

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

Gustav S. Kurtz, Jr.
Chair, Planning Advisory Board

August 26, 2024

Jenny B. Dempsey, Planning & Zoning Officer
Anne Arundel County Office of Planning & Zoning
2664 Riva Road, MS 6402
Annapolis, Maryland 21401

RE: Foxhaven Farm Subdivision (S2021-0019,
P2021-0065-00 NS) Growth Tier III

Dear Ms. Dempsey:

The Planning Advisory Board (PAB) is a citizen advisory board created by §532 of the Anne Arundel County Charter. In accordance with the Code of Maryland Regulations §5-104, a residential major subdivision within Growth Tier III may not be approved unless the local jurisdiction's Planning Board has reviewed and recommended approval of the major residential subdivision located in the Tier III area. Before recommending approval of a proposed major subdivision located in Tier III, the PAB's review shall include the costs of providing local government services to the residential major subdivision unless a local jurisdiction's adequate public ordinance already requires this review; and the potential environmental issues or a natural resources inventory related to the proposed major subdivision. The PAB shall also conduct at least one public hearing and make a recommendation of the subdivision by resolution.

The PAB met on July 24, 2024 and received a briefing from County staff and representatives of the subdivision on the Foxhaven Farm Subdivision (P2021-0065-00-NS) including potential environmental impacts and findings of Adequate Public Facilities ordinance review.

After the presentation on the Foxhaven Farm Subdivision, the PAB opened the public hearing. No members of the public provided oral testimony. The PAB accepted written testimony from July 24, 2024 through August 7, 2024, during which no letters were received.

The PAB deliberated about the Foxhaven Farm Subdivision during a public meeting on August 14, 2024. The PAB voted 5-1 to recommend that the Foxhaven Farm Subdivision be approved. During their deliberations, the PAB noted that the use of the cluster subdivision and other details of the Sketch Plan limit environmental impacts, such as forest loss and stormwater runoff. However, the

PAB is concerned about further development of Growth Tier III subdivisions. The PAB supports agricultural preservation policies and is apprehensive about continued development using septic systems. To balance these concerns, the PAB recommends the County make changes to the Code that implement strategies from Plan2040, the General Development Plan, to require developments to meet green building standards.

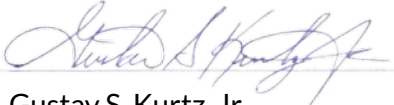
The PAB provided the following specific recommendations for revision to the Sketch Plan.

PAB Recommendations for the Foxhaven Farm Subdivision

1. The PAB recommends the driveways be of adequate size to park four large vehicles as there will be no on street parking permitted in the subdivision.
2. The PAB recommends the subdivision include golf cart parking at the recreation lot.

Please see attached Resolution 1-24 as an official record of approval of this major residential subdivision. If there are any questions, please contact Michael Stringer in the Office of Planning and Zoning, PlanningAdvisoryBoard@aacounty.org.

Sincerely,



Gustav S. Kurtz, Jr.
Chair

Enclosures

Resolution 1-24

cc: Janssen Evelyn, Deputy Chief Administrative Officer, Office of the County Executive
Christina Pompa, Deputy Planning and Zoning Officer, Planning Division, OPZ
Cindy Carrier, Planning Administrator, Long Range Planning Section, OPZ
Michael Stringer, Planning Board Administrator, OPZ
Lori Allen, Planning Administrator, Residential Section, OPZ
Adam Knubel, Planner I, Residential Section, OPZ
Members of the Planning Advisory Board