



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

February 4, 2025

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

RE: Bill 9-25 and Bill 10-25: Region 1 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 1 Plan and Comprehensive Zoning Map from the Office of Planning and Zoning (OPZ). The briefing summarized the Region 1 Plan and planning process in the following parts:

- The role of the Region 1 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 roadway and community flooding, lack of affordable and diverse housing options, traffic congestion/truck traffic in residential areas, limited and perceived unsafe public transportation options, limited access to parks, programming, and green spaces, and lack of quality and essential commercial options.
- Review of the Region 1 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 October 2, 2024 at the Maritime Institute of Technology and Graduate Studies (MITAGS), during which 23 members of the public provided oral testimony. The PAB also accepted written testimony from September 18 through October 16, 2024, during which time 168 testimonials were received via an online tool, email, and mail. The PAB also accepted

testimony on new zoning applications. The PAB held a public hearing on the new zoning applications on December 4, 2024, during which two 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 10 testimonials were received via an online tool and email.

The PAB deliberated about the draft Region 1 Plan and Comprehensive Zoning Map during public meetings on November 13, 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 6-0 to recommend approval of the Region 1 Plan with Development Policy Area, Development Policy Area Overlay, and Planned Land Use changes as recommended by the OPZ and/or the Region 1 SAC with the exception of any PAB recommendations that differed.

General PAB Recommendations for the Region 1 Plan:

1. Brandon Shores Power Plant: The PAB recommends that when the site is decommissioned a study should be conducted that includes the community and addresses future uses of the site to best determine the zoning for the site.
2. US Army Depot: The PAB recommends maintaining the adopted Zoning and Planned Land Use for this site. As such, the PAB recommends the Plan remove reference to mixed-use development on this site.
3. Linthicum Light Rail Station: The PAB recommends conducting a sector plan for the Linthicum Light Rail Station to gather community feedback and address future uses in the area to best determine the zoning for the area.

The PAB also voted unanimously 6-0 to recommend approval of the Region 1 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:

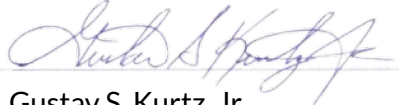
1. 6886 B&A Blvd (formerly consistency change numbers CZ-R1-LHS-1285 and CZ-R1-LHS-1286): The PAB recommends split-zoning the property between R5 and OS so that the portion of the property that is currently zoned R5, remain zoned R5 and the remainder of the property be zoned OS. This recommendation is different from that of OPZ and the SAC and is in response to concerns about development in the Federal Emergency Management Agency (FEMA) 2015 non-tidal 100-Year floodplain. The PAB recommends the Planned Land Use change from Commercial to Low-Medium Density Residential (LMDR) and Conservation to be consistent with the recommended zoning.
2. CZ-R1-LHS-0401 at 25 Nursery Rd: The PAB recommends maintaining the existing split-zoning between R5 and OS. This recommendation is different from that of OPZ and the SAC and is in response to concerns about development in the FEMA 2015 Non-tidal 100-Year floodplain. The PAB recommends the Planned Land Use change from LMDR to LMDR and Conservation to be consistent with the recommended zoning.
3. CZ-R1-LHS-0005 at 15 Nursery Rd: The PAB recommends maintaining the existing split-zoning between C1 and OS. This recommendation is different from that of OPZ and the SAC and is in response to concerns about development in the FEMA 2015 Non-tidal 100-Year floodplain. The PAB recommends the Planned Land Use change from LMDR to Commercial and Conservation to be consistent with the recommended zoning.

4. CZ-R1-HAN-0502B at the southern terminus of McCormick Drive: The PAB recommends OS zoning. This recommendation is different from that of OPZ and the SAC and is in response to this property being part of a platted floodplain. The PAB recommends the Planned Land Use change remain conservation.

The PAB appreciates the opportunity to provide you with its recommendations on the draft of the Region 1 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
Michael Stringer, Planning Board Administrator, Long Range Planning Section, OPZ
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Samuel Meyers, Planner II, Long Range Planning Section, OPZ