

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
<b>Bill No. 27-24</b>											
2024-06-20 23:28:34	Vicki	Phillips	Pasadena	MD	21122	Yes		Bill No. 27-24: AN ORDINANCE concerning: General Development Plan – Region 4 Plan	Oppose		
2024-06-24 21:44:01	Traci	Verzi	Pasadena	Maryland	21122	Yes		Bill No. 27-24: AN ORDINANCE concerning: General Development Plan – Region 4 Plan	Oppose	Concerns regarding Noise Disturbance, Traffic and Road Damage, and Increased Theft/Crime by passing amendments as they pertain to Geisler Point Marina.	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/29479/Opposition%20to%20Bills%2027_24%20and%2028_24.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/29479/Opposition%20to%20Bills%2027_24%20and%2028_24.pdf</a>
2024-06-28 8:20:17	Kristopher	Davis	baltimore	Maryland	21237	Yes		Bill No. 27-24: AN ORDINANCE concerning: General Development Plan – Region 4 Plan	Support	We are a neighboring property owner to 201 Ember Drive, specifically 8233 B and A Blvd, and I support the W2 zoning of the property. Most of the community is commercial property, with a variety of very busy commercial businesses. I do not believe any land in this area should be zoned residential and would support and propose changing the entire community to commercial.	
2024-06-28 9:03:30	Ann	Powell	Annapolis	Maryland	21409	Yes		Bill No. 27-24: AN ORDINANCE concerning: General Development Plan – Region 4 Plan	Support	Please vote against CZ-R4-BDN-613 and any Commercial rezoning for the residence at 161 Ferguson Road. The community clearly opposes Commercial here, as evidenced by the volume of mail received by Councilmember Fiedler. Retaining RLD is consistent with the existing residential use, Plan2040, the OPZ staff recommendation, and the position of the Broadneck Council of Communities. The property does not abut any commercial property. If rezoned, 161 Ferguson would become an island of commercial property protruding south into the St. Margaret's residential community. This could lead to commercial expansion to adjacent properties. There is no shortage of commercial land in this area. The residential community does not want or need another fast-food restaurant, carwash, parking lot, or self-storage facility. Commercial here would be detrimental to the St. Margaret's community and diminish nearby property values. OPZ staff recommended RLD, reversing the PAB. The neighborhood, adjoining properties, and highway are unchanged since the applicant's residence here began. There is no "development trend" away from residential. The adjoining gun club has been here for decades, surrounded by residences. Any concerns about the gun club would be addressed through its nonconforming use certificate. Vehicle parking is not currently present on Ferguson Road east of the 3-way stop. County 'No Parking' signs are posted. Adjoining SHA ownership has not changed since the applicants arrived, and any future SHA temporary use on its residential parcel is not a commercial business. Forest conservation easements are not relevant to rezoning. Rezoning serves no community purpose.	
2024-06-28 16:48:43	Tracy	Shtatman	Annapolis	MD	21409	Yes		Bill No. 27-24: AN ORDINANCE concerning: General Development Plan – Region 4 Plan	Oppose		
2024-06-29 9:14:19	Joe	Godin	Ellicott City	MD	21042	Yes		Bill No. 27-24: AN ORDINANCE concerning: General Development Plan – Region 4 Plan	Oppose	I am a neighboring property owner to 201 Ember Drive and I support the W2 zoning of the property. I think residential uses at the end of this very busy commercial neighborhood adjacent to Route 10 & Route 100 would not be compatible with our neighborhood and cause numerous concerns in commercial/industrial neighborhood.  Our street (Baltimore-Annapolis Boulevard) is populated with a number of heavy industrial contracting companies and similar type businesses. On a daily basis there is heavy equipment travelling up and down that road. It would cause significant problems adding residential traffic as well as potential danger to the new residents. I strongly oppose this bill.	

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2024-06-30 10:09:01	Ellen	Weiss	Annapolis	MD	21409	Yes		Bill No. 27-24: AN ORDINANCE concerning: General Development Plan – Region 4 Plan	Oppose	<p>While I appreciate the difficult balance between private development rights and public interests, the proposed change of 161 Ferguson from residential to commercial (be it C-4 or C-2 to be introduced by Councilpersons Volke and Hummer ) clearly tips against a change in zoning.</p> <p>1.Exit 28 is the gateway into our community of St. Margarets, one of the few rural-feeling parts of the county.</p> <p>2.The community does not want to change that rural feel. We moved here because of it.</p> <p>3.Other than talk of changes to the Bay Bridge, which will probably not even occur in our lifespans, nothing has changed since the owners bought and developed their residential property. The commercial nature of the surrounding properties, including the car dealerships, Highs, Red Hot &amp; Blue, and the gun club, existed when the owners purchased their residential property; hence, they purchased their property with full knowledge of their surroundings.</p> <p>4.Our councilperson, Amanda Fiedler, is the elected official most knowledgeable about our community's needs and preferences. She has informed us she is against this rezoning. It seems irregular, and wrong, for other councilpersons from a different district to even consider proposing a change to zoning not in his/her district.</p> <p>The vast majority of our community of St. Margarets does not want commercial sprawl in our predominantly residential neighborhood. We neither want to open the door to a Route 50 interchange or more commercial development, nor do we need more commercial establishments or services in the area. Please respect our wishes and Councilperson Fiedler's knowledge of our community's needs and preferences.</p> <p>Thank you for your service.</p>	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30043/Letter%20to%20Councilpersons%20dated%20May%2028%2C%202024.docx">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30043/Letter%20to%20Councilpersons%20dated%20May%2028%2C%202024.docx</a>
2024-06-30 11:50:58	Erica	Rodriguez	Millersville	Maryland	21108	Yes		Bill No. 27-24: AN ORDINANCE concerning: General Development Plan – Region 4 Plan	Oppose	<p>648 is already impossible to turn left on from Berrywood West most times of the day, and forget it at rush hour. It takes 30 minutes to travel from Arnold to Severna Park because of traffic. In addition to traffic, our public schools are busting. With the teacher cuts for next year, our class sizes from K-12 will go up. Every new home we build within district lines means our classes and schools get more and more crowded.</p>	
2024-06-30 12:37:40	Genevieve	Stewart	Severna Park	Maryland	21146	Yes		Bill No. 27-24: AN ORDINANCE concerning: General Development Plan – Region 4 Plan	Oppose	<p>Zoning for the subdivision connecting to Simmons Lane causes local devastation and affects stream directly running into Cattail Creek which has already undergone \$1 million restoration. The modification to the road that would go through would not allow traffic to get by. The proposed modification plans are not readable because the plans are so small.</p>	

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2024-06-30 18:15:53	Britt	Griswold	Annapolis	MD	21409	Yes		Bill No. 27-24: AN ORDINANCE concerning: General Development Plan – Region 4 Plan	Oppose	<p>Opposing Amendment to up-zone 161 Ferguson Rd. (CZ-R4-BDN-613)</p> <p>Councilwoman Fiedler whose district this is in, is in opposition, as are the surrounding communities. Please respect the judgment of your fellow council member.</p> <p>The creep of up-zoning on the south side of Rt 50 is a constant threat to the rural nature of the south side of the Broadneck Peninsula. The request for 161 Ferguson Rd. to be up-zone to Commercial is not currently appropriate.</p> <p>- Despite claims made at previous Council hearings, 161 Ferguson Rd. is not surrounded by commercial zoning. Most is RLD zoned. Up-zoning this property would in fact punch a hole in the extensive forest cover to the south of this property.</p> <p>- New zoning eventually begets new request for adjacent up-zoning. There is currently no material change in the situation on this or adjacent properties. Theories about future development on adjacent properties is very speculative. It is not appropriate to up-zone just because adjacent properties MAY up-zone at some future date.</p> <p>- It seems to me that Forest Conservation easements placed on the property were placed with the understanding that one house was appropriate under those conditions. Steep slopes on the property make commercial development problematic. Not all property is suited for more intense development.</p> <p>- Regarding the car dealerships potential use of this property. If they are unable to contain their operations to their property, and it is spilling out onto the roads, whose fault is that? And why should the community suffer for their expanding to a larger footprint than they were granted?</p> <p>I want to reiterate, the proposal for up-zoning is based on a Speculative Future. Protect the values we have now of protecting contiguous forests, watershed protection, and minimal development on the south side of Rt 50. Keep the recommended RLD for this round.</p>	
2024-07-01 8:35:45	William	Miller	Pasadena	MD	21122	Yes		Bill No. 27-24: AN ORDINANCE concerning: General Development Plan – Region 4 Plan	Support	<p>I am a neighboring property owner to 201 Ember Drive and I support the W2 zoning of the property. I think residential uses at the end of this very busy commercial neighborhood adjacent to Route 10 &amp; Route 100 would not be compatible with our neighborhood and cause numerous concerns. A residential zone in that area would be incompatible with our commercial/industrial neighborhood adjacent to Route 100 &amp; Route 10.</p>	
2024-07-01 10:26:38	Louise	Devanny	Annapolis	MD	21409	Yes		Bill No. 27-24: AN ORDINANCE concerning: General Development Plan – Region 4 Plan	Oppose	<p>Please vote against CZ-R4-BDN-613 and any Commercial rezoning for the residence at 161 Ferguson Road. The community clearly opposes Commercial here, as evidenced by the volume of mail received by Councilmember Fiedler. Retaining RLD is consistent with the existing residential use, Plan2040, the OPZ staff recommendation, and the position of the Broadneck Council of Communities.</p> <p>The property does not abut any commercial property. If rezoned, 161 Ferguson would become an island of commercial property protruding south into the St. Margaret's residential community. This could lead to commercial expansion to adjacent properties. There is no shortage of commercial land in this area. The residential community does not want or need another fast-food restaurant, carwash, parking lot, or self-storage facility. Commercial here would be detrimental to the St. Margaret's community and diminish nearby property values.</p> <p>OPZ staff recommended RLD, reversing the PAB. The neighborhood, adjoining properties, and highway are unchanged since the applicant's residence here began. There is no "development trend" away from residential. The adjoining gun club has been here for decades, surrounded by residences. Any concerns about the gun club would be addressed through its nonconforming use certificate. Vehicle parking is not currently present on Ferguson Road east of the 3-way stop. County 'No Parking' signs are posted. Adjoining SHA ownership has not changed since the applicants arrived, and any future SHA temporary use on its residential parcel is not a commercial business. Forest conservation easements are not relevant to rezoning. Rezoning serves no community purpose.</p>	

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2024-06-17 6:46:32	Vicki	Phillips	Pasadena	MD	21122	Yes		Bill No. 27-24: General Development Plan – Region 4 Plan, as amended	Oppose	I strongly oppose this bil as well as bill 28-24!!! As a member of the Selby Grove community I live directly behind the forest which 80% is planning on being removed if Mr Newton is allowed to expand his business onto 201 Ember Drive. My concerns are noise from Rt 10 and Rt 100, noise from the business, wildlife being displaced, environmental concerns and my house value decreasing . Please do not allow the amendment to this bill to continue.	
2024-06-17 9:48:42	Olivia	Gossweiler	Glen Burnie	MD	21060	Yes		Bill No. 27-24: General Development Plan – Region 4 Plan, as amended	Oppose	I am opposed to have rezoning and making it an industrial zone. Keep it residential	
2024-06-17 9:59:17	Christopher	Gossweiler	Glen Burnie	MD	21060	Yes		Bill No. 27-24: General Development Plan – Region 4 Plan, as amended	Oppose	The area does not need another industrial area that generates more noise. Specifically for the surrounding neighborhoods. Not to mention the already struggling infrastructure in place. And to add, the nearby tributaries that will certainly be affected by an industrial park.	
2024-06-17 10:05:13	Tammy	Martin	Millersville	Md	21107	Yes		Bill No. 27-24: General Development Plan – Region 4 Plan, as amended	Oppose	Please stop	
2024-06-17 10:31:43	Melissa	Gossweiler	Glen Burnie	Maryland	21060	Yes		Bill No. 27-24: General Development Plan – Region 4 Plan, as amended	Oppose		
<b>Bill No. 28-24</b>											
										Dear Mr. Volke,  As a resident of Bayside Beach in Pasadena, MD, I wish to express my concerns regarding the public hearing notice for Bill 28-24, which proposes changing the zoning from R2-Residential to MA2-Light Commercial Marina. My wife and I have sought a tranquil neighborhood for a long time after a decade of renting in Annapolis. We discovered our haven here, far from the busy highways and noisy commercial areas of the city; it has been a dream finding this charming community. Bayside Beach feels like a different world, a serene retreat nestled on the shores of the Chesapeake Bay and Bodkin Creek.  My family are deeply concerned about the rezoning of our neighborhood, which threatens to disrupt the tranquility of our community. We are opposed to the introduction of taverns, bars, wedding or banquet venues, restaurants, etc., at Geisler Point Marina. Such establishments would increase traffic, compromising the quiet and safety we currently enjoy. The prospect of a new establishment serving alcohol until 2AM raises fears of drunk drivers disturbing the peace when residents are asleep. We believe the marina should remain a private facility, providing only safe mooring for boats, basic waste facilities, and nothing more. We strongly prefer that the marina not evolve into commercial property. For fueling or mechanical services, there are already numerous established facilities available to boaters.  The thought of a boat manufacturing facility emerging in my neighborhood is unsettling, with tractor trailers struggling to navigate turns to deliver goods and supplies. The prospect of drivers idling their diesel engines for extended hours and littering the parking lot with trash and waste is equally troubling. Moreover, I am worried about the potential environmental repercussions on the local waterway, which serves as a habitat for numerous native birds and other wildlife.  The introduction of additional vehicles, buses, and fuel services heightens the risk of contaminating our fragile ecosystem, potentially affecting our waterways. Flooding of local streets is a recurrent issue during high tides and storms, which could disperse pollutants into the environment, adversely affecting local wildlife. These concerns are significant to me, and I appeal to your sense of stewardship: would you welcome commercial zoning in your own neighborhood? I urge you to reflect on these points as you decide. Let's preserve Bayside Beach as the sanctuary it has been since the early 1900s.	
2024-06-20 9:39:57	Donald	Thompson	Pasadena	MD	21122	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose		
2024-06-20 23:19:35	Mark	Phillips	Pasadena	MD	21122	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4		I would like to speak at the July 1st Council Meeting regarding the amendment to zone land from R1 to Light Industrial at 201 Ember Drive. These are 27-24 and 28-24	
2024-06-20 23:29:52	Vicki	Phillips	Pasadena	MD	21122	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose		
2024-06-24 21:42:34	Traci	Verzi	Pasadena	Maryland	21122	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	Concerns regarding Noise Disturbance, Traffic, Road Damage, and Increased Theft/Crime in our residential community by passing amendments as they pertain to Geisler Point Marina.	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/29478/Opposition%20to%20Bills%2027_24%20and%2028_24.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/29478/Opposition%20to%20Bills%2027_24%20and%2028_24.pdf</a>

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2024-06-26 7:28:23	Michele	Moore	PASADENA	MD	21122	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>I oppose the zoning bill UNLESS all of the following restrictions are part of the resolution</p> <p>Since time is of the essence, here were my inputs for consideration of covenants for our retained lawyer.</p> <p>As a resident of Bayside Beach, I have the following points of concern / information to share concerning the re-zoning of Geisler Marina as MA-2 Light Commercial use:</p> <ol style="list-style-type: none"> <li>1. There should be a weight and size limit placed on any commercial vehicles entering the community, so that residents' properties are not damaged in the turn-around and use of the streets to enter and leave the community. Organizations doing business with Geisler can make multiple trips or use multiple smaller vehicles to deliver their materials.</li> <li>2. To this end, Geisler Marina should be required to temporarily stop its business with vehicles over a certain weight / size until a study is completed with the county and performed by professionally licensed land use engineers, that documents the maximum size and weight of vehicles and certifies and identifies which roads are to be used to enter and leave the community to do business with Geisler Marina.</li> <li>3. There should be a designated time range restricting Commercial vehicles and trucks over a certain weight for entering and leaving the community, specifically limited day-light hours to avoid disturbing the peace. They should also be restricted from movement in the community during school bus / school children walking hours for safety reasons.</li> <li>4. The owner of the Geisler Marina should be required to pay an annual tax/fee to the IABB for use of the residential streets to and from their location, in perpetuity. The amount should be a percentage of their annual revenue from operating its business here, reasoning that the higher the revenue, the higher the wear-and-tear on our streets and infrastructure that the community is responsible for maintaining, and those funds would be set aside for that use.</li> <li>5. The scope of the MA-2 zoning for land and marina use should restrict its operations to marina repair, slip rentals, and other coastal-related business activities. The zoning of MA1-B is much preferred, but it is too restrictive in its permitted usage for how Geisler is currently operating. MA-2 zoning is too broad for our small community, and should be tailored to eliminate the possibility of ever using the land to sell alcohol, to operate a restaurant / pub / entertainment in any form. Our small community cannot support the influx of crowds coming and going that these business activities would draw.</li> </ol>	
2024-06-26 15:54:03	Kathleen	Polk	Annapolis	Maryland	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>OPPOSE Bill 28-24</p> <p>I have lived in Podickory Point and been a member of what is now Safe Harbor at Podickory for 36 years. Over the years, the marina has evolved from a community based facility to a commercial one. Safe Harbor has definitely made significant upgrades to the grounds. I enjoy swimming laps and admiring the beautiful view daily. Prior to my husband's death, we were active boating members. Currently – and when they bought it – they were in violation of county zoning. Councilwoman Amanda Fiedler has explained to the community that the county has no way to enforce non-compliance as it is private property. Safe Harbor has suggested that they be allowed to change classification from MA3 Yacht Club to an MA2 Light Commercial Marina with a proposed Restricted Amendment particular to Safe Harbor. I would like to propose that they remain under the MA3 classification WITH proposed amendments that would satisfy both their needs for income and growth while preserving the very fragile neighborhood surrounded by Sandy Point State Park and the Corcoran Environmental Study Center.</p>	
2024-06-26 18:33:20	Michele	Moore	PASADENA	MD	21122	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>Per my previous comments, I wanted to add these videos of the loud road noise from these commercial trucks on the small residential road that is used to get to Geisler Marina.. all of them before 6:30am!! Some as early as 5:15am.</p>	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/29721/GeislerMarina_small.mp4">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/29721/GeislerMarina_small.mp4</a>



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2024-06-26 18:38:48	Michele	Moore	PASADENA	MD	21122	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>My position is OPPOSE unless the following covenants are included in the issuance of the zoning:</p> <p>As a resident of Bayside Beach, I have the following points of concern / information to share concerning the re-zoning of Geisler Marina as MA-2 Light Commercial use:</p> <ol style="list-style-type: none"> <li>1. There should be a weight and size limit placed on any commercial vehicles entering the community, so that residents' properties are not damaged in the turn-around and use of the streets to enter and leave the community. Organizations doing business with Geisler can make multiple trips or use multiple smaller vehicles to deliver their materials.</li> <li>2. To this end, Geisler Marina should be required to temporarily stop its business with vehicles over a certain weight / size until a study is completed with the county and performed by professionally licensed land use engineers, that documents the maximum size and weight of vehicles and certifies and identifies which roads are to be used to enter and leave the community to do business with Geisler Marina.</li> <li>3. There should be a designated time range restricting Commercial vehicles and trucks over a certain weight for entering and leaving the community, specifically limited day-light hours to avoid disturbing the peace. They should also be restricted from movement in the community during school bus / school children walking hours for safety reasons.</li> <li>4. The owner of the Geisler Marina should be required to pay an annual tax/fee to the IABB for use of the residential streets to and from their location, in perpetuity. The amount should be a percentage of their annual revenue from operating its business here, reasoning that the higher the revenue, the higher the wear-and-tear on our streets and infrastructure that the community is responsible for maintaining, and those funds would be set aside for that use.</li> <li>5. The scope of the MA-2 zoning for land and marina use should restrict its operations to marina repair, slip rentals, and other coastal-related business activities. The zoning of MA1-B is much preferred, but it is too restrictive in its permitted usage for how Geisler is currently operating. MA-2 zoning is too broad for our small community, and should be tailored to eliminate the possibility of ever using the land to sell alcohol, to operate a restaurant / pub / entertainment in any form. Our small community cannot support the influx of crowds coming and going that these business activities would draw.</li> </ol>	
2024-06-27 10:53:12	Tony	Lodato	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	No position	I support the bill with addition of an amendment to retain MA-3 status for 2116 Bay Front Terrace (Safe Harbor Podickory Point location. Please see attached file.	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/29775/Portal%20Input%2028-84%20ATL.docx">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/29775/Portal%20Input%2028-84%20ATL.docx</a>
2024-06-27 12:53:37	Lisa	Keeter	Pasadena	MD	21122	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	<p>We are direct neighbors to the marina, 7829 Southwest – Kevin/Lisa Keeter and in full support of the rezoning request.</p> <p>We have known Jeannie Geisler since March of 2021, and she has been a fantastic neighbor. She is always concerned about how the marina is affecting the community and, wanting to minimize any disruptive traffic, noise, activity, etc Jeannie has worked very hard over the past 3 years to clean up the Marina. Many (many) weekends of hard labor to clean out/remove debris etc.</p> <p>I am a Chief Operating Officer for the Federal Government (US Dept of Agriculture), and work from my home office overlooking the marina and am very cognizant of any activity going on at the marina. Yes, there are trucks that move in/out, but the traffic is minimal, non-disruptive and doesn't affect my workday. In fact, there are many weeklong stretches when there is minimal/no activity at the marina.</p> <p>We appreciate the opportunity to comment on this rezoning request, and again fully support the request.</p> <p>Lisa Keeter 7829 Southwest 410-562-4426</p>	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/29811/Support%20of%20Geisler%20Marina%20Rezoning.docx">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/29811/Support%20of%20Geisler%20Marina%20Rezoning.docx</a>

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2024-06-28 7:25:15	Desiree	Garza	Annapolis	Maryland	21401	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	I support Safe Harbor Podickory Point rezoning from MA3 to MA2.	
2024-06-28 8:25:03	Kristopher	Davis	baltimore	Maryland	21237	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	We are a neighboring property owner, specifically 8233 B and A Blvd, to 201 Ember Drive. We support the W2 zoning of the property. None of this corridor should be zoned residential. This is a very busy commercial business community, not conducive or safe for residential homes.	
2024-06-28 9:02:40	Ann	Powell	Annapolis	Maryland	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	<p>Please vote against CZ-R4-BDN-613 and any Commercial rezoning for the residence at 161 Ferguson Road. The community clearly opposes Commercial here, as evidenced by the volume of mail received by Councilmember Fiedler. Retaining RLD is consistent with the existing residential use, Plan2040, the OPZ staff recommendation, and the position of the Broadneck Council of Communities.</p> <p>The property does not abut any commercial property. If rezoned, 161 Ferguson would become an island of commercial property protruding south into the St. Margaret's residential community. This could lead to commercial expansion to adjacent properties. There is no shortage of commercial land in this area. The residential community does not want or need another fast-food restaurant, carwash, parking lot, or self-storage facility. Commercial here would be detrimental to the St. Margaret's community and diminish nearby property values.</p> <p>OPZ staff recommended RLD, reversing the PAB. The neighborhood, adjoining properties, and highway are unchanged since the applicant's residence here began. There is no "development trend" away from residential. The adjoining gun club has been here for decades, surrounded by residences. Any concerns about the gun club would be addressed through its nonconforming use certificate. Vehicle parking is not currently present on Ferguson Road east of the 3-way stop. County 'No Parking' signs are posted. Adjoining SHA ownership has not changed since the applicants arrived, and any future SHA temporary use on its residential parcel is not a commercial business. Forest conservation easements are not relevant to rezoning. Rezoning serves no community purpose.</p>	
2024-06-28 10:27:26	John	Williams	Annapolis	MD	21409-5923	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	I emphatically oppose rezoning of the property at 161 Ferguson Road from RDL to C-2. The community has been very clear that they do not support rezoning, and our County Councilmember, Amanda Fiedler is not in support of this rezoning proposal. I urge you to listen to the residents of District 5 who do not support rezoning. It is not in the best interests of the community. Thank you.	

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										<p>First I appreciate all you do as I know the job you have is very difficult and from what I have seen you are doing a great job. When it comes to rezoning, I know this is a difficult process and my hope is the the residents of the area are not impacted to the point of having business needs higher priority then residents.</p> <p>I have some hesitation to support the zoning change for Safe Harbor Podickory Point from MA3 to MA2. I will be unable to attend the meeting but I wanted to reach out to you since I love next door to the marina</p> <p>I live across the property at 1312 Rogers Rd, Annapolis, MD 21409 (<a href="https://www.google.com/maps/place/1312+Rogers+Rd,+Annapolis,+MD+21409/@39.0303915,-76.4062945,17z/data=!4m1!1m9!3m8!1s0x89b8032651482629:0x10fb4475dbfc816e!2s1312+Rogers+Rd,+Annapolis,+MD+21409!3b118m2!3d39.0306982!4d-76.4066824!10e5!16s%2F%2F11c1blj367!3m5!1s0x89b8032651482629:0x10fb4475dbfc816e!8m2!3d39.0306982!4d-76.4066824!16s%2F%2F11c1blj367?entry=ttu">https://www.google.com/maps/place/1312+Rogers+Rd,+Annapolis,+MD+21409/@39.0303915,-76.4062945,17z/data=!4m1!1m9!3m8!1s0x89b8032651482629:0x10fb4475dbfc816e!2s1312+Rogers+Rd,+Annapolis,+MD+21409!3b118m2!3d39.0306982!4d-76.4066824!10e5!16s%2F%2F11c1blj367!3m5!1s0x89b8032651482629:0x10fb4475dbfc816e!8m2!3d39.0306982!4d-76.4066824!16s%2F%2F11c1blj367?entry=ttu</a>)</p> <p>Attached is a current view of the Boatels from my property</p> <p>Currently we have some issues with the marina that point to the lack of maintenance of the Boat Motels, Flood lights shining in all directions into folks homes and the dredging issues (Depth and wave action) we constantly have with the water entry to Podickory point.</p> <p>My hesitation is that in the Amendment outline that I was sent (see below) the discussion of the Boat Motels talk about making to them better by reconfiguring the Racks and Slips to better accommodate the modern boat. The current Boat motels stick out into view of those living on the creek currently and the hope is that the new zoning is not going to allow them to go up in height or move more toward Podickory point waterway. Either of these changes will impact the overall appearance of the marina and make the Marina more of a Hotel for boats instead of a Marina.</p> <p>As with all things there is change and this change has a potential for the marina owners to do things that impact the overall community for their benefit only and I hope that there are limitations addressed around the Boat Motel as that could potentially have a BIG impact to Property values and aesthetics of the neighborhood. It would be nice for the other items I mentioned be addressed as well</p> <p>I hope appreciate your attention</p> <p>Richard Wicker</p> <p>Dear Safe Harbor Podickory Point Members,</p> <p>If you are a resident of Anne Arundel County, we are asking for your support in changing the zoning of Safe Harbor Podickory Point in Anne Arundel County's rezoning effort associated with "Plan 2040". Our property is currently zoned MA3 – Yacht Club District. However, Safe Harbor Podickory Point has operated under its current, commercial marina structure before the zoning restriction.</p> <p>Since the outset of the planning and zoning process, we requested that this property be changed to a zoning category that better fits the actual nature of Safe Harbor Podickory Point. Now, as we reach the end of the process, the County Council has legislation before it that would rezone the property to "MA2-Light Commercial Marina District."</p> <p>A few in our community are opposed to this because the broad definition of the MA2 zoning district includes some allowed uses of the property that some feel may negatively impact the surrounding neighborhood. We do not intend to alter the existing operation of our business. We are asking Councilwoman Amanda Fiedler to support the existing rezoning bill and subsequently a Text Amendment to the Zoning ordinance, which could be introduced to the Council as soon as possible and adopted within a year. The Text Amendment will restrict certain uses allowed in the MA2 Zoning list and will be specific to SHM Podickory Point, LLC located at 2116 Bay Front Terrace.</p> <p>Below is a proposed list of MA2 Zoning Permitted Uses that SHM Podickory Point, LLC has committed to restricting by way of this Text Amendment:</p> <p>No Bed &amp; Breakfast Homes</p>	



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2024-06-28 13:09:26	Taylor	Sloan	Severna Park	MD	21146	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	I support Safe Harbor Podickory Point's rezoning from MA3 to MA2	
2024-06-28 13:31:09	Sherri	Gutkowski	Annapolis	MD	21403	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	I support Safe Harbor Podickory Point rezoning from MA3 to MA2.	
2024-06-28 13:37:36	Robert	Heimbuch	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>I oppose the rezoning of the property located at 2116 Bay Front Terrace from MA3 to the proposed MA2. I have lived here in the community for close to 22 years, this is my home. The community has 47 homes, and is surrounded by Maryland state park land on 3 sides and the balance of community is on the Chesapeake Bay. We have 1 (one) road (Log Inn/Tydings) that comes into the community, it's narrow, it's got a hair pin turn near our community entrance, and there are no shoulders or sidewalks. Much of the road has deep ditches on either side to accommodate the rainwater. I walk this road up to route 50 nearly every day, many of the neighbors are walking, riding bikes, skateboarding, etc. on this road. It can be precarious, if cars are coming from both directions, there is nowhere for people to move out of the way, other than stepping off the road which does not have a shoulder, or navigating a drainage ditch. Allowing this zoning change will not only increase the volume of traffic, but also the type of traffic. Our community, Podickory Point, is, and was not designed to accommodate a commercial marina.</p> <p>Please read the screenshot attachment from the county website, it says "Given it's location in an established neighborhood, it is not recommended to allow heavier maritime uses. MA3 is consistent with the existing development on the site" "SAC agrees with OPZ recommendation"</p> <p>It appears, overnight, the OPZ has changed its stance on this topic. What changed? The community hasn't changed, the roads are the same, we still have wells and septic systems, still no fire hydrants and still no sidewalks. Fortunately we like it just the way it is. I'm asking, please provide the facts and reasons that made the OPZ change it's stance. The only thing I can see that's changed, is a multi-billion dollar company, Safe Harbor, purchased the little community marina, and they claim that they were not aware of the zoning when they made the purchase. I suggest that's a pack of lies, billion dollar companies have legal departments, high price lawyers, and they don't make rookie mistakes like this. Again, our community, Podickory Point, is, and was not designed to accommodate a commercial marina.</p>	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/29924/OPZ%20Justification%202023.jpg">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/29924/OPZ%20Justification%202023.jpg</a>
2024-06-28 13:58:59	Martina	Hoffman	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>I am absolutely against CZ-R4-BDN-613 and any Commercial rezoning for the residence at 161 Ferguson Road. The community clearly opposes Commercial here, as evidenced by the volume of mail received by Councilmember Fiedler. Retaining RLD is consistent with the existing residential use, Plan2040, the OPZ staff recommendation, and the position of the Broadneck Council of Communities.</p> <p>The property does not abut any commercial property. If rezoned, 161 Ferguson would become an island of commercial property protruding south into the St. Margaret's residential community. This could lead to commercial expansion to adjacent properties. There is no shortage of commercial land in this area. The residential community does not want or need another fast-food restaurant, carwash, parking lot, or self-storage facility. Commercial here would be detrimental to the St. Margaret's community and diminish nearby property values.</p> <p>OPZ staff recommended RLD, reversing the PAB. The neighborhood, adjoining properties, and highway are unchanged since the applicant's residence here began. There is no "development trend" away from residential. The adjoining gun club has been here for decades, surrounded by residences. Any concerns about the gun club would be addressed through its nonconforming use certificate. Vehicle parking is not currently present on Ferguson Road east of the 3-way stop. County 'No Parking' signs are posted. Adjoining SHA ownership has not changed since the applicants arrived, and any future SHA temporary use on its residential parcel is not a commercial business. Forest conservation easements are not relevant to rezoning. Rezoning serves no community purpose.</p>	
2024-06-28 14:04:08	Dieter	Grotheer	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>Safe Harbor's violation of its MA-3 zoning must be corrected and not be rewarded with rezoning to a commercial type zoning. Our community does not deserve to have its own yacht club, that has been a welcome neighbor and friend for Forty five years.</p>	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/29931/Document%201.docx">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/29931/Document%201.docx</a>

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2024-06-28 17:27:31	Dennis	Dansak	Annapolis	Md	221409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4		How members outside of their attempt to rex one an area? In this case Ferguson Rd. I am appalled that members who don't live in that area feel they know what is best for the residents who DO live in the area. Just a bunch of politicians with exterior motives? As usual.	

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2024-06-29 7:28:54	Debbie	Lodato	ANNAPOLIS	MD	21409-5705	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>I am writing to you regarding the amendment to retain zoning of an MA-3 zoning for Safe Harbor Yacht Club. You have heard from our community, Podickory Point many times now. But here is what's different:</p> <p>We have met with Safe Harbor to discuss our concerns. They have told us that their loyalty lies with their members not the residents. We asked them why they filed for MA-2 rezoning? Their response was, "So we can get our boatel and forklift in compliance."</p> <p>Approving an amendment to keep Safe Harbor an MA-3 would allow for their request to be granted. They can submit for a variance, as records show their boatel was granted a variance previously. If indeed they are being transparent and that's all they have plans to do, this will solve their problem of being out of compliance. We also asked Safe Harbor their 5–10-year plan for the marina. They wouldn't share that information with us.</p> <p>Our councilwoman Amanda Fiedler mentioned that another councilmember had luck with their district with covenant restrictions on the land. Safe Harbor said they would check with their legal department. Since then, our group of concerned residents;</p> <p>1-Were instructed to draft up the restrictions, which we did and sent to Safe Harbor. On Monday, June 17th at 6pm (the same day/time as the council meeting) in which amendments were being voted on, we received their response. It stated, "Safe Harbor, LLC is not permitted to enter into covenant restrictions."</p> <p>2-We then sent an email to Councilwoman Fiedler requesting an MA-3 zoning w/special exceptions for Safe Harbor's boatel and their forklifts. Safe Harbor spoke with Councilwoman Fiedler, she shared our decision.</p> <p>3-June 24th we received an email from Safe Harbor requesting language for a text amendment with an MA-2 zoning. We found out the timeline and risks involved with this type of process. We were advised in wouldn't be a safe choice for our community. Then we hear they are threatening to take away our social memberships. When they didn't get a response from us immediately they slandered my name all through our community. The Secretary is nothing more than a messenger.</p> <p>4-June 25th we receive a covenant restrictions document from Safe Harbor, after being told by Safe Harbor, LLC that they were NOT permitted to enter into covenant restrictions on their marina. We are trying to negotiate with Safe Harbor but because they weren't transparent from the beginning about their ability to enter into covenant restrictions we are at the end of the deadline. We do not feel it is in our community's best interest to rush through an important legal document without time for an attorney to review it. How would that look to our community members? Personally, I prefer to do business with companies that are transparent and honest. These qualities are something I feel you can relate to.</p> <p>My husband and I moved to Anne Arundel County three years ago. We love the bay and wanted to be near the water for enjoyment. This community is a wonderful gem, and the residents want to ensure that for future generations. As a Scout leader for 12 years, our motto was, leave the space better than you found it. In fact, when we take our grandson (3 years old) to the local beaches we teach him to pick up trash and explain why it is important to our environment. We continue to do this at the Safe Harbor beach. Why do I bring this up? You've heard about the marina fire at Safe Harbor, the transportation of gas to the marina in pick up trucks, then the possibility of Safe Harbor acquiring an MA-2 zoning which could allow them to put in gas pumps. Safe Harbor is on a point that floods with each big storm. This is ultimately dangerous for the bay and environment. You may not have heard this story...when we first moved to Podickory Point and joined the Yacht and beach club, there was a large boat sinking that was docked there. Weeks, and weeks went by. The boat kept sinking, then the gas and oil began to leach into the bay. Nothing was done. Finally, more than a month later we saw some flotation absorption devices put in place. It's things like this that are very disturbing to our community.</p> <p>The Podickory Point community has been through rezoning issues before. Each time someone purchases the marina in our community and wants to commercialize it we end up in this situation. News articles show, that I've previously provided to you, that county officials have voted in favor of the community. This community and Safe Harbor-Podickory Point is still on well and septic. Any commercialization or expanding maritime uses will only put unnecessary burden on the community and put the bay at risk. I ask you to vote in favor of the amendment to keep Safe Harbor-Podickory Point zoned MA-3.</p> <p>Thank you for your time and all you do for Anne Arundel County.</p> <p>Very Respectfully, Debbie Lodato Podickory Point Community Association</p>	

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2024-06-29 10:42:06	Sarah	Gatchel	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>Please vote against CZ-R4-BDN-613 and any Commercial rezoning for the residence at 161 Ferguson Road. The community opposes Commercial here, as evidenced by the volume of mail received by Councilmember Fiedler. Retaining RLD is consistent with the existing residential use, Plan2040, the OPZ staff recommendation, and the position of the Broadneck Council of Communities.</p> <p>161 Ferguson does not abut any commercial property. If rezoned, it would protrude south into the St. Margaret's residential community. The development and ongoing nighttime light pollution would truly impact the habitat of thousands of animals. Additionally, approval could lead to commercial expansion to adjacent properties. There is no shortage of commercial land in this area.</p> <p>In fact, it would be great if the current commercial offerings could be improved and used appropriately. Let's do fewer things better. I can't even get a permit to replace a dangerous deck on my property. County operations seem to be in trouble. I realize the current owners of 161 Ferguson want a windfall of cash, it I suspect it will benefit our politicians as well, but compromising hundreds of neighbors, and thousands of our non-human residents, to make one happy is unethical.</p> <p>Commercial here would be detrimental to the St. Margaret's community and diminish nearby property values. Diminished property values = lower property taxes? Also, many studies show a link between home values and school quality. I think you could expect to see the quality of Broadneck schools plummet with commercial development that reduces home values.</p> <p>OPZ staff recommended RLD, reversing the PAB. The neighborhood, adjoining properties, and highway are unchanged since the applicant's residence here began. There is no "development trend" away from residential. The adjoining gun club has been here for decades, surrounded by residences. Any concerns about the gun club would be addressed through its nonconforming use certificate. Vehicle parking is not currently present on Ferguson Road east of the 3-way stop. County 'No Parking' signs are posted. Adjoining SHA ownership has not changed since the applicants arrived, and any future SHA temporary use on its residential parcel is not a commercial business. Forest conservation easements are not relevant to rezoning. Rezoning serves no community purpose.</p>	
2024-06-29 11:07:18	Mary Ann	Zaruba	Annapolis	Maryland	21409	No	Whitehall Beach	Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>Our area of St. Margarets has been downzoned to to our sensitive critical areas and certainly upzoning to a commercial status of any kind is a serious judgement error in a critical traffic area as well.</p> <p>Mary Ann Zaruba President of Whitehall Beach Community Association</p>	
2024-06-29 15:05:38	Karen	Royer	Severna Park	MD	21146	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>I will be supporting the amendments that Amanda Fiedler puts forth on Monday.</p>	
2024-06-29 17:27:29	Paul	Spadaro	Severna Park	MD	21146	No	Magothy River As	Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose		

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2024-06-29 18:30:55	Gail	Miller	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	I highly oppose Safe Harbor Podickory Point to change the zoning from MA3 to MA2. I have lived here for over 22 years, three doors down from the Yacht Club/Marina that was built for our neighborhood. The changes that keep happening down there- that are out of compliance are ruining our once quite neighborhood. My main issues are the noise from the them renting out the clubhouse to anyone and the noise and traffic that includes have become way too much, they speed down our little streets, (that have no shoulder or walking space) they are going to a wedding or party etc....then very likely are driving back under the influence of alcohol. The use of gasoline in pumps in pickup trucks has been going on since Safe Harbor Bought our little Marina, they have been running boat rentals, fishing charters and party rentals in the clubhouse, not built for activity- ALL OUT OF COMPLIANCE! There's is no parking, I have had them in my grass at certain times. If I wanted to live next to Cantlers I would have. This is - was a quite neighborhood, now party central with all the noise and traffic, we neither want or can safely tolerate. They bought a MA3 property, they should have bought one elsewhere. This little neighborhood can't handle the traffic and noise. The have generated, if they are allowed to change the zoning, what more will they do that is not allowed, or SAY they wont do. We do appreciate the updating and renovations, and they can upgrade the docks and cater to boaters (they won't be driving up and down our streets) they can upgrade THOSE facilities, but if they are allowed to do what they want our property values will go DOWN! Thank you for supporting the constituents and NOT THE CONGLOMERATE!	
2024-06-29 21:44:14	Clare	Ocallaghan	Harwood	Md	20776	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	Please vote against CZ-R4-BDN-613 and any Commercial rezoning for the residence at 161 Ferguson Road. The constant development of or rural community is short-sighted. This parcel would better serve the community without this development.  The community clearly opposes Commercial here, as evidenced by the volume of mail received by Councilmember Fiedler. Retaining RLD is consistent with the existing residential use, Plan2040, the OPZ staff recommendation, and the position of the Broadneck Council of Communities. The property does not abut any commercial property. If rezoned, 161 Ferguson would become an island of commercial property protruding south into the St. Margaret's residential community. This could lead to commercial expansion to adjacent properties. There is no shortage of commercial land in this area. The residential community does not want or need another fast-food restaurant, carwash, parking lot, or self-storage facility. Commercial here would be detrimental to the St. Margaret's community and diminish nearby property values. OPZ staff recommended RLD, reversing the PAB. The neighborhood, adjoining properties, and highway are unchanged since the applicant's residence here began. There is no "development trend" away from residential. The adjoining gun club has been here for decades, surrounded by residences. Any concerns about the gun club would be addressed through its nonconforming use certificate. Vehicle parking is not currently present on Ferguson Road east of the 3-way stop. County 'No Parking' signs are posted. Adjoining SHA ownership has not changed since the applicants arrived, and any future SHA temporary use on its residential parcel is not a commercial business. Forest conservation easements are not relevant to rezoning. Rezoning serves no community purpose.	
2024-06-30 4:52:21	Ruth	Roberson	Severna Park	MD	21146	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	No position	I am writing to voice support for amendments for properties on Ritchie Hwy CZ-R4-SVP-401, -205, and -005 to be zoned small business. I oppose up zoning the 4 properties to C1 or more commercial use. The surrounding area is residential and the massive development of Ritchie Hwy in both directions is encroaching on neighborhoods that branch off of rt-2. The appeal of Sevena Park is the lower density but many of these plans are imposing more commercial builds along an already congested traffic lane.	
2024-06-30 7:40:23	Michele	Moore	PASADENA	MD	21122	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	The attached picture is submitted as evidence of one of the many disturbances to residential properties caused by commercial trucks entering and leaving Bayside Beach that are doing business with Geisler Marina, per opposition Submission ID: 83d58eae-563e-4cb9-af22-b139ef4598d9	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30033/IMG_2013.JPG">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30033/IMG_2013.JPG</a>
2024-06-30 8:14:14	John	Widmayer	Annapolis	Md	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	I support Safe Harbor Podickory Point's rezoning from MA3 to MA2 with restrictions.	

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2024-06-30 10:07:38	Ellen	Weiss	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>While I appreciate the difficult balance between private development rights and public interests, the proposed change of 161 Ferguson from residential to commercial (be it C-4 or C-2 to be introduced by Councilpersons Volke and Hummer ) clearly tips against a change in zoning.</p> <p>1.Exit 28 is the gateway into our community of St. Margarets, one of the few rural-feeling parts of the county.</p> <p>2.The community does not want to change that rural feel. We moved here because of it.</p> <p>3.Other than talk of changes to the Bay Bridge, which will probably not even occur in our lifespans, nothing has changed since the owners bought and developed their residential property. The commercial nature of the surrounding properties, including the car dealerships, Highs, Red Hot &amp; Blue, and the gun club, existed when the owners purchased their residential property; hence, they purchased their property with full knowledge of their surroundings.</p> <p>4.Our councilperson, Amanda Fiedler, is the elected official most knowledgeable about our community's needs and preferences. She has informed us she is against this rezoning. It seems irregular, and wrong, for other councilpersons from a different district to even consider proposing a change to zoning not in his/her district.</p> <p>The vast majority of our community of St. Margarets does not want commercial sprawl in our predominantly residential neighborhood. We neither want to open the door to a Route 50 interchange or more commercial development, nor do we need more commercial establishments or services in the area. Please respect our wishes and Councilperson Fiedler's knowledge of our community's needs and preferences.</p> <p>Thank you for your service.</p>	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30042/Letter%20to%20Councilpersons%20dated%20May%2028%2C%202024.docx">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30042/Letter%20to%20Councilpersons%20dated%20May%2028%2C%202024.docx</a>
2024-06-30 10:02:15	Kathryn	Anderson	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>I am fully opposed to the application to reclassify 161 Ferguson Rd from RLD to C-2 (CZ-RD4-BDN-105). What semi-rural character remains on the Broadneck does not need to be further degraded by yet another storage facility, convenience mart, car lot, fast-food restaurant, or any additional commercial activity. There is already an abundance commercial services along Route 50, in Cape St. Clair, and in Bay Hills. Residents currently bear the brunt of traffic along Ferguson/Old Mill Bottom S whenever there's a slowdown on US50 and additional vehicles entering an existing the property will create greater congestion and safety hazards. It is not necessary to build on every square inch of open ground. Enterprise has its place, but so does quality of life. I further question why 2 Council members who do not represent this area are supporting this application. If you want more "growth" in your areas, go for it. We do not want it.</p>	
2024-06-30 10:28:48	Amalia	Cudeiro	Annapolis	Maryland	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>It will have too much of an impact in a residential neighborhood where there are no sidewalks and residents are always out and about walking, exercising and children are playing.</p>	



Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2024-06-30 12:17:40	Aimee	Pharr	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>Re: CZ-R4-BDN-613 Property located at 161 Ferguson Road</p> <p>I humbly ask for your support to oppose the rezoning of the 10+ acre parcel located at 161 Ferguson Road. As a resident on St. Margarets Rd, this property sits directly behind us and between residential (RLD), conservation (RCA- Resource Conservation Area), and state-owned property. There are several reasons why I oppose the rezoning of this property.</p> <p>1) Traffic and Noise Pollution: The traffic and noise pollution we already sustain on a daily basis contributes to daily stress and fatigue. Three out of every 7 days we must negotiate both. Noise from the car dealerships (squawking radios, test drivers speeding down our road) and from the gun club (10 AM opening, and you had better not be outside or your ears will ring) already necessitate reordering our lives to avoid being bombarded by the constant noise pollution. Traffic, as you know, is also a concern on our peninsula. As a business owner, I already close my office on Friday afternoons as my clients, many of whom reside on the peninsula, cannot make it to my office on Ritchie Highway in Arnold or back home again in a reasonable amount of time. I treat school-age children, who are only available during after school hours or on weekends. Closing Friday afternoons cuts my profits by 20%. We do not need to attract any more people to Exit 28, which can back up onto Route 50. Although the new traffic lights on St. Margarets have yet to offer significant relief, we are hopeful that they will reduce the 400% increase in time we manage to navigate to and from work, to visit friends, to do business, to go grocery shopping, to eat out, and to enjoy leisure activities many days throughout the week, especially during the summer months.</p> <p>2) Environmental Considerations: This wooded area, designated as a conservation area (RCA resource conservation area) is home to coyotes, deer, foxes, many birds, including important migrating species, monarch butterflies, box turtles, and everything in between. It feeds directly into Mill Creek with many natural springs located throughout the properties that surround the creek. We already have pollution from the gun club, which has been mitigated by a large, ugly shot screen. What commercial structure would not create more impervious surface area and loss of tree canopy, again adding to the pollution of Mill Creek and subsequently the Chesapeake Bay. The destruction of habitat for important species is also a significant consideration. If we remove further habitat for the packs of coyotes, where do you think they will go? We will find many more interactions as they are forced to come closer to people than they or we would like. Attacks on pets and children have been rare, but with continued development and a shrinking habitat this no doubt will change.</p> <p>3) Surplus of commercial office space on the peninsula and rundown properties that require rehabilitation. This property is zoned as residential (RLD) with residential, RCA, and state-owned property bordering it. We do not need more commercial establishments when there is already a surplus of commercial real estate on the Broadneck Peninsula. Why not fix up the properties on Whitehall Road? Old Mill Bottom Road North? The service Road at the St. Margarets/Cape St. Claire exit? Just to name a few. Let's make better use of what we already have rather than destroy environmentally sensitive property.</p> <p>The decision to rezone should be considered very carefully where the needs of the many outweigh the greedy needs of the few.</p> <p>I, unfortunately, am unable to attend the meeting as I will be running my business and seeing children during the time of the meeting. With only being able to work 4 days per week, I cannot afford to cancel sessions with children who are already underserved by our county schools. I hope you will consider opposing the rezoning of the property located at 161 Ferguson Rd. Thank you for your time and dedication to make Anne Arundel County a better place to live.</p>	
2024-06-30 12:21:05	John	Anderson	Annapolis	Md	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>Safe Harbor has to this date continuously violated their zoning restrictions since purchasing the property in December 2022. Violations include fueling their rental boats on premises, allowing 3 charter vessels to operate and allowing commercial food vendors to operate on premises. Safe Harbor has proven their propensity to ignore zoning restrictions. I have serious doubts that Safe Harbor will be restrained by less restrictive zoning. I walked my dog every day until he passed on 6/3/24. Traffic has doubled if not tripled since Safe Harbor purchased the property. For these reasons I am opposed to changing the zoning law.</p>	

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2024-06-30 12:38:10	Genevieve	Stewart	Severna Park	Maryland	21146	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose		
2024-06-30 12:55:16	Joan	Brannigan	Annapolis	MD	21401	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	I'm in support of the amendment for the zoning change from R1 to R2 for the Mulberry Hill residents.	
2024-06-30 14:32:14	Catherine	Anderson	Annapolis	Md	31409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	Will bring too much traffic to neighborhood and we do not have sidewalks.	
2024-06-30 14:41:18	Doran	Miller	Annapolis	Md	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	I have lived at Podickory Point for 22 years. I live 3 houses away from the marina at Podickory Point on Podickory creek. I feel that if The current owner Safe Harbor is granted a change of zoning to light commercial it will adversely effect the entire neighborhood o the fifty homes here. They have had numerous fuel spills at the marina and our small creek would not be able to handle any increased activity at the marina. Fact they are allowing charter boats to operate at the marina. I have seen fuel spills from the fueling of those boats the latest being a few weeks ago. They also have The Freedom Boats operating and fueling at the marina. The amount of traffic has seen a major increase since Safe Harbor has come on board. This is a small marina in a small neighborhood that can little afford more cars rushing through it in the mornings to catch the charters Are we really going to change the zoning to allow a huge company to make more money at the sacrifice of the environment which this bill will surely cause. I would hope the council would side on the side of the many taxpayers and not a corporation whose sole purpose is to make money. Thank you!	
2024-06-30 15:26:17	Anne	Knab	Arnold	Md	21012	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	I do not support Safe Harbor Podickory Point's rezoning from MA3 to MA2 with restrictions.	
2024-06-30 15:28:25	Nancy	Watts	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	As a resident of the Podickory Point Community, I strongly oppose the rezoning of Safe Harbor Podickory Point Yacht Club to a MA2. It is currently a MA3 and should remain a MA3. This was originally a small community yacht club, and it was a MA3 when Safe Harbor purchased it. They have said they did not know it was a MA3, not a MA2. Ignorance is not a justification for their action. There is one way in and out of the small RESIDENTIAL only community. The traffic that is currently on the roads (Bay Front Terrace and Tydings Road) is already excessive. There are no street lights on Bay Front Terrace, no speed bumps, etc. Cars speed up and down the road to get to the marina. As I said, this is a small residential road where children play and people walk their pets.	
2024-06-30 16:03:36	Emily	Pharr	Annapolis	Maryland	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	Re: CZ-R4-BDN-613 Property located at 161 Ferguson Road	
2024-06-30 16:22:27	Sarah	Pharr	Annapolis	Maryland	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	CZ-R4-BDN-613 Property Located at 161 Ferguson Road  I oppose the proposal to rezone this property for commercial development due to increased noise pollution, traffic concerns, and environmental concerns including but not limited to lessened forest biodiversity, deforestation of the heavily wooded lot, loss of protected conservation area, and increased watershed pollution.	

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
										<p>Dear Madame Chair and Members of the County Council:  When the Council meets tomorrow to consider Bill 28-24, we urge you to retain MA3 zoning for the Podickory Point Yacht and Beach Club.  At the very outset, we want to commend you for your work on developing the county's ambitious 2040 plan. It is no easy task to balance the often-competing demands to protect the environment, improve the quality of life for the county's residents and support sustainable development -- all in the face of rapid population growth. I believe this plan makes important progress in this regard. However, the current proposal to upzone Podickory Point from an MA3 Yacht and Beach Club to an MA2 commercial marina contained in bill 28-24 flies in the face of the goals, themes and vision of the 2040 plan.  First, as you know, a principal requirement for development or redevelopment in peninsula areas under the 2040 plan is that it "must be compatible with the existing character of the neighborhood and where consideration of salt-water intrusion and vulnerability to sea level rise are given." A commercial marina -- even light commercial -- is not compatible with the existing character of our neighborhood. Podicky Point is a residential community comprised of 47 homes, with no infrastructure to support a commercial marina operation. We have no public water and sewer service, no fire hydrants, and only a small single road for access and egress. We are also extremely vulnerable to sea level rise -- making a commercial marina -- with all the expanded uses permitted -- a further environmental threat to our community. The Broadneck Community Association, the Stakeholders Advisory Committee and even the Office of Planning and Zoning (in an earlier decision) have opposed the upzoning of this property to a commercial marina. There is no justification to upzone it now. Second, Safe Harbor Marinas LLC, which purchased and has been advocating for upzoning of our Yacht and Beach Club to commercial status, has been violating the current zoning and land use restrictions for the property. It has engaged in fuel sales, boat rentals and charter operations which are not permitted under its existing MA3 zoning. This appears to be a pattern of behavior not just in our neighborhood, but in other communities as well, as the town of Port Royal in South Carolina discovered when Safe Harbor began manufacturing large docks in violation of the permitted uses of the property. Safe Harbor has been less than candid about its plans for the yacht club telling our community members that it only seeks to come into compliance with existing zoning while at the same time operating and implementing development plans as if it were already a commercial marina.</p> <p>Rather than reward Safe Harbor with MA2 commercial upzoning, the county should be taking enforcement actions against it, as it would for any property owner which is violating the county's zoning code and regulations. When we purchased our home at Podickory Point six years ago, we carefully reviewed the zoning for this neighborhood and for the yacht club at the end of our street to ensure that the development potential was strictly limited. We relied on the county's zoning plan in making our decision to move here. Safe Harbor, with its vast resources and legal teams, should have done their due diligence in making their decision to purchase a property zoned MA3 and not now be given exemptions. This is the kind of behavior that Plan 2040 was intended to stop. Third, there is a massive consolidation occurring in the marina industry which could have profound impacts on the very laudable environmental, neighborhood preservation and health, safety and livable community goals of Plan 2040 and the efforts to restore Chesapeake Bay. Safe Harbor Marinas LLC, owned by the Sun Companies, a Real Estate Investment Trust, is now the largest marina owner and operator in the United States and likely in the State of Maryland, with 10 marinas. By its own admission, Safe Harbor is not in business to be a good neighbor to the communities in which its marinas are located. It's in business to maximize profits and that means expanded services, sales and developments that are in direct conflict with our neighborhood as well as the aforementioned Plan 2040 and Chesapeake restoration goals. It is clear that they seek to expand their boatels, provide boat rentals through the Freedom Boat Club, sales, and services which will greatly increase traffic in our neighborhood, and develop the property in ways that will negatively impact our community. Before making the irreversible decision to upzone Podickory Point -- the only MA3 yacht club district proposed for rezoning to MA2 commercial status under bill 28-24 -- it is vital that the council have a full understanding of the consolidation trends in the marina industry and their potential impacts and implications on Plan 2040 and the Chesapeake Bay. The right thing to do is to Do No Harm and take a step back from upzoning and carefully consider the broader context and the negative effects of upzoning on our neighborhood, our environment and quality of life.</p> <p>Your attention to this matter is appreciated and we urge you again to retain MA3 zoning for the Podickory Point Yacht and Beach Club.</p> <p>Sincerely,  Charles A Stek and Susan M. Spoor  2104 Bay Front Terrace  Annapolis, MD 21409  301 575-7957</p>	

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2024-06-30 19:27:23	Alex	Hachey	Annapolis	MD	21409	No	Burley Creek Co	Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>I hope this message reaches you in good health. I am writing to express my strong opposition to the proposed C-2 zoning amendment for 161 Ferguson Road, scheduled for hearing this Monday, July 1st at 6:00 pm.</p> <p>The shift from C-4 to C-2 zoning has raised significant concerns due to the potential introduction of fast-food restaurants, carwashes, parking lots, and self-storage facilities. These additions would exacerbate traffic issues on Ferguson Road, which is already under stress.</p> <p>I appreciate your stance against this amendment and understand that you have conveyed your opposition to your colleagues sponsoring the amendment. It is disconcerting, however, that Councilmembers from other districts are advocating for the C-2 amendment, which is contrary to local community interests.</p> <p>I urge you and your colleagues to reconsider the impact of this amendment on our neighborhood. Please consider the voices of our community members who oppose this rezoning.</p> <p>Thank you for your attention to this matter. Your continued support in preserving our community's integrity is greatly appreciated.</p> <p>Warm regards,</p> <p>Alex Hachey Burley Creek Community Association (BCCA) Boardmember 616 Edwards rd, Annapolis, MD 21409 443.994.5831 Www.burleycreek.com</p>	
2024-06-30 20:23:10	Rebecca	Benzer	Gambrills	MD	21054	No	Showing Up for F	Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	<p>The majority of the 20 property owners on the north side of Mulberry Hill Road, in the traditional African-American community of Mulberry Hill, want to change their zoning from R1 to R2. Support this change so that they can create more ownership opportunities for the community and alleviate the housing shortage.</p>	
2024-06-30 21:22:11	Tom	Wieland	Gambrills	MD	21054	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	<p>I support Safe Harbor Podickory Point's rezoning from Ma3 to Ma2 with restrictions</p> <p>My name is Tom Wieland, I am also a slip holder at Podickory Point Marina and have been so for some time. I understand some neighbors have been complaining about the marina as of late. Since Safe Harbour bought them, they have been making much needed repairs that should have been made years ago. Otherwise nothing has changed there in decades.</p> <p>The neighbors are using the excuse that Safe Harbour wants to add a restaurant, fuel station, and other additions. First they have no interest in any additions and actually cant because they are on a septic system and well and are on sandy soil that couldn't hold any more addition structures. As far as the noise, on occasion they have weddings, and have done so there for decades, nothing new. Safe Harbour has asked to meet with the neighbors but they failed to show up at the meeting.</p> <p>I am also a member of Chesapeake Bay Foundation and grow oysters there for the foundation, and in fact have been told that my oyster cages produce 25 % better yield than the ave, so if the diesel fuel, or whatever is affecting the bay, my oyster babies would differ. I</p> <p>I am sure you are aware that Volke is in approval of improvements at PYY marina that is located on Rock Creek where many neighbors have complained but have gained approval anyway. As a concerned person who cares about the Bay, it seems reasonable to know that building anything on a small creek with less exchange of water would be more a detriment to the bay than building something on the bay where deeper water and further flow of water is greatest. I think this difference in the treatment between the two Marinas is very unfair. The old family that once owned the marina failed to get proper permits but don't blame Safe Harbour for their failures.</p> <p>Finally, regardless of the outcome, it has no affect on me or my use of the marina that my family greatly enjoys. Please consider my comments when you vote on these matters on Monday July 1st.</p>	

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2024-06-30 21:37:25	Julia	Langfitt	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>My name is Julia Langfitt, residing at 2114 Bay Front Terrace. I live next door to Safe Harbor Yacht Club at Podickory Point and I oppose the rezoning from MA3 to MA2. This change only serves their interests in building larger boat storage racks and acquiring bigger forklifts. They are not creating jobs for Anne Arundel County; they are simply enriching themselves. Do not let these carpetbagger bullies deceive you. Their light industrial zoning will destroy our community yacht club, as it is happening here and at other locations. Safe Harbor disregards rules, believing they don't apply to them.</p> <p>Despite our efforts to negotiate, they insist on constructing new and larger boat racks. This is unacceptable. I have provided a photo of the current three-story boatels that shouldn't be there under an MA3. Safe Harbor intends to make them 30 feet taller, wider, and to build a third one on a mere 4.5-acre lot. Safe Harbor has already asked if they could cut down a perfectly healthy tree on our property that is in the way of their vertical expansion. We have said no.</p> <p>MA2 zoning will allow them to expand beyond what the new up zoning permits, hence their initial request for an MB-rezone. If granted MA2 zoning, they will push boundaries, exploit the new zoning, and become unstoppable. All three previous owners of Podickory Point Yacht Club sought MA2 zoning, but the Office for Planning and Zoning rejected their requests. In October 2023, there was a sudden shift in opinion, declaring that "MA2 is consistent with the existing use and compatible with the surrounding neighborhood." This property is not a light industrial marina but a small community yacht club. Nothing has changed in the neighborhood for 60 years. The only change here are the deeper pockets of the new owners of Podickory Point.</p> <p>Safe Harbor, a multibillion-dollar company based in Texas, claims ignorance of their MA3 zoning despite being in negotiations for over a year before purchasing the property in December 2021. Their regional vice president admitted discovering the MA3 zoning by accident in 2022 while planning to reconfigure the boat racks. Ignorance of the law is no defense.</p> <p>Why must our community negotiate with a multibillion-dollar company that either failed in due diligence or is lying? Their deceit is not unprecedented. The Port Royal community welcomed Safe Harbor, only to be misled by promises of a showcase marina and job creation, resulting in dock manufacturing instead. Even after a fatal accident at Port Royal, Safe Harbor continues their floating dock manufacturing.</p> <p>Please support an amendment to keep Podickory Point MA3. Please keep heavy industry out of our tranquil neighborhood. Thank you, Julia Langfitt DVM</p>	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30096/BOATELSPODICKORYPOINT.jpg">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30096/BOATELSPODICKORYPOINT.jpg</a>
2024-06-30 21:51:29	Earl B	White	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	<p>Requesting commercial and small business zoning for 850B Ritchie Hwy and 850A Ritchie Hwy.</p>	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30097/Rezoning%20Comments%20for%20850A%20and%20850B%20Ritchie%20Hwy.docx">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30097/Rezoning%20Comments%20for%20850A%20and%20850B%20Ritchie%20Hwy.docx</a>
2024-06-30 22:21:31	Martina	Zercoe	Annapolis	Maryland	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>I oppose Safe Harbor Podickory Point being rezoned. They are out of compliance and out of control with their handling of this marina. They bought the wrong marina. And our neighborhood is not the right area for the type of marina that they want to operate.</p>	



Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
										<p>Dear Councilmembers:</p> <p>Once again, I write to oppose the rezoning of the Safe Harbor Marina at Podickory Point from MA-3 to MA-2, which is part of Bill No. 28-24. I've already written you about the reasons, but as we've continued to negotiate with Safe Harbor over the last week, we've learned more about their intentions. They want the option to relocate and expand their Boatels by up to twenty percent. That is a reduction from their earlier bid for thirty percent. The Boatels are old, rusting and covered in brown, corrugated aluminum. They are already eye-sores and – at three stories -- loom over the neighborhood. We don't want more Boatels and we don't want them to rise any higher as they cast an industrial shadow over the quiet, cozy community where we have all decided to make our homes. The only beneficiaries of the zoning change to MA-2 would be the shareholders of an out-of-state, multi-billion-dollar company. I can't see how any of this serves the interests of our community, the citizens of Anne Arundel County or the county government. But the zoning question is more than just a local matter. It touches on principles of the rule of law and democracy. Consider: Safe Harbor bought the property, says it didn't check the zoning, then knowingly violated the zoning by permitting fishing charters, boat rentals and refueling. These facts are not in dispute. The company is now asking the council to up-zone the property so it can continue to do what it wants. That's not the way the rule of law is supposed to work in the United States. Governments aren't supposed to reward companies or people who ignore zoning regulations. If the council approves the up-zoning, it will send a message to other commercial property owners that zoning regulations don't really matter. There is more. After community members opposed the zoning change at a public meeting, Councilwoman Amanda Fiedler told us that a Safe Harbor executive noted that community membership to the yacht club could be cancelled under any zoning. We are merely exercising our First Amendment and political rights. What we believe we received in return was a veiled threat. Some members of the community have been afraid that because we exercised our right to free speech, Safe Harbor punish us by locking us out of the yacht club. That's not really how political rights are supposed to work in this country, either. In our negotiations, we have asked Safe Harbor to guarantee in writing that they won't retaliate against us. They've agreed. But what does it say about Safe Harbor and the power imbalance that a little community like ours has had to ask for such assurances from such a big, powerful corporation? Podickory Point is not the only community in America that has had trouble working with Safe Harbor.</p> <p>1. The town of Port Royal, South Carolina went to court against Safe Harbor for violating zoning by building docks in an operation the town says has already led to one death. <a href="https://amp.islandpacket.com/news/local/community/beaufort-news/article287107185.html">https://amp.islandpacket.com/news/local/community/beaufort-news/article287107185.html</a>  <a href="https://www.islandpacket.com/news/local/crime/article281846298.html">https://www.islandpacket.com/news/local/crime/article281846298.html</a>  <a href="https://www.islandpacket.com/news/local/community/beaufort-news/article280436904.html">https://www.islandpacket.com/news/local/community/beaufort-news/article280436904.html</a></p> <p>2. Officials in Plymouth, Massachusetts blocked Safe Harbor from expanding Boatels, as Safe Harbor wants to do here in Podickory Point. <a href="https://www.wickedlocal.com/story/old-colony-memorial/2023/06/12/plymouth-ma-zoning-board-safe-harbor-marina-foundry-cupola/70303488007/">https://www.wickedlocal.com/story/old-colony-memorial/2023/06/12/plymouth-ma-zoning-board-safe-harbor-marina-foundry-cupola/70303488007/</a></p> <p>3. In Rhode Island, this story suggests Safe Harbor is building a monopoly of marinas and is driving up prices. <a href="https://warwickonline.com/stories/worlds-largest-marina-company-owns-50-of-citys-boat-slips,160772">https://warwickonline.com/stories/worlds-largest-marina-company-owns-50-of-citys-boat-slips,160772</a></p> <p>4. In Florida, the Riviera Beach City Council rejected a Safe Harbor industrial expansion plan after the community said it would harm the neighborhood. <a href="https://www.superyachtnews.com/business/safe-harbor-marinas-denied-expansion">https://www.superyachtnews.com/business/safe-harbor-marinas-denied-expansion</a>  We have tried to reach a compromise with Safe Harbor. We have even dropped legitimate demands, such as ending boat rentals, in the spirit of compromise and to help Safe Harbor be profitable. We support them as a business. We are among their dues-paying members. But we need your help. Like all corporations, Safe Harbor wants to make as much money as possible. We understand that. But we don't want it to come at the expense of our beloved community. As you vote on Monday, please consider which you value more: your voters and constituents who've chosen to make a home in Anne Arundel County or the share price of a real estate investment trust based in Dallas, Texas?</p> <p>Respectfully,</p>	



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2024-06-30 22:24:41	gregory	zercoe	Annapolis	Maryland	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	please vote against this zoning amend. I just sent a letter as to the rationale against this change.	
2024-06-30 22:35:26	Earl B	White	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	Request 'R2' zoning for 2152 Mulberry Hill Road	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30102/Rezoning%20Comments%20for%202152%20Mulberry%20Hill.docx">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30102/Rezoning%20Comments%20for%202152%20Mulberry%20Hill.docx</a>
2024-06-30 23:11:00	Rosario	Izquierdo	ANNAPOLIS	MD	21409-5704	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>From: Rosario "Chary" Izquierdo Chary is pronounced like "Charlie," without the L, Izquierdo is pronounced "Is-key-air-doh" read in English with accent on air</p> <p>Negotiating with Safe Harbor round the clock this week convinced me they will never be self-limiting. They do not honor agreements. They do as they please, and if opposed, tie up cases in the courts while still doing as they please. Either way they win. They disrespect member contracts too. They promise great benefits, clean up the property, then renege or price members out and block access to them and the community. Granting MA-2 zoning will not stop them from going beyond. Just as MA-3 zoning didn't. They might become an industrial marina, a dealer of trailered boats or a mega yacht club for celebrities, whether they foresee it now or not. It will be a tragedy for our creek, our community, and our Bay. This list of cases is evidence of them ignoring law and contracts. They claim they answer only to members. We are all members. They really only answer to investors no matter how the land they bought is regulated. This OPZ letter confirms they recommended MA3 and the county council approved it every time since 1972. I'm sorry but, OPZ's sudden switch to MA2, without input from our community immediately called to mind Maryland scandals. This list of scandals will explain why my mind jumped there. Academic researchers rank Maryland as the 14th most corrupt state when they include legal quid pro quo deals between lobbyists, donors, and campaigns. Im glad this council has vowed to be transparent.</p> <p>Rosario "Chary" Izquierdo Chary is pronounced like "Charlie," without the L, Izquierdo is pronounced "Is-key-air-doh" read in English with accent on the penultimate syllable</p>	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30105/Supporting%20Document.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30105/Supporting%20Document.pdf</a>

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2024-06-30 23:09:55	Leisa	Russell	Annapolis	Maryland	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>I am writing again to ask you to please support an amendment to Comprehensive Rezoning Plan Bill 28-24 so that Podickory Point Yacht Club (at 2116 Bay Front Terrace, Annapolis, Maryland) will NOT be upzoned to a MA-2 Light Commerical Marina, which will occur if the Bill is passed without amendment.</p> <p>Podickory Point Yacht Club was zoned MA-3 prior to the change proposed in Bill 28-24, which I understand only occurred because the property's owners called the Anne Arundel County Office of Planning and Zoning and requested the change, sometime during late 2023/early 2024. Essentially an administrative mistake on the part of the Office of Planning and Zoning has landed us where we are now. The Yacht Club must maintain its MA-3 zoning in order to be compatible with its surrounding neighborhood.</p> <p>I live at 2122 Bay Front Terrace. Members of our neighborhood were asked by Amanda Fiedler to negotiate with the current owners of the property, to resolve the zoning issue and come up with a compromise, including restrictive covenants on the land. We have tried very hard and spent countless hours on this effort, but our goals are too different. The new owner Safe Harbor is a \$2 billion for-profit corporation headquartered in Texas with a goal of satisfying profitability requirements and its member customers, whereas we are a quiet, residential community which has had a neighborhood yacht club since the 1960's. My neighbors have already written to you about many other issues relative to Safe Harbor. Since you have that information already, I won't repeat it but it is important to note particularly relative to their lack of due diligence when they purchased the property and their non-compliance with existing zoning and critical area laws ever since then.</p> <p>I'll just end with asking you to please do whatever you can to protect the residents of Anne Arundel County on this issue.</p>	
2024-06-30 23:22:47	Lynda	Davis	Linthicum	MD	21090	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	I am opposed to this bill if it includes Amendment 14 supported by Mr. Smith, Ms. Fiedler, Ms. Leadbetter and Mr. Volke. This was a huge injustice to the Black families who have lived on Shot Town Road for generations and wanted R1 so they can build homes for their families.	
2024-06-30 23:28:45	Lynda	Davis	Linthicum	MD	21090	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	Even though I am opposed to this bill if it includes Amendment 14, I am in support of the amendment that would give the residents of the Mulberry Hill community the zoning change they requested from R1 to R2. Thank you.	
2024-07-01 0:28:05	Randolph	Rowel	Annapolis	MD	21409	No	Mulberry Hill Neig	Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	I also plan to testify at the July 1 meeting on behalf of the Mulberry Hill Neighborhood Association	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30111/FINAL%20WRITTEN%20TESTIMONY%20WITH%20MAP.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30111/FINAL%20WRITTEN%20TESTIMONY%20WITH%20MAP.pdf</a>
2024-07-01 7:39:06	Stephen	Miller	Annapolis	Maryland	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	I respectfully ask that you withdraw or vote no for the amendment to rezone 161 Ferguson Road (C2-R4-BDN-015) to C2 from RLD. The Region 4 Stakeholder Advisory Committee carefully weighed the arguments offered for rezoning the property and the majority of members found them unconvincing. Rezoning to commercial is out of character with adjacent properties, could lead to a domino effect of more commercial rezoning in the area, will result in a significant loss of existing forest and wildlife habitat, will add undesirable stormwater management issues, and will create unsafe traffic conflicts in a very busy exit corridor from eastbound highway 50/301. Do not destroy the character of the neighborhood that the current zoning of RLD was intended to preserve.	

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2024-07-01 7:55:42	Julie	Santoboni	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	<p>This submission is in support of the rezoning amendment for 161 Ferguson Rd (CZ-R4-BDN-613). With this submission I am submitting photos that document the parking issues along Ferguson Road, over the years. As the photos show, the car dealerships along Ferguson Road do not have adequate space for the vehicles they sell and service, as well as the vehicles of their staff and customers. In addition to being an eyesore for the community, the lack of groundspace has led to the regular unsafe unloading of vehicles by the highway exit, at our driveway, and in the middle of the road. During the unloading process, the truck driver has to place himself in the roadway to unload the vehicles. This is not safe for the driver nor for passing vehicles. And although there are posted No Parking signs around our driveway and at the intersection of Bay Dale Drive and Ferguson Road, these are routinely ignored.</p> <p>Sheehy Automotive has supported the rezoning of 161 Ferguson Rd. The Sheehy Lexus general manager, Jayson Craddock, came and testified at the June 17, 2024, County Council meeting. We hope that rezoning commercial will allow the dealerships access to groundspace that they sorely need.</p> <p>We have attached photos, showing:  Vehicles parked on Ferguson Road to the East of the 3-way stop sign at Bay Dale Drive  A delivery vehicle unloading at our driveway gate, in violation of the posted No Parking Sign.  Another delivery vehicle parked at our driveway gate (post unloading) in violation of the posted No Parking sign.  A delivery vehicle unloading on Ferguson Road to the East of the 3-way stop sign at Bay Dale Drive, right near the highway exit, with the delivery driver in the roadway to facilitate unloading. (photos taken June 18, 2024)  A delivery vehicle unloading in the middle of Ferguson Road in front of the Sheehy dealership. (photo taken June 18, 2024)  A typical street view of Ferguson Road (photo taken June 18, 2024)  Vehicles parked on Ferguson Road in violation of the posted No Parking signs (photo taken June 18, 2024)</p>	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30122/Photos%20Ferguson%20Road%20parking%20submission.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30122/Photos%20Ferguson%20Road%20parking%20submission.pdf</a>
2024-07-01 7:48:31	Jennifer	Sell	Severna Park	MD	21146	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	<p>Hello,</p> <p>I am asking that the members of the Council support changing Mulberry Hill zoning from R1 to R2. This is a request that is being made specifically by the constituents who live in this area and I join them in asking you to make this change. Anne Arundel County has a history of denying land ownership to Black people and implementing their wishes by making this change is one way that the county can begin the work to correct their past mistakes. Please listen to the wishes of the local constituents and make the requested zoning change.</p>	
2024-07-01 8:13:20	Rev. Stephen	Tillett	Annapolis	MD	21401	No	Anne Arundel Co	Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support		<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30125/July%201%20-%20ACT_Tillett%20statement%20Bill%20%2327-24%2028024.docx">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30125/July%201%20-%20ACT_Tillett%20statement%20Bill%20%2327-24%2028024.docx</a>
2024-07-01 8:14:44	Linda	Hanifin Bonner	Annapolis	MD	21401-6819	No	Anne Arundel Co	Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support		<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30126/July%201%20housing%20Statement_%20lhb.docx">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30126/July%201%20housing%20Statement_%20lhb.docx</a>
2024-07-01 8:40:22	Jiwan & Mya	Mack	Virginia Beach	VA	23451	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	<p>Re: 2124 Mulberry Hill Rd Property</p> <p>We are in support of this bill because it's only fair that those of us living in the same geographical area should have an opportunity to address the housing shortage for present and future generations, create wealth-gaining opportunities, and preserve our 150-year legacy in Mulberry Hill which includes all of our residents.</p>	

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2024-07-01 8:45:09	Richard	Brill	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>My name is Richard Brill. I am a 40-year resident of the Podickory Point Community at 2105 Bay Front Terrace.</p> <p>I think the most important thought is the direction given for the 2040 plan to: "Analyze small-scale non-conforming marinas in residential areas to determine whether a new zoning district and requirements should be established that are MORE COMPATIBLE with the surrounding community.(emphasis added.) Section BE.4.2(b) of the County's Plan 2040.</p> <p>And the answer is: changing to MA2 would not be more compatible with the exiting community. It would be quite the opposite. The community has not changed in 60 + years....</p> <p>All previous zoning change requests and appeals for the property at 2116 Bay Front Terrace have been denied by the Council over the past 50 years and as recent as October when the SAC and Planning and Zoning denied the request.</p> <p>Also, the BCC has recommended that the zoning remain MA3.</p> <p>I therefore respectfully request the Anne Arundel County Council amend its proposed Comprehensive Rezoning Plan whereby the property at 2116 Bay Front Terrace retains its MA3 Yacht Club Classification. Any change to the zoning of this property would adversely affect the character and health of the existing community. Thank you</p>	
2024-07-01 8:59:03	Stephen	Hammond	Annapolis	MD	21401	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4		I oppose CZ-R4-BDN-613 and any Commercial rezoning for the residence at 161 Ferguson Road. Thank you.	
2024-07-01 9:20:54	Kara	McCoy	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	Please keep MA-3 zoning. The neighborhood roads cannot support more traffic in and out of the marina, and there are concerns about what Safe Harbor or a future owner could do that will adversely affect the surrounding community.	
2024-07-01 9:26:26	Scott	Mielke	Severna Park	MD	21146	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	I support changing the existing zoning from MA3 to MA2	

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2024-07-01 10:09:52	Richard	Bowders	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>This message is regarding the Anne Arundel County Comprehensive Rezoning Plan. Specifically, the portion of the plan that provides a zoning change for Safe Harbor Podickory Point Yacht Club from an MA3 (Yacht Club) to MA2 (Light Commercial Marina).</p> <p>I ask that you please vote against the zoning change. I understand that our council person, Amanda Fiedler will be introducing an amendment to the rezoning plan that will keep Safe Harbor Podickory Point as a Yacht Club MA3. I ask that you vote for that amendment.</p> <p>Many of my neighbors have testified at the county council hearings and shared with you the negative impact this zoning change would have on our community and the surrounding Sandy Point Corcoran natural area. They have raised issues such as the lack of sidewalks and streetlights, the fact that all of the houses and the marina are on a septic system and well water. They have talked about the horrible fire that occurred at the marina a few years ago and the difficulty in getting emergency equipment in to fight the fire. There are no fire hydrants near the marina. Safe Harbor has outdoor events that cause noise pollution to our quiet neighborhood. They have caused increased traffic from drivers that are speeding through our neighborhood where children play and neighbors walk their dogs.</p> <p>We are a small neighborhood with one way in and out. This property is zoned as a Yacht Club because the property and surrounding community are not compatible to have a commercial marina. There have been no changes to the property or surrounding area that would give reason for it to be changed to commercial marina zoning. Safe Harbor wishes to make this change to increase their property value and profit they are able to make off a commercial marina.</p> <p>Since Safe Harbor has purchased the property they have made numerous changes without obtaining permits and have not allowed the county to inspect changes they have made to the property. They have done plumbing, electrical work, waterfront grading and removed a large amount of waterfront trees and bushes all without permits or inspections. They have allowed charter boats and a boat rental club to operate out of the slips. They have a fueling truck to fuel boats in the water. All of this is outside of the current zoning and has created a negative impact to the waterway they share with our neighborhood and Corcoran Natural Area. They have shown that they in no way wish to follow the rules and guidelines of Anne Arundel County. They have shown that they do not wish to support the neighborhood by running the yacht club within the zoning regulations. If they were granted a zoning change, there past behavior shows that they will not hesitate to continue make changes to the property and run their business outside of zoning regulations.</p> <p>Safe Harbor likes to point out positive changes they have made to the property that they state improves the neighborhood surrounding it. The truth is any positive changes they may have been making do not change the fact that they are operating their business outside of current zoning regulations at a detriment to the quality of life and safety of the people who live in this neighborhood. Giving them even more latitude to operate, as a commercial marina with a zoning change will permanently alter the natural area and neighborhood that surrounds the Yacht Club.</p>	

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2024-07-01 10:10:36	Richard	Ellington	Arnold	Md	21012	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>Please vote against CZ-R4-BDN-613 and any Commercial rezoning for the residence at 161 Ferguson Road. The community clearly opposes Commercial here, as evidenced by the volume of mail received by Councilmember Fiedler. Retaining RLD is consistent with the existing residential use, Plan2040, the OPZ staff recommendation, and the position of the Broadneck Council of Communities.</p> <p>The property does not abut any commercial property. If rezoned, 161 Ferguson would become an island of commercial property protruding south into the St. Margaret's residential community. This could lead to commercial expansion to adjacent properties. There is no shortage of commercial land in this area. The residential community does not want or need another fast-food restaurant, carwash, parking lot, or self-storage facility. Commercial here would be detrimental to the St. Margaret's community and diminish nearby property values.</p> <p>OPZ staff recommended RLD, reversing the PAB. The neighborhood, adjoining properties, and highway are unchanged since the applicant's residence here began. There is no "development trend" away from residential. The adjoining gun club has been here for decades, surrounded by residences. Any concerns about the gun club would be addressed through its nonconforming use certificate. Vehicle parking is not currently present on Ferguson Road east of the 3-way stop. County 'No Parking' signs are posted. Adjoining SHA ownership has not changed since the applicants arrived, and any future SHA temporary use on its residential parcel is not a commercial business. Forest conservation easements are not relevant to rezoning. Rezoning serves no community purpose. Also isn't traffic bad enough?</p>	



Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2024-07-01 10:15:27	Dawn	Bowers	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>This email is regarding the Anne Arundel County Comprehensive Rezoning Plan. Specifically, the portion of the plan that provides a zoning change for Safe Harbor Podickory Point Yacht Club from an MA3 (Yacht Club) to MA2 (Light Commercial Marina).</p> <p>I ask that you please vote against the zoning change. I understand that our council person, Amanda Fiedler will be introducing an amendment to the rezoning plan that will keep Safe Harbor Podickory Point as a Yacht Club MA3. I ask that you vote for that amendment.</p> <p>Many of my neighbors have testified at the county council hearings and shared with you the negative impact this zoning change would have on our community and the surrounding Sandy Point Corcoran natural area. They have raised issues such as the lack of sidewalks and streetlights, the fact that all of the houses and the marina are on a septic system and well water. They have talked about the horrible fire that occurred at the marina a few years ago and the difficulty in getting emergency equipment in to fight the fire. There are no fire hydrants near the marina. Safe Harbor has outdoor events that cause noise pollution to our quiet neighborhood. They have caused increased traffic from drivers that are speeding through our neighborhood where children play and neighbors walk their dogs.</p> <p>We are a small neighborhood with one way in and out. This property is zoned as a Yacht Club because the property and surrounding community are not compatible to have a commercial marina. There have been no changes to the property or surrounding area that would give reason for it to be changed to commercial marina zoning. Safe Harbor wishes to make this change to increase their property value and profit they are able to make off a commercial marina.</p> <p>Since Safe Harbor has purchased the property they have made numerous changes without obtaining permits and have not allowed the county to inspect changes they have made to the property. They have done plumbing, electrical work, waterfront grading and removed a large amount of waterfront trees and bushes all without permits or inspections. They have allowed charter boats and a boat rental club to operate out of the slips. They have a fueling truck to fuel boats in the water. All of this is outside of the current zoning and has created a negative impact to the waterway they share with our neighborhood and Corcoran Natural Area. They have shown that they in no way wish to follow the rules and guidelines of Anne Arundel County. They have shown that they do not wish to support the neighborhood by running the yacht club within the zoning regulations. If they were granted a zoning change, there past behavior shows that they will not hesitate to continue make changes to the property and run their business outside of zoning regulations.</p> <p>Safe Harbor likes to point out positive changes they have made to the property that they state improves the neighborhood surrounding it. The truth is any positive changes they may have been making do not change the fact that they are operating their business outside of current zoning regulations at a detriment to the quality of life and safety of the people who live in this neighborhood. Giving them even more latitude to operate, as a commercial marina with a zoning change will permanently alter the natural area and neighborhood that surrounds the Yacht Club.</p>	
2024-07-01 10:23:43	Stephanie	Joy	ANNAPOLIS	MD	21409-5704	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	Testimony presented by my representative 17 June 2024	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30144/Testimony%2017%20June.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30144/Testimony%2017%20June.pdf</a>
2024-07-01 10:32:40	Tina	Jenkins	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	I support Safe Harbor Podickory Point's rezoning from MA3 to MA2 with restrictions.	
2024-07-01 10:36:30	Philip	Hager	Annapolis	MD	21403	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Support	Please see attached. Thank you.	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30149/Letter%20of%20Support%20-%20CZR4PAS602.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30149/Letter%20of%20Support%20-%20CZR4PAS602.pdf</a>

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2024-07-01 10:49:11	Rosario	Izquierdo	ANNAPOLIS	MD	21409-5704	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>Testimony From June, not entered into portal</p> <p>Refueling a power boat is not like filling up your car. Gasoline vapors settle to the bottom of a boat and can't escape. If not ventilated properly they can explode. According to the coast guard, vapor from just one cup of gasoline packs the explosive power of five pounds of dynamite. Most boat explosions occur while refueling at a marina. Two to 300 boat explosions that cause injuries and fatalities are reported each year. We have had our share on the Bay. For example: On Memorial Day 2013 eight people were hospitalized after an explosion and fire on a boat at the Oak Grove Marina near Edgewater. The 32-foot boat had just refueled when the engine stalled. When the owner tried to restart the engine, an explosion and flash fire occurred. Two 9 and one 13 year old were taken to the burn unit at Johns Hopkins. Five others were taken to area hospitals suffering from burns.</p> <p>On July 4, 2015 At least 10 people were hurt, on a 35-foot cabin cruiser that was fueling at a dock at Spring Cove Marina in Solomons. The DNR characterized the fire as a "boat explosion." Four adults and one minor were taken to Calvert Memorial Hospital while three adults and two minors suffered burns and were taken to MedStar Washington.</p> <p>On Sunday, June 12 2022, a 42-foot powerboat caught fire at the end of the longest pier at Great Oak Landing Resort Marina in Chestertown. First responders had to hand-stretch 800 feet of 3-inch supply hose to the end of the pier and connect two firefighting hoses. As they worked, a large fire ball engulfed several firefighters. Thanks to their personal protective equipment, they weren't hurt, but they didn't have enough water volume to control the fire. The boat sank causing fuel to spread across the water. It took 3 hours to put out the fire. Later they used 300 feet of harbor boom to try to contain the slick.</p> <p>This is what happened at Podickory Point on an afternoon in June 2022. Since we have no public water (we are not even on the county's water plan) and we have no fire hydrants, many units were called from across the county. Firemen hand stretched hoses from their tanks, but were unable to contain the fire until fire boats arrived later that night. Luckily the fire was at the far end of the marina and not near the two boatels within 30 feet of the house across the street from ours. Had they also caught fire, the explosions would have wiped out much of our community.</p>	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30150/Refueling%20fires.jpg">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/30150/Refueling%20fires.jpg</a>
2024-07-01 10:55:16	Jeremy	Chelius	Annapolis	MD	21409	Yes		Bill No. 28-24: AN ORDINANCE concerning: Comprehensive Zoning – Region 4	Oppose	<p>This is terrible for the residents of the Broadneck area and the County. This change only helps one large corporation. It will hurt our environment, neighborhood and increase already congested and traffic prone areas.</p>	
2024-06-17 6:54:04	Vicki	Phillips	Pasadena	MD	21122	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose	<p>I am a resident of Selby Grove community and I oppose this bill regarding 201 Ember Drive from being rezoned from R1 to W2 Environment concerns, noise, wildlife , housing pricing decreasing</p>	

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2024-06-17 8:58:33	Debbie	Lodato	ANNAPOLIS	MD	21409-5705	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose	<p>I want to thank the entire council for your hard work on the preparation of the Comprehensive Plan 2040. It's no small task to take into account rapid population growth, let alone the protection of our environment and the resident's well-being.</p> <p>You've heard my previous testimony here and in-person regarding the upzoning for Safe Harbor from an MA-3 to an MA-2. But I wanted to let you know that we've taken Councilwoman Fiedler's suggestion and have met with Safe Harbor staff to hear our concerns.</p> <p>It was at that very meeting that the Regional Director told our community that Safe Harbor is not concerned with the residents, but only their members. Councilwoman Fiedler mentioned drafting covenant restrictions for the Yacht Club property. We have prepared this document and are awaiting a reply from Safe Harbor.</p> <p>Even after our meeting with Safe Harbor, they have continued with out of zoning compliance operations such as; boat charters, boat clubs/rentals, and most importantly the transportation of gasoline in the back of a pick-up trucks. Safe Harbor told us that this fuel is for their forklifts. However, we (members) never saw these fuel trucks until the boat charters and boat clubs began at Safe Harbor.</p> <p>In closing, a commercial marina is not compatible with the Podickory Point community, which is a principal development requirement for peninsula areas under the proposed Comprehensive Plan 2040. We have no public water and sewer service, no fire hydrants. We are also extremely vulnerable to flooding, which makes a commercial marina an environmental threat to our community.</p> <p>Thank you for your time and consideration on this very important issue. We hope you will vote to amend Bill 28-24 and/or remove Safe Harbor Yacht Club from the proposed Comprehensive Zoning Plan 2040.</p> <p>Debbie Lodato Podickory Point Community Association – Secretary</p>	
2024-06-17 9:01:52	Kurt	Svensden	ARNOLD	MD	21012	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	No position	Support a specific amendment - see attached PDF with written testimony	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/28623/Testimony%20-%20Bill%2028-24%20-%202nd%20round.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/28623/Testimony%20-%20Bill%2028-24%20-%202nd%20round.pdf</a>
2024-06-17 9:13:55	Matthew	Palmer	Arnold	MD	21012	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Support	100% in favor of rezoning to C4. Keeping 161 Ferguson Road as a single family home makes no sense whatsoever.	
2024-06-17 9:50:32	Olivia	Gossweiler	Glen Burnie	MD	21060	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose	I oppose that area becoming industrialized. Keep it residential, stop ruining our county for financial gain. Let us live	
2024-06-17 10:24:19	Christopher	Gossweiler	Glen Burnie	MD	21060	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose		
2024-06-17 10:32:19	Ashley	Palmer	Arnold	MD	21012	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Support	Thank you for the opportunity to weigh-in on this rezoning item. I am in support of the change mainly because the property is not fit to remain residential due to the surrounding commercial properties. Reselling a residential property at 161 Ferguson Road would be near impossible under the current conditions, which is why I support rezoning the property to C4 commerce. Thank you for your consideration.	
2024-06-17 10:33:29	Melissa	Gossweiler	Glen Burnie	Maryland	21060	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose		
2024-06-17 10:46:26	Richard	Brill	Annapolis	MD	21409	Yes		Bill No. 28-24: Comprehensive Zoning – Region 4, as amended	Oppose		<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/28650/Safe%20Harbor%20Zoning%20Request%20Response%20-%202%20min%20%20version%205.docx">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/28650/Safe%20Harbor%20Zoning%20Request%20Response%20-%202%20min%20%20version%205.docx</a>
<b>Bill No. 31-24</b>											
2024-06-17 10:16:46	Kurt	Svensden	ARNOLD	MD	21012	Yes		Bill No. 31-24: Pensions – Reemployment – Reduction of Benefits, as amended	Oppose	See attached PDF	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/28639/Testimony%20-%20Bill%2031-24%20-%202nd%20round.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/28639/Testimony%20-%20Bill%2031-24%20-%202nd%20round.pdf</a>

JUN 28 2024

Reclassifying Zoning: 4338 Mountain Road, Pasadena MD 21122

**COUNTY COUNCIL**

Dear Sir/Madam County Council,

*I am writing to express my strong opposition to the proposed reclassifying zoning & development in our neighborhood @ 4338 Mountain Road, Pasadena MD 21122. Lt 1 OR 5.1136 ACRES MARSHNER/WEBER Property RLD/C2. If this property gets rezoned to all C2 the property owner Dena Properties LLC plans on selling it to SAFStor to build a 3 story self-storage building & tear down an old farmhouse with old fruit stand that has been a there for centuries. I believe that this project would have a detrimental impact on our community.*

*First and foremost, the proposed rezoning & development is simply not needed in our area, we already have 2 self- storage buildings nearby. The increase in building structures in our area is a strain on our already overburdened infrastructure, leading to increased traffic congestion and noise pollution. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk. Behind this property there are two properties Lot 2 & Lot 3 that connect to this property that are RLD, C2 with conservation areas attached to each property. County has advised changing Lot 2 to RLD. When our property was purchased 20 some years ago, we were told that 4338 Mountain Road was to stay as is & nothing could be done to the property as dedeed for one house per lot. Now the county is advising us to change zoning so the owner can sell the property to another investor. It's also a conflict that the owner is on the Anne Arundel County Revising Planning Board Committee.*

*Furthermore, rezoning 4338 Mountain Road Pasadena, MD 21122 to C2 being proposed is simply not in keeping with the character of our neighborhood. It would also drastically alter the aesthetic of our area, replacing the existing greenery, wildlife & Pasadena history.*

*Finally, I am deeply concerned about the impact this rezoning & development would have on property values in the surrounding area. The influx could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.*

*In conclusion, I strongly urge you to reconsider this proposed reclassifying rezoning/ development. I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.*

Sincerely,

*Ken & Johnna Croghan*

Ken & Johnna Croghan

410-437-2226

Cuddlybears4342@aol.com



Council Admin &lt;counciladmin@aacounty.org&gt;

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**Testimony in favor if rezoning for 850A and B Ritchie Hwy Severna Park MD.**

1 message

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**Patricia White** <patriciawhite06@gmail.com>

Mon, Jul 1, 2024 at 12:00 AM

To: CouncilAdmin@aacounty.org, pzpomp22@aacounty.org

Cc: amanda.fiedler@aacounty.org

Council members. My brothers and I are requesting SB and C2 rezoning respectively, for the properties @ 850A and B Ritchie Hwy. I am the owner of 850A and 850B is jointly owned. Case 326-84 in 1985 gives a history of the zoning for the Koch commercial property @ [900 Ritchie Hwy](#) next door to 850 that goes back to 1971. The hearing officer for the case, George Chartrand, said in 1985 he would be compelled to grant a C2 to 850(B) should my parents ask for it. At that time 850A and B and 869 B&A Bld had not been separated even though my father had sought to do that and paid McCrone for their services. It is difficult to keep up with zoning changes and requirements. Over 30 years ago, the 2 acre lot @850A was zoned R1 with a ridiculous number of hoops to jump through as well as the sewer line running through the length of the property to get sewer to part of Round Bay. Currently, the property in front of me, built in 2021 is designated SB and has 8 Drs and 20 support staff on a piece of property less than half the size of 850A. The "community" built on my uncles 2 acres next to 869 B&A has a failed retention pond that floods my property just about every time it rains. There is also water runoff from Round Bay and from the commercial bldg that faces my kitchen window directly south of me. There is definitely a need for the 2040 plan. We definitely need to learn from the zoning mistakes that havr already happened. However, I cannot afford the cadre of lawyers, professional engineers, and appraisers that these businesses bring to the hearings to get variances and exceptions. Consider the businesses already on this strip and decide in what is just and fair.

Thank you for consideration.

Patricia White

[850A Ritchie Hwy](#)



Kaley Schultze &lt;ccschu24@aacounty.org&gt;

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**Fwd: 161 Ferguson Road**

1 message

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**Aimee Pharr** <aimeecom@pharrfamily.com>  
To: ccschu24@aacounty.org

Sat, Jun 29, 2024 at 12:46 PM

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

From: **Aimée Pharr** <aimeepharr@gmail.com>  
Date: Sat, Jun 29, 2024 at 12:45 PM  
Subject: 161 Ferguson Road  
To: Aimée Pharr <aimeepharr@gmail.com>

Dear County Council Members:

I am writing to you today to ask for your support to oppose the rezoning of the 10 acre parcel located at 161 Ferguson Road. As a resident on St. Margarets Rd, this property sits directly behind us, although it is buffeted by a small conservation area belonging to the AAC Fish and Game. There are several reasons why I oppose the rezoning of this property.

1) The traffic and noise pollution we already sustain on a daily basis contributes to daily stress and fatigue. Three out of every 7 days we must negotiate both. Noise from the car dealerships (squawking radios, test drivers speeding down our road) and from the gun club (10 AM opening, and you had better not be outside or your ears will ring) already necessitate reordering our lives to avoid being bombarded by the constant noise pollution. Traffic, as you know, is also a concern on our peninsula. As a business owner, I already close my office on Friday afternoons as my clients, many of whom reside on the peninsula, cannot make it to my office on Ritchie Highway in Arnold or back home again in a reasonable amount of time. I treat school-age children, who are only available during after school hours or on weekends. Closing Friday afternoons cuts my profits by 20%. We do not need to attract any more people to Exit 28, which can back up onto Route 50 in the worst of times. Although the new traffic lights on St. Margarets have yet to offer significant relief, we are hopeful that they will reduce the 400% increase in time we manage to navigate to and from work, to visit friends, to do business, to go grocery shopping, to eat out, and to enjoy leisure activities many days throughout the week, especially during the summer months.

2) This wooded area, designated as a conservation area (dedicated green space) is home to coyotes, deer, foxes, many birds, including important migrating species, monarch butterflies, box turtles, and everything in between. It feeds directly into Mill Creek with many natural springs located throughout the properties that surround the creek. We already have pollution from the gun club, which has finally been mitigated by a large, ugly shot screen that thankfully is only visible during the winter months. What commercial establishment would not create more impervious surface area, again adding to the pollution of the creek and bay and the destruction of habitat for important species? If we remove further habitat for the packs of coyotes, where do you think they will go? We will find many more interactions as they are forced to come closer to people than they or we would like. Attacks on pets and children have been rare, but with continued development and a shrinking habitate this will change.

3) This property is (was?) zoned as residential with residential and state-owned property bordering it. We do not need more commercial establishments when there is already a surplus of commercial real estate on the Broadneck Peninsula. Why not fix up the properties on Whitehall Road? Old Mill Bottom Road North? The service Road at the St. Margarets/Cape St. Claire exit? Let's make better use of what we already have rather than destroying valuable green space.

The decision to rezone should be considered very carefully where the needs of the many outweigh the greedy needs of the few.

While I will be seeing children during the time of the meeting, I plan to submit my comments for review. I hope you will consider opposing the rezoning of the property located at 161 Ferguson Rd. Thank you for your time.

Kind regards,  
Aimée Pharr



Councilman Volke,

The Anne Arundel County Office of Planning and Zoning (OPZ) has recommended leaving the property at 201 Ember Drive, Pasadena MD zoned R1<sup>(1)</sup>.

The Anne Arundel County Planning Advisory Board (PAB) has recommended leaving the property at 201 Ember Dr. zoned R1<sup>(1)</sup>.

The Magothy River Association (MRA) has expressed strong opposition to your pursuit of rezoning this property<sup>(2)</sup>.

The community of Selby Grove, 100 homes with 400 citizens, has overwhelmingly expressed directly to you our opposition to your pursuit of rezoning the property at 201 Ember Dr. from R1 Residential to W2 Industrial due to environmental, noise, and home devaluation concerns<sup>(3)</sup>.

Despite overwhelming opposition from OPZ, PAB, the MRA, and your constituents you appear determined in your intent to push this rezoning through.

Our community stands united and resolute in demanding that you cease your activities associated with converting this property to industrial use and immediately begin fighting any and all efforts associated with the industrial use of this property.

Regards,

The Members of the Selby Grove Community

Copies via email xx/xx/xxxx to:

Peter Smith, Council Member  
Linda Harris, Legislative Assistant  
Allison M. Pickard, County Council Chair  
Kristin M. Etzel, Legislative Assistant  
Julie Hummer, County Council Vice-Chair  
Brian Kemmet, Legislative Assistant  
Amanda Fiedler, Council Member  
Pam Scarbro, Legislative Assistant  
Lisa Rodvien, Council Member  
Stacey Fitzgerald, Legislative Assistant  
Shannon Leadbetter, Council Member  
Jessica Ewing, Legislative Assistant  
Sara Gannon, Legislative Assistant

<sup>(1)</sup>In their Recommended Comprehensive Zoning Changes dated 12/05/2023 as well as during the Planning Advisory Board Region 4 Plan and Comprehensive Zoning Briefing dated 10/24/2023), recommended leaving the property zoned R1, with the comment (CZ-R4-PAS-020, 201 Ember Dr.) – “R1 is consistent with the existing planned land use on the property and in the surrounding area. Residential development would be less of an impact to the environment versus industrial. R1 SAC agrees with OPZ recommendation”

<sup>(2)</sup>In their letter dated 05/31/2024

<sup>(3)</sup>In the meeting of 06/11/2024 between over 50 members of the community, Councilman Volke and Chesapeake Landscape Materials owner Wayne Newton