



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT

Hearing Examiner Hearing of November 17, 2026

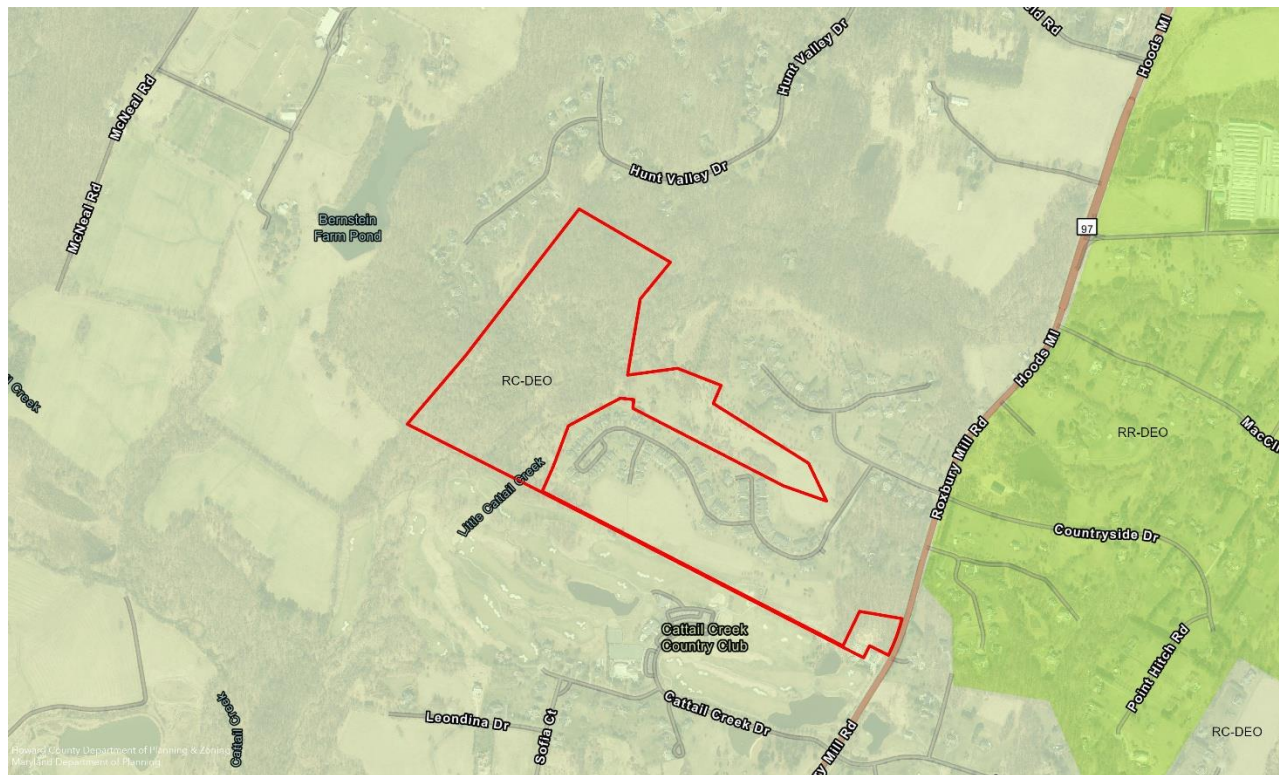
Case No./Petitioner: BA-26-004C – Cattail Creek Country Club, Inc.

Request: Conditional Use for Golf Courses (Section 131.0.N.24)

Location: 3600 Cattail Creek Country Club, Inc.
Tax Map 21; Grid 3; Parcels 3, Lot PAR 4 (the "Property")

Property Size: Parcel 3, Lot PAR 4: 72.62 acres (Conditional Use Area = 2.81 acres)

Zoning: RC-DEO (Rural Conservation)



Zoning & Vicinity

3600 Cattail Creek Drive

BA-26-004C

Zoning

RC-DEO

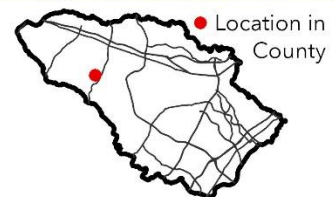
RR-DEO

Subject Property



0 800 1,600 Feet

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



I. CONDITIONAL USE PROPOSAL

The Cattail Creek Country Club, “the Petitioner,” proposes to expand their existing golf course conditional use area to include 2.81 acres of adjacent Lot PAR 4. The proposed area within Lot PAR 4 is currently used and will continue to be used for the golf course maintenance, material, and equipment storage. No additions or modifications are proposed. Exhibit “A” shows a zoomed in map of the subject area for this request.

II. BACKGROUND INFORMATION

A. Site Description

The 72.63-acre site is currently undeveloped and is irregularly shaped. The parcel is encumbered by an Environmental Preservation Easement (Liber 4819, Folio 456; Plat 13798, approved July 20, 1999) and several stream buffer and wetland areas. The site rises from an elevation of 494 feet along the southwestern property line to 526 feet at the northern boundary of the Property.

B. Vicinal Properties

Direction	Zoning	Land Use
North	RC-DEO	Single-Family Residential
South	RC-DEO	Golf course
East	RC-DEO	RT 97/ Single-Family Residential
West	RC-DEO	Golf course

C. Roads

Cattail Creek Drive has two travel lanes within a 50-foot right-of-way with dedicated turn lanes into the Property. The speed limit is 25 miles per hour. Access to Cattail Creek Drive is from MD 97 (Roxbury Mills Road), which is a Minor Arterial within an 80-foot right-of-way. There are no proposed changes to the existing ingress or egress areas providing access to the Property. There is no Average Annual Daily Trips data for this section of Cattail Creek Drive.

D. Water and Sewer Service

The Property is not within the Metropolitan District or Planned Service Area for water and sewer. The Property is served by private well and septic facilities.

E. General Plan

The Property is designated Rural Living on the Future Land Use Map of HoCo By Design.

Cattail Creek Drive is a Local Road.

F. Agency Comments

Agency comments are attached.

Case No. BA-26-004C

Petitioner: Cattail Creek Country Club, Inc.

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III. ZONING HISTORY

- A. Case No.: BA-92-02E
 Petitioner: Cattail Creek Country Club, Inc.
 Request: Special Exception for Golf Course.
 Action: Granted June 14, 1990

- B. Case No.: BA-11-030C
 Petitioner: Cattail Creek Country Club, Inc.
 Request: Golf Course Expansion with a driving range.
 Action: Granted February 6, 2012.

- C. Case No.: BA-14-021C
 Petitioner: Cattail Creek Country Club, Inc.
 Request: Golf Course Expansion with a new short game practice facility and other course alterations.
 Action: Granted September 9, 2014

- D. Case No.: BA-19-019C
 Petitioner: Cattail Creek Country Club, Inc.
 Request: Golf Course Expansion for an addition to the clubhouse
 Action: Granted January 24, 2020

IV. EVALUATION AND CONCLUSION

- A. Evaluation of the petition according to Section 131.0.B of the Zoning Regulations (General Criteria for Conditional Uses):

- 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.*

While the Howard County General Plan, *HoCo by Design*, policies are not directly related to Conditional Use requests for golf courses, properly sited facilities are considered compatible with residential land uses. The golf course has existed since the early 1990's and has received four conditional use modifications/expansions since then.

- 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 expanded conditional use area is approximately 2.81 acres or 3.87% of the 72.6 -acre site, as shown on the conditional use plan. This parcel is under common ownership with the Cattail Creek Country Club and will continue to be used for maintenance and storage areas. The 2.81-acre conditional use area is to be included in the overall 106.97-acre golf course property. The Property meets all conditional use criteria, and the proposed structures and areas are compliant with bulk regulations. The Functional Road Classification Map of

HoCo By Design depicts MD Route 97 as a Minor Arterial Road, which is appropriate for the type and number of vehicles associated with the golf course use.

The nature and intensity of the existing conditional use will not change significantly, and the use will still be appropriate for the site.

3. *The 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 not be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning district.*

The Petitioner is proposing to incorporate this area into the existing conditional use area for the continued use of a maintenance and storage area for the golf course groundskeeping. The Petitioner is not proposing any additions or modifications to the existing structures or parking areas. The proposed use will not generate any additional noise, dust, fumes, odors, intensity of lighting, vibrations, hazards, or other similar physical conditions different from the originally approved conditional use. Therefore, the impact of adverse effects will not be greater at the proposed site than would generally be elsewhere in the RC zoning districts.

- 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 existing structures meet all bulk regulations of the RC zoning districts and no additions or modifications to the existing structures are proposed. The proposed outdoor areas are surrounded by open space and vegetation and will not be visible from any residential properties in the vicinity. No additional landscaping, fencing or other screening is being proposed.

- 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.*

The Zoning Regulations do not specify the parking requirements for outdoor maintenance and storage areas. The amount of required parking was approved through SDP-96-015 in 1996. The parking requirement for a golf course in 1996 was eight spaces per hole and spaces for ancillary uses were calculated separately. This requirement has not changed. The location of the driveway will not change and will not be shared by other uses. The area that accesses the proposed area is internal to the site and will not be visible from any public roads or residential areas.

- 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.*

The existing ingress/egress entrance to MD Route 97 was approved during the original construction of the conditional use by BA-90-002E; no changes are being proposed to this area. The Property does not share a driveway with other residential properties.

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

The 2.81 conditional use area is not encumbered by stream and wetland buffer areas. However, the parcel is completely encumbered by an Environmental Preservation Easement. The nearest environmentally sensitive areas are forest conservation easements 200 feet to the northwest and a floodplain/wetland area 400 feet to the west. Therefore, the proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.

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

The closest historic structure (HO-189) is approximately 830 feet southeast from the parcel and is screened by distance/topography, and vegetation. Therefore, the proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

B. Evaluation of the petition according to Section 131.0.N.24 (Specific Criteria for 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:

The Property is zoned RC-DEO and located within an “Other Dedicated” County Easement (Environmental Preservation Parcel). The property is not within an ALPP easement.

- 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 maintenance and storage areas are over 70 feet from the nearest adjoining property. Pursuant to Section 128.0.A.10 of the Zoning Regulations, DPZ would not apply a setback from adjoining lot PAR B because it is used for the golf course.

- 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.*

No new fairways are proposed; therefore, this criterion does not apply.

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

The only outdoor uses associated with this Conditional Use request are pre-existing maintenance and storage areas for the golf course and are shielded from adjacent residential properties by distance and existing vegetation/landscaping. These outdoor areas are over 300 feet from the nearest residential structure.

- 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.*

This criterion does not apply as the Petitioner is proposing to incorporate this parcel with pre-existing maintenance areas into the overall existing conditional use golf course area to the west, previously approved by BA-92-02E. No other modifications, additions or structures are 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 existing golf course was approved prior to October 6, 2013, and the proposal complies with Section A and B.

- 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.*

The existing golf course was approved prior to October 6, 2013, and the proposal complies with Sections A, C, and D above.

DocuSigned by:

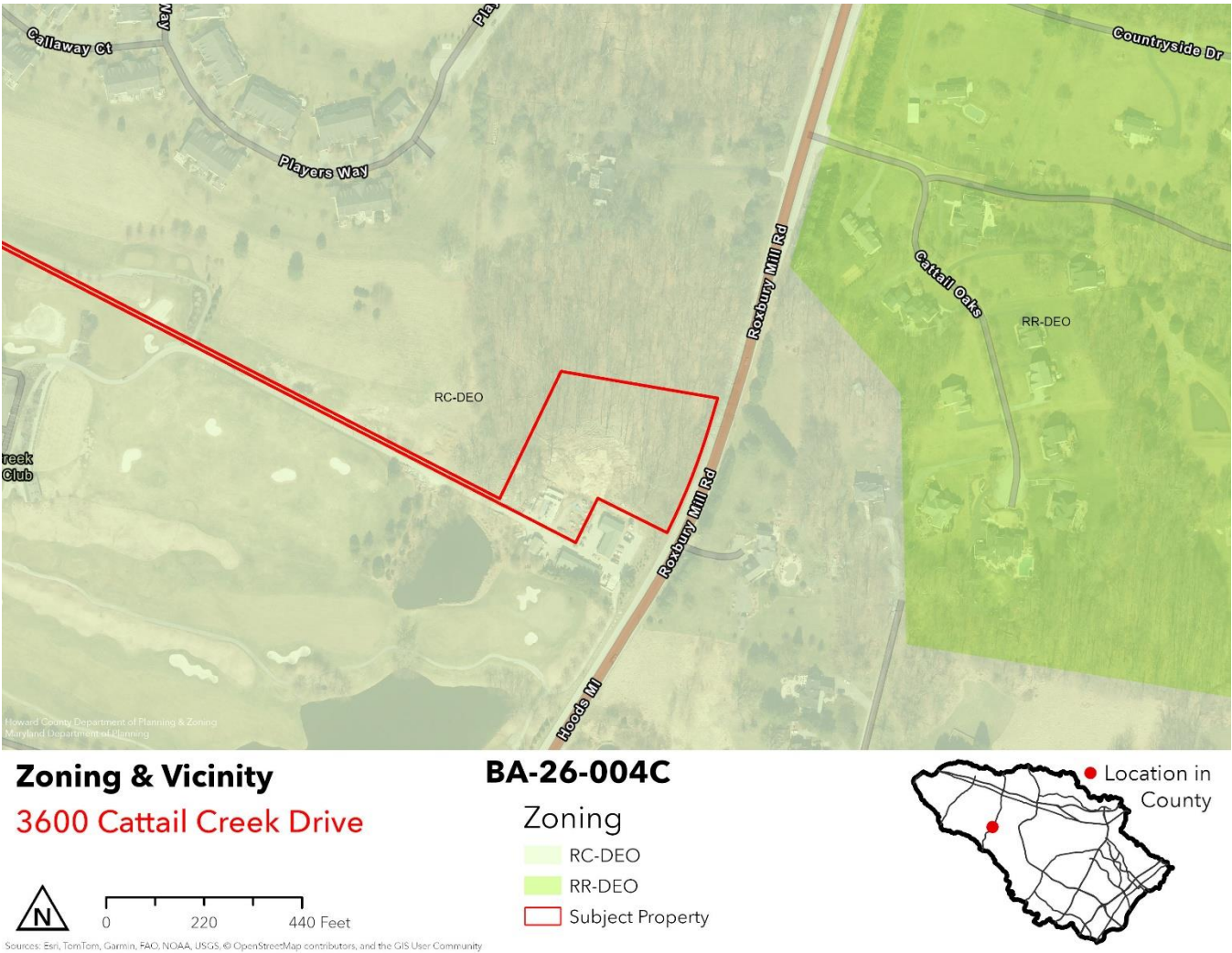
Lynda Eisenberg
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9/27/2026

Lynda D. Eisenberg, AICP, Director

Date

EXHIBIT “A”





Agency Comment Form

Variance

Date: June 9, 2026

Use: Expansion of an existing golf course

Zoning: RC-DEO

File No.: BA-26-004C

Petitioner: Cattail Creek Country Club Inc.

Property Address: 3600 Cattail Creek Drive

Map No: 21

Parcel: 211

COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: June 23, 2026

COMMENTS: Health has no comments or objections to this request.

Zack Silvest

SIGNATURE

Health

DEPARTMENT/AGENCY



Agency Comment Form

Variance

Date: June 9, 2026

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Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: June 23, 2026

COMMENTS: No objection/ comments.



SIGNATURE

SHA

DEPARTMENT/AGENCY



Agency Comment Form

Variance

Date: June 9, 2026

Use: Expansion of an existing golf course

Zoning: RC-DEO

File No.: BA-26-004C

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Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: June 23, 2026

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request for expansion of an approved country club and golf course area to include a maintenance area based on the justification presented in the application.

Jim Witmer
SIGNATURE

DEPARTMENT/AGENCY



Agency Comment Form

Variance

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Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: June 23, 2026

COMMENTS: The Department of Fire and Rescue Services has no comment on, nor objection to, this request.

Robert Ferguson
Battalion Chief
Office of the Fire Marshal



Agency Comment Form

Variance

Date: June 9, 2026

Use: Expansion of an existing golf course

Zoning: RC-DEO

File No.: BA-26-004C

Petitioner: Cattail Creek Country Club Inc.

Property Address: 3600 Cattail Creek Drive

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Parcel: 211

COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: June 23, 2026

COMMENTS: No Comment

Andrew Arnold
SIGNATURE

Inspections Licenses and Permits
DEPARTMENT/AGENCY



Agency Comment Form

Variance

Date: June 9, 2026

Use: Expansion of an existing golf course

Zoning: RC-DEO

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COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: June 23, 2026

COMMENTS: The Division of Land Development (DLD) has reviewed for the above referenced Conditional Use Petition to expand the existing golf course operations of Cattail Creek Country Club to include adjacent Parcel 4. DLD has no objection to a condition use to Section 131.0.N.25 of the Zoning Regulations.

- A Site Development Plan (SDP) for the proposed use and improvements will be required prior to issuance of grading and building permits.
 - Technical requirements of the Subdivision and Land Development Regulations will be revised upon submission of SDP.

Kathryn Bolton
SIGNATURE

DLD
DEPARTMENT/AGENCY



Agency Comment Form

Variance

Date: June 9, 2026

Use: Expansion of an existing golf course

Zoning: RC-DEO

File No.: BA-26-004C

Petitioner: Cattail Creek Country Club Inc.

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Map No: 21

Parcel: 211

COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: June 23, 2026

COMMENTS: The Dept. of Rec & Parks takes no exception to the requested variance for the conditional use.

Jason L Thompson, PLA
SIGNATURE

DRP
DEPARTMENT/AGENCY



Agency Comment Form

Conditional Use

Date: June 9, 2026

Use: Expansion of an existing golf course

Zoning: RC-DEO

File No.: BA-26-004C

Petitioner: Cattail Creek Country Club Inc.

Property Address: 3600 Cattail Creek Drive

Map No: 21

Parcel: 211

COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: June 23, 2026

COMMENTS: The Resource Conservation Division (RCD) has no objection to the proposed Conditional Use, provided that the proposal complies with the recorded Deed of Preservation Easement.

Eric Buschman 6/11/26
SIGNATURE

DPZ- Resource Conservation Division
DEPARTMENT/AGENCY