



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

April 11, 2022

Mangione Enterprises of Turf Valley  
1205 York Road, Penthouse  
Lutherville, MD 21093

RE: SDP-22-034, Villages at Town Square, Phase I

Dear Mr. Mangione:

The Howard County Planning Board, at its regularly scheduled meeting held on April 7, 2022, considered the above referenced Site Development Plan for the construction of 68 single family attached townhome units and associated infrastructure on 9.16 ± acres of land zoned PGCC in the Third Election District of Howard County, Maryland. The Planning Board was required to evaluate the site development plan based on the five criteria sited under Section 127.0.F.2. of the Regulations.

Based on the testimony presented, the Planning Board:

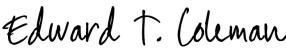
- Approved the plan
- Approved the plan with modifications
- Denied the plan

You may submit the original drawings to the Department of Planning and Zoning for signature approval once the comments and the attached items have been complied with. If you have any questions regarding a specific comment, please contact the review agency prior to submitting the original plan.

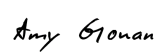
Please be advised, now that the Planning Board meeting/hearing has concluded, the applicant must remove the Planning Board poster erected on the property no later than fifteen (15) days after the meeting.

If you have any questions, please contact Nicholas Haines at (410) 313-2350 or by email at [nhaines@howardcountymd.gov](mailto:nhaines@howardcountymd.gov).

Sincerely,

DocuSigned by:  
  
 F0F5EF3262DC401...  
 Chairperson  
 Howard County Planning Board

Sincerely,

DocuSigned by:  
  
 5B4D66D8470C4D4...  
 Executive Secretary  
 Howard County Planning Board

cc: DPZ Director's office (Lisa Kenny)  
File:  
DILP, Plan Review  
DPZ- Zoning Division  
Applicant