



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

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February 4, 2025

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

RE: Bill 11-25 and Bill 12-25: Region 3 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 3 Plan and Comprehensive Zoning Map from the Office of Planning and Zoning (OPZ). The briefing summarized the Region 3 Plan and planning process in the following parts:

- The role of the Region 3 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 safe pedestrian and bicycle connections, expanded recreation opportunities and access, roadway safety and congestion, improved transit options, increased affordable housing options, commercial reinvestment and revitalization, public safety, and protect and increase natural features.
- Review of the Region 3 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 9, 2024 at the Henry L. Hein Public Service Building, during which 23 members of the public provided oral testimony. The PAB also accepted written testimony from September 18 through October 23, 2024, during which time 137 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 December 4, 2024, during which two members of the public provided oral testimony. The PAB also accepted written

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testimony on the new zoning applications from November 13, 2024 through December 2, 2024, during which time one testimonial was received via an online tool.

The PAB deliberated about the draft Region 3 Plan and Comprehensive Zoning Map during public meetings on November 20, 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 3 Plan with Development Policy Area, Development Policy Area Overlay, and Planned Land Use changes as recommended by the OPZ and/or the Region 3 SAC with the exception of any PAB recommendations that differed.

**General PAB Recommendations for the Region 3 Plan:**

1. Housing: The PAB acknowledges that there is a lack of affordable housing, and housing in general in Anne Arundel County, to meet the anticipated future needs of the County. The PAB recommends zoning changes to address this deficit in areas where there is adequate infrastructure to accommodate an increase in housing.

The PAB also voted unanimously 7-0 to recommend approval of the Region 3 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. Consistency Changes away from OS zoning: The PAB does not recommend any consistency changes away from OS zoning that were not specifically reviewed by the PAB. The PAB recommends maintaining the adopted Planned Land Use for these sites.
2. CZ-R3-GBN-0005 at the intersection of Solley Road and Energy Parkway: The PAB recommends zoning this site C4. This recommendation is different from that of OPZ and the SAC and is in response to public comments and limitations of industrial zoning on this site due to setback and bulk regulations. The PAB recommends the Planned Land Use change from Industrial to Commercial to be consistent with the recommended zoning.
3. CZ-R3-GBN-0023 at 7560 Solley Road: The PAB recommends zoning this site C4. This recommendation is different from that of OPZ and the SAC and is in response to public comments and limitations of industrial zoning on this site due to setback and bulk regulations. The PAB recommends the Planned Land Use change from Industrial to Commercial to be consistent with the recommended zoning.
4. Tanyard Cove South and Tanyard Cove North: The PAB recommends maintaining the existing zoning on a number of parcels in the Tanyard Shores subdivisions. This recommendation is different from that of OPZ and the SAC and is in response to the fact that there are future phases of development that are under review with the adopted zoning. The PAB recommends the Planned Land Use change to be consistent with the recommended zoning.
5. CZ-R3-MRV-0500 at 8450 Elvaton Rd: The PAB recommends OS zoning in the 2015 FEMA 100-year floodplain area and C3 zoning on the remainder of the parcel. This recommendation is different from that of OPZ and is in response to the floodplain area on the parcel and the testimony from the property owner's representative.
6. CZ-R3-SVN-0002 at 7733 Telegraph Road: The PAB recommends maintaining the existing split-zoning of R1 and OS. This recommendation is different from that of OPZ and the SAC and is in response to concerns about existing traffic and development in the 2015

Non-tidal 100-Year Federal Emergency Management Agency (FEMA) floodplain. The PAB recommends the Planned Land Use change from Low Density Residential (LDR) to LDR and Conservation to be consistent with the recommended zoning.

7. CZ-R3-SVN-0103 at the intersection of Minnetonka Road and Telegraph Road (MD 170): The PAB recommends maintaining the existing split-zoning of R1 and OS. This recommendation is different from that of OPZ and the SAC and is in response to concerns about existing traffic and development in the 2015 Non-tidal 100-Year FEMA floodplain. The PAB recommends the Planned Land Use change from LDR to LDR and Conservation to be consistent with the recommended zoning.
8. CZ-R3-SVN-0111 at Minnetonka Road: The PAB recommends maintaining the existing split-zoning of R1 and OS. This recommendation is different from that of OPZ and the SAC and is in response to concerns about existing traffic and development in the 2015 Non-tidal 100-Year FEMA floodplain. The PAB recommends the Planned Land Use change from LDR to LDR and Conservation to be consistent with the recommended zoning.
9. CZ-R3-SVN-0108 and 1039-1041 Minnetoka Road: The PAB recommends maintaining the existing split-zoning of R1, R2, and OS. This recommendation is different from that of OPZ and the SAC and is in response to concerns about existing traffic and development in the 2015 Non-tidal 100-Year FEMA floodplain. The PAB recommends the Planned Land Use change from LDR to LDR and Conservation to be consistent with the recommended zoning.
10. CZ-R3-SVN-4649 7959 Telegraph Road - Severn Mobile Home Park: The PAB recommends maintaining the existing split-zoning of C1 and R5. This recommendation is different from that of OPZ and the SAC and is in response to public comment. The PAB recommends the Planned Land Use change from Low-Medium Density Residential (LMDR) to LMDR and Commercial to be consistent with the recommended zoning.

The PAB appreciates the opportunity to provide you with its recommendations on the draft of the Region 3 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](mailto: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  
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Michael Stringer, Planning Board Administrator, Long Range Planning Section, OPZ  
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