

Planning Board Agenda

June 4, 2026

The Howard County Planning Board will hold a public meeting/hearing both in-person and online. The in-person meeting will take place in the Banneker Room at the George Howard Building, 3430 Courthouse Drive, Ellicott City, MD 21043. To attend virtually, register at <https://www.howardcountymd.gov/planning-board> before 7:00 p.m. on June 3, 2026. For any updates to the meeting location, please visit the Planning Board website.

1. Call to Order / Welcome
2. Establishment of Quorum
3. Review and Approval of Agenda
4. Review and Approval of Minutes
5. Chair Items to be discussed
6. Executive Secretary Items to be discussed
7. **2025 Development Monitoring Systems Report & Planning Board Letter of Consistency with the General Development Plan.**

An annual planning report is required as part of the County's Adequate Public Facilities Ordinance (APFO), as well as the State's Smart, Green and Growing Legislation. The report summarizes residential and nonresidential development and related activities in Howard County over the last calendar year.

8. **PB 461 FDP-DC-W**

Planning Board approval for Warfield Neighborhood Concept Plan, the Warfield Neighborhood Implementation Plan, the Warfield Neighborhood Specific Design Guidelines (the "Warfield Neighborhood Design Guidelines"), and FDP-DC-W-2 for a 5.37-acre portion of the Warfield Neighborhood, Parcel A-3. The Petition proposes redeveloping the property within the Warfield Neighborhood with a maximum of 400,000 gross square feet of new commercial area, including a residential care facility containing 80 beds for assisted living and memory care. The Property's redevelopment will also include up to 150 units of age-restricted adult housing dwelling units, associated amenities and a minimum 10 foot-wide shared-use pathway along Windstream Drive. The FDP proposes a maximum building height of 15 stories not to exceed 170 feet.

PUBLIC COMMENT

9. **Proposed Edits to the Board's Rules of Procedures – Section 1.107.B**

Proposal to add language clarifying advertisement requirements to be more in line with the County Code.

PUBLIC COMMENT