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Elizabeth Rosborg
Chair, Citizen Advisory Committee

Plan2040
Citizen Advisory Committee (CAC)
Meeting Notes
February 19, 2020 - 5:00 PM
Chesapeake Conference Room, 2nd Floor
2664 Riva Road, Annapolis, MD

CAC members present: Elizabeth Rosborg (Chair), Cate Bower, Anthony Brent, John Clark, Bill Dodd, Joel Greenwell, Melanie Hartwig-Davis, Patricia Huecker, Matthew Korbelak, Elizabeth Ysla Leight, Patricia Lynch, Charles Mannion, Gary Mauler, Ellen Moyer, Kristin Pauly

County staff present: Cindy Carrier, Long Range Planning Administrator; Patrick Hughes, Long Range Planner; Mark Wildonger, Long Range Planner; Don Zeigler, Long Range Planner; Holly Simmons, Long Range Planner; Brent Efune, Long Range Planner

Attendees: Lisa Bender, Maureen Carr-York, Steve Miller, Doug Nichols, Jerry Pesterfield

Introduction:
Ms. Rosborg, Chair

The meeting was called to order at 5:00 p.m. Ms. Rosborg encouraged the CAC to submit any comments to the CAC, Office of Planning and Zoning (OPZ) staff, and/or the administration. She reminded the CAC that they may make suggestions for additions to the GDP and changes to the County Code on the flip chart in the front of the room.

Review public comments on Region Plan boundaries:
Ms. Rosborg, Chair
Mr. Wildonger, Planner

The CAC decided to keep Cambria in Region 7 due to their community character. It was acknowledged that the general public does not have the context for the justifications of the boundaries nor understand that there can be more than one policy area /land use guidance in each of the regions. The CAC initially decided to keep properties north of South River Clubhouse Road, but south of South River Colony, in Region 7. The discussion was tabled until later in the meeting when Mr. Brent suggested that the Edgewater community be split in two, and the area south of MD 214 would be included in Region 8 and the northern section would be included in Region 9.

The CAC agreed to not rename the Broadneck community to “St. Margaret’s” nor change the name of the area south of Severna Park to “Broadneck”. The Bay Hills neighborhood will also not be designated on the map.

Mr. Clark noted that he has received several comments from residents in his area that the proposed Region 4 is already very large. He, along with Ms. Lynch, and Ms. Leahy (via email), disagreed with the comment to combine Regions 4 and 6. The CAC agreed to keep Region 4 and 6 separate.

The CAC decided to not alter the southern boundary of Region 8 and Region 9 due to the narrowness of the section between Franklin Gibson Road and the shoreline.

Planned Land Use Exercise:

Ms. Rosborg, Chair

Mr. Hughes, Planner

Ms. Rosborg explained that the land use exercise is to tweak, if necessary, the draft bubble land use designations OPZ staff drafted on Mylar. A 2009 GDP Planned Land Use Map is provided for reference. A description and visual example of the proposed 2040 Planned Land Use Map were provided on poster board for reference. Once the CAC has finished making any edits to the draft bubble land use, using the 2009 GDP Planned Land Use Map as a base, the Mylar will be shifted to the draft 2040 Policy Area map in order to make any further refinements to either the draft bubble land use or the draft 2040 Policy Areas map. The exercise is not a parcel based analysis, but rather viewed as general areas. Mr. Wildonger reminded the CAC that some designations, such as Mixed-Use, are context sensitive, meaning that a mixed-use area in the Annapolis area would not be the same scale and density as a mixed-use area in South County.

Mr. Hughes explained that this exercise is a starting point for developing the 2040 Planned Land Use Map. OPZ staff drafted the bubble map starting with the draft Policy Area map and then translated it into the 2040 Planned Land Use Map. This exercise is meant to reinforce the connection between land use and policy areas. Mr. Zeigler said the exercise will follow the same process as the Lego exercise where the CAC is asked to modify OPZ’s work. Mr. Hughes explained that the 2040 Planned Land Use Map is how land is planned to be used in 2040.

[The CAC participated in the 2009 GDP Planned Land Use Map/draft 2040 Planned Land Use bubble map exercise.]

Ms. Rosborg explained that the next exercise is compare the draft bubble land use map on the Mylar to the draft Policy Area map. Mr. Mauler asked how the land use map affects what will actually happen on the property. Ms. Rosborg said that when there is application for a rezoning or development, the request must be consistent with the adopted Planned Land Use Map and Policy Area Map. Mr. Hughes noted that some of the policy area definitions have been tightened up. He also pointed out that Village Center and Transit-Oriented policy areas work better as overlays and development will be compatible with the surrounding community. Ms. Hartwig-Davis will provide specific suggested changes for the Resource Sensitive policy area offline. [Ms. Hartwig-Davis suggested the addition of 'or former areas' near the beginning of the Resource Sensitive Policy Area Overlay definition.]

[The CAC participated in the draft 2040 Planned Land Use bubble map/Policy Area Map exercise.]

Administrative items: Adopt February 5, 2020 meeting notes; Next steps

Ms. Rosborg, Chair

Ms. Rosborg announced that the upcoming CAC meetings are scheduled for March 4th and March 18th. An updated calendar will be provided shortly. She provided an overview of how to view the Land Use Change applications and how to submit comments. To view applications and make comments, visit aacounty.org/plan2040 and click on the “Land Use Change Application Viewer” link to access an interactive map. Properties for which an application was submitted are outlined in yellow. Users may click on any yellow-outlined property to see links for the Land Use Change Application and the survey. Users must submit comments using the standardized survey, rather than email OPZ staff. Comments are due March 13, 2020. The length of comments should be less than four paragraphs. Additional information about the GDP and the Land Use map process can be found on the Plan2040 webpage.

Ms. Huecker said it would be impossible to comment on applications in her area. OPZ noted that multiple application numbers could be inputted into the survey. Staff emphasized that all comments should be provided via the survey.

Ms. Rosborg said OPZ is in the process of scheduling the land use forums for April and May. Forums will be held in each of the Region Plan Areas. Ms. Carrier suggested the CAC also hold April 1 and April 15 for CAC meetings. Ms. Carrier said the economic and housing chapter will be discussed at the next meeting. The CAC should be receiving the Citizens Environmental Commission comments on the environmental chapter soon. These comments will then be discussed at an upcoming meeting. The Transportation Commission has provided comments on the transportation chapter and these will also be discussed at a future meeting.

Mr. Clark motioned to approve the February 5th minutes. Ms. Hartwig-Davis seconded the motion and the motion passed 14-0. Ms. Rosborg abstained due to her absence.

Ms. Bower motioned to adjourn. Ms. Hartwig-Davis seconded the motion and the motion passed 15-0. The meeting adjourned at 6:43 p.m.