



*Mark Wedemeyer, Director*

## Memorandum

**To:** Sumner Handy, Zoning Division, Office of Planning and Zoning

**From:** Ram L. Shrestha, P.E., CFM, Engineering Division, Department of Inspections & Permits

**Date:** September 28, 2022

**Subject:** The Lawn Pros Group, Inc.  
Generals Highway, Millersville, MD 21108  
Tax # 4000-9002-4535  
Special Exception # 2022-0135-S

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**Request** – Special Exception to allow a landscaping and tree contracting use in the RLD - Residential Low Density District.

**Project Scope/Description** - The site is located next to Generals Hwy; access through a private right-of-way at Millersville. The lot area consists of 5.36 acres, zoned Residential Low Density District (RLD). The site is currently developed with a building/pole barn and mostly undeveloped and forested. The owner would like to improve the site to include; a garage/office, storage, and parking/turn around area.

**Review** - This office has received the subject application, reviewed for engineering (utilities, stormwater) issues and has the following comments:

1. The site will be access through a private 50 feet right-of-way which connects to General Hwy., approximately 550 feet from the site. Applicant need to demonstrate the right to use this private right-of-way and allow to use for commercial purpose.
2. Stormwater management (SWM) shall be provided as per County code Article 16, Title 4 and adequacy of public facilities (road, storm drainage, utilities and stormwater management) for the site shall be addressed during the preliminary/site development process.
3. The proposed driveway entrance shall meet county std. of commercial entrance.

**Determination/Recommendation** – There are no Engineering objections to approval of the requested Zoning Special Exception. This request has been deferred to the Zoning Division on whether the application meets the Special Exception standards of 18-6-304 requirements for the proposed development for the property under the relevant Code provisions. The above listed comments shall be addressed as a part of the development review/preliminary plan process.

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