

**ADJOINING PROPERTY OWNERS FOR 7320 OAKLAND MILLS ROAD**

Rashida Challenger  
Saundra Weston  
7300 Hidden Cove  
Columbia, MD 21046-2074  
(42.001)

Efrain & Diana Reyes  
7302 Hidden Cove  
Columbia, MD 21046-2074  
(42.001)

Heather Morgan  
7304 Hidden Cove  
Columbia, MD 21046-2074  
(42.001)

Jose G. Medina  
7306 Hidden Cove  
Columbia, MD 21046-2074  
(42.001)

Betsey Emillien  
7308 Hidden Cove  
Columbia, MD 21046-2074  
(42.001)

First Baptist Church of Guilford  
7504 Oakland Mills Road  
Columbia, MD 21046-1612  
(42.001)

"  
"

## Requested Zoning

**Search Street:**

OAKLAND MILLS RD

**Property Information:**

Amendment No.: 42.001

Current Zoning: R-12

Requested Zoning:

Tax Account ID.: 1406395856

Map: 42

Grid: 10

Parcel: 221

Lot:

Acres: 1.44

Address: 7320 OAKLAND MILLS RD

City/State/Zip: COLUMBIA, MD 21046

**Owner:**

Name: BURLEY WILLIAM S

Email:

Phone:

Mailing Address: 7891 NORDAU CT

City/State/Zip: JESSUP, MD 20794

**Representative:**

Name: Brian Owens

Email: owens.enterprisellc@gmail.com

Phone: 4103368918

Mailing Address: 106 N. Patterson Park Avenue

City/State/Zip: Baltimore, Maryland 21231

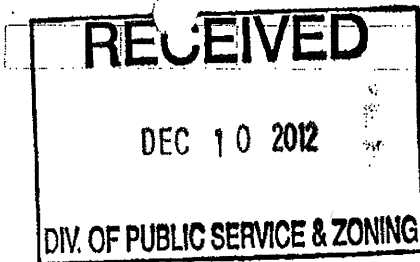
**Decision:**

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:



CAF  
12/11/12

# Zoning Map Amendment Request Form

**Howard County**  
**Comprehensive Zoning Plan**  
Department of Planning and Zoning

[Word 2007 Version]  
Before filling out this form, please read the Instructions section at the end of the form.

### A. Property Information

1	Address / Street (Only)	7320	Oakland Mills Road	
2	Tax Map Number	0042	Grid	0010
3	Parcel(s)	0221		
4	Lot(s)	N/A		
5	Tax Account Data:	District	06	Account # 395856

6	Size of Property:	Acres	1.44	Square feet
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7	The Property is currently zoned;	R-12
	I request that the Property be rezoned to;	R-SA-8

### B. Owner Information

8	Owner Name	William Burley and Felicia Hall
9	Mailing street address or Post Office Box	7891 Nordau Court
	City, State	Jessup, MD
	ZIP Code	20794
	Telephone (Main)	
	Telephone (Secondary)	
	Fax	
10	E-Mail	

### C. Representative Information

11	Name	Brian A. Owens
	Mailing street address or Post Office Box	106 N Patterson Park Avenue
	City, State	Baltimore, MD
	ZIP	21231
	Telephone (Main)	410-336-8918

**C. Representative Information**

Telephone (Secondary)	
Fax	
E-Mail	<u>owens.enterprisellc@gmail.com</u>
12 Association with Owner	Designated Representative

**D. Alternate Contact [If Any]**

Name	Patricia Wilson
Telephone	703-622-9872
E-Mail	<u>Trishanne424@gmail.com</u>

**E. Explanation of the Basis / Justification for the Requested Rezoning**

13	The petitioner is requesting a zoning map amendment on the basis that the character of the neighborhood has substantially changed since the original zoning. Development in the last 10 years has shown increases in high density housing adjacent to Oakland Mills Road. The trend towards higher density housing area coincides with related increases in commercial and retail activity.
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**F. List of Attachments/Exhibits**

14	PowerPoint Presentation – 10 pgs.
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**G. Signatures**

15	Owner <i>William S Burley</i>	Owner (2) <i>Felicia A. Hall</i>
	Date <i>12-8-2012</i>	Date <i>12-8-2012</i>
Additional owner signatures? <input checked="" type="checkbox"/> the box to the left and attach a separate signature page.		

16	Representative Signature <i>Brian A. Owen</i>
	Date <i>12/4/12</i>

DPZ Use Only	Amendment No. <i>12001</i>
Notes	

*Welcome*

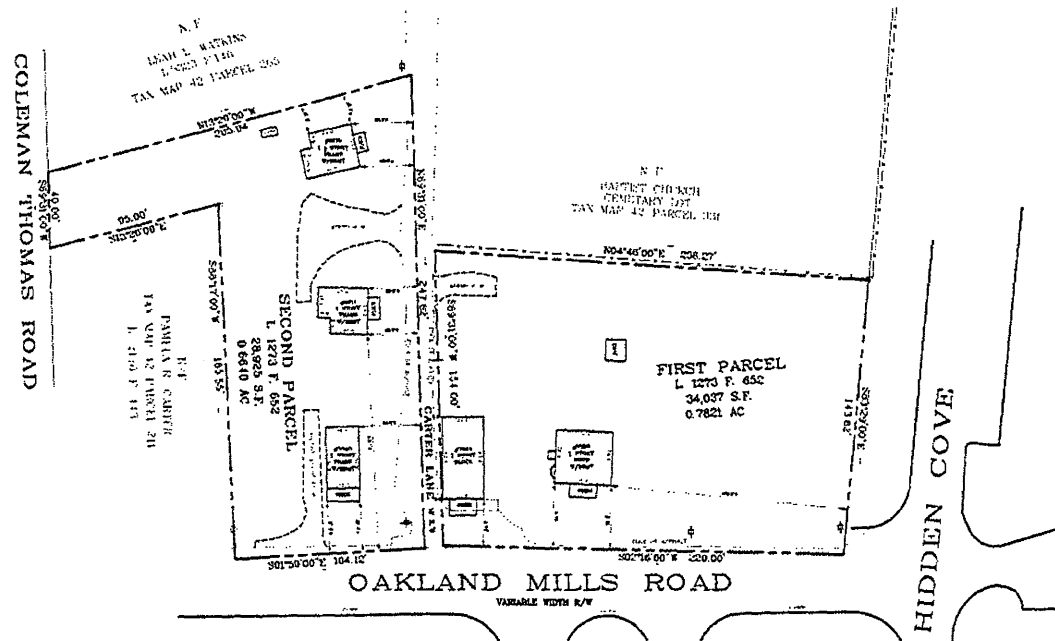
Pre-Submission Community Meeting  
Zoning Map Amendment

7320 Oakland Mills Road

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- R-12 Zoning dating from 1988
- 40% Occupancy
- Excessive Traffic and Limited Sight Distance On Carter Lane
- Utilities
- Poor Drainage, No SWM
- Significant number of trees >6 in. trunk diameter
- No Historic Property Designation

# 7320 Oakland Mills



A Development Plan for subdivision to 5 single family homes was proposed in 2005.

# Zoning Map Amendment

The petitioner is requesting a zoning map amendment on the basis that the character of the neighborhood has substantially changed since the original zoning.

R-12 (existing)

R-SA-8 (proposed)

12000 SF

6000 SF

N/A

Min. Lot Size

8 Units/Acre

34 ft.

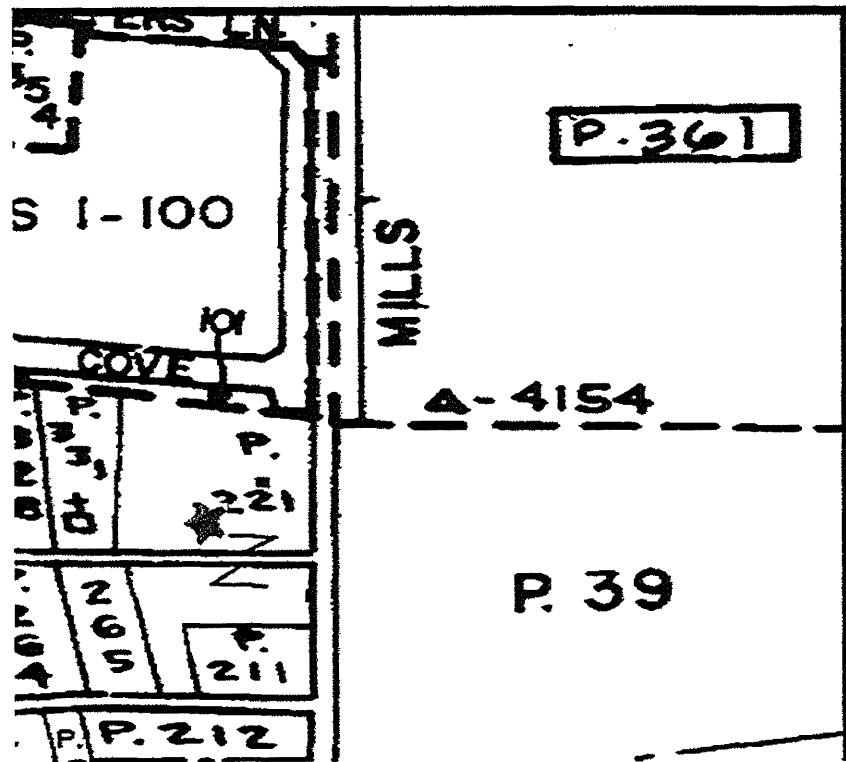
Max. Density

40 ft.

Max. Height

Comparisons are made in two sections. The first is based on immediately adjacent properties; the second on zoning related to development within 2 miles of the site on Oakland Mills Road.

# Vicinal Properties - Existing Zoning

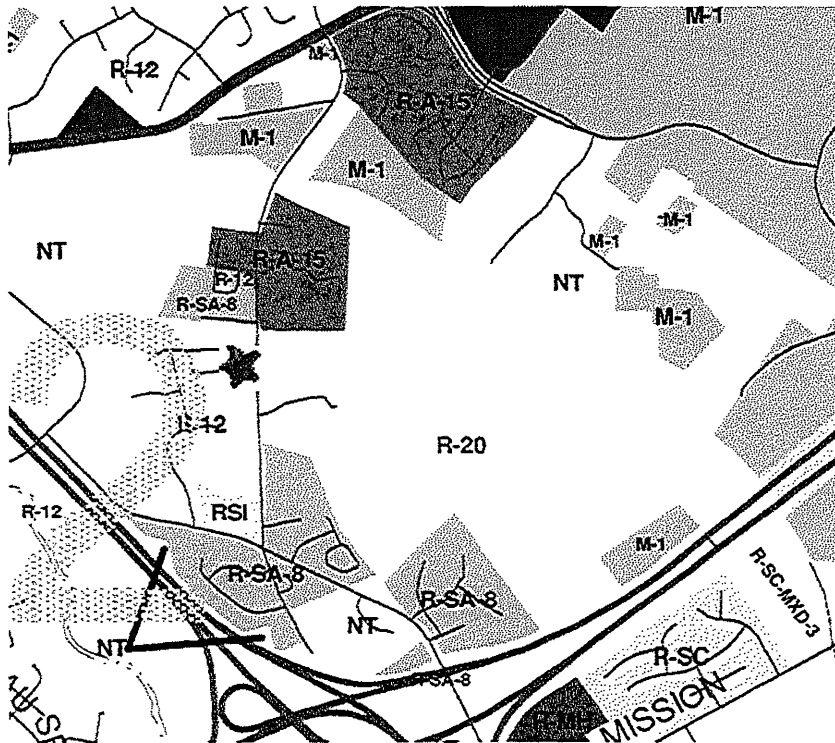


- Hidden Cove TH Development (R-SA-8)
- P. 331 First Baptist Church of Guilford Grave-site (R-12)
- P. 265, 211, 212 Private Landowners (R-12)
- P.39 Guilford Elementary (R-20)
- P.361 Monarch Mills Community (R-A-15)



# Neighborhood Zoning

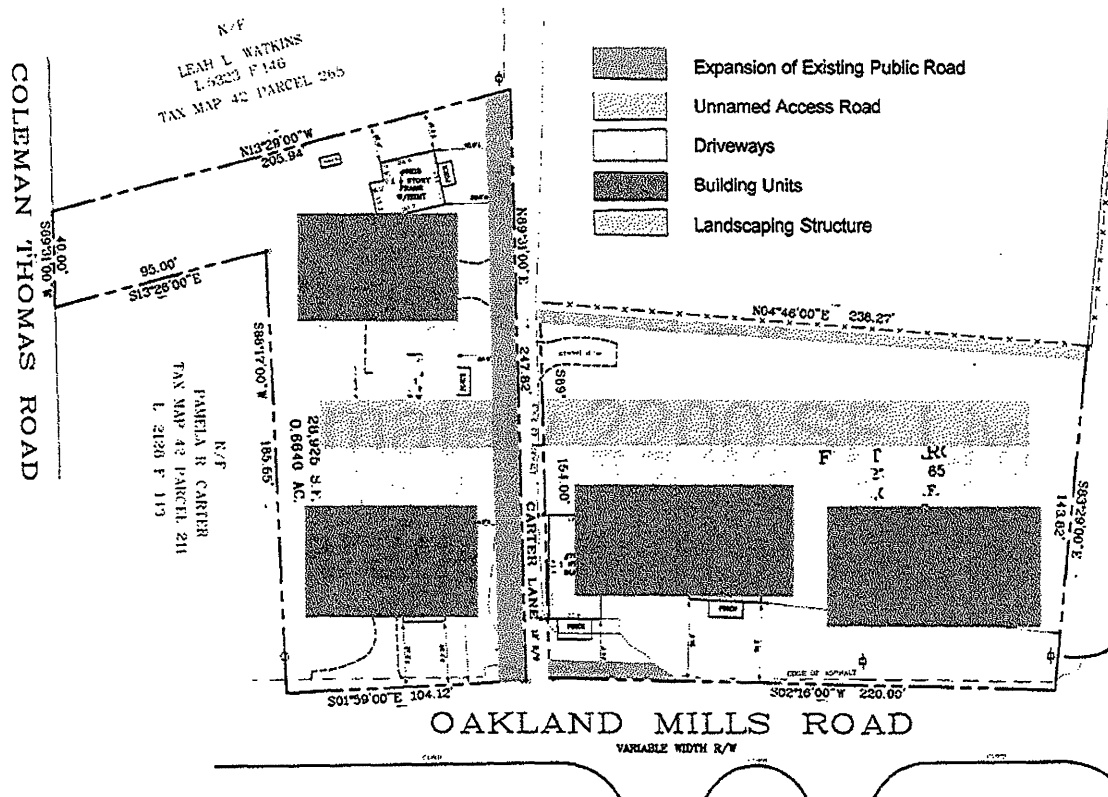
Development in the last 10 years has shown increases in high density housing adjacent to Oakland Mills Road. The trend towards higher density housing area coincides with related increases in commercial and retail activity.



## Development in the last 10 years:

- R-SA-8 to the south (multiple townhome developments)
- R-A-15 to the North (apartment and townhome community)
- Increased Commercial Activity with adjacent parcels rezoned to NT in 2000
- Increased Commercial Activity with the Rt. 1 Corridor Redevelopment initiatives.

# Proposed Site Plan



- 11 units with front facing Guilford Elementary
- 14 driveways connected to access road
- Widening of Carter Lane
- Proposed sidewalk extensions on Oakland Mills and Carter Lane to accommodate Guilford Elementary School pedestrians
- Addition of Right Turn lane from Oakland Mills to Carter Lane
- Potential landscaping structure as a barrier between cemetery and access road
- SWM areas on the Southwest and Western Corners of the property

14 Total Units providing for optimal space usage.  
 Special Unit Design Creating Front Facing appearance  
 to both Access Road and Oakland Mills

Proposed  
View From  
Oakland  
Mills (left)



Proposed View From  
Unnamed Access Road (right)



Owens Enterprise LLC



Proposed View From Oakland Mills



Owens Enterprise LLC



# Howard County Council

George Howard Building  
3505 Court House Drive  
Ellicott City, Maryland 21043-4392

## COUNCILMEMBERS

Jennifer Terrasa, Chairperson  
District 3  
Mary Kay Sigaty, Vice Chairperson  
District 4  
Courtney Watson  
District 1  
Calvin Ball  
District 2  
Greg Fox  
District 5

March 11, 2013

William Burley and Felicia Hall  
7891 Nordau Court  
Jessup, MD 20794

Dear Mr. Burley and Ms. Hall:

You are receiving this letter because you filed a Zoning Map Amendment Request Form/Howard County Comprehensive Zoning Plan or a Zoning Regulation Amendment Request Form/Howard County Comprehensive Plan.

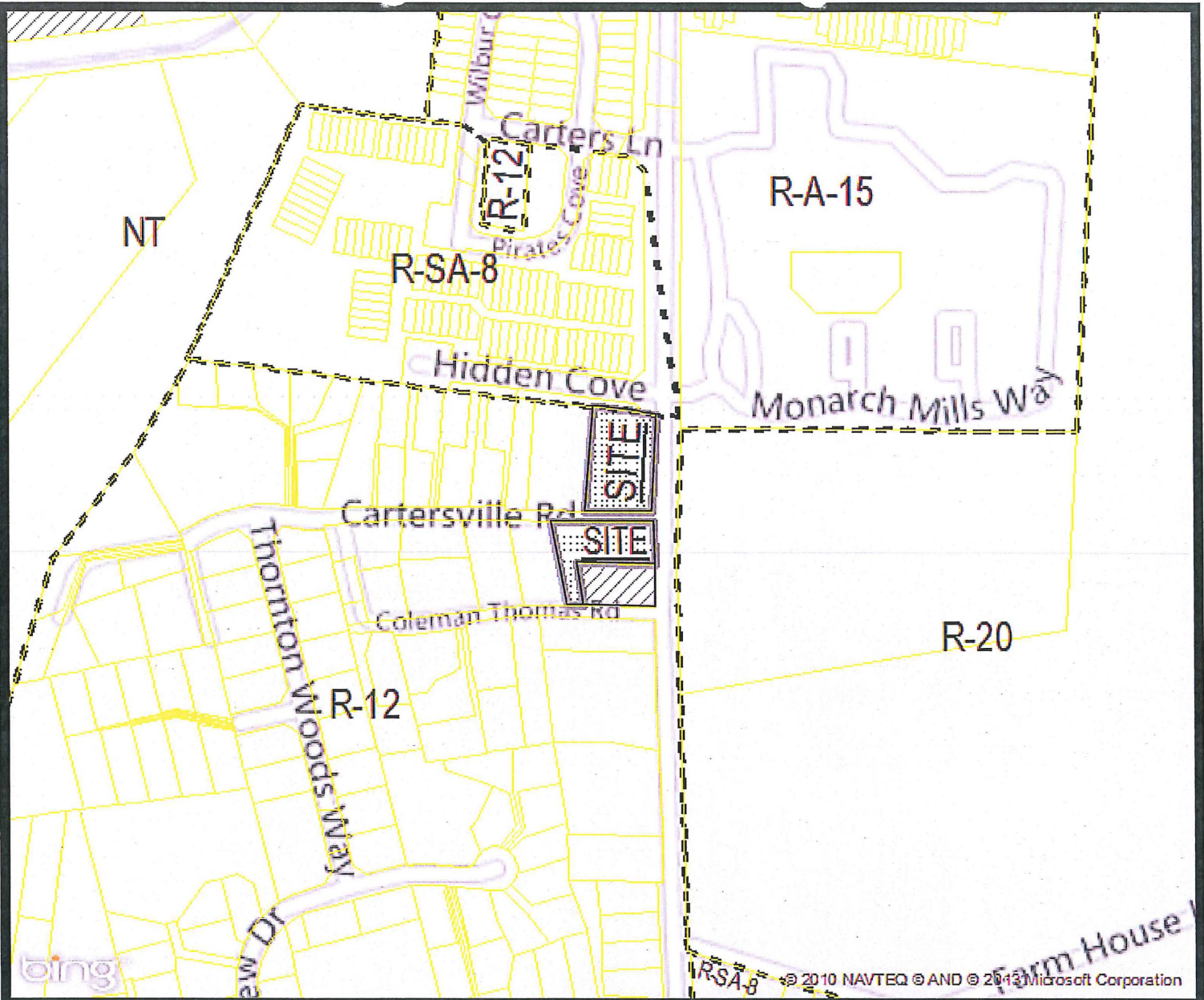
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits and disclosures when the Form proposes to "increase the density of the land of the applicant."

The Commission directed me to notify applicants of their obligation to file the affidavit and disclosure. The obligation is set forth in Md. Code Ann., St. Gov't, Sec. 15-849(b), which provides in part, **"the affidavit or disclosure shall be filed at least 30 calendar days prior to any consideration of the application by an elected official."**

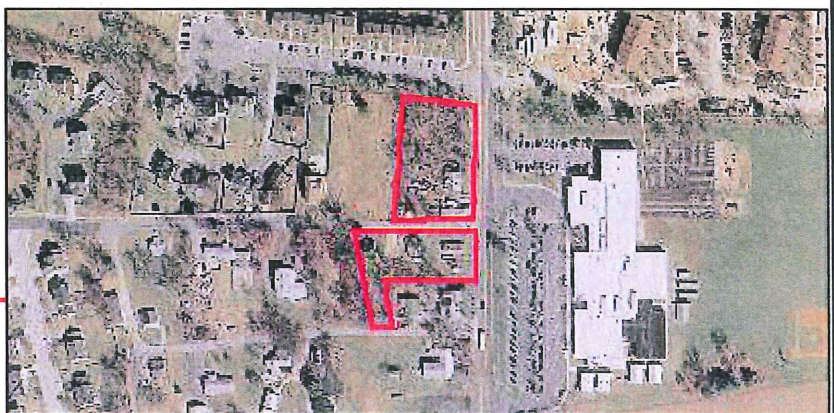
Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre  
Administrator



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Zoning Map General Plan Amendment: 42.001 Tax ID: 1406395856  
 Current Zoning: R-12 Council District: 3  
 Tax Map: 42 Grid: 10 Parcel: 221 Lot: N/A  
 Address: 7320 OAKLAND MILLS RD

42.001  
42.003



This letter is a response to the rezoning of the property at 7320 Oakland Mills Road across from Guilford Elementary School. The community would like input as to how it is rezoned. High-end townhouses are impressive but single-family homes would be even more attractive since there are already single-family homes in the immediate area. Public meetings with property owners as well as with the Planning Board would have been appreciated. It is surprising for Howard County to support rezoning without hearing input from residents in the area and surrounding areas about traffic, roadway, the cemetery and the effects to the community. Redeveloping has little or nothing to do with the site being cleaned up; if it were, the area would not look so dilapidated (as described in the Guilford Gazette) until redeveloping happens.

Is it feasible to approve plans for townhouses or single-family homes without specific plans showing how they would be designed, height of buildings, the exact type and number of buildings/dwellings constructed before zoning is changed since the original proposal has changed multiple times.

Neighboring owners has requested for part of the Carter property to be historical. Mrs. Dora Carter, a legend to the Guilford community, owned the store and the home over one hundred years ago. To many, it is a historical site without the historical title. Since the area is without a neighborhood center or a black museum, that would be the idea place for it along with something in her honor rather than a total destruction. She is a legend, a stout civil rights leader, a community activist and a pro-active member of First Baptist Church of Guilford.

Thank you for your consideration.

Unified Citizens of Guilford



1320 ( KLAND MMS RD

42001

**Regner, Robin**

**From:** Tolliver, Sheila  
**Sent:** Thursday, July 11, 2013 12:36 PM  
**To:** elsie coleman  
**Cc:** Regner, Robin  
**Subject:** RE: Reply, Rezoning Proposal, Process

Yes, the council's meetings are open to the public. However, the public does not have a chance to speak at work sessions and may speak only on the items on the agenda of hearings. The hearings are televised; you may watch them on the Government TV station, if you have cable, and you may view them on the Internet. There is an audio recording of work sessions. The recordings can be accessed from our website.

Sheila

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**From:** elsie coleman [mailto:twelthour@verizon.net]  
**Sent:** Thursday, July 11, 2013 12:08 PM  
**To:** Tolliver, Sheila  
**Subject:** Re: Reply, Rezoning Proposal, Process

Thank you, Sheila. I have one other question. Is the public allowed to attend work sessions and hearings?

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**From:** "Tolliver, Sheila" <STolliver@howardcountymd.gov>  
**To:** elsie coleman <twelthour@verizon.net>  
**Cc:** "Shopland, Jamie" <JShopland@howardcountymd.gov>; "Terrasa, Jen" <jterrasa@howardcountymd.gov>  
**Sent:** Thursday, July 11, 2013 10:01 AM  
**Subject:** RE: Reply, Rezoning Proposal, Process

I am copying Council Chair Jen Terrasa and her assistant, Jamie Shopland, so that they may respond to your request for a meeting. They do the scheduling of Ms. Terrasa's meetings.

The five public hearings were held on the following dates: June 10, June 12, June 17 (continued on June 18), June 24. Hearings on amendments only are scheduled for July 15 at 3:30 p.m. and July 16 at 6:30 p.m. All hearings are held in the Banneker Room, George Howard Building, Ellicott City. All hearings were advertised for two consecutive weeks in two newspapers of general circulation (except the July 15 and 16 hearings, which were advertised twice in the Sun, but only once in the Howard County Times/Columbia Flier). All hearing and work session dates and times also have been posted on the County Council's comprehensive zoning website; hearing schedules also are posted on the bulletin board outside the Council's offices.

Work sessions have been held as follows: June 11, 18, 19, 21, 25, 26, 27, 28, July 1, 3, and 5. Future work sessions are scheduled on July 17 at 4:00 p.m., July 18 at 8:30 a.m., July 22 at 4:00 p.m., July 23 at 4:00 p.m., and July 24 at 3:00 p.m. Work sessions generally are scheduled in the C. Vernon Gray Conference Room; however, the work session on July 18 is in the Banneker Room. Work session dates are posted on the Council's website.

Here is a link to the Council's comprehensive zoning pages: <http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>. Notice of all meetings also was provided to a public information list, including media contacts and public who have signed up through NeoGov for public notices from the county.

Sheila Tolliver  
Administrator  
Howard County Council  
410 313-2001

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**From:** elsie coleman [mailto:twelthour@verizon.net]  
**Sent:** Wednesday, July 10, 2013 8:30 PM  
**To:** Tolliver, Sheila  
**Subject:** Re: Reply, Rezoning Proposal, Process

Ms. Tolliver, thank you for responding for Councilwoman Jen Terrasa. We would like to meet with Ms. Terrasa and the contractor, Mr. Owens and spokesperson for the County Council before the July 25, 2013 meeting, when it will adopt the legislation and any amendments it approves to modify the rezoning proposal.

When and where were the five public hearings held and when are the other two scheduled?

When and where were the ten work sessions held and when are the other four scheduled?

How was the public notified of the above meetings?

E. Coleman of the  
Unified Citizens of Guilford

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**From:** "Tolliver, Sheila" <STolliver@howardcountymd.gov>  
**To:** "elsie coleman (twelthour@verizon.net)" <twelthour@verizon.net>  
**Cc:** "Terrasa, Jen" <jterrasa@howardcountymd.gov>; "Regner, Robin" <rregner@howardcountymd.gov>; "Wimberly, Theo" <twimberly@howardcountymd.gov>  
**Sent:** Wednesday, July 10, 2013 9:52 AM  
**Subject:** Reply, Rezoning Proposal, Process

Council member Jen Terrasa asked me to respond to your inquiry about the proposed rezoning of 7320 Oakland Mills Road. This property is part of the comprehensive zoning process, which the County Council now is considering as Council Bill 32-2013. This message will describe the comprehensive zoning process and the remaining steps in the Council's work on this legislation. Also, it will summarize the key differences between the current and proposed zoning for this property.

The comprehensive zoning process is done once every ten years, following the adoption of a General Plan of Development for the County. The General Plan sets forth the goals for land use in the county. The comprehensive rezoning considers requests for changes in the zoning of individual properties, which may only be approved if they are consistent with the General Plan. Comprehensive zoning also involves a thorough review of the County's zoning regulations and proposals for modification of the text.

The process begins with the Department of Planning and Zoning, which invites property owners to request zoning changes for their property. This year, the deadline for applications for rezoning was December 14, 2012. The Department makes recommendations concerning these zoning requests, may make additional recommendations on its own initiative for rezoning of properties, and recommends changes in the zoning regulations. Those recommendations go before the Planning Board, a citizen-body appointed to review and make recommendations on land use matters. The Planning Board reviews the recommendations for consistency with the General Plan and makes recommendations to the Administration. Following that, the Department of Planning and Zoning considers the Board's recommendations and constructs proposed legislation. The County Administration then requests introduction of legislation to put that plan before the County Council.

The County Council received this comprehensive zoning legislation and introduced it on June 3, 2013 as Council Bill 32-2013. Since then, the Council has held a series of public hearings (five to date and two more scheduled to consider amendments only) at which the public was invited to testify on the proposals in the legislation and a series of work sessions (ten to date and four more scheduled). The Council expects to complete its consideration of the legislation on July 25, when it will adopt the legislation and any amendments it approves to modify the proposal.

The property of interest in your letter currently is zoned R-12. This zoning designation allows single family houses on lots that are at least 12,000 square feet in size. The proposal for the two adjacent sites is R-SA-8 zoning, which would allow single family homes, townhomes, or apartments. There could be 8 units of housing per acre or 16, if the units are back-to-back. Unfortunately, the Council cannot impose a particular design showing the number of units, the height, and other features as a condition of zoning. It must decide what type of zoning is appropriate for the location; the property owner then plans development within the boundaries (height, density, and other features) allowed in the type of zoning attached to the property. Even if a developer shares with the Council his proposal for developing a property before it is rezoned, the property owner is not obliged to actually deliver that particular plan. The Council, therefore, must consider all the possibilities the proposed zone allows, as it decides whether or not the change is an appropriate fit.

I certainly can understand the community's interest in preserving some designation of the historical significance to the community of the parcel. Unless a formal historical designation is granted pursuant to an application by the property owner, affording particular protections associated with the granting government's laws; honoring the property's history in some way would be left to the discretion of the property owner. This would be true, of course, whether the property remains R-12 or is rezoned to R-SA-8.

Although the public hearing on this map amendment proposal already has been held, the Council welcomes written testimony from the community and appreciates your e-mail outlining your hopes for the property.

Sheila Tolliver  
Administrator  
Howard County Council  
410 313-2001

42001

**Regner, Robin**

**From:** Tolliver, Sheila  
**Sent:** Thursday, July 18, 2013 2:35 PM  
**To:** twelthour@verizon.net  
**Cc:** Regner, Robin  
**Subject:** RE: Rezoning of 7320 Oakland Mills Road

Thank you for your e-mail to Council members concerning comprehensive zoning proposals. The Council appreciates your interest and will consider your point of view.

Sheila Tolliver  
Council Administrator  
Howard County Council  
410 313-2001

P.S.—State law requires certain disclosures be submitted by people who submit testimony on amendments under consideration in comprehensive zoning. You may wish to check the Council’s website for additional information.

<http://cc.howardcountymd.gov/displayprimary.aspx?id=6442462308>

**From:** [twelthour@verizon.net](mailto:twelthour@verizon.net) [mailto:twelthour@verizon.net]  
**Sent:** Wednesday, July 17, 2013 11:28 PM  
**To:** CouncilMail  
**Subject:** Rezoning of 7320 Oakland Mills Road

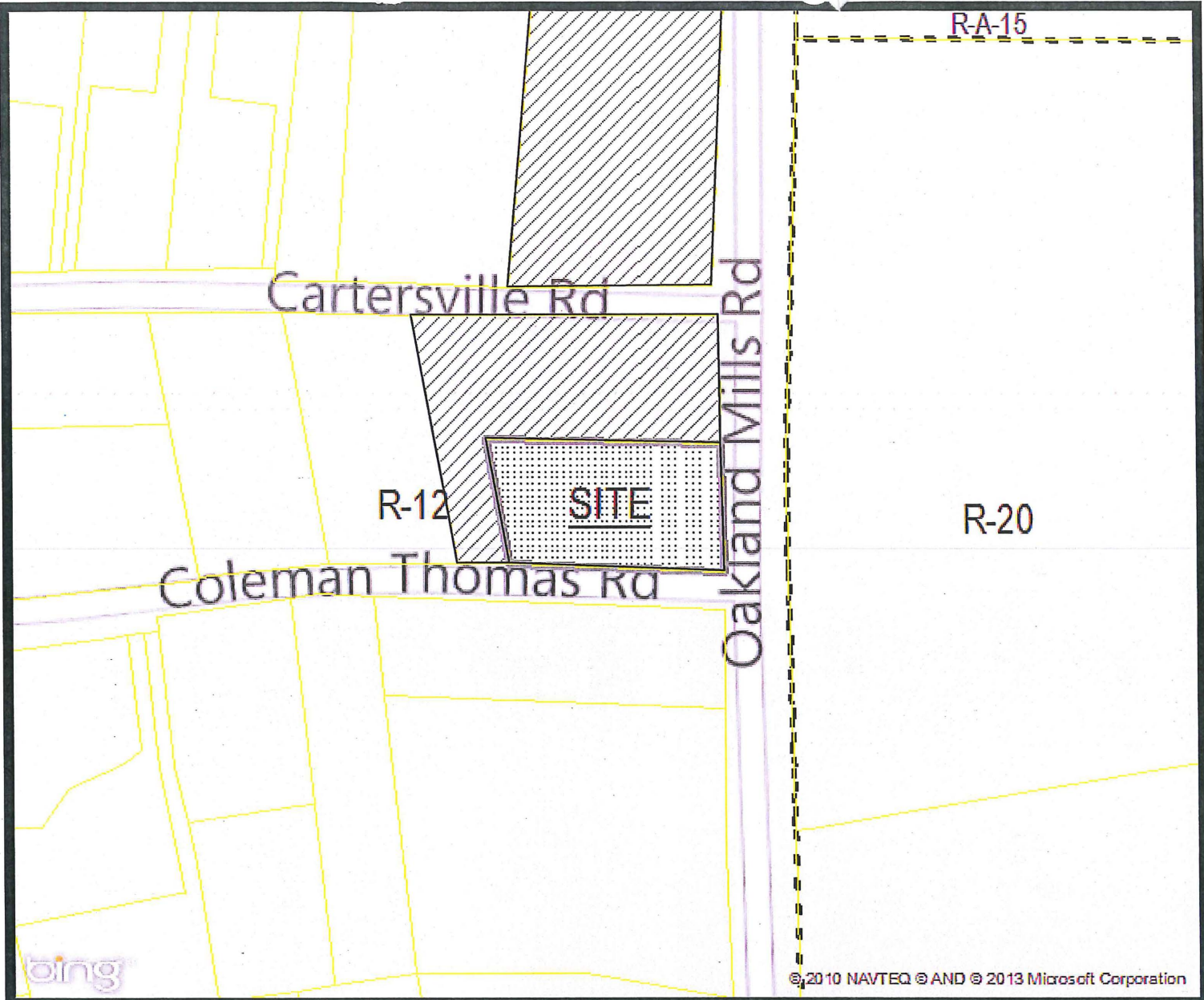
Data from form "Contact Howard County Government" was received on 7/17/2013 11:27:39 PM.

Contact Howard County Government

Field	Value
HCGEmailAddr	<a href="mailto:councilmail@howardcountymd.gov">councilmail@howardcountymd.gov</a>
YourEmailAddr	<a href="mailto:twelthour@verizon.net">twelthour@verizon.net</a>
Name	E. Coleman
Subject	Rezoning of 7320 Oakland Mills Road
MessageBody	I am a lifetime resident of the Guilford area and extremely interested in the proposed rezoning of 7203 Oakland Mills Road, Council Bill 32-2013. I live adjacent to the proposed property. My concerns are: how additional traffic will affect an area that already finds it hard to get to and from home, an already over populated school, that has additional portables, losing its history completely, and changing the zoning from R-12 to R-SA-8 to allow for townhouses, single family homes or apartments. There could be 8 units of housing per acre or 16, if the units are back-to-back. Having that many units could decrease the value of adjacent single-family homes. What concerns me most is once the zoning is changed, the contractor has the right to build whatever he desires without a particular plan to neighbors or the Council. I would like to see a map showing curving, roadway, how it affects access to and from the cemetery and how emergency vehicles can

Field	Value
	enter and leave the area. Guilford is over 150 years old with lots of history, known or unknown. It is older than some communities in Howard County already labeled historical. We would like to have our history preserved. Thank you. Kathy King

Email "Rezoning of 7320 Oakland Mills Road" originally sent to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) from [twelthour@verizon.net](mailto:twelthour@verizon.net) on 7/17/2013 11:27:39 PM.



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				50		



Zoning Map General Plan Amendment: 42.003 Tax ID: 1406437583  
 Current Zoning: R-12 Council District: 3  
 Tax Map: 42 Grid: 10 Parcel: 211 Lot: N/A  
 Address: 7348 Oakland Mills Road