

PROPOSED

AMENDED
April 1 & 15, 2024

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2024, Legislative Day No. 3

Bill No. 7-24

Introduced by Ms. Pickard, Chair
(by request of the County Executive)

By the County Council, February 5, 2024

Introduced and first read on February 5, 2024
Public Hearing set for and held on March 4, 2024
Public Hearing continued to and held on March 18, 2024
Public Hearing continued to and held on April 1, 2024
Public Hearing on AMENDED bill set for and held on April 15, 2024
Public Hearing on AMENDED bill set for May 1, 2024
Bill Expires May 10, 2024

By Order: Laura Corby, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Comprehensive Zoning – Region 2

2
3 FOR the purpose of repealing certain comprehensive zoning maps for Region Planning
4 Area No. 2; adopting the Anne Arundel County Digital Zoning Layer for Region
5 Planning Area No. 2, as amended by this Ordinance, covering Annapolis Junction, Fort
6 Meade, Hanover, Jessup, Laurel, and Maryland City; and generally relating to
7 comprehensive zoning.

8
9 WHEREAS, by Bill No. 11-21 the County Council adopted “Plan2040”, the
10 County’s General Development Plan, which included land use recommendations,
11 required to be further refined by region plans, that may be implemented through
12 comprehensive zoning; and

13
14 WHEREAS, Bill No. 11-21 amended, among other things, § 18-2-103 of the Anne
15 Arundel County Code (2005, as amended), and required that the County be divided
16 into no less than seven region areas encompassing all unincorporated areas of the
17 County; and

18
19 WHEREAS, Bill No. 11-21 and Plan2040 created, adopted, and depicted the
20 boundaries of nine region planning areas, including the Region 2 Planning Area;
21 and

EXPLANATION: Underlining indicates matter added to bill by amendment.
~~Strikeover~~ indicates matter removed from bill by amendment.

1 WHEREAS, Bill No. 11-21 and Plan2040 provided for the creation of region plans
2 for each region planning area and the creation of stakeholder advisory committees
3 for each region planning area; and
4

5 WHEREAS, § 18-2-103(e)(4), as adopted by Bill No. 11-21, requires that each
6 region plan shall include maps depicting any changes to the land use map included
7 in Plan2040, and a description of how the changes are consistent with the goals and
8 policies of Plan2040; and
9

10 WHEREAS, the Office of Planning and Zoning, after consideration of the
11 recommendations of the Stakeholder Advisory Committee for Region Planning
12 Area No. 2 and the Planning Advisory Board, prepared the “Anne Arundel County
13 Region 2 Plan” dated January 26, 2024; and
14

15 WHEREAS, contemporaneous with the introduction of this Ordinance,
16 Bill No. 6-24 was introduced to this Council, and proposes the adoption of the
17 “Anne Arundel County Region 2 Plan”, the region plan for Region Planning Area
18 No. 2; and
19

20 WHEREAS, this Bill proposes comprehensive zoning consistent with Plan2040, as
21 amended by the “Anne Arundel County Region 2 Plan”, the region plan for Region
22 Planning Area No. 2, as adopted by Bill No. 6-24; now, therefore
23

24 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
25 That the portions of the Digital Zoning Layer dated February 22, 2011, for the Region
26 Planning Area No. 2, adopted in whole or in part by Bill No. 12-11, as amended, are hereby
27 repealed.
28

29 SECTION 2. *And be it further enacted,* That the Anne Arundel County Digital Zoning
30 Layer, dated January 26, 2024, for Region Planning Area No. 2 of Anne Arundel County
31 is hereby amended as follows:
32

33 1. In the Anne Arundel County Digital Zoning Layer, change the zoning on the property
34 known as Parcel 49 on Tax Map 13, Tax Account Number 04-000-00315708, from C2 to
35 MXD-E, as shown in the cross-hatched areas on Exhibit A.
36 (Amendment No. 1)
37

38 2. In the Anne Arundel County Digital Zoning Layer, change the zoning on a portion
39 of the properties known as Parcels 88 and 200 on Tax Map 19, Tax Account Numbers
40 04-000-00082000 and 04-000-00080315, from OS to C4, as shown in the cross-hatched
41 areas on Exhibit B.
42 (Amendment No. 2)
43

44 3. In the Anne Arundel County Digital Zoning Layer, change the zoning on a portion
45 of the property known as Parcel 86, Lot 1 on Tax Map 19, Tax Account Number
46 04-000-03593300, from OS to W1, as shown in the cross-hatched areas on Exhibit D.
47 (Amendment No. 4)
48

1 4. In the Anne Arundel County Digital Zoning Layer, change the zoning on the property
2 known as Parcels 86, 108, 166, 383, 467, and 543 on Tax Map 14, Tax Account Number
3 4-000-90079934, 4-000-90079935, 4-000-90079936, 4-000-90004448, 4-000-90079937,
4 4-000-06583700, 4-000-06584900, 4-000-06583520, 4-000-03765600, 4-000-03764000,
5 and 4-000-04546080, from R5 - Residential to R - Residential as shown in the
6 cross-hatched areas on Exhibit E.

7 (Amendment No. 5)

8
9 5. In the Anne Arundel County Digital Zoning Layer, change the zoning on an
10 approximately 52-acre portion of the property known as Parcel 372 on Tax Map 29, Tax
11 Account Number 4-000-90231589, from R1 to C2, as shown in the cross-hatched areas on
12 Exhibit F.

13 (Amendment No. 6)

14
15 6. In the Anne Arundel County Digital Zoning Layer, change the zoning on a portion
16 of the properties known as part of Lots 13 and 14, Parcel 219 on Tax Map 7, Tax Account
17 Number 4-444-02879753, from R1 to OS, as shown in the cross-hatched areas on
18 Exhibit G.

19 (Amendment No. 7)

20
21 7. In the Anne Arundel County Digital Zoning Layer, change the zoning on a portion
22 of the property known as Parcel 179 on Tax Map 7, Tax Account Number 4-444-01229353,
23 from R1 to OS, as shown in the cross-hatched areas on Exhibit H.

24
25 (Amendment No. 8)

26
27 8. In the Anne Arundel County Digital Zoning Layer, change the zoning on a portion
28 of the property known as Parcel 277 on Tax Map 7, Tax Account Number
29 04-444-06323550, from R1 to OS, as shown in the cross-hatched areas on Exhibit J.

30
31 (Amendment No. 9)

32
33 9. In the Anne Arundel County Digital Zoning Layer, change the zoning on the property
34 known as part of Lots 12 and 39, Parcel 265 on Tax Map 13, Tax Account Number
35 4-150-01487850, from C1 to SB, as shown in the cross-hatched areas on Exhibit K.

36
37 (Amendment No. 10)

38
39 10. In the Anne Arundel County Digital Zoning Layer, change the zoning on the
40 property known as Parcel 68 on Tax Map 13, Tax Account Numbers 4-150-03857000 and
41 4-150-03857250, from C1 – Local Commercial to R1 – Residential, as shown in the
42 cross-hatched areas on Exhibit L.

43 (Amendment No. 11)

44
45 SECTION ~~2~~ 3. *And be it further enacted*, That the Anne Arundel County Digital
46 Zoning Layer dated January 26, 2024, for Region Planning Area No. 2 of Anne Arundel
47 County, as amended by this Ordinance, prepared by the Office of Planning and Zoning, is
48 hereby approved and adopted.
49

1 SECTION ~~3~~. 4. *And be it further enacted*, That the Anne Arundel County Digital
2 Zoning Layer dated January 26, 2024, for Region Planning Area No. 2, as amended by this
3 Ordinance, that is described in Section ~~2~~ 3 of this Ordinance is incorporated by reference
4 as if fully set forth and a certified copy shall be permanently kept on file in the office of
5 the Administrative Officer to the County Council and in the Office of Planning and Zoning.

6
7 SECTION 4. 5. *And be it further enacted*, That this Ordinance shall take effect 45 days
8 from the date it becomes law.

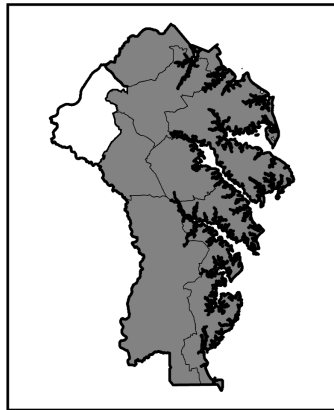
Bill No. 7-24

Amendment No. 1


Exhibit A

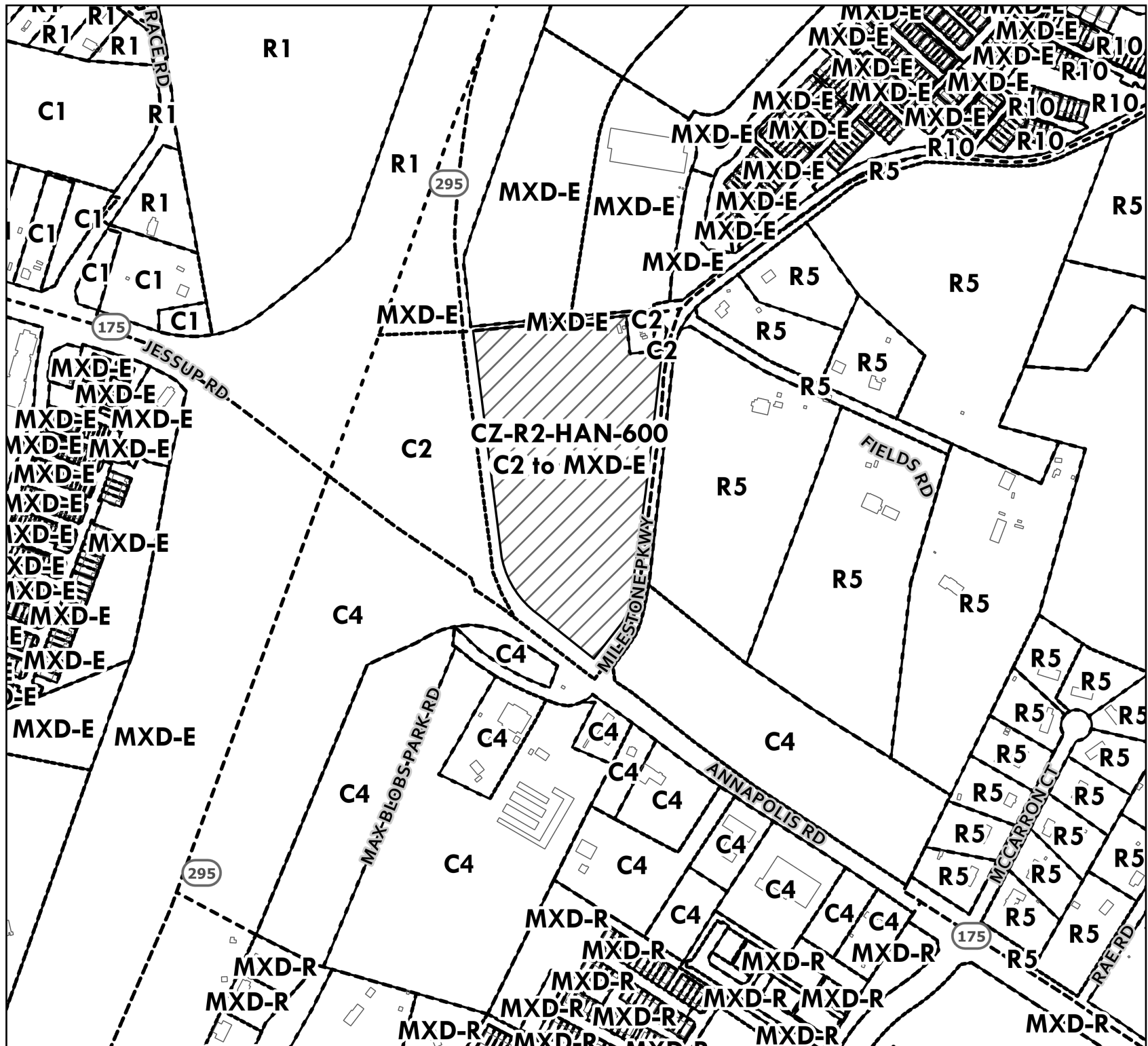
Region 2
Comprehensive Zoning

CZ-R2-HAN-600
C2 TO MXD-E



Legend

-  Change Area
-  Proposed Zoning
-  Buildings
-  Parcels



Bill No. 7-24

Amendment No. 2

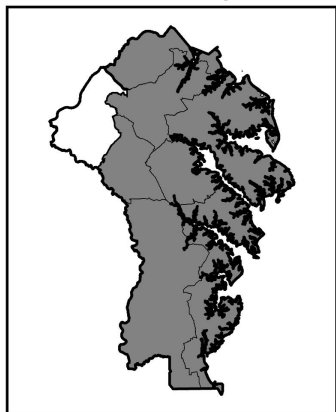
Exhibit B

Region 2
 Comprehensive Zoning





CZ-R2-MDC-600

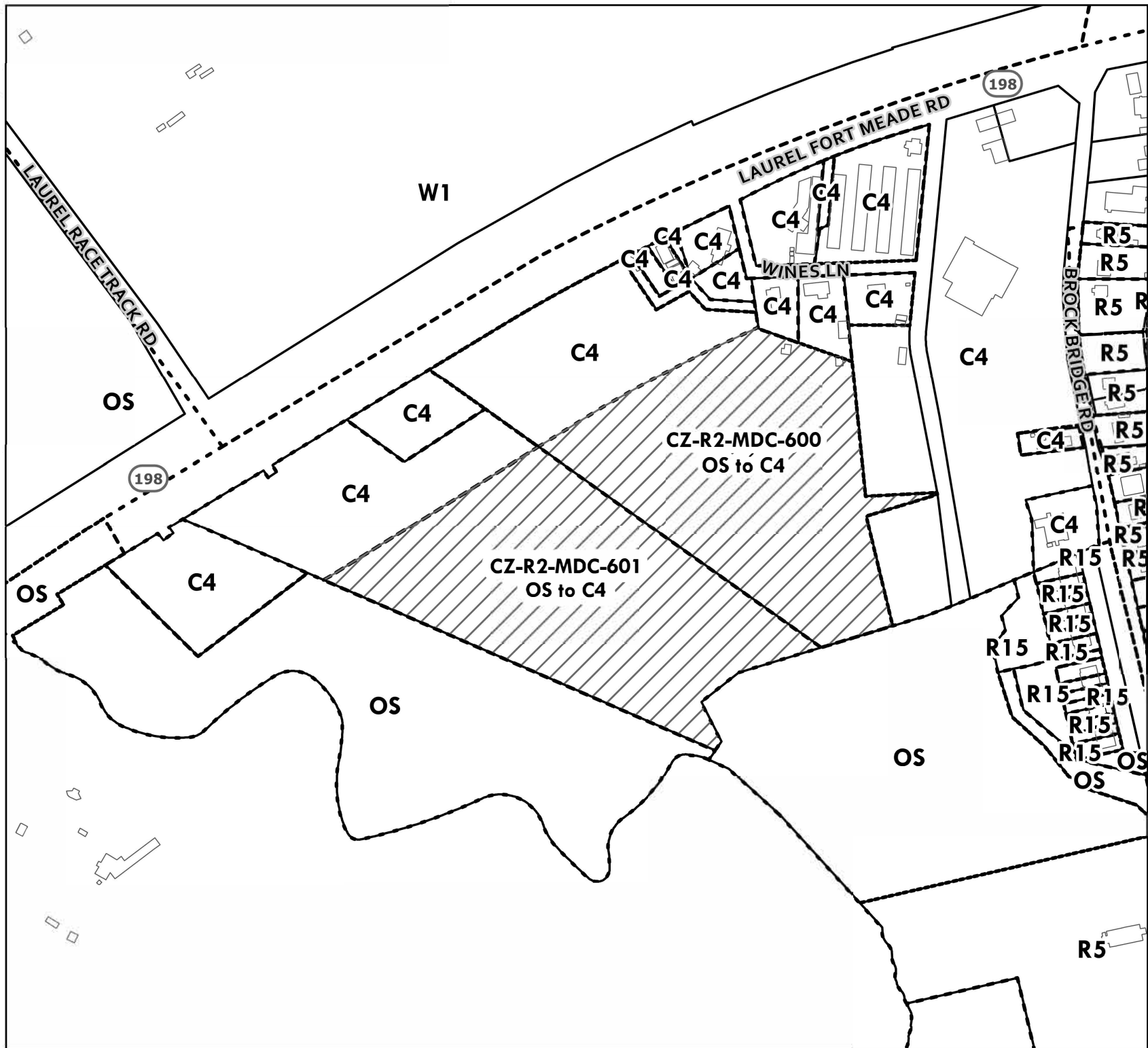
CZ-R2-MDC-601

OS TO C4



Legend

-  Change Area
-  Proposed Zoning
-  Buildings
-  Parcels



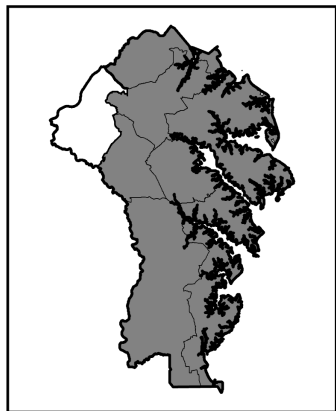
Bill No. 7-24

Amendment No. 4





Exhibit D

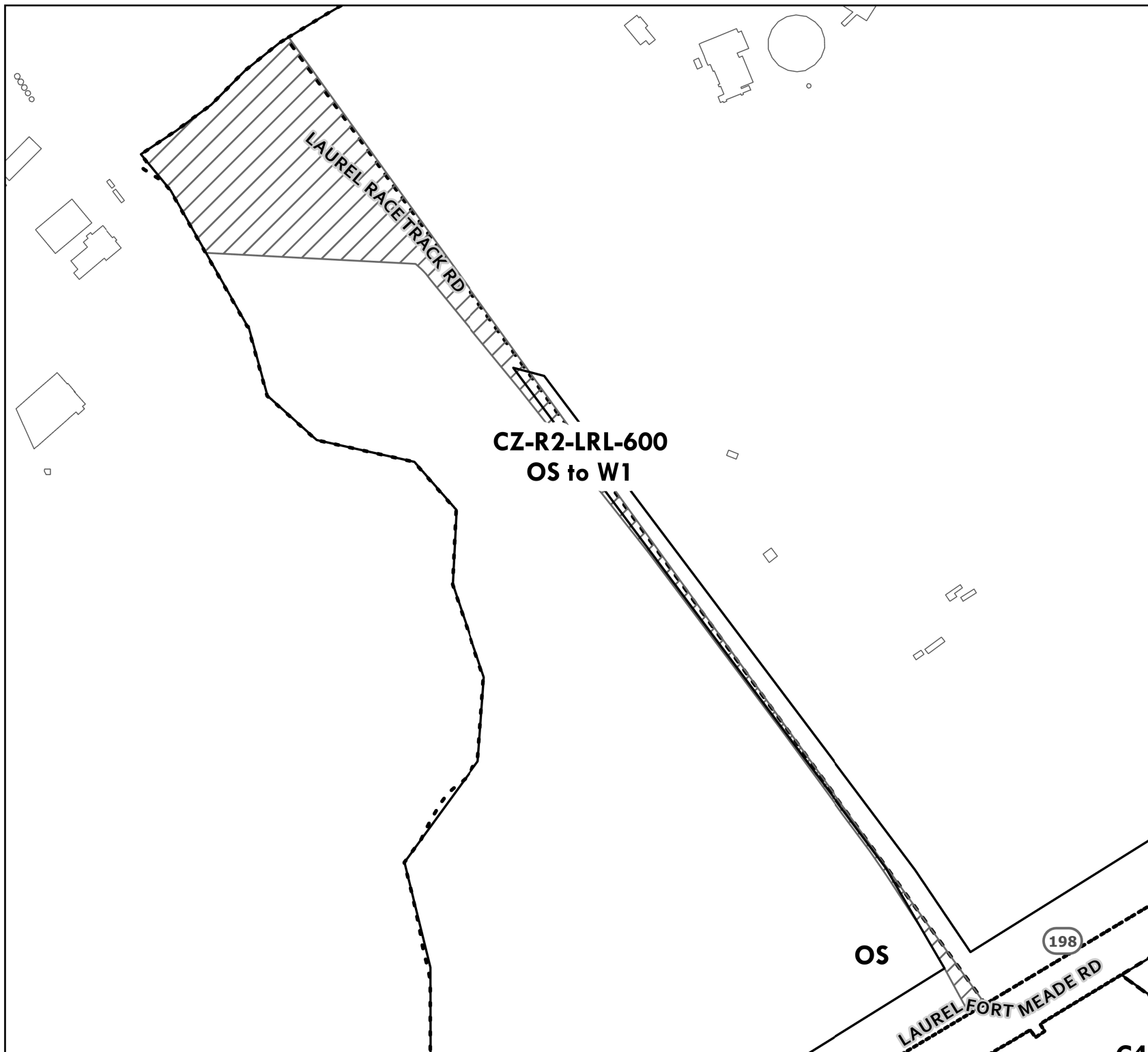
*Region 2
Comprehensive Zoning*

**CZ-R2-LRL-600
OS TO W1**



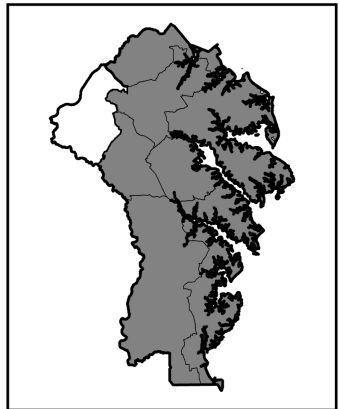
Legend

-  **Change Area**
-  **Proposed Zoning**
-  **Buildings**
-  **Parcels**







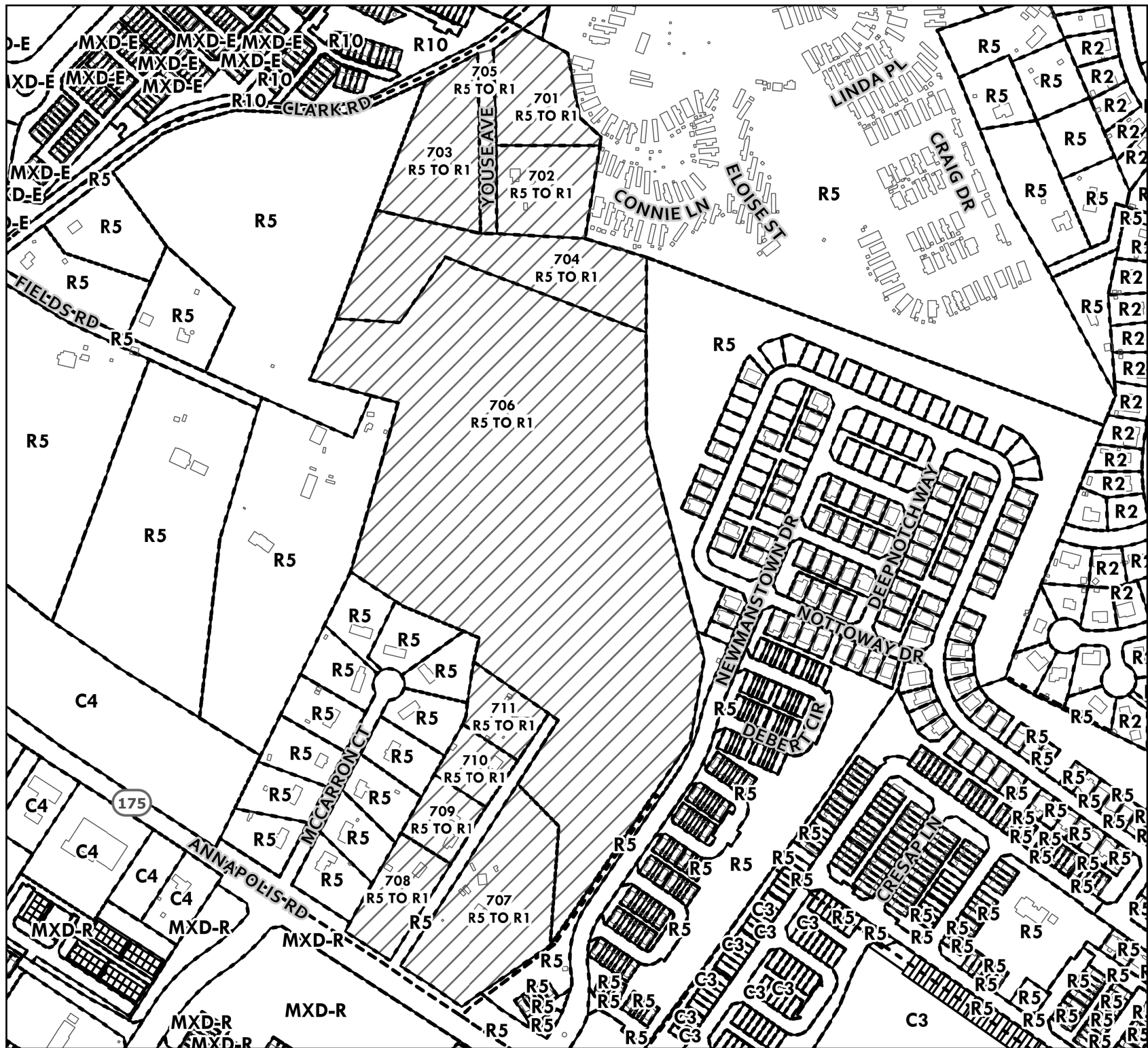
Bill No. 7-24

Amendment No. 5
Exhibit E
Region 2
Comprehensive Zoning
CZ-R2-HAN-701
THROUGH
CZ-R2-HAN-711
R5 TO R1



Legend

-  Change Area
-  Proposed Zoning
-  Buildings
-  Parcels



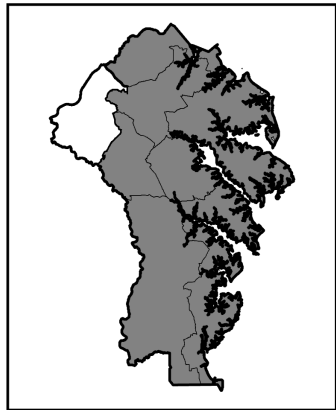
Bill No. 7-24

Amendment No. 6





Exhibit F

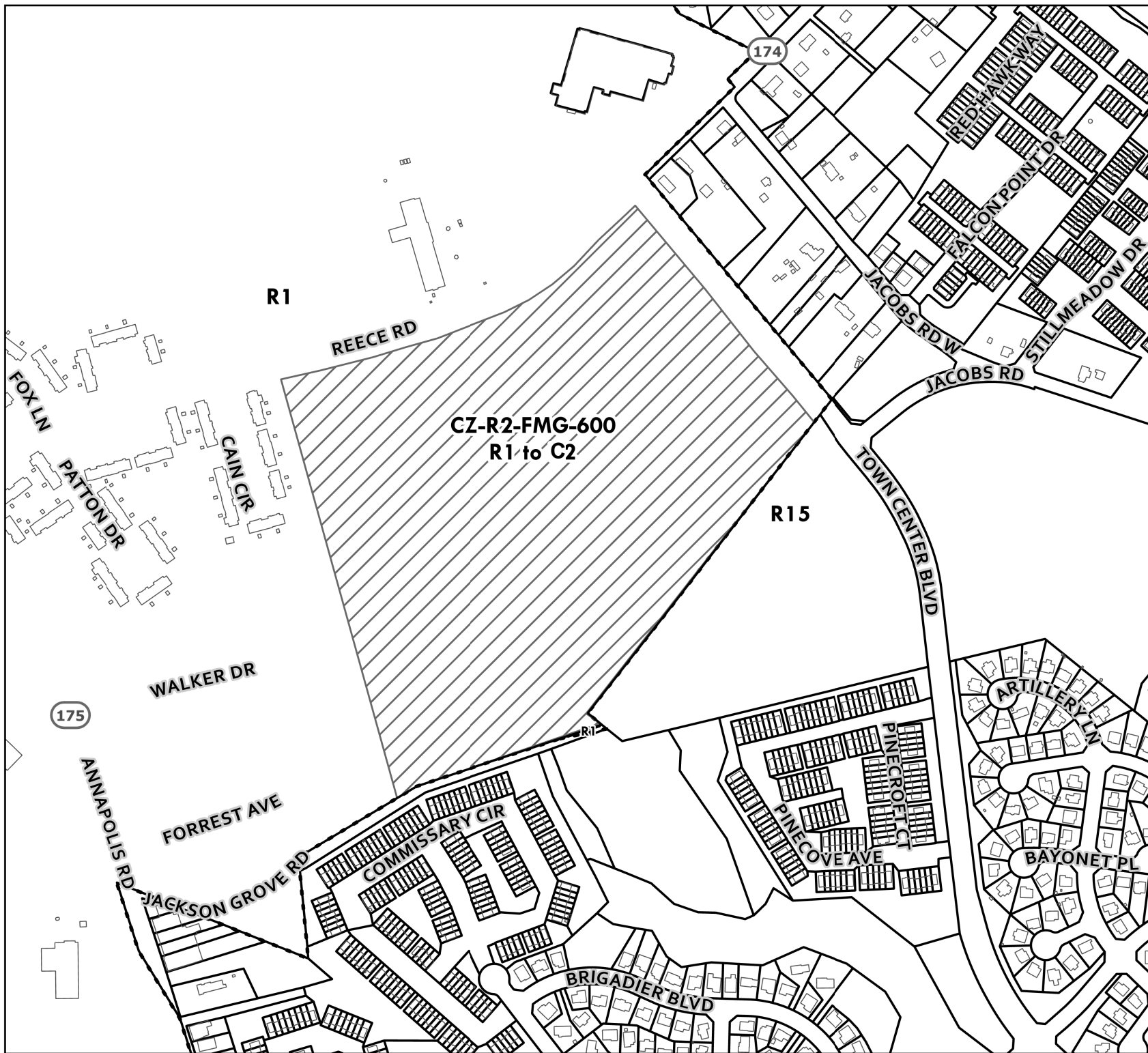
Region 2
 Comprehensive Zoning

CZ-R2-FMG-600
 R1 TO C2



Legend

-  Change Area
-  Proposed Zoning
-  Buildings
-  Parcels





M A R Y L A N D

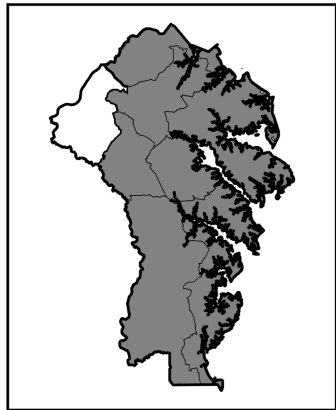
Bill No. 7-24

Amendment No. 7

Exhibit G

Region 2
Comprehensive Zoning

CZ-R2-JSP-601
R1 TO OS



Legend

-  Change Area
-  Buildings
-  Parcels



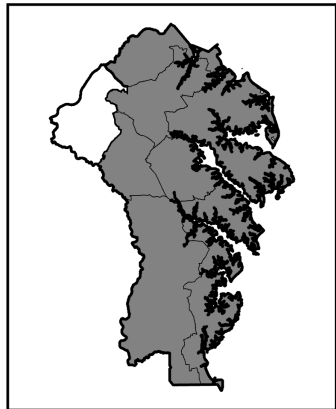
Bill No. 7-24

Amendment No. 8

Exhibit H

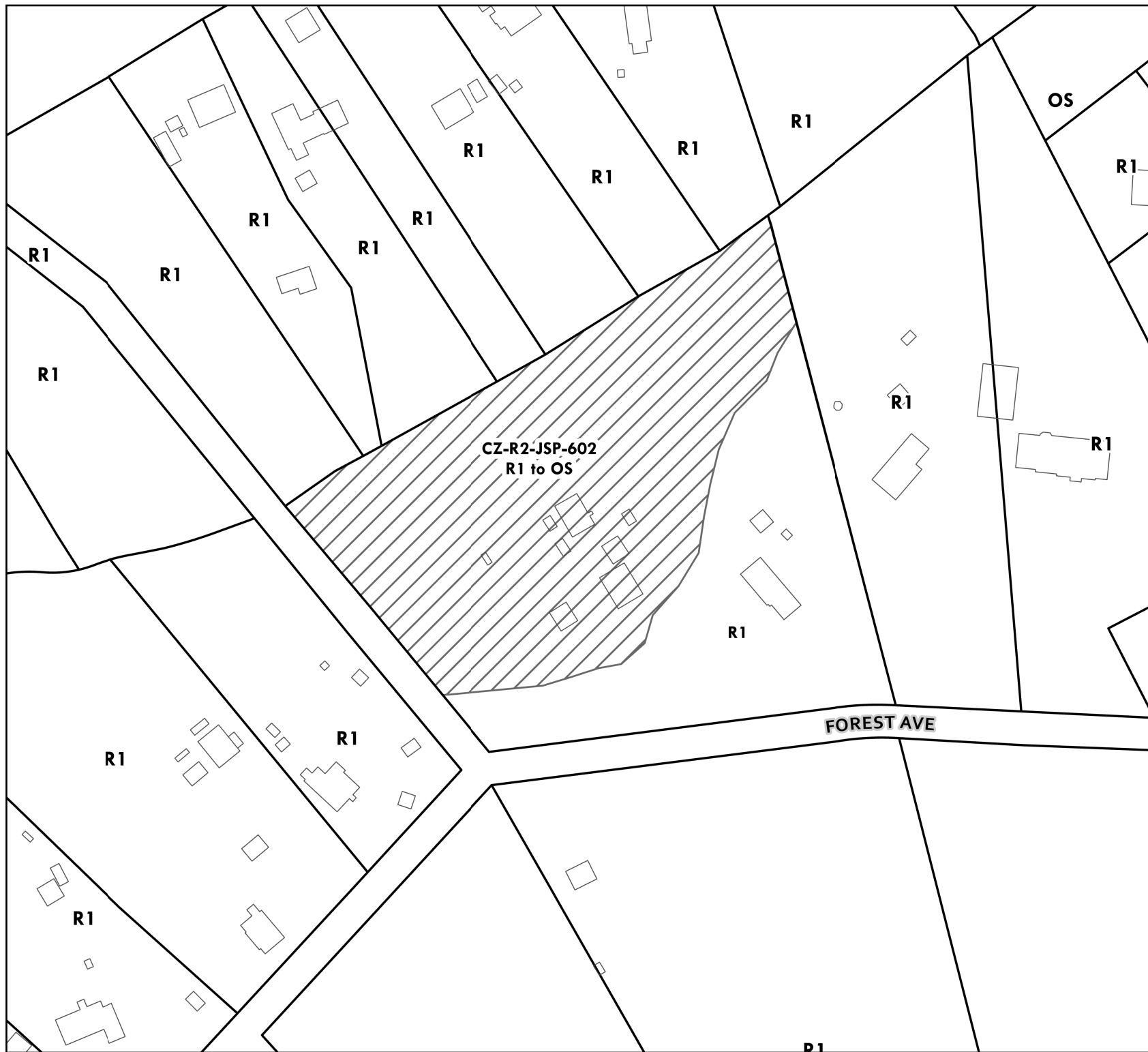
*Region 2
Comprehensive Zoning*

*CZ-R2-JSP-602
R1 TO OS*



Legend

-  **Change Area**
-  **Buildings**
-  **Parcels**



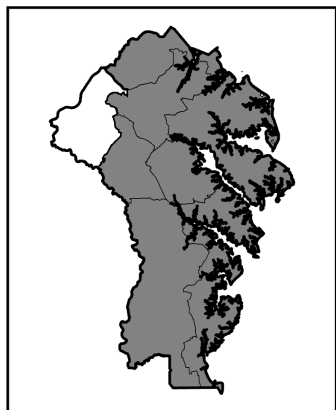
Bill No. 7-24

Amendment No. 10




Exhibit J

*Region 2
Comprehensive Zoning*

*CZ-R2-JSP-606
R1 TO OS*



Legend

-  **Change Area**
-  **Buildings**
-  **Parcels**



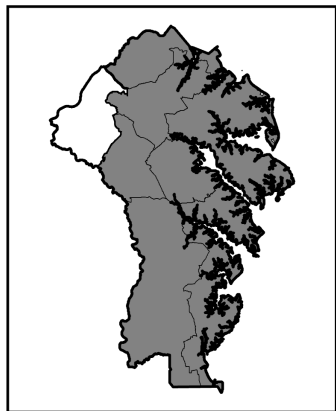
Bill No. 7-24

Amendment No. 10





Exhibit K

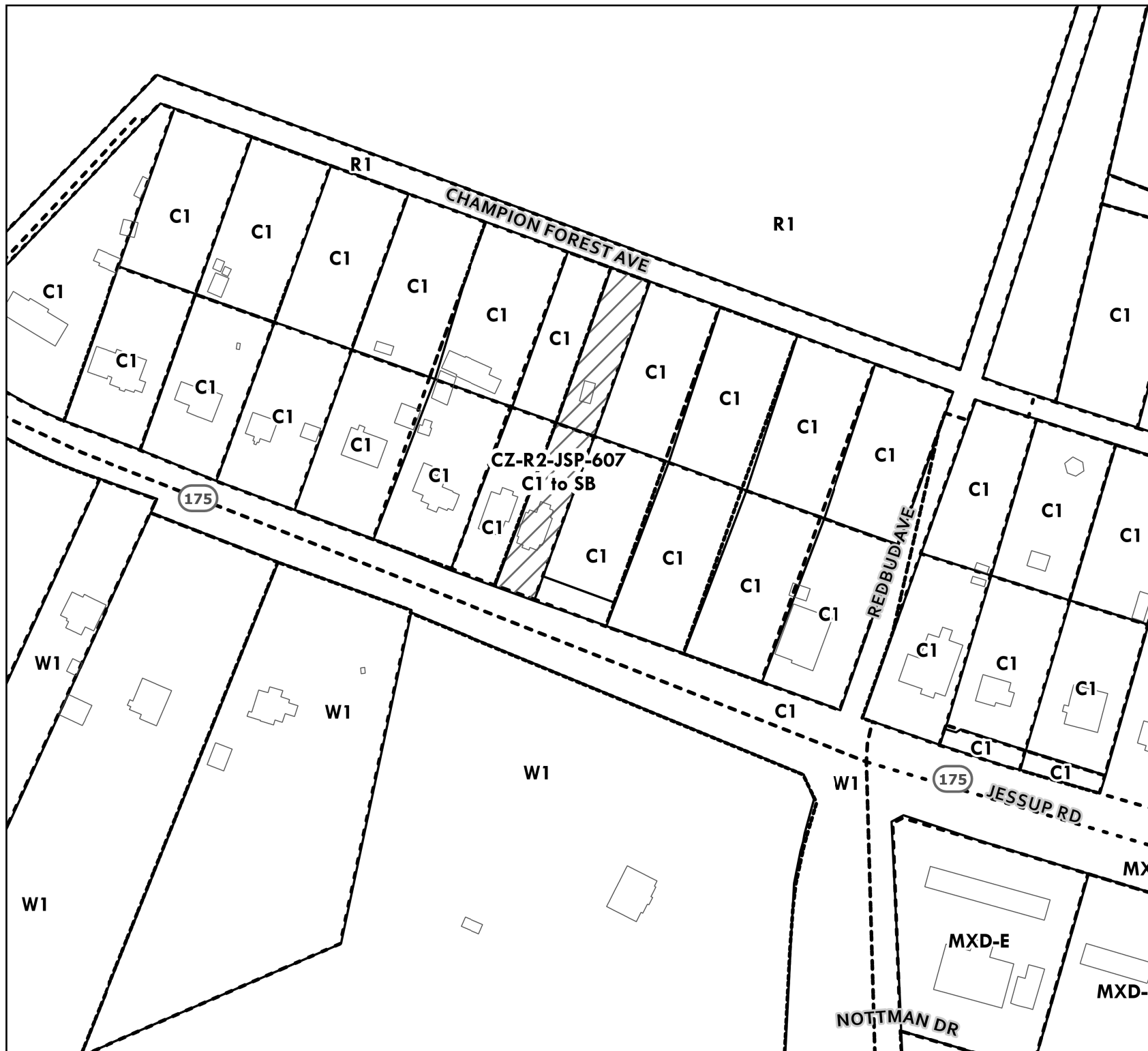
Region 2
Comprehensive Zoning

CZ-R2-JSP-607
C1 TO SB



Legend

-  Change Area
-  Proposed Zoning
-  Buildings
-  Parcels



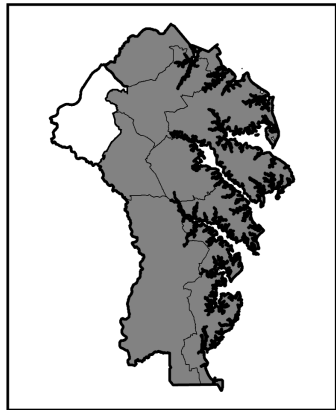
Bill No. 7-24

Amendment No. 11





Exhibit L

Region 2
Comprehensive Zoning

CZ-R2-JSP-701
C1 TO R1



Legend

-  Change Area
-  Proposed Zoning
-  Buildings
-  Parcels

