



ANNE ARUNDEL COUNTY GOVERNMENT RELATIONS OFFICE

Legislative and Fiscal Summary of Administration Legislation

To: Members, Anne Arundel County Council

From: Ethan Hunt, Director of Government Affairs /s/
Kelly Kenney, Office of Law /s/
Christina Pompa, Office of Planning & Zoning /s/

Date: January 14, 2025

Subject: Bill No. 3-25 – AN ORDINANCE concerning: General Development Plan – Region 9 Plan

Bill No. 4-25 – AN ORDINANCE concerning: Comprehensive Zoning – Region 9

This summary was prepared by the Anne Arundel County Government Relations Office for use by members of the Anne Arundel County Council during consideration of Bill Nos. 3-25 and 4-25.

Summary

These ordinances are for the adoption of the Region Plan and comprehensive zoning of Region Planning Area No. 9, covering the Mayo Peninsula, Galesville, West River, Shady Side, Churchton, Deale, Tracy’s Landing, North Beach, parts of Edgewater, and Friendship.

Bill No. 11-21, passed by the County Council on May 3, 2021, 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.

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

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 County Executive and County Council Member Leadbetter appointed the Region 9 SAC in August 2023, and the County Council confirmed the appointments in September 2023. The SAC met eleven times from October 2023 through August 2024 to discuss issues related to Region 9 and to make recommendations related to the vision statement, strategies, Planned Land Use Map, and Comprehensive Zoning. These meetings were open to the public and recorded. Staff from the Office of Planning and Zoning attended a total of 13 outreach events in the community from June 2023 to August 2024. Online questionnaires were provided to the Region Plan Constant Contact list to gather input for the vision statement, Feedback and Community Map, and for each set of Region Plan draft strategies. A total of 5 drop-in sessions were held within the community from November 2023 to July 2024 to gather input on the draft Region Plan strategies and on the comprehensive zoning map. The public was invited to review and comment on the preliminary draft zoning map from June 18 to July 15, 2024. The public was also invited to review and comment on the draft PAB Region 9 Plan and the Draft PAB Comprehensive Zoning Map. Prior to the Planning Advisory Board process kicking off, every property owner received a bulk mail letter alerting them to the process and the opportunity to review draft information and make comments. For a full list of outreach, please visit the Stay Involved section of the Region 9 Hub Site at: <https://region-plan-hub-annearundelmd.hub.arcgis.com/pages/region-9#Stay%20Involved>

The SAC reviewed and considered the draft Region 9 Plan and proposed comprehensive zoning for the region, as well as community input. The draft Region 9 Plan and the proposed comprehensive 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 9 SAC and the PAB made advisory recommendations to the Office of Planning and Zoning (“OPZ”).

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.

Like the Bills for Region 4 last year, the Bill to adopt the Region 9 Plan contains provisions that indicate that the Region Plan will be amended in accordance with the amendments. The adopted amendments will be attachments to the Bill, rather than adding additional lines to the Bill

each time. Also, like Region 4, 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 of the Region Plan Bill and Section 2 of the comprehensive zoning bill 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 2 of both Bills allows OPZ to 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.

Section 4 of the Region Plan Bill provides that the Region Plan 9, as amended, shall be considered an amendment to Plan2040 until the adoption of the next GDP.

Purpose

These two bills provide for the adoption of the Region Plan and comprehensive zoning of Region Planning Area No. 9, covering the Mayo Peninsula, Galesville, West River, Shady Side, Churchton, Deale, Tracy’s Landing, North Beach, parts of Edgewater, and Friendship.

Fiscal Impact

Please see the Fiscal Note the Budget Office has prepared for an explanation of the fiscal impact of this Bill.

Additional Information

The Government Relations Office is available to answer any additional questions regarding this Bill. Specific questions should be directed to Kelly Kenney, Office of Law; or Christina Pompa, Office of Planning and Zoning. Thank you.

cc: Honorable Steuart Pittman, County Executive
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