

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
Bill No. 3-25											
2025-01-31 14:57:53	Jodell	Shuart	Galesville	MD	20765	Yes		Bill No. 3-25: AN ORDINANCE concerning: General Development Plan – Region 9 Plan	Oppose	Change ID Number CZ-R9-GSV-0401, 1014 Benning Rd, Parcel 407, Current Zoning - Split R2 / W2.	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/47973/letter-to-aac-county-council2.docx
2025-02-02 15:41:21	Steve	Sharkey	Galesville	MD	20765	Yes		Bill No. 3-25: AN ORDINANCE concerning: General Development Plan – Region 9 Plan	Oppose	I am opposing the proposed rezoning of a portion of 1014 E. Benning Rd. in Galesville from R2 Residential to W2 Light Industrial. Allowing industrial operations on the portion of the property that is currently zoned residential is incompatible with this residential neighborhood. This portion of the property has never been used for industrial operations and the increased truck traffic and expanded operations would create a safety hazard and diminish the quality of residential life in this small community. Further information is included in the attached comments.	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/48039/opposition-to-zoning-change-sharkey.pdf
2025-02-02 21:08:23	Diane	Crockett	Galesville, MD	MD	20765	Yes		Bill No. 3-25: AN ORDINANCE concerning: General Development Plan – Region 9 Plan	Oppose	oppose - Change ID Number CZ-R9-GSV-0401, 1014 Benning Rd, Parcel 407, Current Zoning - Split R2 / W2.	
Bill No. 4-25											
2025-01-30 13:08:34	Valiery	Pecilunas	Shady Side	MD	20764	Yes		Bill No. 4-25: AN ORDINANCE concerning: Comprehensive Zoning – Region 9	Support	I am in favor of the comprehensive zoning plan which is showing full W2 zoning - eliminating the split zoning as it relates to the request under CZ-R9-GSV-0401.	
2025-01-31 8:03:57	Caleb	Royer	Edgewater	MD	21037	Yes		Bill No. 4-25: AN ORDINANCE concerning: Comprehensive Zoning – Region 9	Support	My name is Caleb Royer, my wife and I are the owners of 25 Leeland Road, Edgewater MD 21037, on Warehouse Creek next door to Warehouse Creek Marina. Our Comprehensive Zoning Change number is CZ-R9-EDW-0400. My property has existing use as a marina with slip rental for over 50 years, and as a result we submitted an application for MA2 zoning. The property is adjacent to the Warehouse Creek Marina at 58 Leeland Rd, which is another small commercial marina with Comprehensive Zoning change number CZ-R9-EDW-0500, which also applied for MA2 zoning. These properties have been in use for 60+ years, as seen in photos dating to 1960s. Our property also has non-conforming structures, and we requested a zoning change for consistency between the zoning and the existing uses. There is no planned development on either property, no change to impervious surface, no felling of trees planned, no new structures or services, only continuation of the existing uses. We desire to continue legally providing commercial slip rental and wet storage of watercraft to the public. OPZ, the SAC, and PAB reviewed our application and testimony, and has recommended rezoning our property and the adjacent property from R1 to MA1B, recognizing the historic use as a marina and to make the zoning consistent with the existing use and region goals. This rezoning is part of Bill 4-25, and my wife and I, as well as our neighbor Bob Sisson the owner of the adjacent marina, support this Bill.	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/47905/2025-2-3-county-council-written-testimony.pdf
2025-02-02 17:01:14	Peter	Quirk	Edgewater	Maryland	21037-1505	Yes		Bill No. 4-25: AN ORDINANCE concerning: Comprehensive Zoning – Region 9	Oppose	Region 9: Oppose Maritime rezoning on Warehouse Creek, CZ-R9-EDW-0500 and CZ-R9-EDW-0400	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/48045/marinas-council-testimony-2-2-25.pdf
Bill No. 5-25											
2025-02-02 15:58:37	Robert	Howes	Churchton	MD	20733	Yes		Bill No. 5-25: AN ORDINANCE concerning: Zoning – Requirements for Conditional Uses – Waterman’s Home Commercial Use days	Support	This will help meet the needs of my customers for my small business.	
2025-02-02 16:47:25	Louis	Hyde	Tracys Landing	MD	20779	Yes		Bill No. 5-25: AN ORDINANCE concerning: Zoning – Requirements for Conditional Uses – Waterman’s Home Commercial Use days	Support	We sell our own catch from our home, no one has ever complained about our activity here. Quite a few neighbors are our customers–please do not restrict our small business and make it any more difficult to make a living. Thank you	
Bill No. 6-25											

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2025-01-24 7:49:36	Mary	Groven	odenton	MD	21113	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Oppose	<p>Dear Members of the Anne Arundel County Council,</p> <p>Thank you for the opportunity to provide testimony regarding Bill 06-25, which seeks to redefine potbelly and mini pigs from livestock to pets. I strongly oppose this bill due to the numerous negative implications it could have for our communities, neighborhoods, and local governance.</p> <p>Key Reasons for Opposition:</p> <p>Impact on HOA Restrictions: Many Homeowners Associations (HOAs) currently have restrictions in place that prohibit livestock. By reclassifying potbelly and mini pigs as pets, this bill would undermine the ability of HOAs to enforce those rules, potentially introducing large animals into residential areas where they were previously restricted.</p> <p>Slippery Slope Precedent: This bill sets a concerning precedent by potentially paving the way for other livestock, such as mini cows, mini horses, and goats, to be redefined as pets. Such reclassifications could lead to significant and unintended changes to neighborhood character and community standards.</p> <p>Current Zoning Laws Exist for a Reason: Under existing Anne Arundel County zoning laws (§ 18-4-104), livestock may be kept on lots of 40,000 square feet or greater, with specific limits based on animal size and type. These laws were carefully designed to balance residential needs with agricultural practices. Changing the classification of potbelly and mini pigs from livestock to pets would undermine these zoning protections and could lead to conflicts between residents and enforcement challenges.</p> <p>Misconceptions About Mini Pigs: While marketed as small and manageable pets, potbelly and mini pigs can grow to weigh over 300 pounds and live for 20 years or more. Many prospective owners are unaware of these realities, leading to frequent abandonment of these animals. If this bill passes, we could see an increase in stray pigs roaming residential neighborhoods, which poses serious concerns for public health, safety, and animal welfare.</p> <p>Community Concerns: Anne Arundel County has over 5,000 lots exceeding 40,000 square feet, most of them within HOAs. These communities were not designed to accommodate large animals classified as pets. Introducing animals of this size and nature into residential neighborhoods could lead to noise, odor, property damage, and other issues, significantly affecting the quality of life for residents.</p> <p>Conclusion: For all of these reasons, I strongly urge the County Council to vote against Bill 06-25. The proposed reclassification undermines existing protections, creates enforcement challenges, and risks negative impacts on neighborhoods throughout the county.</p> <p>Thank you for considering my testimony. Please ensure that the current balance between zoning laws, HOA restrictions, and community standards is preserved by opposing this bill.</p> <p>Sincerely, Mary Groven</p>	

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2025-01-26 11:52:27	Gordon	Groven	Odenton	Maryland	21113	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Oppose	<p>My name is Gordon Groven, and I am writing to express my strong opposition to Bill 6-25, which proposes allowing pigs in residential neighborhoods. While I appreciate the intent behind this bill, I believe it presents significant concerns for our communities, including health, environmental, and zoning issues.</p> <p>Key Concerns:</p> <p>1.Impact on Property Values: Allowing pigs in residential areas could negatively affect property values. Potential buyers are often deterred by the presence of livestock in neighborhoods, as it raises concerns about odors, noise, and overall quality of life.</p> <p>2.Health and Sanitation Risks: Even when kept as pets, pigs pose potential health and sanitation issues. Their waste can attract pests, create odors, and increase the risk of disease transmission to both humans and other animals.</p> <p>3.Zoning and Land Use Issues: Residential zoning is designed to ensure harmony and livability within neighborhoods. By permitting livestock, this bill blurs the boundaries between residential and agricultural land use, potentially opening the door to other inappropriate uses in residential areas.</p> <p>4.Community Harmony: Introducing pigs into residential neighborhoods will likely lead to disputes among neighbors, especially when odors, noise, or property damage become issues. This could place additional strain on local governments and homeowner associations to mediate conflicts.</p> <p>5.Misconceptions About Size: Many proponents of keeping mini or pot-bellied pigs as pets are unaware that these animals can grow much larger than expected. While they may start small, adult pigs often weigh up to 300 pounds, creating significant challenges for proper care, containment, and housing in residential settings.</p> <p>6.Neighboring State Precedent: Delaware, our neighboring state, has classified pot-bellied and mini pigs as invasive species. This designation reflects their tendency to escape captivity and establish feral populations, which can wreak havoc on local ecosystems. Feral pigs destroy vegetation, compete with native wildlife, and spread diseases, posing serious environmental and public health risks.</p> <p>Conclusion: While I understand the intentions of this bill, the potential risks far outweigh any benefits. Allowing pigs in residential neighborhoods would jeopardize property values, community harmony, and public health while introducing avoidable environmental risks. I urge the council to carefully consider these points and vote against Bill 6-25 for the well-being of our neighborhoods and communities.</p> <p>Thank you for your time and for considering my concerns. Respectfully, Gordon Groven</p>	
2025-01-28 19:22:23	Chad	Dickerson	Gambrills	MD	21054	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Oppose	<p>I think that 6000 square feet is a very small space and neighbors are very close to each other on lots this size. A pot-belly pig can get to be several hundreds of pounds and I think this would cause a lot of issues and nuisances. Even at 40,000 square feet which is just under an acre of land, multiple pigs in a residential area could cause issues and could cause a nuisance for the community. This doesn't limit how many pigs can be on a 40000 square foot lot, and doesn't go far enough to restrict the type of pigs.</p> <p>I also think there should be a weight restriction enacted on this bill vs just the height.</p> <p>Additionally this could open pandoras box and set dangerous precedence for other animals that are typically defined as livestock to be considered pets (i.e. donkey, miniature ponies, geese, sheep, goats, etc...) and therefore be kept on residential lots in the county.</p>	
2025-01-29 9:51:31	Mindy	Ayres	Gambrills	MD	21054	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Support	My family and I support this bill. Miniature pigs are like pets and should be allowed on personal lots, especially ones of a reasonable size.	
2025-01-29 10:31:16	Stephanie	Teer	Crofton	MD	21114	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Support	Fully in support of allowing mini pigs in residential areas! I hold a Masters in Agricultural Sciences, focused in Livestock Nutrition, and have worked in the livestock rescue field previously. One of my favorite memories from rescue was a mini pig we taught to sit and do tricks before he was adopted. Pigs are incredibly intelligent and GREAT companions. They are very easy to train, and have wonderful personalities. Like dogs, when properly cared for, pigs are NOT aggressive. They're clean, and affectionate, and can form deep bonds with their family. They're also a good companion option for people with allergies since they don't have fur or dander. Please allow mini pigs in residential areas!	
2025-01-29 10:52:26	Jennefer	Beal	Severn	Md	21144	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Support		

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2025-01-29 12:07:37	Emily	Winter	Gambrills	Md	21054	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Support	We support the pigs!	
2025-01-29 16:07:38	Christopher	Parker	Gambrills	MD	21054	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Oppose	Vehemently oppose.	
2025-01-29 17:28:01	Kim	Powell	Gambrills	MD	21054	No	Jessica and Jim	Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Support	I support our neighbors who desire to have miniature pigs. The area we live in has a good amount of space for each home. I would ask that no more than two be allowed, but if chickens are allowed, and they are messier than pigs, there should be no reason not to allow the miniature pigs.	
2025-01-29 17:37:53	Heather	Lavelle	Annapolis	MD	21409	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Support		
2025-01-31 10:51:16	Jessica	Lears	Gambrills	MD	21054-1159	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Support	<p>We are writing in support of Bill 6-25, which we believe would have a positive impact on our ability to provide Alfred, a pig we've been caring for, with a safe and stable home. We did not initially plan to adopt a pig, but when Alfred was dropped off in a desperate condition—malnourished and in need of urgent care—we stepped in and offer him the care he so desperately needed. Since then, we've learned a great deal about pigs and have grown deeply attached to him. Alfred is an incredibly intelligent and responsive animal with a vibrant personality. His charm is undeniable, and his presence has brought so much joy into our lives.</p> <p>Alfred is under the care of a dedicated veterinarian who has worked with us to adjust his diet and care plan to help him lose weight. His health is steadily improving, and it is expected that he will reach a healthy weight of 150 pounds. However, his current home, which is on County-owned land, is in a state of uncertainty. The future of the property is under review, and we cannot guarantee Alfred's safety or well-being there long-term. Despite our best efforts to find an alternative solution, we have encountered a lack of resources and support. We initially reached out to numerous rescues across Maryland and neighboring states, but each either turned us away or referred us to another organization, citing the challenges of taking on an adult pig. We are not asking for special treatment; we simply want to ensure that Alfred has a safe, loving home.</p> <p>With Bill 6-25 in place, we believe that we can responsibly and safely house Alfred—or any pig—on our property without negatively impacting our neighbors or the surrounding community. The bill's guidelines will allow us to create a healthy environment for Alfred, while maintaining the peace and safety of the community at large.</p> <p>We are committed to being responsible and proactive pet owners, and we genuinely hope that you will allow us the opportunity to bring Alfred home, where he will continue to thrive.</p>	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/47931/img_1760.jpg
2025-01-31 11:53:35	Alexandra	Forest	Gambrills	MD	21054	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Support		
2025-01-31 11:54:30	Keven	Mease	Gambrills	MD	21054	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Support		
2025-01-31 12:28:56	Michael	Winter	Gambrills	MD	21054	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Support		

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2025-01-31 16:13:02	Claudia	Dal Molin	Gambrills	MD	21054	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Oppose	<p>Dear council members,</p> <p>I am writing this letter to urge you to vote no on Anne Arundel County bill 6-25 for a number of reasons. I am actually a home owner in the community that sparked Ms. Fiedler to introduce and write this bill. What wasn't included in the Capital Gazette article featuring Ms. Fiedler and the family in our community who contacted her was that the entire community had a voice in denying the bid to have potbellied pigs approved as backyard pets. It wasn't a decision that was left with the HOA board or one of its committees to decide in isolation. The HOA board conducted a community-wide vote solely on this issue to direct their decision. In that vote, it was disclosed that the family inherited the animal upon an aunt's passing, and that potbellied pigs are very clean and quiet creatures, which more than stretches the truth.</p> <p>Every home in this community had an opportunity to cast a vote to change the bylaws that restrict home land use in our community in this way and the outcome was against allowing them. I was outraged to find that our council member didn't bother digging for a little more information from her constituents, and on the petition of a single homeowner in the county, drafted a law to allow this county-wide. I feel like there are more pressing issues that warrant that level of alarm and swift political action among our state and county representatives. I also feel like our elected officials owe us more due diligence in considering issues than drafting entire laws after receiving a single petition, especially when it is being used to bypass an entire community's right to self-determination under the purview of a responsibly run HOA.</p> <p>If the nature of a single family's attempt to bypass a community's decision isn't convincing enough, given the entire county would be affected, I encourage you to look at Delaware as a cautionary tale. Not only are pot-bellied pigs banned, but they are considered invasive now in the state because of the damage they cause to property. Additionally, irresponsible owners who thought they were buying smaller pigs, or who weren't prepared for the large size of pot-bellied pigs, abandoned them by farms, creating a feral destructive population the state then had to address. You can read about that issue below: https://why.org/articles/delaware-potbellied-pigs-abandoned-invasive-species-permit/ https://www.delawarepublic.org/politics-government/2023-07-24/potbelly-pigs-listed-as-invasive-species-owners-must-have-permit-to-possess https://defb.org/delaware-potbellied-pig-owners-have-30-days-to-apply-for-an-invasive-animal-permit/ https://www.youtube.com/watch?v=1mChUWny9ew (Fox News Report Philadelphia)</p> <p>Please vote no on bill 6-25 and vote no on allowing potbellied pigs to be backyard pets with little to no regulation ensuring responsible care and use of property in a residential area.</p> <p>Sincerely, Claudia Dal Molin</p>	
2025-01-31 17:10:53	Ernest	Canevari	Gambrills	MD	21054	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Oppose	The HOA voted against this and this is an attempt to circumvent their neighbors wishes. If pigs are so clean than why would they keep them in the yard instead of in their house. Pigs are livestock and do not belong in the neighborhood. Pig feces is unlike any other raw sewage and the smell will not be limited to the homeowners property.	
2025-02-02 15:51:09	Heather	Magee	Gambrills	MD	21054	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Support	I live in a neighborhood that would be directly affected by this bill, and very much support allowing pot-bellied pigs as pets. As long as the owner takes care of the miniature pig, I see no difference between it and any other dog, cat, or other pet (miniature pigs might be even better pets in the neighborhood- they'd be slower to catch if they slipped away!). As a homeowner and land owner I support this bill.	
2025-02-02 16:28:48	Maritza	Kemp	Gambrills	Md	21054	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Support	I am support of the bill. I am firm believer that everyone should be allowed to do as they please in their property. Specially, when it comes to taking care of animals.	
2025-02-02 17:31:00	Jenn	Young	Gambrills	MD	21054	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Support	Mini pigs are pets, too. They offer so much love and companionship. I truly support residents being able to keep their pet pig at their home! Please support this bill.	
2025-02-02 19:29:37	Lindsey	Rouse	Annapolis	Maryland	21401	Yes		Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Support	I would like to submit to the County Council my support for Bill 6-25. Raised in a military family, I first saw pet miniature pigs living in both single family homes and apartments in the city of Bitburg, Germany. Smart, affectionate, and well mannered, they were easily accepted as much as a dog or cat. I can see no issue a miniature pig would pose that a dog or cat wouldn't also, and I have witnessed that they are perfectly wonderful house pets. County residents who have - or would like to have - miniature pigs should have the right to do so. Opposing it is arbitrary at best. I appreciate your consideration.	

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2025-02-03 8:16:05	Mary	Groven	odenton	MD	21113	No	1st Choice Property	Bill No. 6-25: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Oppose	<p>Good evening, Councilmembers. My name is Mary Groven, owner of 1st Choice Property Management at 1216 Annapolis Rd., Odenton, MD 21113, and I manage several HOAs here in Anne Arundel County. I'm here to strongly oppose Bill 06-25.</p> <p>This bill might sound harmless; however, it is not. It's clearly being pushed to satisfy one constituent, while the ripple effects will complicate life for countless others in our communities. As an HOA manager, I have seen firsthand how laws like this can unintentionally create chaos in our neighborhoods. Our HOAs have carefully crafted bylaws and covenants that reflect the expectations of the homeowners who live there. These documents are not easy—or cheap—to change. Amending HOA declarations can cost thousands of dollars, require legal counsel, and often demand a supermajority vote from residents. Even then, it's a lengthy, complicated process.</p> <p>But let's be clear: current zoning laws already allow pot belly and mini pigs on lots of at least 40,000 square feet—eight to be exact—so there's no need to reclassify them as pets and cause confusion. As stated in the County Code, and I quote, "these regulations are in place to balance the interests of residents who want to keep livestock with those of the broader community."</p> <p>We've seen this go wrong before. In Delaware, similar reclassification led to a surge in abandoned pot belly and mini pigs, causing property damage, environmental harm, and public health risks. Delaware had to step in, reclassifying them as an invasive species. They enforced strict regulations—mandatory ID tags, permits—and any found without IDs were euthanized on the spot. This isn't just a "what if" scenario—it's a real outcome, and Anne Arundel County isn't immune.</p> <p>I urge you to vote no on Bill 06-25 to protect the integrity of our neighborhoods, avoid unnecessary legal costs, and prevent enforcement problems the county isn't prepared for.</p> <p>Thank you.</p>	

West River Improvement Association

P.O. Box 104
Galesville, MD. 20765



To: Anne Arundel County Council
From: Albert 'Buz' Winchester, III, President, West River Improvement Association (WRIA)
Date: February 3, 2025
Re: Bill No. 4-25: Opposition to Zoning Change Request: CZ-R9-GSV-0005; 954 Main Street, Galesville, MD

I am writing in reference to the request to change the zoning of the property located at 954 Main Street, Galesville, Maryland from R2 to C4 (Change # CZ-R9-GSV-0005).

The WRIA, Galesville's civic organization, supports retaining the present R2 zoning that is compatible with the surrounding properties. The Plan 2040 Stakeholders Advisory Committee (SAC), the Anne Arundel County Planning Advisory Board (PAB) and the Anne Arundel County Office of Planning and Zoning (OPZ) also support keeping this property at its present R2 status.

In its final report, the SAC and OPZ indicated that the applicant for this zoning change has stated that he intends to use this property as a museum. This use is permitted in R2 zoning districts. The SAC report clearly states: "Museums are permitted in R2 if located on a lot with a historic structure or activity. This lot is within the Galesville Historic District and is the site of the historic Galesville Fire Station. Adaptive reuse of the building could support Region Plan strategies to support vibrancy of Galesville Main Street. While outside storage will be limited in the R2 district, the owner can apply for a variance."

Changing the zoning of this property to C4, a zoning category intended for uses in high density commercial areas such as Edgewater, Parole or Richie Highway, would be completely inappropriate for a small village such as Galesville. The three major civic associations in Galesville, the West River Improvement Association, the Galesville Community Center Organization, and the Galesville Heritage Society, approved the Envision Galesville Report two years ago which emphasized that commercial development should be "on a scale and character appropriate to a small village of Galesville's size and historic character...".

C4 zoning permits a wide variety of commercial enterprises that are incompatible with a residential area. There are no assurances that the property would ever be developed as a museum and certainly no mechanism to ensure that the property would not be developed as an unwanted commercial enterprise by the current owner or subsequent owner if the property is sold.

While the applicant has applied for C4 zoning, it is important to note that the WRIA and Galesville community oppose ALL commercial development on this site, including C1. In addition to being incompatible with a small-scale residential community, the approval of C1 zoning for this site could be used to justify additional commercial rezoning in this residential area.

I am attaching several documents. The first is a report from the Office of Planning and Zoning and the public comments it received pertaining to this property rezoning request. Fifty-two comments were submitted in support of the OPZ and SAC position, almost all by people who reside or grew up in Galesville. None of the 29 comments that were submitted against the OPZ and SAC position were from persons living in Galesville evidencing no local support for their rezoning request. The second is a copy of the petition submitted to the SAC and OPZ opposing any rezoning of 954 Main Street in Galesville to commercial. It acquired support from over 80% of the households in Galesville despite being circulated in early July when many residents were away on vacation. None of those reached were in support of a change of the zoning to commercial. A list of those signing the petition with their address is contained in document three.

I hope you will agree with me and our entire community that this requested zoning change is not something suited for our small waterfront village. Please follow the advice of the Stakeholders Advisory Committee, the Planning Advisory Board and the Office of Planning and Zoning and reject the change from residential to any type of commercial zoning.

Thank you.

SAC Report on 95 Main St Galesville Rezoning**Galesville****CZ-R9-GSV-0005 • 954 Main St • Owner Change Request**

The property is the site of the former fire station and is currently zoned R2. The property owner requested the property be zoned entirely C4 to allow the property to be used as an antique boat club and repair shop with outside storage. The OPZ Preliminary Draft recommendation is to maintain the existing R2 zoning. Retaining the existing R2 zoning is compatible with the surrounding area that is majority zoned R2. It is also consistent with the desired museum use stated by the applicant. Museums are permitted in R2 if located on a lot with a historic structure or activity, and this lot is within the Galesville Historic District and is the site of the historic Galesville Fire Station. Adaptive reuse of the building could support Region Plan strategies to support vibrancy of Galesville Main Street. While outside storage will be limited in the R2 district, the owner can apply for a variance.

There were 81 comments on this change recommendation, with 52 supporting the OPZ Preliminary Draft recommendation and 29 opposing. While some supporting comments mention support for the applicant's intended use, many of these comments also note that C4 zoning is not consistent with the surrounding neighborhood. Supporting comments also mention that C4 zoning is not consistent with the Envision Galesville document created by community members and could increase traffic and speeding concerns. One community member submitted a petition with over 250 signatures in support of maintaining the existing R2 zoning.

Comments opposing the OPZ Preliminary Draft recommendation note that the existing building is commercial, and adaptive reuse of the site would require commercial zoning. The intended use as an antique boat club and repair shop would benefit the community, and to operate this type of use with the necessary outside storage allowances would require C4 zoning. Additionally, the adopted Plan240 Planned Land Use for the site is commercial. The property owner encouraged OPZ to reconsider their recommendation for these reasons.

Galesville comments relating to OPZ recommended zoning on owner change request are attached.

West River Improvement Association

P.O. Box 104
Galesville, MD. 20765



PETITION

We, the members of the Galesville community, oppose any change in the zoning status from residential to commercial of the property located at 954 Main Street, Galesville, Maryland.

The property is located in a residential area and is surrounded by homes on Main Street, Woodfield Road, and Benning Road. The Galesville Memorial Hall, located next door, is zoned residential. A commercial use would be inconsistent with the residential use of the area.

Galesville is primarily a residential community on a narrow peninsula with one road in and out. It lacks the infrastructure to support a commercial use at this address. Galesville businesses that cater to the general public are located along the waterfront. *This rezoning request is a classic example of spot zoning.*

The current owner claims that the intended use of the property is for an antique boat museum. That use of the property would not require a change in the zoning status.

For these reasons, we respectfully request that you reject any change in the zoning of the property at 954 Main Street, Galesville, Maryland from residential to commercial.

June 2024

NOTE: This Roster of Petition Signers includes only those who are Galesville property owners or renters residing in Galesville. There are more names on the Petition Sheets because there were visitors to Galesville who requested to sign because they identified as members of the Galesville Community.

**Galesville Residents - Petition Signers to Keep 954 Galesville
Rd/Main St (former Firehouse property) Zoned R2**

Street	Address #	Name	
Anchors Way			
	4855	Edward Archambo	
	4855	Linda Archambo	
	4863	Wendy Dockery	
	4863	Darrell Dockery	
	4864	Janet LaBella	
	4865	Gary Moreland	
	4865	Faye Gessford	
	4867	Pat Packett	
	4867	Dee Packett	
	4868	Scott Smith	
	4869	Bunky Hines	
	4871	Dottie Rodda	
	4871	Richard Rodda	
	4872	Nick Novella	
	4872	Shirley Novella	
	4873	Ava Hill	
	4877	Thomas Dunlap	
	4877	Nancy Dunlap	
	4877	Cody Dunlap	
	4879	Robert Brant	
	4879	Cathy Oliver	
	4881	Stoney Simons	
	4881	Cyrena Simons	
	4883	Jack Rogers	
	4883	Katlyn Rogers	
	4884	Steve McDonald	
	4887	Katie Peters	
	4892	Susie Cosden	
	4898	Daniel Donohoe	
	4898	Suzy Donohoe	30
Benning Road			
	925	Zach Lucas	
	925	Katie Lucas	
	925	Zachary Lucas	3

Benning Road	1035 Tom Friderichs	
	1035 Cynthia Giese	
	1039 Ed Allen	
	1040 Jeff Smith	
	1040 Kathy Smith	
	1042 Lee Crockett	
	1042 Diane Crockett	
	1043 Tyler M. Broyles	
	1047 Daniel Cratty	
	1051 John Cox	
	1052 Mark Case	
	1052 Susan Case	
	1054 Warren Williams	
	1054 Carson Williams	
	1055 Joseph Harrington	
1056 Jill Williams		
1056 Noah Williams		
1057 Tom Rogers	18	
Captain's Court	4874 Jim Day	
	4874 Adrienne Day	
	4875 Steve Gagliardi	
	4875 Emily Gagliardi	
	4877 John Whiteman	
	4877 Dorothy Whiteman	
	4879 Julia Thackrah	7
Church Lane	4820 Bruce Weidele	
	4820 Roxanne Weidele	
	4824 Stan Czubat	
	4825 Alaina Wine	
	4825 Lincoln Hartge	
	4825 Petra Mathews	
	4826 Brian Czarnowski	
	4826 Karen Czarnowski	
	4828 Yang-Ja Wickner	
	4830 Tim Wechsler	
4830 Julie Wechsler	11	

926 Doris Foote
930 Jim Fusco
935A Chris Foote
937B Sonya Moreland
939B Eva Smith
939B Norris Cain
941 James Proctor
941 Pauline Colby
945 Russell Jones
947 Toni Garrett
955 Russell Jones ,III
961 Michael Owens
967 Nina Wallace
980 Daniel Petro
1001 Bethany Johnson
1007 Cecilia Petro
1010 Jody Shuart
1011 Linda Kilpatrick
1011 Cara Miller
1013 Lisa Hartge
1013 Emma Phipps
1013 Dustin Nose
1017 Cliff Arter
1017 Tracey Arter
1020 Rodney Calver
1020 Mimi Calver
1022 Steve Sharkey
1022 Audrey Sharkey
1025 Phil Brackett
1025 Pam Brackett
1026 Holly Clark
1026 Ann Parent

Church Lane	4834 Pamela Morris	
	4841 Vincent Zamaria	
	4842 Frankie Parkinson	
	4843 Mary McWaters	
	4848 Rich Levy	
	4855 Barbara Rowland	
	4856 Cassandra Rayman	
	4856 Josh Moore	
	4858 Deborah Fitzsimmonds	
	4860 Sally Koch	
	4860 Robert Oliver	
	4862 Collot Guerard	
	4864 Karlton Morris Jr	
	4864 Carolyn Morris	
	4866 Mike Whitman	
	4866 Brandy Whitman	
	4867 John Howell	
4867 Mary Ann Howell		
4869 Preston Hartge		
4869 Jeanette Hartge		
4871 Bill Gargiulo	21	
Galesville		
Rd/Main St	908 Brian Haley	
	908 Christine Haley	
	914 Jane Andreasen	
	922 Robin Bembe	
	929 Thomas Aga	
	929 Lynne Aga	
	938 James Howell	
	938 John Howell, Jr.	
	938 Danielle Howell Langford	
	939 Ed Burrucker, Jr	
	942 Bob Moreland	
	945 Chuck Dixon	
	948 Carol Sherbert	
	951 Gladys Sears	
	951 Richard Sears	
	960 Loren Barnett	16

Galesville Rd/Main St		
	961	Bradley Richardson
	961	Tracy Richardson
	962	Covington Scotten, IV
	962	Bonnie Scotten
	962	Tracy Hughes
	962	Kayla Hughes
	963	Bryan Scrivener
	966	Wayne Phipps
	968	Christian Britton
	968	Marisa Britton
	984	Joan Bell
	984	Peter Bell
	986	Mike Broglie
	991	Jim Chandler
	991	Alex Surles
	994	Susie Olfson
	999	Mark Steinlein
	999	Emily Steinlein
	1001	Peter Stevens
	1001	Susan Savage
	1009	Gerald Chase
		21

Lerch Creek Court		
	4805 George Pavlik	
	4805 Meladie Pavlik	
	4893 Jeffrey Beard	
	4893 June Beard	
	4895 Sherry Schiller	
	4899 Bruce Kislick	
	4899 Arlene Kislick	
	4803 Bill Gibbons	
	4803 Janis Trizna	
	4805 George Pavlik	
	4805 Melodie Pavlik	
	4807 Richard Ferrer	
	4807 Nancy L. Ferrer	13
Mariners Court		
	4857 Jennifer Buchanan	
	4859 Chris Northrop	
	4863 Darrell Dockery	
	4863 Wendy Dockery	4
Mulberry Lane		
	911 Shirley Day	1
Riverside Drive		
	4815 Chris Hodge	
	4815 Anne Swain	
	4818 Mary Bell	
	4820 Carole Magee-Turner	
	4822 Chris Gomba	
	4822 Laura Gomba	
	4824 Jenni Brown	
	4840 Albert Winchester	
	4840 Mary Tod Winchester	
	4842 Susan Schult	
	4846 Leo Black	
	4846 Martha Black	
	4854 Laura Dixon	
	4854 Charlotte Graves	
	4854 Kevin Graves	15

Siegert Lane		
	4821 Kurt Weiss	
	4821 Beth Weiss	
	4828 Ann Hewitt	3
Woodfield Rd		
	4703 Dan Bushee	
	4703 Faith Bushee	
	4707 Bill Woodfield	
	4713 Timothy Woodfield	
	4713 Tyler Woodfield	
	4719 Ashley Eden	
	4722 Drew Griffin	
	4722 Molly Griffin	
	4725 Lynn Simarski	
	4725 Guy Guthridge	
	4726 Rick Casali	
	4729 Chuck Woodfield	
	4729 Jan Marie Kain	
	4730 Ted Gott	
	4730 Kathy Gott	
	4732 Dick Bean	
	4732 Shelly Hicks	
	4733 Eric Ruark	
	4736 Sue Hines	
	4736 Daniel Hines	
	4744 Greg Ruiz	
	4744 Cathy Lundmark	22
Total Signed From Galesville		217



February 3, 2025

Council President Allison Pickard
County Council of Anne Arundel County
44 Calvert Street
Annapolis, MD, 21401

Re: Bill No. 2-25 - Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment

Dear Council President Pickard and Members of the County Council,

On behalf of The Arc Central Chesapeake Region and Chesapeake Neighbors, we write in support of Bill No. 2-25 – Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment.

The Arc Central Chesapeake Region empowers people with disabilities to live the lives they choose by providing services, advocating for change, and working to remove barriers to community access. Our goal is to create inclusive communities where everyone is welcome and has access to the resources they need. One way we foster inclusivity is through our subsidiary, Chesapeake Neighbors, which provides beautiful, safe, and accessible affordable rental housing for tenants ranging from low-income to market-rate renters.

Anne Arundel County remains a leader in expanding development opportunities and addressing the affordable housing crisis at both the county and state levels. Bill No. 2-25 incentivizes and streamlines redevelopment, particularly for existing developed sites. Simplifying application procedures helps attract diverse developers and accelerates projects by reducing fees and reassessing density requirements.

Additionally, this bill promotes infrastructure redevelopment, boosting economic growth, optimizing land use, and improving public services without the need for costly new developments.

For these reasons, we urge the Council to give a favorable report for Bill No. 2/25.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jonathon Rondeau', written over a white background.

Jonathon Rondeau
President & CEO



MCALLISTER
DETAR
SHOWALTER
& WALKER

Anthony Kupersmith
akupersmith@mdswwlaw.com
(410) 934-3910 Direct

February 3, 2025

***VIA ONLINE SUBMISSION TO County Council
Online Testimony Portal***

County Council of Anne Arundel County
Arundel Center
44 Calvert Street
Annapolis, Maryland 21401

Re: County Council Bill No. 4-25 (Comprehensive Zoning – Region 9)
Support for Mayo Ridge Marina Rezoning Application
CZ-R9-MYO-0006A, -0006B, and -0006C
1293 & 1295 Mayo Ridge Rd., Edgewater, MD 21037

Dear Council Members:

On behalf of Mayo Ridge Properties, LLC and the owner, Ms. Gloria Bohan (the “Owner”), I am pleased to share this letter in support our request to rezone the Mayo Ridge Marina property as a part of the Region 9 Comprehensive Zoning update.

Our rezoning request has received favorable recommendations from the Region 9 Stakeholder Advisory Committee (“SAC”), the Planning Advisory Board (“PAB”), and the Anne Arundel County Office of Planning and Zoning (“OPZ”). We have engaged with the County at each step in the rezoning process and respectfully request that you adopt our rezoning proposal as part of your approval of Bill No. 4-25 (An Ordinance concerning: Comprehensive Zoning – Region 9).

The Property

The Mayo Ridge property is located at 1293 and 1295 Mayo Ridge Rd., Edgewater, MD 21037. It is comprised of four waterfront parcels totaling approximately 4.857 acres, more or less, and is mostly unimproved with the exception of a boat ramp, small marina office building, parking, and a dock. The property is located within the West Shores subdivision and slopes down towards the water, affording excellent views of Ramsey Lake. Although currently operated as a commercial marina, the property is in need of significant investment and repair, which we believe the proposed rezoning will facilitate.

The Current Zoning

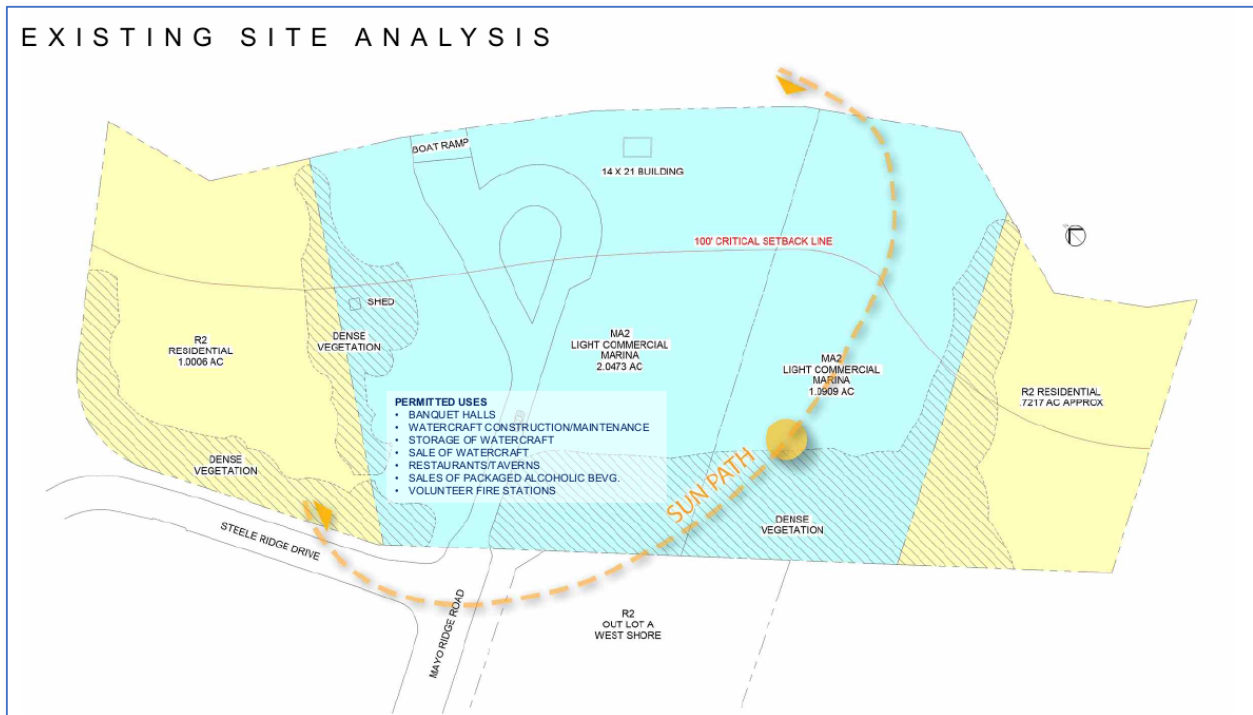
Of the four parcels comprising the Mayo Ridge property, the middle two parcels, together being 3.14 acres, more or less, are zoned MA2. The remaining two parcels, which flank the MA2 area on either side, are zoned R2. The R2 parcel to the north is 1.00 acres, more or less, and the R2



County Council
February 3, 2025

parcel to the south is 0.72 acres, more or less. The commercial marina improvements occupy but a small portion of the MA2-zoned area and there is no development of any kind in the R2 areas.

Below is a rendering showing the current zoning of the property:



Challenges with the Current Zoning

The current zoning of the Mayo Ridge Marina property envisions a relatively high-intensity commercial marina use bounded on both sides by larger lot, single-family homes. The reality, however, is that running the kind of marina that would be compatible with the surrounding residential neighborhood is extremely difficult from an economic and practical perspective, as the current owner, Ms. Bohan, can attest.

The primary problem with running a traditional marina is the geography. The Mayo Ridge Marina is situated on the waters of Ramsay Lake, which only allows access to smaller, shallow draft vessels due to shoaling where the Lake meets the South River. The other access point is a narrow inlet with limited clearance under a bridge on Turkey Point Road, which is not equipped with a drawbridge or other means of allowing entry for larger vessels. Without the ability to attract larger, deeper draft sailboats and powerboats, the economic viability of the traditional marina model is compromised. This, coupled with significant competition from the numerous other marinas in the vicinity, makes it challenging to operate a traditional marina model at the Mayo Ridge Marina location.



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Eventually, the status quo zoning at the Marina may force a future operator to rely on less traditional means of generating revenue, such as a banquet hall (e.g., wedding venue) (permitted by right in MA2), bed and breakfast inn (permitted by special exception in the MA2), personal fitness studio, water-based (permitted by right in the MA2), restaurant (permitted by right in the MA2), and/or tavern (permitted by right in MA2). We believe that our vision for the property, which emphasizes the residential nature of the area while preserving community waterfront access, is preferable to the nontraditional marina model that could take hold in the absence of a zoning change.

The Proposed Rezoning & Vision for the Property

In light of the challenges posed by the existing zoning, we have requested a rezoning with a reduced MA2 area and R5 instead of R2. Specifically, our request would reduce the area of the MA2 to approximately 2.05 acres, more or less, and rezone the remaining areas on either side of the MA2 portion to R5. Although the R5 designation is used, the allowable density is technically limited to four (4) dwelling units per acre under the Critical Area overlay zone, which is classified as Limited Development Area (“LDA”). So, those portions would really be “R4” instead of R5.

Below is an excerpt from the enclosed Concept Plan for the property that would implement the vision described above:

ASPIRATIONAL CONCEPT PLAN – MA2 / R5





County Council
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Our vision for the Mayo Ridge property is to enhance the community by beautifying the property, preserving green space and access to the waterfront. The core services that the Marina offers – boat ramp, slips, limited landside storage space – would still be available to residents in the community while new, low-impact amenities, such as walking trails and park features, could be added. In the past, despite the Owner’s efforts, the Mayo Ridge Marina has been susceptible to trespassers and undesirable activity. Our proposed rezoning would allow the Owner to invest more in the property, making it safer, more functional, and attractive – all of which benefits the community. We recognize that the modest increase in density being proposed would have certain impacts; however, we believe that such impacts are preferable to the commercial impacts that could arise if a future marina operator were forced to prioritize less traditional commercial uses.

Conclusion

We appreciate the County Council’s willingness to entertain this rezoning request. The Mayo Ridge property team has spent significant time and energy evaluating potential options for enhancing the property in a manner that balances the County’s land planning goals with the owner’s vision and needs of the community.

We believe that the SAC, PAB, and OPZ all understood and supported our vision for the property in recommending the requested rezoning. We hope that you do as well.

Thank you for your attention to this request. If you or any Anne Arundel County staff members have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "AK", with a long horizontal flourish extending to the right.

Anthony P. Kupersmith

Cc (w/ enclosures):

Ms. Gloria Bohan, Owner, President/CEO of Omega World Travel
Scott P. Rosenberg, Nehmer Architecture
Chris James, Nehmer Architecture
Mark S. Stires, Bowman Consulting
Capt. David Sabourin
Ann Mumley, Omega World Travel

MAYO RIDGE

EDGEWATER, MD

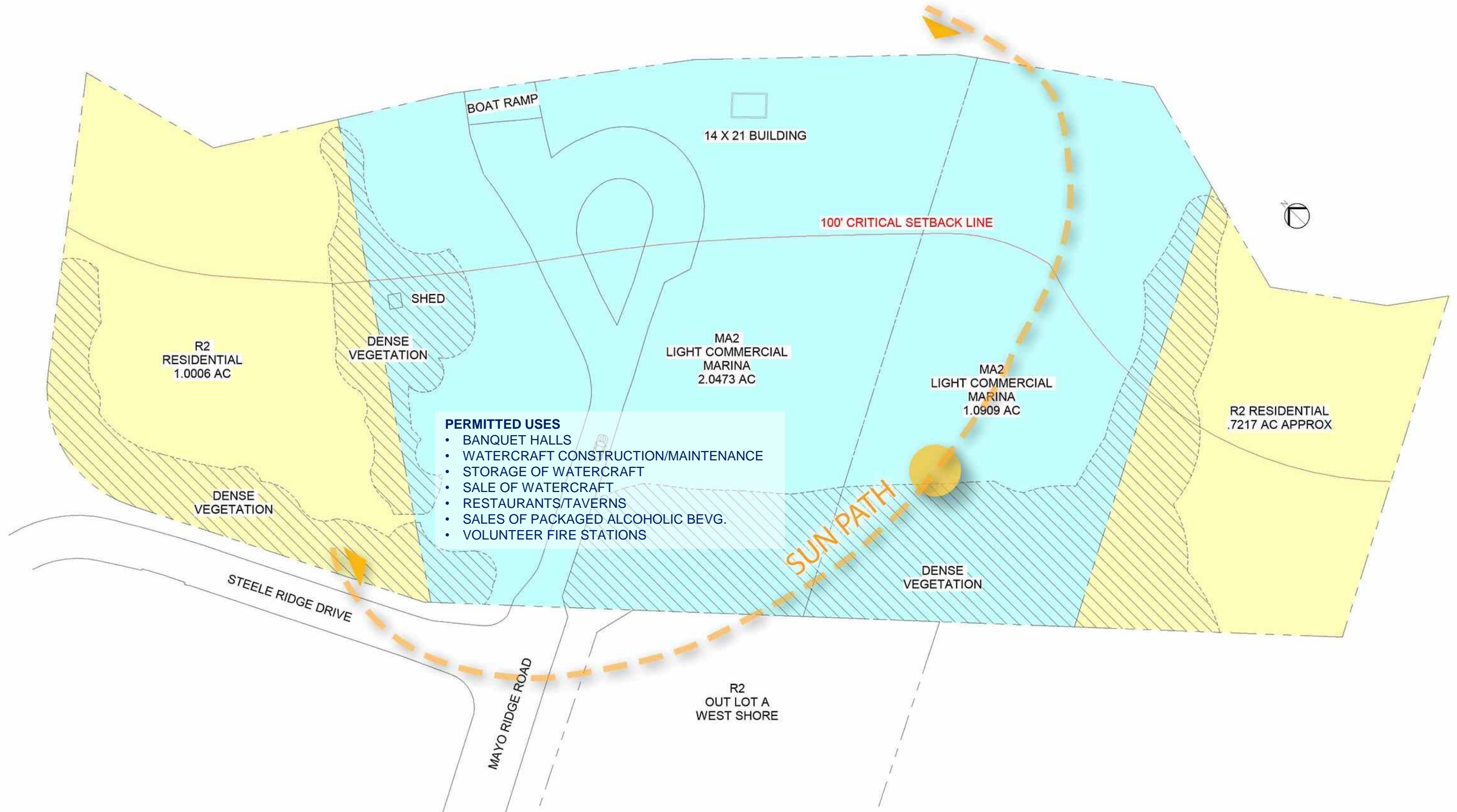
SITE PLAN CONCEPT DESIGN | SEPTEMBER 25, 2024

NEHMER
nehmer.com

EXISTING SITE TOPOGRAPHY



EXISTING SITE ANALYSIS



PERMITTED MA2 USES



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Architecture
Project Management
Interior Design
Branding

MAYO RIDGE SITE PLAN CONCEPT

Edgewater, MD

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EXISTING SITE IMAGES



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MAYO RIDGE SITE PLAN CONCEPT

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EXISTING SITE IMAGES – VIEWS TO WATER



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DESIGN INSPIRATION – CRITICAL AREA VEGETATION



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DESIGN INSPIRATION – RESIDENTIAL ARCHITECTURE



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DESIGN INSPIRATION - PEDESTRIAN NODES



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Edgewater, MD

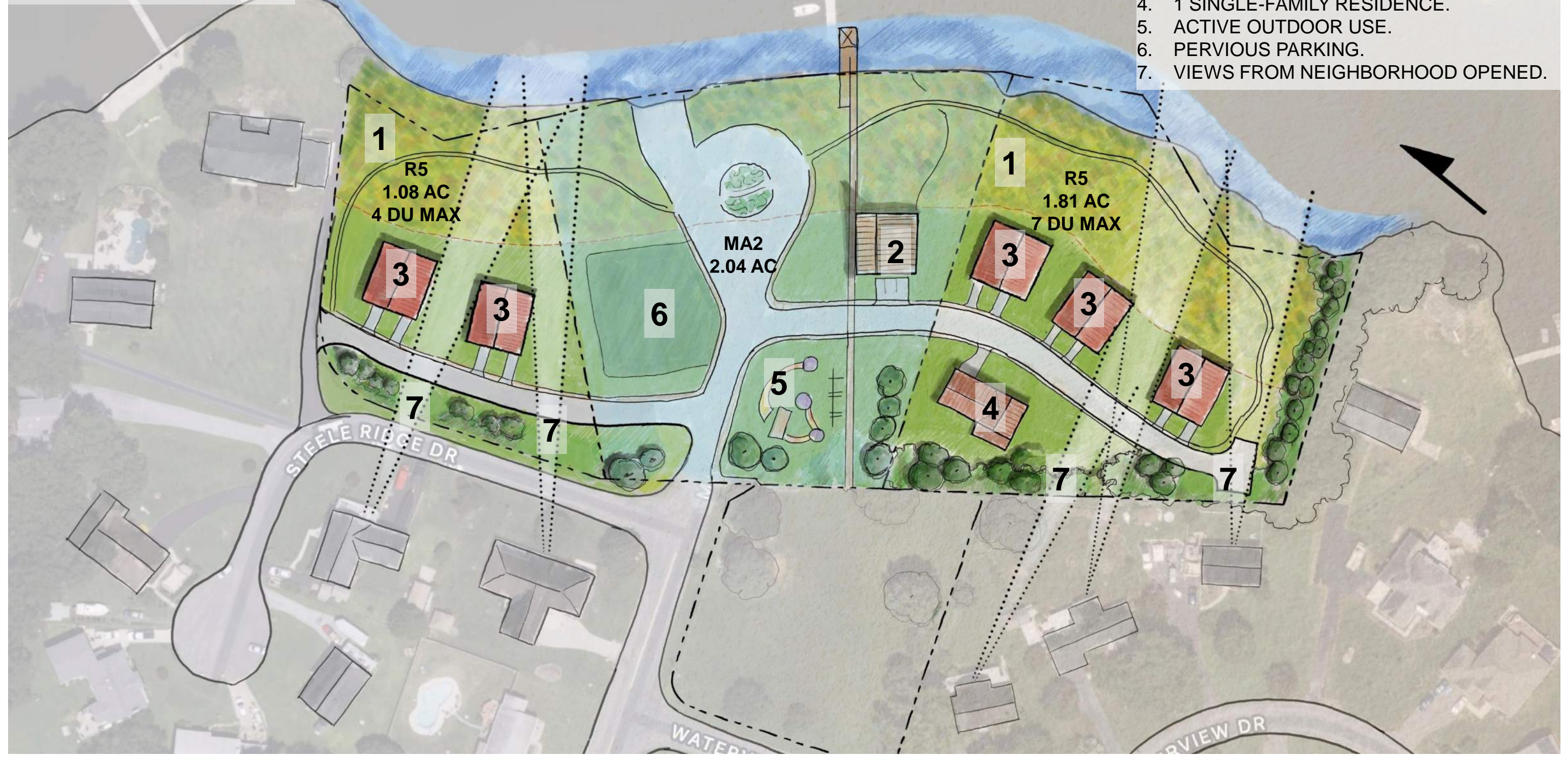
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09.25.2024

ASPIRATIONAL CONCEPT PLAN – MA2 / R5

ONE MA2 LOT MAINTAINED
 10 DUPLEX RESIDENCES
 1 SINGLE FAMILY RESIDENCE

1. RESTORED HABITAT/VEGETATION.
2. OPEN-AIR PAVILION OR CLUBHOUSE.
3. 10 DUPLEX RESIDENCES.
4. 1 SINGLE-FAMILY RESIDENCE.
5. ACTIVE OUTDOOR USE.
6. PERVIOUS PARKING.
7. VIEWS FROM NEIGHBORHOOD OPENED.



ASPIRATIONAL CONCEPT PERSPECTIVE – MA2 / R5

ONE MA2 LOT MAINTAINED
 10 DUPLEX RESIDENCES
 1 SINGLE FAMILY RESIDENCE

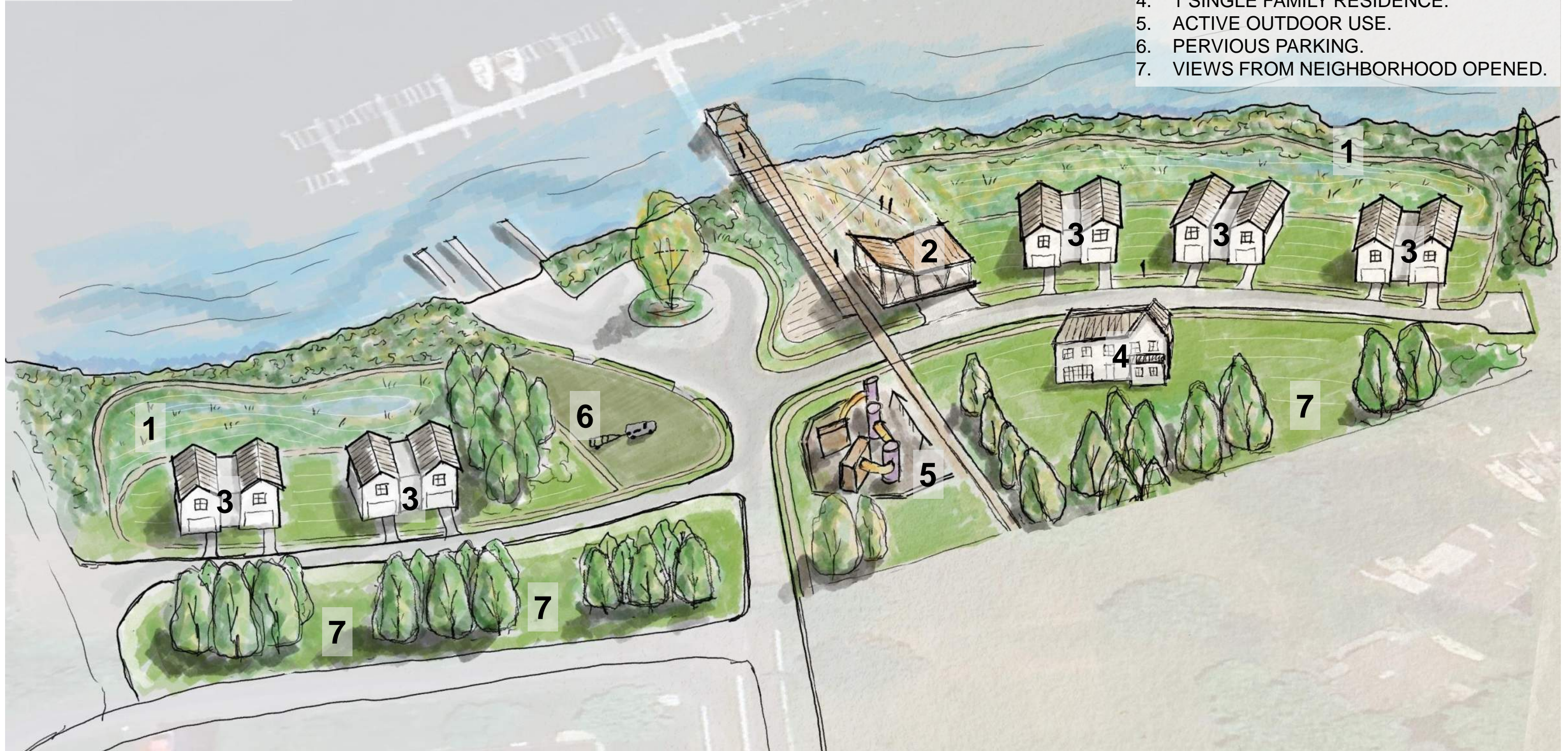
1. RESTORED HABITAT/VEGETATION.
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7. VIEWS FROM NEIGHBORHOOD OPENED.



ASPIRATIONAL CONCEPT PERSPECTIVE – MA2 / R5

ONE MA2 LOT MAINTAINED
10 DUPLEX RESIDENCES
1 SINGLE FAMILY RESIDENCE

- 1. RESTORED HABITAT/VEGETATION.
- 2. OPEN-AIR PAVILION OR CLUBHOUSE.
- 3. 10 DUPLEX RESIDENCES.
- 4. 1 SINGLE FAMILY RESIDENCE.
- 5. ACTIVE OUTDOOR USE.
- 6. PERVIOUS PARKING.
- 7. VIEWS FROM NEIGHBORHOOD OPENED.



THANK YOU

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