

Introduced 02.02.2026  
Public Hearing 02.17.2026  
Council Action 03.02.2026  
Executive Action 03.05.2026  
Effective Date 05.05.2026

### County Council of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 2

### Bill No. 15-2026 (ZRA-216)

Introduced by: The Chairperson on behalf of Southern Veterinary Partners

**SHORT TITLE:** Animal Hospitals – Permitted Use in M-1 Zoning District

**AN ACT** amending Section 122.0 of the Howard County Zoning Regulations to add “Animal Hospitals, completely enclosed” as a permitted use in the M-1 zoning district; and generally related to the Howard County Zoning Regulations.

Introduced and read first time Feb 2, 2026. Ordered posted and hearing scheduled.  
By order Michelle Harrod  
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on Feb 17, 2026.  
By order Michelle Harrod  
Michelle Harrod, Administrator

This Bill was read the third time on Mar 2, 2026 and Passed , Passed with amendments \_\_\_\_\_, Failed \_\_\_\_\_.  
By order Michelle Harrod  
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 3 day of March, 2026 at 5 a.m/p.m.  
By order Michelle Harrod  
Michelle Harrod, Administrator

Approved by the County Executive March 5, 2026  
Calvin Ball  
Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **Section 1. Be It Enacted** by the County Council of Howard County, Maryland, that the Howard  
2 County Zoning Regulations are amended as follows:

3 By adding:

4 Section 122.0. - "M-1 (Manufacturing: Light) District"

5 Subsection B. - "Uses Permitted as a Matter of Right"

6 New Number 1. - "Animal Hospitals, completely enclosed"

7

8 **Howard County Zoning Regulations**

9 **Section 122.0 – M-1 (Manufacturing: Light) District**

10 **B. Uses Permitted as a Matter of Right**

11 1. ANIMAL HOSPITALS, COMPLETELY ENCLOSED.

12

13 **Section 2. Be it Further Enacted** by the County Council of Howard County, Maryland, that in  
14 the list of "Uses Permitted as a Matter of Right" in Section 122.0.B of the Howard County  
15 Zoning Regulations, those uses numbered 1-68 are renumbered to 2-69.

16

17 **Section 3. Be It Further Enacted** by the County Council of Howard County, Maryland that this  
18 Act shall become effective 61 days after its enactment.

19



## Zoning Regulation Amendment Petition

---

### Zoning Regulation Amendment Request:

Add Animal Hospitals as a permitted use in the M-1 (Manufacturing: Light) zoning district

---

### Petitioner Information

Name: Neal NeSmith  
Trading As: Southern Veterinary Partners  
Address: 2204 Lakeshore Dr, Suite 325, Birmingham, AL, 35209  
Phone: 2053821140  
Email: neal.nesmith@svp.vet  
Petitioner's Interest in the Property: Lessee/Tenant

---

### Representative Information

Name: Tom Coale  
Address: 54 State Circle, Annapolis, MD, 21401  
Phone: 4436300507  
Email: tom@perryjacobson.com  
Profession: Attorney

---

### Property Information

Property Address: 7185 Columbia Gateway, Columbia, MD, 21046  
Total Site Area: 4.33 acres    Use Area (if different):    Tax Map: 43    Grid: 1    Parcel: 671  
County Council District: 2    Zoning District: 6  
Subdivision Name:    SDP #:

---

### Zoning Regulation Amendment Information

**Please provide a brief statement concerning the reason(s) the requested amendment(s) to the Zoning Regulations is (are) being proposed:**

The Petitioner is seeking to open a specialty cardiology practice focused on cardiac care for pets in Howard County and currently has a lease for property zoned M-1. Based on the catalogue of uses allowed in M-1, Petitioner presumed that its proposed use would be allowed. However, as noted above, "animal hospital" is a specially defined use that is allowed by right in POR, B-1, B-2, BR, OT, SC, PGCC, CE, CAC, and TNC, and as a conditional use in the RR and RC zones. Animal hospitals are not currently allowed in the M-1 zone either by right or as a conditional use.

As stated above, this use is compatible with the uses allowed in the M-1 zone and has a comparable intensity to existing uses. Once allowed, it is possible, if not likely, that animal hospitals may be incorporated into the other pet-related uses allowed in the M-1 zone. There is no apparent reason to segregate animal hospitals from these other pet related uses and the failure to include the same appears to have been an oversight.

**The Legislative Intent of the Zoning Regulations in Section 100.0.A. expresses that the Zoning Regulations have the purpose of “...preserving and promoting the health, safety and welfare of the community.” Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with this purpose and the other issues in Section 100.0.A.**

The proposed ZRA will increase the health care options for Howard County pet-owners and create new opportunities for businesses focused on pet welfare to open in Howard County. The ZRA proposes this use in districts that already accommodate pet-centric uses and will not have any detrimental effects on the health, safety, or welfare of Howard County communities.

**Does the amendment, or do the amendments, have the potential of affecting the development of more than one property, yes or no? If yes, and the number of properties is less than or equal to 12, explain the impact on all properties affected by providing a detailed analysis of all the properties based upon the nature of the changes proposed in the amendment(s). If the number of properties is greater than 12, explain the impact in general terms.**

Greater than 12 - this would allow the Animal Hospital Use in all M-1 zoning districts.

**Provide the address, Tax Map, and Parcel Number for any parcel of land known to be affected by the amendment(s) that the Petitioner owns or has a legal or equitable interest in.**

Only the parcel identified in this petition.

### **Zoning Regulation Amendment Criteria**

**The compatibility, including potential adverse impacts and consequences, of the proposed zoning regulation amendment with the existing and potential land uses of the surrounding areas and within the same zoning district.**

As stated above, this use is compatible with the uses allowed in the M-1 zone and has a comparable intensity to existing uses. Once allowed, it is possible, if not likely, that animal hospitals may be incorporated into the other pet-related uses allowed in the M-1 zone. There is no apparent reason to segregate animal hospitals from these other pet related uses and the failure to include the same appears to have been an oversight.

**The properties to which the zoning regulation amendment could apply and, if feasible, a map of the impacted properties.**

This would allow the Animal Hospital Use in all M-1 zoning districts.

**Conflicts in the Howard County Zoning Regulations as a result of the zoning regulation amendment.**

None.

**The compatibility of the proposed zoning regulation amendment with the policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.**

It will come as no surprise that HoCo By Design does not specifically address the regulation of animal hospitals, but there is general support for reevaluating zoning designations in commercial zones to allow additional flexibility. The EP-7 Policy Statement “Monitor economic disruptors, such as new technologies; autonomous vehicles, teleworking, and e-commerce, and employ adaptive and innovative strategies to meet emerging economic shifts”, includes the following Implementing Action “Assess and adapt the Zoning Regulations to provide greater flexibility under broader use categories and respond to changing industries and technologies.”

Pet medicine has increased in sophistication and complexity since the last comprehensive zoning plan in 2013. In addition to routine veterinary care, Howard County residents also seek out and support businesses that provide specialized medical care for their four-legged loved ones. Animal hospitals and specialty clinics, such as that offered by the Petitioner, should be available throughout the county to meet this need. The M-1 zoning district often has lower commercial rents than B-1 zones focused on retail commercial, which results in more affordable pet care.

**If the zoning regulation text amendment would impact eight (8) parcels of land or less:**

- (i) A list of those impacted parcels;**
- (ii) The address of each impacted parcel;**
- (iii) The ownership of each impacted parcel; and**
- (iv) The contact information for the owner, if an individual, or resident agent or owner, if a corporate entity, of each impacted parcel.**

---

**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** Neil Nelson **Date** 6/18/25

**Property Owner's Signature** Eron Sodie **Date** 6/19/2025

**Process information and submittal requirements can be found on the [ProjectDox website](#)**

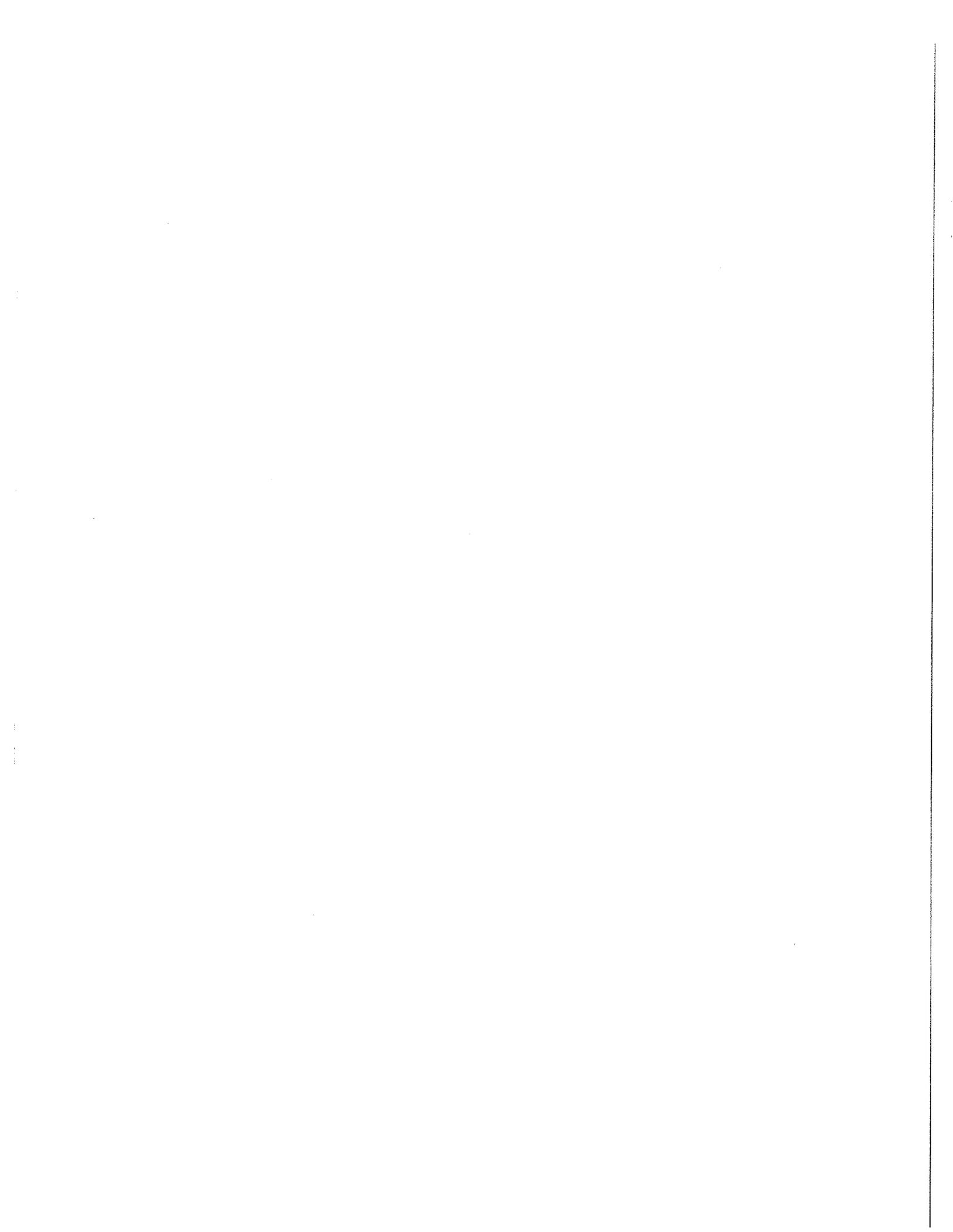
**Petitioner's Proposed Text  
Animal Hospital ZRA**

**Amend Section 122.0.B. – M-1 (Manufacturing: Light) District to add:**

**B. Uses Permitted as a Matter of Right:**

1. ANIMAL HOSPITALS, COMPLETELY ENCLOSED.

Renumber subsequent uses accordingly.





**ZONING PETITION AFFIDAVIT**

Petitioner Name: Neal NeSmith  
 Property Address: 7185 Columbia Gateway, Columbia, MD 21046  
 Zoning Petition Type: Zoning Regulation Amendment

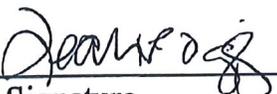
Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

The undersigned does hereby declare that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached application for a zoning petition as requested for the property referenced above.

I we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

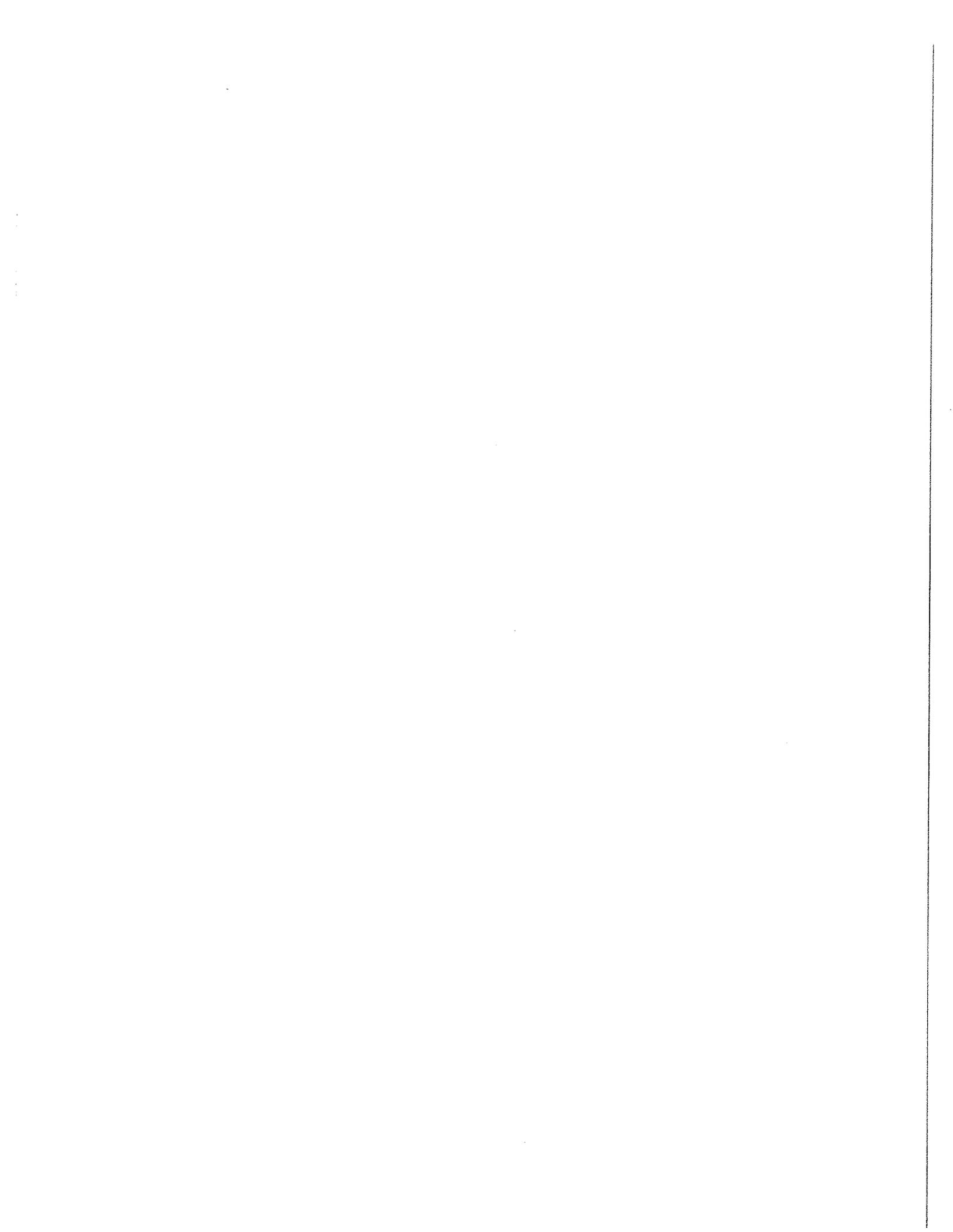
<u>Neal NeSmith</u>	<u></u>	<u>6/26/25</u>
Petitioner Name	Signature	Date

<u>Hannah Bryant</u>	<u></u>	<u>6/26/25</u>
Witness Name	Signature	Date

<u>Leah Rodriguez</u>	<u></u>	<u>6/25/25</u>
Witness Name	Signature	Date

This Affidavit must be signed, scanned and uploaded through the ProjectDox Zoning Petition Application process at <https://howard-md-us.avolvecloud.com/ProjectDox/>

For more information or questions, contact DPZ at (410) 313-2350.





**AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION**

**For Petitions to Amend the Zoning Regulations, Zoning Maps  
and Preliminary Develop Plans of Howard County**

Zoning Matter: \_\_\_\_\_

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND BUSINESS  
ENGAGEMENTS WITH ELECTED OFFICIALS**

**As required by the Maryland Public Ethics Law Annotated Code of Maryland, General  
Provisions Article Sections 5-852 through 5-854**

**ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852 MARK EACH PARAGRAPH AS  
APPLICABLE**

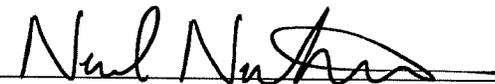
- I, Neal NeSmith, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  HAVE /  HAVE NOT made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  AM /  AM NOT currently **Engaging in Business** with an **Elected Official**.
- I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Neal NeSmith

\_\_\_\_\_  
(Print Full Name)



\_\_\_\_\_  
(Sign full name & indicate legal capacity, if applicable)

6/26/25

\_\_\_\_\_  
Date

Zoning Matter: \_\_\_\_\_

**DISCLOSURE OF CONTRIBUTION**

**As required by the Maryland Public Ethics Law Annotated Code of Maryland, General Provisions Article Sections 5-852 through 5-854**

**ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852**

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland is subject to a fine of not more than \$5,000. If the person is not an individual, each officer and partner who knowingly authorized or participated in the violation is subject to the same penalty.

**Applicant or Party of Record:** \_\_\_\_\_  
(Print Full Name)

**RECIPIENTS OF CONTRIBUTIONS:**

<b>NAME</b>	<b>DATE</b>	<b>AMOUNT</b>

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

\_\_\_\_\_  
(Print Full Name)

\_\_\_\_\_  
(Sign full name & indicate legal capacity, if applicable)

\_\_\_\_\_  
Date

This Affidavit must be signed, scanned and uploaded through the ProjectDox Zoning Petition Application process at <https://howard-md-us.avovecloud.com/ProjectDox/>

For more information or questions, contact DPZ at (410) 313-2350.





## 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

*Planning Board Meeting of November 20, 2025*

**Case No./Petitioner: ZRA-216; Southern Veterinary Partners**

Request: To amend the M-1 (Manufacturing: Light) district to allow "Animal Hospitals, completely enclosed" as a use permitted by right.

#### I. BACKGROUND AND HISTORY OF EXISTING ZONING REGULATIONS

The M-1 zoning district was created with the 1954 Zoning Regulations. In these regulations the district permitted commercial and manufacturing uses and thirty-six uses permitted by right. These uses included several manufacturing operations, such as jewelry manufacturing, glass product manufacturing, silverware manufacturing, etc. and other uses such as warehouses and distribution centers. The adoption of the 1961 Zoning Regulations created the purpose of the M-1 district as being "designed to permit fairly heavy industrial uses but exclude the so-called nuisance uses." The adoption of the 1985 Zoning Regulations amended the purpose of the district to what it is currently to "permit a mix of manufacturing, warehousing and business uses with provisions for limited retail sales." During the adoption of 1961 and 1985 Zoning Regulations, the number of uses permitted in the district remained steady overall. With the adoption of the 1993 Zoning Regulations the M-1 district saw a large increase in the number of uses permitted by right, going from thirty-six to sixty-eight. Since 1993, the M-1 district has largely remained unchanged.

The Animal Hospital use was first introduced in the 1954 zoning regulations in the R and R-R districts. The 1977 regulations defined "Animal Hospital" and expanded the districts the use was permitted by right to the B-1, B-2, and SC districts and by special exception in the R and R-20 districts. The 1985 regulations also expanded the use to additional districts, the BR district by right and the RC and RR district as a special exception. The 1993 regulations established the criteria for animal hospitals as a conditional use as well as permitting the use in the PGCC district. The 2004 regulations added the use permitted by right in the OT, CAC, and TNC districts.

In the current zoning regulations, Animal Hospitals are permitted by right or as a Conditional Use in the below zoning districts:

- Permitted by right: POR, BR, OT, B-1, B-2, SC CE, CAC, TNC, and PGCC with the provision that the use be completely enclosed.
- Permitted as a Conditional Use: RC, RR.

## II. DESCRIPTION OF PROPOSAL

This section contains a summary of the Petitioner’s proposed amendment. The Petitioner’s proposed amendment text is attached as Exhibit A.

The Petitioner is proposing to amend the M-1 Zoning District to:

- Add “Animal Hospitals, completely enclosed” as the 69th permitted use by right for the district.

The Petitioner states they are “seeking to open a specialty cardiology practice focused on cardiac care for pets in Howard County.”

### **Sec. 122.0.B**

This section contains the uses permitted as a matter of right in the M-1 zoning district. The Petitioner is proposing to add “Animal Hospitals, completely enclosed” as the 69<sup>th</sup> use permitted as a matter of right. Alphabetically, “Animal Hospitals, completely enclosed” would be listed as the first use and require the other 68 uses to be renumbered accordingly.

## III. EVALUATION OF PROPOSAL

This section contains the Department of Planning and Zoning (DPZ) technical evaluation of ZRA-216 in accordance with Section 16.208.(d) of the Howard County Code.

### **1. The compatibility, including potential adverse impacts and consequences, of the proposed Zoning Regulation Amendment with the existing and potential uses of the surrounding areas and within the same zoning district.**

This amendment would add “Animal Hospitals, fully enclosed” as a permitted use by right in the M-1 zoning district. Staff does not foresee any potential adverse impacts of the proposed amendment as the Petitioner is adding the provision must be “fully enclosed.”

### **2. The properties to which the Zoning Regulation Amendment could apply and, if feasible, a map of the impacted properties.**

The applicant has a particular interest in 7185 Columbia Gateway (zoned M-1) as they are leasing the space in the shopping center located at this Property (Attachment A). This property is located inside Columbia Gateway, which is a designated Activity Center from the County’s General Plan, *HoCo By Design*.

The proposed ZRA has a general impact on the M-1 district as the Petitioner is requesting to add animal hospitals as a permitted use in the district. The proposed ZRA would also generally impact the M-2 (Manufacturing: Heavy) district because the M-2 district allows all uses that are permitted as a matter of right in the M-1 district (Attachment B).

In total, there are approximately 816 parcels totaling around 5,800 acres zoned M-1 or M-2 that could potentially be impacted by the proposed ZRA.

**3. Conflicts in the Howard County Zoning Regulations as a result of the Zoning Regulation Amendment.**

Staff do not see any conflicts with the proposed amendment and the current Zoning Regulations. The Petitioner is adding the provision that an animal hospital in the M-1 district must be fully enclosed which is consistent with the other zoning districts which permit animal hospitals as a matter of right.

**4. The compatibility of the proposed Zoning Regulation Amendment with the Policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.**

The General Plan’s policies do not specifically make recommendations on Animal Hospitals, but the General Plan’s Economic Prosperity chapter is generally supportive of continuing to grow opportunities for commercial and employment uses within the County.

**Policy Statement EP-2** (page EP-33) states that the County should “Retain and expand the use of industrial land to support employment opportunities that pay a living wage.”

**Policy Statement EP-5** (page EP-36) states the County should “Create job opportunities through new mixed-use activity centers that serve as destinations and include a mix of uses that compliment and support one another and improve the jobs housing balance.”

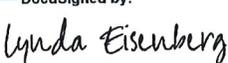
**Vision for Gateway:** “Transform Gateway into a major hub for employment, entertainment, and innovation in Howard County while emphasizing housing, open space, transportation mobility, environmental stewardship, and civic principals that make the activity center a ‘complete community.’”

Conclusion

Overall, DPZ finds that amending the M-1 Zoning District to permit “Animal Hospitals, completely enclosed” as a permitted use by right, is generally supported by the Policy Statements and Implementing Actions in the General Plan.

Environmental Policies and Objectives

The proposed ZRA-216 is not in conflict with the environmental policies and objectives in HoCo By Design, the County’s General Plan. The proposed ZRA-216 would not change any development requirements for sensitive resource protection, stormwater management or forest conservation.

DocuSigned by:  
  
4220B635863942E... 10/28/2025  
Lynda D. Eisenberg, AICP, Director Date

## **Exhibit A**

### **Petitioner's Proposed Text**

(**CAPITALS/BOLD** indicate text to be added; text in **[[brackets]]** indicates text to be deleted.)

#### **Section 122.0: - M-1 (Manufacturing: Light) District**

##### **B. Uses Permitted as a Matter of Right**

##### **1. ANIMAL HOSPITALS, COMPLETELY ENCLOSED.**

\*Renumber subsequent uses

#### **Example of how the proposed text would look in Section 122.0.B. if adopted:**

1. Animal Hospitals, completely enclosed.
2. Ambulance services.
3. Ambulatory health care facilities.
4. Athletic facilities, commercial.
5. Banks, savings and loan associations, investment companies, credit unions, brokers and similar financial institutions.
6. Biodiesel fuel manufacturing from vegetable-based oils.
7. Biomedical laboratories.
8. Blueprinting, printing, duplicating or engraving services.
9. Breweries that manufacture 22,500 barrels or less of fermented malt beverages per year.
10. Bus terminals.
11. Carpet and floor covering stores.
12. Car wash facilities.
13. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
14. Carpet and rug cleaning.
15. Catering establishments and banquet facilities.
16. Child day care centers and nursery schools.
17. Concert halls.
18. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
19. Contractor's office and outdoor or indoor storage facility, including carpentry, cleaning, construction, electrical, excavation, exterminating, heating/air conditioning, home improvement, landscaping, masonry, painting, paving, plumbing, roofing, septic system, snow removal, well drilling, and other contractors.
20. Data processing and telecommunication centers.
21. Day treatment or care facilities.

22. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
23. Flex-space.
24. Funeral homes and mortuaries.
25. Furniture, appliance and business machine repair, furniture upholstery, and similar services.
26. Furniture stores.
27. Government structures, facilities and uses, including public schools and colleges.
28. Hotels, motels, conference centers and country inns.
29. Kennels.
30. Laundry or dry-cleaning establishments or plants.
31. Light Industrial Uses.
32. Material recovery facilities—source separated.
33. Mobile home and modular home sales and rentals, but not including occupancy.
34. Motor vehicle, construction equipment and farm equipment maintenance, repair and painting facilities, including full body repair and incidental sale of parts.
35. Motor vehicle, construction equipment and farm equipment sales and rentals.
36. Motor vehicle inspections station.
37. Motor vehicle towing and storage facility.
38. Mulch manufacture.
39. Nonprofit clubs, lodges, community halls.
40. Offices, professional and business.
41. Pawn Shops.
42. Pet grooming establishments and daycare, completely enclosed.
43. Photographic processing plants.
44. Pizza delivery services and other services for off-site delivery of prepared food.
45. Printing, lithography, bookbinding or publishing.
46. Public utility uses, limited to the following:
  - a. Utility substations, provided that all uses are set back at least 50 feet from lot lines.
  - b. Above ground pipelines.
  - c. Pumping stations and compression stations.
  - d. Telecommunication equipment facilities.
  - e. Commercial communications antennas.
  - f. Commercial communication towers, subject to the requirements of Section 128.0.E.2. and 128.0.E.3.
47. Recreation facilities, commercial
48. Recycling collection facilities.
49. Religious facilities, structures and land used primarily for religious activities.
50. Research and development establishments.
51. Restaurants, carryout.
52. Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor for consumption on premises only.

53. Retail centers. Retail centers to serve the employees and users of projects within this zoning district are permitted within projects of at least 200 acres when such centers conform to the requirements set forth below.
- a. Purpose: The purpose of such retail centers is to provide employees and users of development in this zoning district with conveniently located commercial, retail and personal services; to reduce the need for vehicle trips off and onto the site to obtain such services; to provide employees and users with the useable open space and amenities associated with such services (e.g., outdoor eating areas); and to make more efficient use of the site by clustering together related retail, commercial and service activities in retail centers which typically would not exceed 40,000 square feet of gross floor area.
  - b. Uses permitted by right in such retail centers include any combination of the retail, commercial or service uses permitted by right in this district plus the following uses:
    - (1) Newsstand.
    - (2) Convenience store.
    - (3) Personal service establishments.
    - (4) Specialty stores.
    - (5) Telegraph offices, express mail, and messenger services.
    - (6) Travel bureaus.
    - (7) Drug and cosmetic stores.
  - c. Minimum requirements and conditions: Retail centers incorporating the uses cited in paragraph b. above shall be permitted within this zoning district when they meet the following conditions:
    - (1) Minimum project size shall be 200 gross acres and such projects shall have a continuous internal road system.
    - (2) The retail center(s) lot shall not occupy, in the aggregate, more than 2% of the gross acreage of the project.
    - (3) Development of the retail center(s) shall be phased in with the development of permitted uses within the project so that at no time shall the aggregate floor area of the improvements in the retail center(s) exceed 10% of the total aggregate floor area of improvements for permitted uses either constructed or being constructed pursuant to approved Site Development Plans.
    - (4) Retail center(s) may not be located on a lot that fronts on or abuts any street or highway unless such street or highway is internal to the project. All access to the retail center(s) shall be from interior streets within the project. The distance from any lot line of the retail center lot to the nearest street or highway right-of-way external to the project shall be no less than 500 feet and signage for the center shall not be oriented to such external streets.
54. Retail, limited:
- For any manufacturing plant or warehouse permitted in the M-1 District, retail sales may be permitted, provided that:
- a. The products sold are either manufactured on the site, sold as parts or accessories to products manufactured on the site, or stored or distributed on the site;

- b. Not more than 30% of the floor space of the first floor of the main structure may be devoted to the retail sales of articles made, stored or distributed on the premises; and
- c. Any service facilities are limited to the repair and/or service of products manufactured, stored or distributed by the owner or lessee of the site.

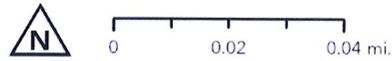
Nothing herein contained shall be construed to permit the operation of general retail sales businesses.

- 55. Rooftop solar collectors and ground-mount solar collectors.
- 56. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
- 57. Sawmills.
- 58. School bus, boat and recreational vehicle storage facilities.
- 59. Schools, commercial.
- 60. Schools, private academic, including colleges and universities.
- 61. Self storage facilities.
- 62. Sign making shops.
- 63. Special Hospitals—Psychiatric.
- 64. Taxicab businesses, including facilities for dispatch and maintenance of related vehicles.
- 65. Taxidermies.
- 66. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units, telephone equipment boxes; and other similar public utility uses not requiring a Conditional Use.
- 67. Volunteer fire departments.
- 68. Warehouses, truck terminals, and moving and storage establishments.
- 69. Wholesale sale and storage of building materials and supplies, including storage yards for lumber, bricks, masonry blocks, construction equipment, plumbing and electrical supplies.

### Attachment A



#### Zoning & Vicinity ZRA-216



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

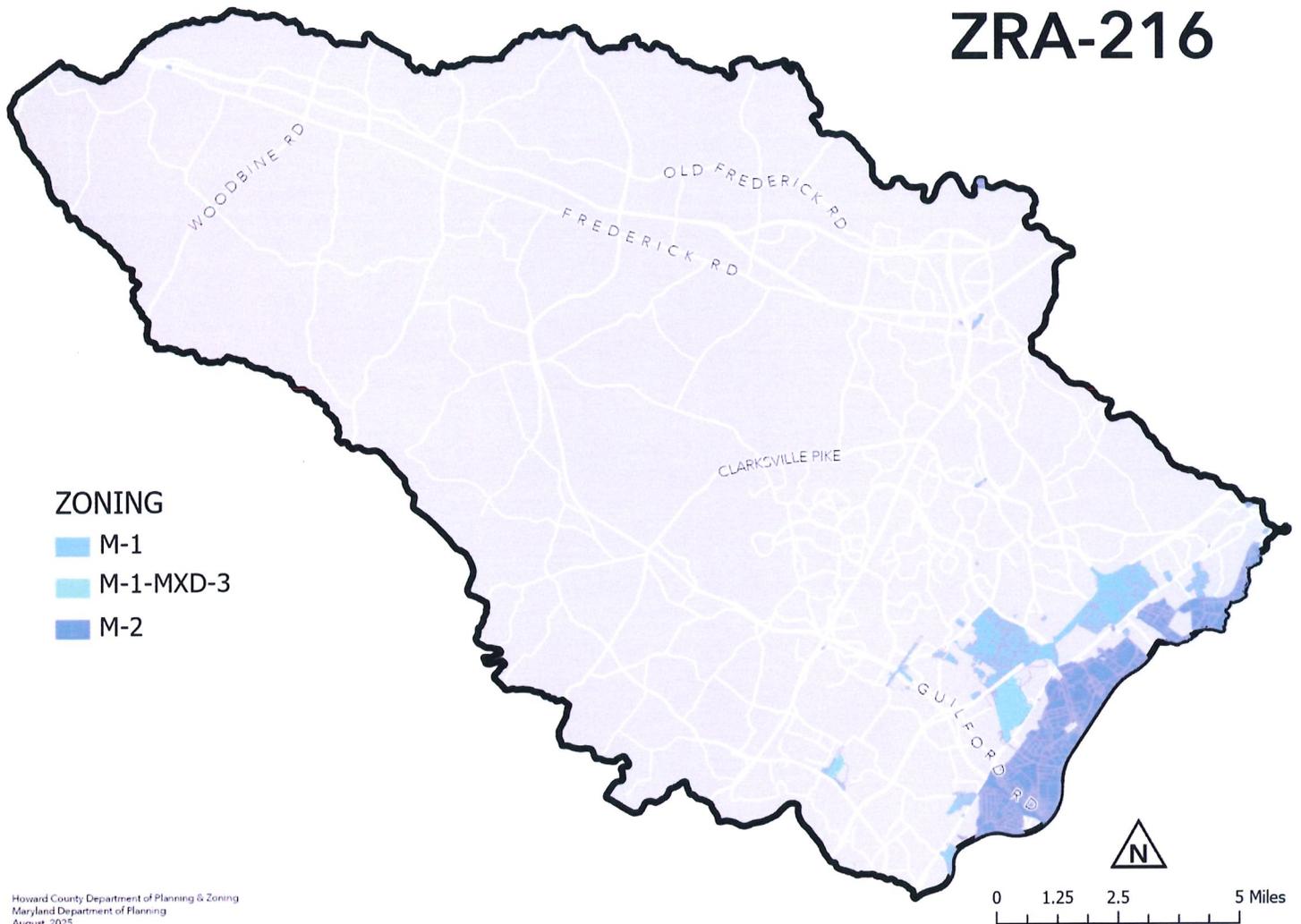
#### Zoning

- M-1
- 7185 Columbia Gateway



**Attachment B**

# ZRA-216



1 **SOUTHERN VETERINARY PARTNERS,** \* **BEFORE THE**  
 2 **PETITIONER** \* **PLANNING BOARD OF**  
 3 **ZRA-216** \* **HOWARD COUNTY, MARYLAND**

4  
 5  
 6 \* \* \* \* \*

7 **MOTION: Recommend approval of ZRA-216.**

8 **ACTION: *Approved; Vote 5-0.***

9 \* \* \* \* \*

10 **RECOMMENDATION**

11 On November 20, 2025, the Planning Board of Howard County, Maryland, considered the petition of  
 12 Southern Veterinary Partners, the Petitioner, for an amendment to the Zoning Regulations in the Manufacturing:  
 13 Light (M-1) zoning district, specifically to:

- 14 • Add “Animal Hospitals, completely enclosed” as 69<sup>th</sup> use permitted by right in the district.

15 The Planning Board considered the petition and the Department of Planning and Zoning’s (DPZ)  
 16 Technical Staff Report (TSR).

17 **Testimony**

18 Ms. Hannah Weber, Department of Planning and Zoning (DPZ) staff member, presented the proposed  
 19 Zoning Regulation Amendment (ZRA). Ms. Weber explained the history of the M-1 zoning district uses and  
 20 noted the M-1 district permits similar animal related uses like kennels, pet grooming establishments and pet  
 21 day cares, completely enclosed. She listed the current zones that permit animal hospitals by right and by  
 22 conditional use. She explained that animal hospitals permitted by right require the use to be completely enclosed  
 23 and this ZRA is proposed to be consistent with that language. Ms. Weber discussed the review criteria and  
 24 explained that the proposed changes are not expected to produce adverse impacts on the uses of the surrounding  
 25 area or create conflicts in the Zoning Regulations. She discussed the properties to which the ZRA could apply  
 26 and shared a map of the impacted parcels. Ms. Weber discussed the compatibility of the proposed ZRA with  
 27 the policies of the General Plan, specifically the economic prosperity policy that supports flexibility in use  
 28 categories to respond to changing industries.

29 Mr. Tom Coale began testimony on behalf of the Petitioner, Southern Veterinary Partners. Mr. Coale  
 30 testified that the proposed ZRA is compatible with the County’s General Plan and economic development  
 31 policies and compatible with what Howard County residents are seeking, which is increased care for their family  
 32 pets.

33 Following the presentations, Mr. James Cecil, Planning Board Chair, asked the Planning Board if they  
 34 had questions for DPZ or the Petitioner. Ms. Barbara Mosier, Planning Board member, asked about the hours

1 of operation of an animal hospital and potential conflicts with existing uses and their hours of operation. Mr.  
2 Coale explained that the definition of "Animal Hospitals" in the County's Zoning Code does allow for boarding  
3 but does not specify required hours of operation. Mr. Coale stated that the proposed hours of operation for his  
4 client would be compatible with the surrounding uses.

5 There were no members of the public that testified.

6  
7 Board Discussion and Recommendation

8 The Planning Board did not discuss the ZRA further after testimony closed.

9 Mr. Mason Godsey, Vice-Chair of the Planning Board, motioned to recommend approval of ZRA-216.  
10 Ms. Mosier seconded the motion. The motion passed 5-0.

11  
12 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 9th day of  
13 December 2025, recommends that ZRA-216, as described above, be APPROVED.

14  
15 HOWARD COUNTY PLANNING BOARD

16 Signed by:  
17 *James Cecil*  
18 7DA4123B4D2D404...  
James Cecil, Chair

19 DocuSigned by:  
20 *Mason Godsey*  
21 B79ABA28B31447E...  
Mason Godsey, Vice-chair

22 Signed by:  
23 *Lynn Parlett Moore*  
24 FB49F4A99072471...  
Lynn Moore

25 Signed by:  
26 *Barbara Mosier*  
27 B65ABB04E9F949F...  
Barbara Mosier

28 Signed by:  
29 *William Tilburg*  
30 62427B6434E44C6...  
William Tilburg

31 ATTEST:

32 DocuSigned by:  
33 *Lynda Eisenberg*  
34 4220B635863942E...  
Lynda Eisenberg, AICP, Executive Secretary

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on March 5, 2026.

\_\_\_\_\_  
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on \_\_\_\_\_, 2026.

\_\_\_\_\_  
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on \_\_\_\_\_, 2026.

\_\_\_\_\_  
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on \_\_\_\_\_, 2026.

\_\_\_\_\_  
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on \_\_\_\_\_, 2026.

\_\_\_\_\_  
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on \_\_\_\_\_, 2026.

\_\_\_\_\_  
Michelle R. Harrod, Administrator to the County Council