



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov

FAX 410-313-3467

TDD 410-313-2323

December 3, 2009

Thunder Hill, LLC
c/o Bavar properties Group, LLC
1966 Greenspring Dr. Suite 400
Timonium, MD. 21093
ATTN: Rob Bavar

RE: SDP-08-097 (Village of Oakland Mills-Walgreens Drug Store)

Dear Mr. Bavar:

At its regularly scheduled meeting held on November 19, 2009 the Howard County Planning Board considered the above-referenced Site Development Plan consisting of 2.62 acres of Parcel 362, Lot "A" zoned New Town for the construction of a 14,820 square foot commercial building and other site improvements in the Sixth Election District of Howard County, Maryland.

Based upon the testimony presented, the Planning Board **approved the Plan with the following conditions/modifications:**

1. All sidewalks located within two (2) feet of the curb must be constructed to a minimum width of five (5) feet. The revised Sheet 3 of the SDP which reflects the change.
2. All required landscape shade trees along Thunder Hill Road (Perimeter 1) and along Twin Knolls Road (Perimeter 4) shall be a minimum of 4" caliper B & B.
3. The Board determined that the lights located on the plyasters are an architectural statement and are not considered night lighting as described in the FDP due to the fact that they cause no spillover effect. However, the Board determined that all other exterior lights, excluding life safety lighting, were not in compliance with the FDP and were not approved (Lithonia KSF2 400M R4W Wall Mount). The lighted sign facing residential areas (Thunder Hill and Twin Knolls) is not in conformance with the FDP and is not approved. The lighted sign facing Rt. 175 is in conformance with the FDP and was approved.
4. The plan must adhere to the building signage criteria which permit only one graphic building sign on one building face location. Please note that the FDP requires that if the sign is to be lighted, it must face Rt. 175. Two site signs are also permitted.

If you have any questions, please contact Tanya Krista Maenhardt, AICP at (410) 313-2350.


Chairperson
Howard County Planning Board