



2664 Riva Road, P.O. Box 6675
Annapolis, MD 21401
410-222-7450

Elizabeth Rosborg
Chair, Citizens Advisory Committee

Plan2040
Citizens Advisory Committee (CAC)
Meeting Notes
December 4, 2019 - 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, Thomas Fahs, Joel Greenwell, Melanie Hartwig-Davis, Patricia Huecker, Amy Leahy, Elizabeth Ysla Leight, Patricia Lynch, Charles Mannion, Gary Mauler, Kristin Pauly, Allan Straughan

County staff present: Christina Pompa, Deputy Planning and Zoning Officer; Cindy Carrier, Long Range Planning Administrator; Patrick Hughes, Long Range Planner; Mark Wildonger, Long Range Planner; Don Zeigler, Long Ranger Planner; Lynn Miller, Assistant Planning and Zoning Officer

Attendees: Earl Bradley

Introduction:

Ms. Elizabeth Rosborg, Chair

Mr. Patrick Hughes, Planner

The meeting was called to order at 5:03 p.m. Ms. Rosborg thanked those CAC members who attended the County Executive's press conference on the new General Development Plan (GDP) timeline and process. A video of the event is on the Arundel TV YouTube channel and there is an article in the Capital Gazette.

Mr. Hughes provided a brief tutorial on how to use Google Drive and directed the CAC to follow the instructions in emails sent from staff to find the correct document in order to provide comments. This will ensure the entire CAC can see everyone's comments and work off of the same document. He noted that when individuals go to the Google Drive site directly, everyone may have a different landing screen, but the important part is to always go to the folder indicated in the instructions provided in the email from staff. It is critical to review and comment on the documents on time because there will only be one meeting to review the comments.

Reach consensus on Environmental Protection, Resource Conservation, and Water Quality goals, policies, and strategies:

Ms. Cindy Carrier, Long Range Planning Administrator

Most of the submitted comments will be accepted and included in the draft. There were several questions which will be replied to directly and a few suggested changes that will require a follow-up with the project team. There were no objections from the CAC to accept the draft Planning for the Natural Environment chapter.

Finalize Development Policy Area Maps, Provide Input on Where We Will Grow

Mr. Don Zeigler, Long Range Planner

Mr. Zeigler reiterated that the County is projected to grow by 28,000 households or 1% growth over the next 20 years according to the Land Use Market Analysis (LUMA) conducted by RKG and Associates. County staff have created an exercise to identify where in the County these households should be located. The goal of the exercise is to review, edit, and come to consensus on the location of projected households and the mix of housing types throughout the County. There is a map in the middle of the room that includes base layers of the draft Development Policy Areas determined by the CAC and 2017 housing densities. Each dot on the map represents 100 households and the location of the dots are not exact. The Lego blocks on the map is a draft recommendation by County staff of where the 28,000 households may be located. The different Lego blocks represent a different size and housing type for the households. The housing types used for this exercise are mobile homes, single-family dwellings, townhomes, small to medium sized multi-family dwellings, and large multifamily dwellings. The Development Policy Area definitions will help inform the location of the projected households and the Planned Land Use Map. For reference, in 2016, the mix of housing types was 63% single-family, 19% townhomes, 16% condo and apartment, and 2% mobile homes. According to the LUMA, the projected mix of the 28,000 additional housing units will be 55% single-family, 30% townhomes, 15% condos and apartments, and 0% mobile homes.

Mr. Mauler stated that he thought the LUMA projects that the northern part of the County will be built out in the next 10 years. He questioned the accuracy of the LUMA. Ms. Rosborg said the CAC can work with the projected number of households in the exercise. Mr. Zeigler said the exercise is ultimately to finalize the proposed Policy Areas to determine Planned Land Use which will ultimately inform zoning.

Ms. Carrier reminded the CAC to think about the vision they created and one of those themes was to create walkable communities. Density and mixed-use development can help facilitate that vision. Mr. Hughes noted that the LUMA identifies that there is more housing demand than capacity, though there is some supply remaining in the northern areas of the County.

Ms. Hartwig-Davis said the idea of the exercise is to create a broad vision of where the projected population can grow, specifically where infrastructure currently exists. If density increases, then there are more opportunities for mixed-use and public transportation.

Ms. Ysla Leight asked whether there should be the same mix throughout the County. Mr. Zeigler said the Development Policy Area base map is based on the input from the CAC which preserves sensitive areas and established neighborhoods and targets growth in other areas. It would not be appropriate based on the different types of development policy areas to have a mix of housing types in each area. The exercise is to analyze household size and type, not affordability.

Ms. Pauly asked if the goal is reduce the number of units. Mr. Zeigler said that is an option and the CAC needs to reach consensus on any changes.

Ms. Hartwig-Davis reminded the CAC that there are trade-offs for reducing the number of household units. She said this is a vision and there will be policies that would guide how the development happens. Mr. Brent concurred and said the CAC should consider the worst case scenario.

[The CAC participated in a tabletop exercise to identify where projected households should conceptually be located on the draft Policy Area map.]

Mr. Zeigler provided a summary of the results of the exercise by housing type. The CAC finished the exercise with 29,525 households represented across the map. Of these, 7,000 were single-family homes (23% of the mix), 9,500 were townhomes (32%), 13,000 were multifamily units (44%), and 25 were mobile homes (1%).

Administrative items: Adopt November 20, 2019 meeting notes; Next steps

Ms. Hartwig-Davis motioned to adopt the November 20th 2019 minutes and was seconded by Mr. Clark. The motion passed 15-0.

Ms. Carrier circulated an updated CAC schedule that was based on discussions at a previous meeting. The schedule allows one meeting to discuss elements of the GDP, but the CAC will now have the opportunity to review a preliminary draft of the entire element to provide more context for the proposed goals, policies, and strategies. The CAC will maintain the twice monthly meetings in December and February but due to the New Years' holiday, will only meet once in January. An email will be sent out indicating where the document is on the Wednesday before the meeting. Comments are due by 5:00 p.m. on the Tuesday before the meeting. She encouraged the CAC to concentrate on the goals, policies, and strategies and use the text for context.

The December 18th meeting will be to discuss Community Revitalization, Historic Preservation and Cultural Resources, and the Affordable Housing section of the Housing element. The January 15th meeting will be to discuss Waste Management and Public and Community Facilities. The February 5th meeting will be to review Transportation and Mobility, Economic Development and Workforce Development, and the Mineral Resources element. The February 19th meeting will be to finalize Land Use and go over comments on the proposed Region Boundaries. There will be a series of public forums in March for the proposed Planned Land Use Map. Comments from the public forums will be reviewed and included in a draft Planned Land Use Map that will be shared with various County departments and tested for impacts, such as capacity at wastewater treatment facilities, roads, schools and pollutant loadings.

Mr. Mauler asked what options the Planning Advisory Board (PAB) has to make changes. Ms. Rosborg stated that the PAB Chair, has come to the CAC meetings to listen first-hand to comments being made. Ms. Carrier informed Mr. Mauler that the PAB considers all comments made during the process and that will also hold their own public hearings on the draft GDP and will then make recommendations to the County Executive. The County Executive will then put forth a recommended plan to the County Council. She reminded the CAC that they will be testifying before

the PAB and County Council about their position on the GDP. The County Council will ultimately adopt the GDP.

Mr. Mauler asked if the Smart Growth Maryland is working with the County. Ms. Rosborg confirmed the County is communicating with Smart Growth Maryland.

Ms. Pauly said she does not understand the process and asked if development projects are still being approved. Ms. Carrier confirmed that development projects are still being proposed and will continue to be throughout the process. The 28,000 household figure is only a projection.

Mr. Mauler asked when the CAC would see the requested zoning changes. Ms. Carrier clarified that the recent process was for Land Use changes and County staff will have a list compiled in January and shared on the Plan2040 web page. Zoning will be done during the Region Plan process.

Ms. Ysla Leight asked about the inclement weather policy. Ms. Carrier said County staff will send an email by 3 p.m. if there is inclement weather.

Ms. Bower motioned to adjourn the meeting and Mr. Brent seconded the motion. The motion passed 15-0. The meeting was adjourned at 6:50 p.m.