



M A R Y L A N D

Office of Planning and Zoning

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

January 15, 2025

The Honorable Steuart Pittman, County Executive
Anne Arundel County
Arundel Center, P.O. Box 2700
Annapolis, Maryland 21404

RE: Bill 3-25 and Bill 4-25: Region 9 Plan and
Comprehensive Zoning Map

Dear County Executive Pittman:

The Planning Advisory Board (PAB) is a citizen advisory board created by §532 of the Anne Arundel County Charter. Under § 533 (b) of the Charter, the PAB shall make advisory recommendations to the Planning and Zoning Officer and the County Council relating to various matters including Master Plans.

The PAB met on September 18, 2024 and received a briefing on the draft of the Region 9 Plan and Comprehensive Zoning Map from the Office of Planning and Zoning (OPZ). The briefing summarized the Region 9 Plan and planning process in the following parts:

- The role of the Region 9 Stakeholder Advisory Committee (SAC) in the region planning process as well as their recommendations.
- Community engagement process, including interviews with stakeholders, online questionnaires, public forums, participation in community events, and two mailings to all property owners in the Region.
- Themes of feedback from public engagement, including concerns about environmental protection, lack of housing diversity, maintaining the scale and character of communities, improving park and recreation facilities, traffic congestion and roadway safety.
- Review of the Region 9 vision statement and key strategies recommended in the draft Plan.
- An overview of the Comprehensive Zoning process and recommendations.

The PAB held a public hearing on September 25, 2024 at Southern High School, during which 28 members of the public provided oral testimony. The PAB also accepted written testimony from September 18 through October 9, 2024, during which time 158 testimonials were received via an online tool and email. The PAB also accepted testimony on new zoning applications. The PAB held a public hearing on the new zoning applications on November 20, 2024, during which four members of the public provided oral testimony. The PAB also accepted written testimony on the new zoning applications from November 13, 2024 through December 2, 2024, during which time 7 testimonials were received via an online tool and email.

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The PAB deliberated about the draft Region 9 Plan and Comprehensive Zoning Map during public meetings on November 6, 2024 and December 4, 2024. The PAB generally made zoning recommendations with the intention of protecting environmentally sensitive resources, addressing commercial and industrial impacts on residential communities, and promoting smart growth objectives. The PAB voted unanimously 7-0 to recommend approval of the Region 9 Plan with Development Policy Area, Development Policy Area Overlay, and Planned Land Use changes as recommended by the OPZ and/or the Region 9 SAC with the exception of any PAB recommendations that differed.

The PAB also voted unanimously 7-0 to recommend approval of the Region 9 Comprehensive Zoning Map changes as recommended by OPZ and/or the SAC with the exception of any PAB zoning recommendations that differed.

The PAB provided the following specific recommendations that differ from OPZ regarding the Planned Land Use and draft Comprehensive Zoning map:

1. CZ-R9-CHT-0001 at 5610 Shady Side Road: The PAB recommends zoning this site R1. This recommendation is different from that of OPZ and is in response to public comments and the SAC recommendation. The PAB recommends maintaining the adopted Planned Land Use of Low Density Residential (LDR) to be consistent with the recommended zoning.
2. CZ-R9-GSV-0401 at 1014 E Benning Road: The PAB recommends zoning this site W2. This recommendation is different from that of OPZ and is in response to public comments and the SAC recommendation. The PAB recommends the Planned Land Use change from LDR and Industrial to entirely Industrial to be consistent with the recommended zoning.
3. CZ-R9-MYO-0001 at Loch Haven Road and Glebe Heights Drive: The PAB recommends zoning this site RLD. This recommendation is different from that of OPZ and is in response to public comments and the SAC recommendation. The PAB recommends the Planned Land Use change from LDR to Rural to be consistent with the recommended zoning.
4. CZ-R9-SDS-0100 at 1430 Snug Harbor Road: The PAB recommends zoning this site R1 and W2. This recommendation is different from that of OPZ and is in response to public comments and the SAC recommendation. The PAB recommends the Planned Land Use be split between LDR and Industrial to be consistent with the recommended zoning.

The PAB appreciates the opportunity to provide you with its recommendations on the draft of the Region 9 Plan and Comprehensive Zoning Map.

If there are any questions regarding these comments, please contact Michael Stringer in the Office of Planning and Zoning, PlanningAdvisoryBoard@aacounty.org.

Sincerely,



Gustav S. Kurtz, Jr.
Chair

CC: Christine Anderson, Chief Administrative Officer, Office of the County Executive
Janssen Evelyn, Deputy Chief Administrative Officer, Office of the County Executive
Kaley Schultze, Administrative Officer, Anne Arundel County Council
Members of the Planning Advisory Board
Jenny B. Dempsey, Planning and Zoning Officer, Office of Planning and Zoning (OPZ)

Christina Pompa, Deputy Planning and Zoning Officer, Planning Division, OPZ
Cindy Carrier, Planning Administrator, Long Range Planning Section, OPZ
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