



Howard County Maryland
Department of Planning and Zoning
3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350
www.howardcountymd.gov

DPZ Office Use only:

Case No: BA-26-004

Date Filed: 6/8/2026

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:

REVIS

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: 3

Parcel/Lot Number: 3, Lot PAR 4

Zoning District: RC-DEO

County Council District: Council District 5 - David Yungmann

Total Site Area: 179.59

Conditional Use Area: 179.59 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

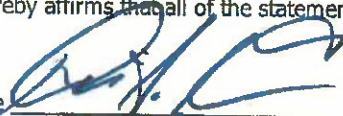
Is the Property on the Howard County Historic list or otherwise require Advisory comments from the Historic Preservation Commission (HPC)?

No

If yes, please explain

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 9-2-2026

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: 2026-8-25 12:41:24

CONTACT US

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