

I. INTRODUCTION

The South County Small Area Plan is intended to provide local detail for implementation of the Anne Arundel County 1997 General Development Plan. The published plan is a collaborative effort with input from the Department of Planning and Code Enforcement and other County agencies and a diverse citizen committee consisting of seventeen individuals chosen by the County Executive. Public forums have provided opportunities for public input throughout the process.

The purpose of the South County Small Area Plan is to enhance the quality of life in South County, to help implement the goals and recommendations of the General Development Plan, and to promote citizen, business and County cooperation in the planning and development process.

Together, the Small Area Planning Committee and staff held public forums, and over the course of twelve months have conducted regular committee meetings, which were open to the public. Business focus groups were held as well as focus groups aimed at involving participation from farmers, teen and African American communities. The information gathered at these forums guided the Committee during the planning process. The Committee reviewed surveys, and listened to area residents. All of this information was used to help identify assets, issues, opportunities and to formulate a vision for the future of the South County Area. The Committee has worked together to identify what types of community services and facilities are needed in South County and where they would be best located. Land use was analyzed and recommendations were made as to what uses would be and how to best preserve the rural character of the area. South County's natural resources were assessed and a greenway proposed to protect these resources. The Committee also selected Wayson's Corner as an opportunity site for improvements, landscaping and some small-scale development. Design consultants, Rhodeside and Harwell Inc., were hired to draft a concept plan for Wayson's Corner which is shown later in this plan.

This Plan for South County consists of data, recommendations and maps. The document addresses community history and character, land use, zoning, transportation, natural and historic resources, utilities, community facilities and community design. The maps show existing and proposed land use and zoning. Together, the text and maps modify the 1997 General Development Plan and official zoning maps.

Small Area Planning Process - Tasks and Responsibilities

