

M A R Y L A N D

Office of Planning and Zoning

Jenny B. Jarkowski
Planning and Zoning Officer

MEMORANDUM

TO: Zoning Division

FROM: Jessica Levy, Long Range Planner

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments

DATE: December 12, 2023

Name of Project: Brandywine Aggregates, LLC
Case#: 2023-0221-S
Location: 2882 Patuxent River Rd, Davidsonville
Tax Map 54, Parcel 0001
Region Planning Area: Region 8
Community: Davidsonville

Summary:

The applicant requests a Special Exception to allow a sand and gravel operation.

The approximately 83.4-acre site is located on Patuxent River Road which is a scenic and historic road. The parcel is designated as Rural and Agricultural Development Policy Area and Rural Planned Land Use in Plan2040. Surrounding properties are in the Rural, Parks and Open Space, and Conservation Planned Land Use categories. Zoning for the site is primarily RA with OS on the south west portion of the property. Surrounding properties are zoned RA and OS. The site is located in the County's Priority Preservation Area. The site is not located within the Priority Funding Area. Most of the property is unprotected within the Green Infrastructure Network.

Findings:

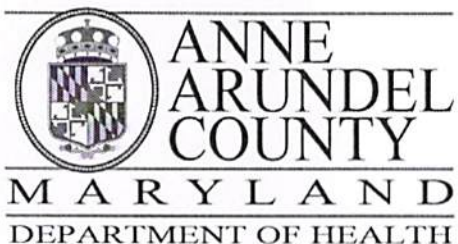
Plan2040 General Development Plan: Plan2040 does not have recommendations that are specific to this site. The proposal is generally consistent with Healthy Economy goals listed in Plan2040 including Goal HE2 to attract, retain, and diversify businesses and Goal HE6 to prudently use mineral resources. However, the proposal is not consistent with some goals and policies relating to the Natural Environment. Development of this site for a sand and gravel operation would be inconsistent with Plan2040:

- Goal NE1: Preserve, enhance, and restore sensitive areas, including habitats of rare, threatened, and endangered species, streams, floodplains, tidal and non-tidal wetlands, bogs, shorelines, steep slopes, and all applicable buffers.
- Goal NE2: Retain existing forest cover, increase forest replanting efforts, and increase urban tree canopy.

- Goal NE3: Expand, enhance and continue to protect the County's greenways, open space, rural areas and Priority Preservation Area.

This proposal is within Region Planning Area 8. The Region Plan process for Region 8 is anticipated to begin in January, 2024 and completed in the spring of 2026. No applications were submitted during the 2011 Comprehensive Rezoning process.

2022 Water and Sewer Master Plan: The site is in the No Public Service category in the Rural Sewer Service Area and the No Public Service category in the Rural Water Pressure Zone. The proposal is consistent with the 2022 Water and Sewer Master Plan.





J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health 

THROUGH: Don Curtian, Director 
Bureau of Environmental Health

DATE: December 21, 2023

RE: PAX, LLC.
Alan J. Hyatt
2882 Patuxent River Road
Davidsonville, MD 21035

NUMBER: 2023-0221-S

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced special exception to allow a clay and borrow pit and sand and gravel operation in a RA-Rural Agricultural District.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay



Rob Konowal <pzkono00@aacounty.org>

Fwd: property at 2882 Patuxent River Road

1 message

C. Jane Cox <pzcox000@aacounty.org>
To: "Konowal, Rob" <pzkono00@aacounty.org>

Wed, Jan 24, 2024 at 3:24 PM

Notes below from our research

----- Forwarded message -----

From: **Billy Gorski** <pzgors23@aacounty.org>
Date: Wed, Jan 24, 2024 at 3:11 PM
Subject: property at [2882 Patuxent River Road](#)
To: C. Jane Cox <pzcox000@aacounty.org>

Jane ,

Here are some bullet points for [2882 Patuxent River Road](#).

- This property of 87 acres has over 50 acres of qualifying soils, making it eligible for preservation under all three of the Ag Preservation funding mechanisms. (The County's local Ag and Woodland Preservation Program, the State's Maryland Ag Land Preservation Foundation 's program, or the DNR Rural Legacy Program.) Securing an easement under any of these programs would protect the property in perpetuity.
- This property is a crucial part of the Green Infrastructure corridor that borders the Patuxent River.
- This property as well as the two Agricultural District properties have been priority properties for years, in hopes of preserving them through one of the Ag and Woodland preservation programs.
- Also adjacent to a portion of one of the County's Recreation and Parks Department's Resource Conservation Properties.
- The majority of this property has been deemed prime habitat for Forest Interior Dwelling Species (FIDS)
- There is a potential for significant archaeological resources on the property, including Archaic period Native American campsites (~9,500BC-1,250BC), and a ca. 1870s sawmill and associated mill house ruin.

Billy Gorski
Ag Program Planner
Anne Arundel County Office of Planning and Zoning
Division of Cultural Resources/
Agricultural and Woodland Preservation
[2664 Riva Road](#)
[Annapolis, MD 21401](#)
410-222-2869



STEUART PITTMAN, COUNTY EXECUTIVE
JESSICA LEYS, DIRECTOR
RECREATION AND PARKS
1 HARRY S. TRUMAN PKWY
ANNAPOLIS, MD 21401
AACOUNTY.ORG/RECPARKS



MEMORANDUM

TO: Sadé Medina, Zoning Division
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Special Exceptions Case 2023-0221-S

DATE: December 19, 2023

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below.

- This site is contiguous to Patuxent River Greenway Park. No additional stormwater should flow onto park property. Future development should have no effect to park property.
- This site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. It would be desirable to place a 200-foot-wide strip of land under a Forest Conservation Easement in order to protect this valuable resource from development activity and create a wildlife corridor across the site.

The Department of Recreation and Parks has no further comments.

cc: File



Agricultural Preservation

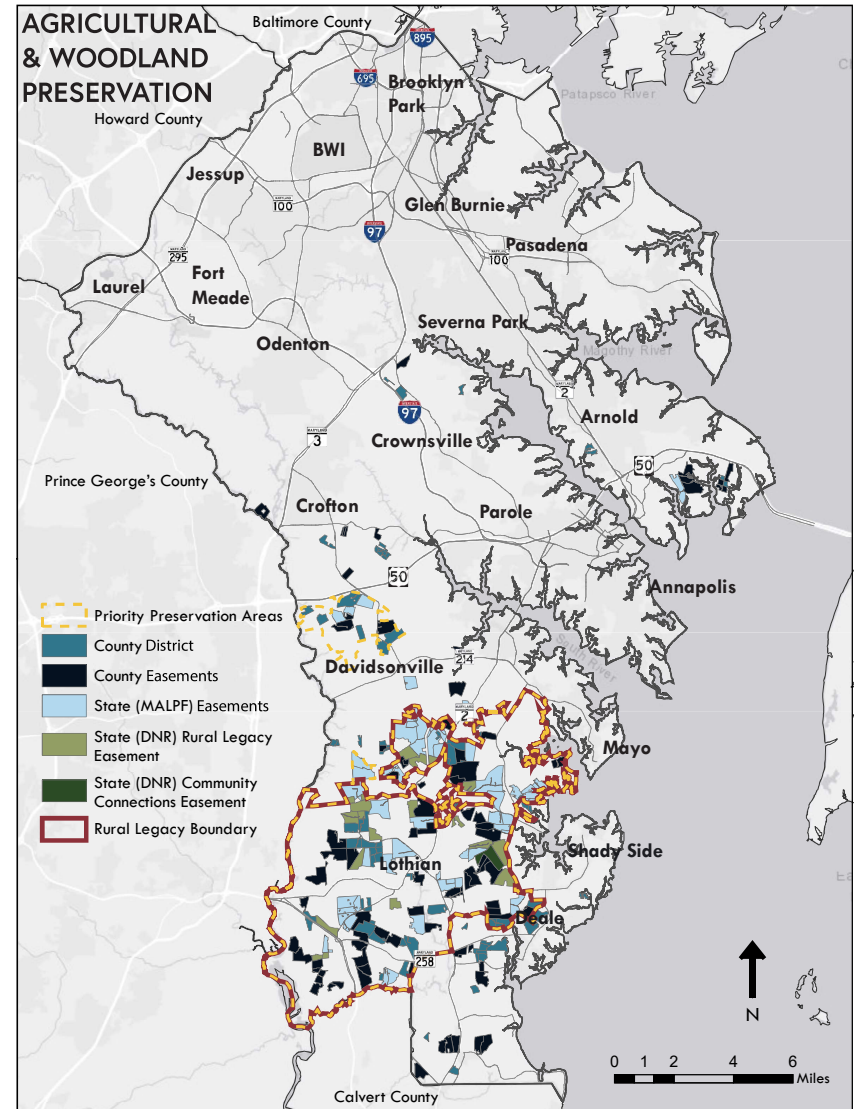
An overall goal of preserving 20,000 acres of agricultural land and woodlands in South County was established in 1993. Anne Arundel County has established a robust set of agricultural preservation programs to achieve that goal, including three easement programs, development regulations, public outreach, and an advisory board. The agricultural preservation program focuses on maintaining agriculture as a viable and sustainable sector of the economy and on preserving agriculture as a key element of the rural character of South County. Based on these efforts and others, the County has made significant strides toward meeting its preservation goals. Approximately 13,961 acres have been preserved through easements and an additional 10,000 acres through protective RA zoning at one dwelling unit per twenty acres.

Priority Preservation Area

A Priority Preservation Area (PPA) program was developed as part of the 2009 GDP in accordance with the State Agricultural Stewardship Act of 2006. The PPA targets agricultural preservation funds to those areas that will provide the most benefit toward meeting a county's preservation goals. The State Agricultural Stewardship Act of 2006 requires that a PPA meet the following criteria:

- The area must contain productive agricultural or forest soils or be capable of supporting profitable agricultural and forestry enterprises;
- The area must be governed by local policies that stabilize the agricultural or forest land base so that development does not convert or compromise agricultural and forestry resources;
- The area must be large enough to support the kind of agricultural operations that the County seeks to preserve; and
- The area must include an acreage goal for land to be preserved through easements and zoning equal to at least 80% of the remaining undeveloped land in the PPA.

Based on these criteria, the County has defined a PPA boundary by identifying properties that contain productive soils (Class I, II or III soil types), that lie within the Rural Agricultural (RA) zoning district, and that are 50 acres or more in size. The County also took into consideration proximity to land parcels already protected by an agricultural preservation easement as well as the potential to form larger contiguous areas of preserved land. The PPA consists of approximately 40,390 acres of land in two separate areas and includes approximately 450 individual land parcels that are at least 50 acres in size and are zoned RA. With this update to the GDP, the County is increasing the area within the PPA. The boundary of the southern portion of the PPA has been adjusted to match the Rural Legacy Area boundary at the southeastern extent. The newly expanded PPA will include six additional existing easement properties totaling 558 acres. Approximately 14,865 acres are protected within the PPA by agricultural and woodland easements and districts. An additional 5,035 acres are County, State, and Federally-owned land, and 236 acres are preserved by the Maryland Environmental Trust or private land trusts. Current zoning of one dwelling unit per twenty acres also protects much of the agricultural land and woodland operations in the PPA by limiting development.





Address Points: 2882 PATUXENT RIVER RD,
21035

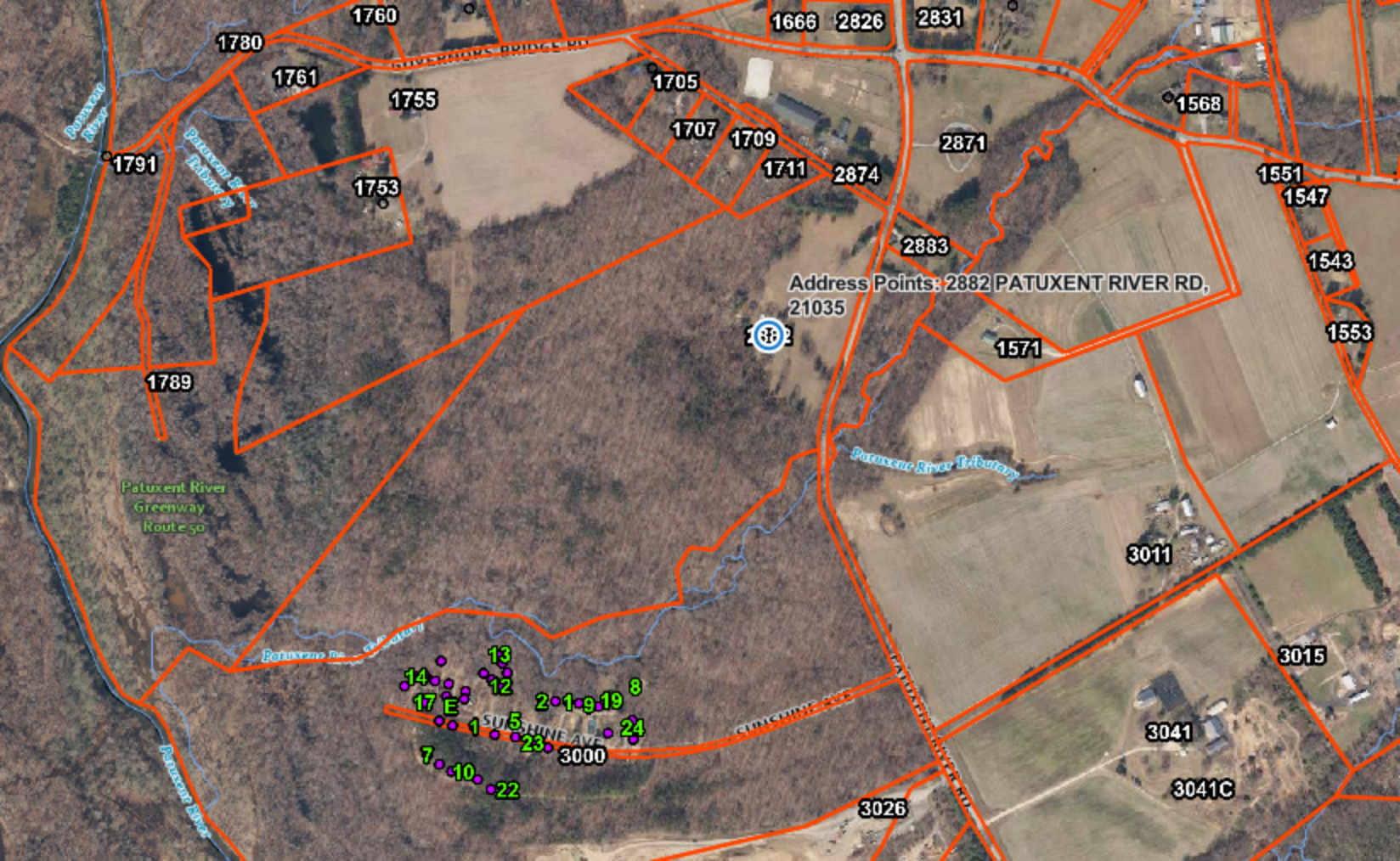
Bowie

Davidsonville

Air Force
Transmitter
Station

Renditions
Golf Course

South River
Golf Links



Address Points: 2882 PATUXENT RIVER RD,
21035



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