

FINAL

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2015, Legislative Day No. 8

Bill No. 26-15

Introduced by Mr. Walker, Chairman
(by request of the County Executive)

By the County Council, April 20, 2015

Introduced and first read on April 20, 2015
Public Hearing set for and held on May 18, 2015
Bill Expires July 24, 2015

By Order: Elizabeth E. Jones, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Critical Area Growth Allocation – Dobson Property

2
3 FOR the purpose of granting a portion of the County’s Critical Area growth allocation to
4 property owned by John A. Dobson and Gene S. Dobson by changing its designation on
5 the County’s critical area maps from Limited Development Area to Intensely Developed
6 Area; establishing requirements and limitations on the development of the property
7 granted by the growth allocation; and generally relating to the grant of growth allocation
8 to the Dobson property.

9
10 WHEREAS, the State’s Chesapeake Bay Critical Area law establishes procedures
11 through which jurisdictions are allotted a certain amount of growth allocation that
12 permits changes to be made to the County’s Critical Area maps in order to
13 accommodate desirable and anticipated growth; and

14
15 WHEREAS, the Anne Arundel County Code, §§ 18-13-401 through 18-13-405,
16 establishes a procedure for granting a growth allocation for properties located in the
17 Chesapeake Bay critical area; and

18
19 WHEREAS, John A. Dobson and Gene S. Dobson, the owners of 2.16 acres of land
20 within the critical area and located at 6054 Drum Point Road, Deale, have requested
21 that 2.03 acres of their property be granted a growth allocation by changing its
22 Critical Area designation from Limited Development Area to Intensely Developed
23 Area; and

1 WHEREAS, the proposed growth allocation will permit the development of a small
2 hotel on the property, and the conversion of the existing residential structure to a
3 wedding facility; and
4

5 WHEREAS, the Planning Advisory Board has reviewed the request for growth
6 allocation and recommended that the growth allocation be granted; and
7

8 WHEREAS, the County Council finds that the growth allocation request meets the
9 criteria of the growth allocation process as set forth in §§ 18-13-401 through 18-13-
10 405 of the County Code; and
11

12 WHEREAS, the County Council finds that the approval of this growth allocation is in
13 the best interests of the County, provided certain additional requirements are met to
14 ensure the public health, safety, and welfare; now therefore
15

16 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
17 That the critical area designation for the property located at 6054 Drum Point Road, Deale,
18 Tax Account No. 7000-0524-0200, as more particularly described in a Deed dated January 3,
19 2008 and recorded among the Land Records of Anne Arundel County in Book 19794, Page
20 374, and as shown on Critical Area Land Use Classification Map 32, is hereby changed from
21 Limited Development Area to Intensely Developed Area.
22

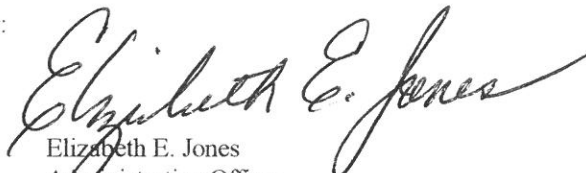
23 SECTION 2. *And be it further enacted,* That the growth allocation granted changing the
24 critical area designation from Limited Development Area to Intensely Developed Area, as
25 referenced in Section 1 of this Ordinance, is subject to the following:
26

27 A building permit must be issued within one year of the date of approval of the growth
28 allocation by the County Council or Critical Area Commission, whichever is later, and the
29 certificate of occupancy must be issued within three years of the date of approval of the
30 growth allocation by the County Council or Critical Area Commission, whichever is later, or
31 this approval of the growth allocation is rescinded by operation of law and the prior critical
32 area designation for the property as Limited Development Area shall be restored without
33 further action by the County Council.
34

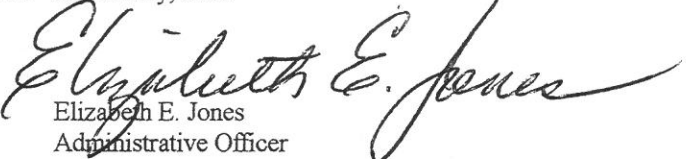
35 SECTION 3. *And be it further enacted,* That this Ordinance shall take effect 45 days
36 from the date it becomes law.

READ AND PASSED this 18th day of May, 2015


By Order:


Elizabeth E. Jones
Administrative Officer

PRESENTED to the County Executive for his approval this 19th day of May, 2015


Elizabeth E. Jones
Administrative Officer

APPROVED AND ENACTED this 27 day of May, 2015


Steven R. Schuh
County Executive

EFFECTIVE DATE: July 11, 2015

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BILL NO.
26-15. THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.


Elizabeth E. Jones
Administrative Officer