



## ANNE ARUNDEL COUNTY OFFICE OF LAW

### Legislative Summary

**To:** Members, Anne Arundel County Council

**From:** Kelly Phillips Kenney, Supervising County Attorney /s/

**Via:** Gregory J. Swain, County Attorney /s/

**Date:** May 8, 2024

**Subject:** Bill No. 27-24 General Development Plan – Region 4 Plan and  
Bill No. 28-24 Comprehensive Zoning – Region 4

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This summary was prepared by the Anne Arundel County Office of Law for use by members of the Anne Arundel County Council during consideration of Bill Nos. 27-24 and 28-24, the ordinances for the adoption of the Region Plan and comprehensive zoning of Region Planning Area No. 4, covering Arnold, Cape St. Claire, Broadneck, Gibson Island, Pasadena and Severna Park.

### Background

Bill No. 11-21 was passed by the County Council on May 3, 2021, which adopted “Plan2040”, the County’s General Development Plan (“GDP”), and amended, among other things, § 18-2-103 of the County Code. That Bill and Plan2040 required that the County be divided into no less than seven region planning areas encompassing all unincorporated areas of the County.

Bill No. 11-21 and Plan2040 provided for the creation of region plans for each region planning area and the creation of stakeholder advisory committees (“SACs”) for each region planning area. There are nine region planning areas and nine SACs.

Plan2040 provides that the region plans are to be part of the cyclical comprehensive planning process to replace the small area plans used in the past. Plan2040, Vol. 1, p. 68. The region plans focus on smaller areas of the County to address the variety of specific needs in those areas. The Region Plans provide community-level planning and refine recommendations for land use and comprehensive zoning. *Id.*

The SAC for Region Planning Area No. 4, appointed by the County Executive and the Council, reviewed and considered the draft Region 4 Plan and proposed comprehensive zoning for the region, as well as community input. The draft Region 4 Plan and the proposed comprehensive

**Note: This Legislative Summary provides a synopsis of the bill as introduced. It does not address subsequent amendments to the bill.**

zoning was also provided to the Planning Advisory Board (“PAB”) in accordance with County Charter Sec. 533(b).

Section 18-2-103(e)(4) of the County Code requires that each region plan shall include maps depicting any changes to the land use map included in Plan2040, and a description of how the changes are consistent with the goals and policies of Plan2040. Additionally, § 18-2-103(e)(5) provides that upon adoption by ordinance of the County Council, a region plan shall be considered an amendment to Plan2040 until the adoption of the next General Development Plan.

Both the Region 4 SAC and the PAB made advisory recommendations to the Office of Planning and Zoning (“OPZ”). The recommendations from both the Region 4 SAC and the PAB on specific property changes to the Development Policy Areas and the Planned Land Use Maps in Plan2040 are shown beginning on page 122 of the Region 4 Plan.

The region plans inform, and are the basis for, the comprehensive zoning. Under § 18-2-106 of the County Code, the zoning districts are shown on the “Anne Arundel County Digital Zoning Layer” adopted by the County Council, which can only be changed in limited circumstances, including by comprehensive zoning legislation enacted by the County Council.

### **Purpose**

The purpose of Bill No. 27-24 is to adopt the Region 4 Plan. The purpose of Bill No.28-24 is to adopt the comprehensive zoning for Region 4. Both bills are discussed together because the Region Plan is the basis for the comprehensive zoning. This Legislative Summary addresses the bills, and is not intended to summarize the Region Plan or the comprehensive zoning.

### **Bill No. 27-24 (Region Plan)**

There are a few differences between this Bill and the ones adopting Regions 2 and 7, which were adopted by this Council on May 6, 2024. The differences mainly surround the amendment process. In an effort to simplify amendments, this Bill contains provisions that already indicate that the Region Plan will be amended in accordance with the amendments. Therefore, the first amendment will not need to add in “as amended” or renumber the section numbers of the Bill. Additionally, the adopted amendments will be attachments to the Bill, rather than adding additional lines to the Bill each time. Also, rather than providing new Planned Land Use (“PLU”) or Development Policy Area Overlay (“DPAO”) maps of the entire County for each amendment, the amendments will describe the property and PLU or DPAO changes and will include a close up of the area to be changed on the maps (much like the maps attached to the comprehensive zoning bill). OPZ will then update the final maps reflecting the changes adopted by all amendments in the final version of the Region Plan.

### **SECTION 1.**

This section provides that after the passage of the Ordinance, the Planning and Zoning Officer shall amend text, maps, charts, graphs, photos and tables in the Region Plan in accordance with any amendments to the Ordinance.

**SECTION 2.**

This section provides that after the passage of the Ordinance, the Planning and Zoning Officer may correct obvious errors, capitalization, spelling, grammar, headings and non-substantive matters and may publish the Region Plan and may add or amend covers, title pages, pagination, a table of contents and graphics to improve readability. Therefore, technical amendments to fix small errors such as these in the Plan will not be necessary.

**SECTION 3.**

This section adopts the Region 4 Plan, as amended.

**SECTION 4.**

This section provides that the Region Plan 4, as amended, shall be considered an amendment to Plan2040 until the adoption of the next GDP.

**SECTION 5.**

This section requires that a certified copy of the Region Plan, as amended, shall be kept on file with the Council and OPZ.

**SECTION 6.**

This section provides that the Ordinance shall take effect 45 days from the date it becomes law.

**Bill No. 28-24 (Comprehensive Zoning)**

**SECTION 1.**

This section repeals the compressive zoning maps adopted in whole or in part by Bill No. 66-11.<sup>1</sup>

**SECTION 2.**

This section provides that after the passage of the Ordinance, the Planning and Zoning Officer shall amend text, maps, charts, graphs, photos and tables in accordance with any amendments to the Ordinance.

**SECTION 3.**

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<sup>1</sup> Bill No. 66-11 is one of three of the last bills that adopted the comprehensive zoning for the County. Bill No. 66-11 includes all of the areas covered in Region 4.

This section adopts and approves the digital zoning layer for Region Planning Area 4. The zoning layer is digital and is available at:  
<https://gis.aacounty.org/portal/apps/experiencebuilder/experience/?id=b91b6777cd36409ab694ad1fcc1cdf14>

On this digital zoning layer map, the properties proposed for zoning district changes are outlined in black. Links with details about the changes and charts showing all the changes are available at the “information” link on this site, and further details will be provided by OPZ.

#### **SECTION 4.**

This section requires that the Digital Zoning Layer for Region 4 shall be kept on file with the Council and OPZ.

#### **SECTION 5.**

This section provides that the Ordinance shall take effect 45 days from the date it becomes law.

The Office of Law is available to answer any additional questions regarding these Bills.  
Thank you.

cc: Honorable Steuart Pittman, County Executive  
Christine Anderson, Chief Administrative Officer  
Jeff Amoros, Chief of Staff  
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