



TECHNICAL STAFF REPORT

**River Hill Square
Planning Board Meeting of August 2, 2018**

File No./Petitioner: Stephen Klein and Associates

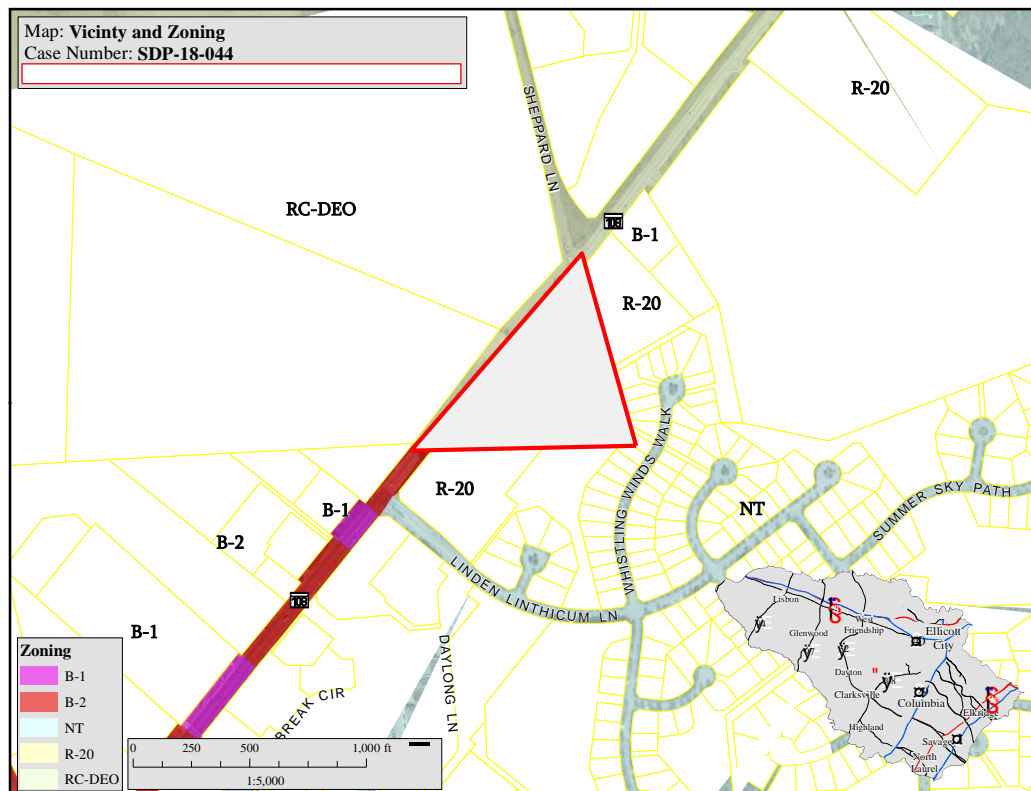
Project Name: River Hill Square, (SDP-18-044): Cemetery Boundary Documentation and Accommodation Plan

DPZ Planner: Nicholas Haines, (410) 313-4333, nhaines@howardcountymd.gov

Request: The request is for Planning Board consideration and recommendations to the Department of Planning and Zoning regarding a cemetery accommodation plan on Parcel 1 in accordance with Section 16.1304 of the Howard County Code. The applicant is proposing a renewed commercial development containing 4 separate buildings and associated parking areas and infrastructure, associated with SDP-18-044. The grave sites are proposed to be accommodated along the southern boundary of the property.”

Location: The property (Tax Map 35, Grid 1, Parcel 1, in the Fifth Election District of Howard County, Maryland) is accessed via MD Route 108.

DPZ Recommendation: **Approval**, subject to complying with remaining technical comments from the Subdivision Review Committee (SRC).



Vicinal Properties:

Surrounding properties to the north, and northwest are zoned RC-DEO and designated Tier IV. They include single family detached residences, farmland, and associated farm buildings

Surrounding properties to the south, are developed with single family detached homes, and are zoned NT.

The adjacent property to the southwest contains the Linden-Linthicum United Methodist Church, and is zoned R-20.

The property to the northeast is the Linthicum Chapel Cemetery of Clarksville, and is zoned R-20.

Regulatory Compliance:

The Amended Fifth Edition of the Subdivision and Land Development Regulations, and the Zoning Regulations (effective October 6, 2013).

History:

- **SDP-91-002, Site Development Plan** - Submitted on September 19, 1990 for the River Hill Garden Center. The SDP originals were given signature approval on February 25, 1991.
- **SDP-18-044, Site Development Plan** - Submitted on June 15, 2018 for the River Hill Square commercial re-development. The SDP is still under review.

Analysis:

This is a request for recommendation by the Planning Board concerning the "Cemetery Boundary Documentation and Accommodation Plan" for 4 gravesites for the "Inglehart Family" (James T.: Died March 16, 1856, Nelson P.: Died Oct 1, 1863; Aged 10 Months, Thomas W.: Died Nov 16, 1863; Aged 4 years and 7 months, and Rachel: Died Nov 14, 1861; Aged 1 year and 2 days) located at 12171 MD Route 108, Tax Map 35, Grid 1, Parcel 1 as shown on SDP-18-044 "River Hill Square", which consists of commercial redevelopment of the property. The existing graves are proposed to remain in their current location along the southern property boundary adjacent to the Linden-Linthicum United Methodist Church.

The property owners wish to keep the existing graves on the property and improve their overall condition. As mentioned in the Cemetery Report, the exact location and dimensions of the burial site could not be determined. River Hill Square LLC proposed to reserve the portion of the property that is believed to be the burial location, reinstall the headstones, and surround them with a fence and landscaping. The graves would be accessed from the public parking lot as part of the proposed commercial development.

Attached for your review and consideration are the following documents.

1. A copy of the applicable Section from the Howard County Subdivision and Land Development Regulations; Section 16.1304, "Development or Subdivision in a Cemetery" which explains the Planning Board's recommendation authority for the property owner's cemetery plan.
2. The applicant's proposed Cemetery Accommodation Plan.
3. River Hill Square Cemetery Report Dated May 2018, which contains the Cemetery investigation documentation, photographs of the gravestones, photographs of the investigative processes, and Deed history.

Planning Board Criteria:

In accordance with Section 16.1304(e) of the Howard County Code, the Planning Board shall consider the design proposal for the cemetery accommodation at a public meeting and make a recommendation to the Department of Planning and Zoning on the property owners plan.

Recommendation:

The Department of Planning and Zoning recommends approval of the "Cemetery Boundary Documentation and Accommodation Plan", subject to the following conditions:

1. The four headstones shall be re-installed over the existing gravesites.
2. The applicant shall enclose the grave sites with open fencing which will contain an access gate, and adequate landscaping will be provided as shown on the exhibit.
3. The property will be developed and the grave site will be protected in accordance with the Regulations.
4. The proposed grave site improvements will be shown and noted on the Site Development Plan (SDP-18-044).
5. Compliance with remaining technical comments from the Subdivision Review Committee for Site Development Plan (SDP-18-044).


Valdis Lazdins, Director
Department of Planning and Zoning

7/17/18
Date

Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.