
- All conditions of this approval will be noted on the site plan and shall not be waived or modified, regardless of conditions to the contrary in the Zoning Regulations.
- All conditions must be fully met prior to the issuance of the first Use and Occupancy permit.

- Petitioner will provide at its expense for the disinterment and reinternment for any person able to identify that their pet is buried in the development area and holds a deed.

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, and Yungmann. Nay: Zoning Board Member Walsh.

The motion to approve ZB 1130M with conditions passed.

Adjourned: **10:06 p.m.**