

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2024, Legislative Day No. 3

Bill No. 9-24

Introduced by Ms. Pickard, Chair
(by request of the County Executive)

By the County Council, February 5, 2024

Introduced and first read on February 5, 2024
Public Hearing set for and held on March 4, 2024
Public Hearing continued to and held on March 18, 2024
Public Hearing continued to and held on April 1, 2024
Public Hearing on AMENDED bill set for April 15, 2024
Public Hearing on SECOND AMENDED bill set for and held on May 6, 2024
Bill Expires May 10, 2024

By Order: Laura Corby, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Comprehensive Zoning – Region 7

2
3 FOR the purpose of repealing certain comprehensive zoning maps for Region Planning
4 Area No. 7; adopting the Anne Arundel County Digital Zoning Layer for Region
5 Planning Area No. 7, as amended by this Ordinance, covering Parole, Greater
6 Annapolis, Annapolis Neck, Bay Ridge, Highland Beach, and Riva; and generally
7 relating to comprehensive zoning.
8

9 WHEREAS, by Bill No. 11-21 the County Council adopted “Plan2040”, the
10 County’s General Development Plan, which included land use recommendations,
11 required to be further refined by region plans, that may be implemented through
12 comprehensive zoning; and
13

14 WHEREAS, Bill No. 11-21 amended, among other things, § 18-2-103 of the Anne
15 Arundel County Code (2005, as amended), and required that the County be divided
16 into no less than seven region areas encompassing all unincorporated areas of the
17 County; and
18

19 WHEREAS, Bill No. 11-21 and Plan2040 created, adopted, and depicted the
20 boundaries of nine region planning areas, including the Region 7 Planning Area;
21 and

WHEREAS, Bill No. 11-21 and Plan2040 provided for the creation of region plans for each region planning area and the creation of stakeholder advisory committees for each region planning area; and

WHEREAS, § 18-2-103(e)(4), as adopted by Bill No. 11-21, requires that each region plan shall include maps depicting any changes to the land use map included in Plan2040, and a description of how the changes are consistent with the goals and policies of Plan2040; and

WHEREAS, the Office of Planning and Zoning, after consideration of the recommendations of the Stakeholder Advisory Committee for Region Planning Area No. 7 and the Planning Advisory Board, prepared the “Anne Arundel County Region 7 Plan” dated January 5, 2024; and

WHEREAS, contemporaneous with the introduction of this Ordinance, Bill No. 8-24 was introduced to this Council, and proposes the adoption of the “Anne Arundel County Region 7 Plan”, the region plan for Region Planning Area No. 7; and

WHEREAS, this Bill proposes comprehensive zoning consistent with Plan2040, as amended by the “Anne Arundel County Region 7 Plan”, the region plan for Region Planning Area No. 7, as adopted by Bill No. 8-24; now, therefore

SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,* That the portions of the Digital Zoning Layer dated May 16, 2011, for the Region Planning Area No. 7, adopted in whole or in part by Bill No. 44-11, as amended, are hereby repealed.

SECTION 2. And be it further enacted, That the Anne Arundel County Digital Zoning Layer, dated January 5, 2024, for Region Planning Area No. 7 of Anne Arundel County is hereby amended as follows:

1. In the Anne Arundel County Digital Zoning Layer, change the zoning of the property known as Parcel 0063 on Tax Map 051A, Tax Account Number 02-000-01867500, from TC – Town Center District to C4 – Highway Commercial District as shown in the cross-hatched area on the attached “Exhibit A”.

(Amendment No. 1)

2. In the Anne Arundel County Digital Zoning Layer, change the zoning of the properties known as Parcels 158 and 159 on Tax Map 45, Tax Account Numbers 02-000-09462600 and 02-000-90048560, respectively, from R2 – Residential to SB – Small Business as shown in the cross-hatched area on the attached Exhibit B.

(Amendment No. 2)

~~SECTION 2.~~ 3. And be it further enacted, That the Anne Arundel County Digital Zoning Layer dated January 5, 2024, for Region Planning Area No. 7 of Anne Arundel County, as amended by this Ordinance, prepared by the Office of Planning and Zoning, is hereby approved and adopted.

1 SECTION ~~3~~. 4. *And be it further enacted*, That the Anne Arundel County Digital
2 Zoning Layer dated January 5, 2024, for Region Planning Area No. 7, as amended by this
3 Ordinance, that is described in Section ~~2~~ 3 of this Ordinance is incorporated by reference
4 as if fully set forth and a certified copy shall be permanently kept on file in the office of
5 the Administrative Officer to the County Council and in the Office of Planning and Zoning.

6
7 SECTION 4. 5. *And be it further enacted*, That this Ordinance shall take effect 45 days
8 from the date it becomes law.

ADMENDMENTS ADOPTED: April 1 and 15, 2024

READ AND PASSED this 6th day of May, 2024

By Order:



Kaley Schultze
Administrative Officer

PRESENTED to the County Executive for his approval this 7th day of May, 2024



Kaley Schultze
Administrative Officer

APPROVED AND ENACTED this 9th day of May, 2024



Steuart Pittman
County Executive

EFFECTIVE DATE: June 23, 2024

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**I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 9-24 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.**

A handwritten signature in black ink, appearing to be 'K. Schultze', with a long horizontal line extending to the right.

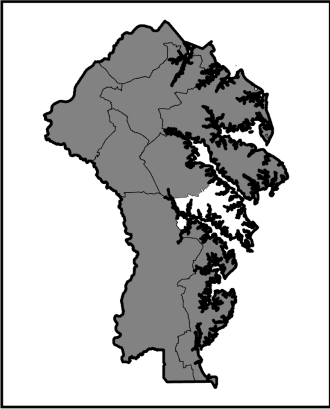
**Kaley Schultze
Administrative Officer**





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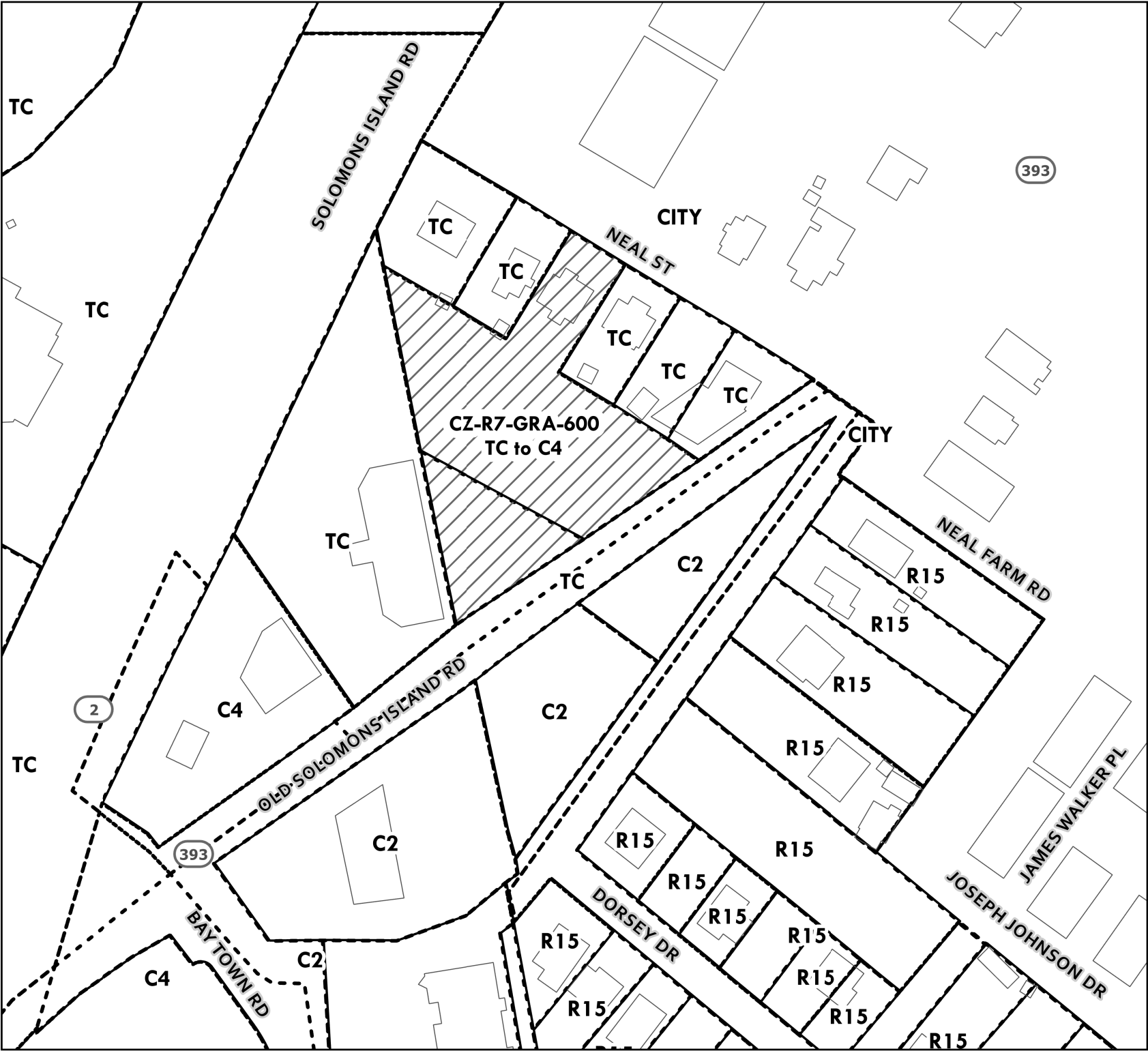
Amendment No. 1
Exhibit A

*Region 7
Comprehensive Zoning*

**CZ-R7-GRA-600
TC TO C4**



- Legend**
-  **Change Area**
 -  **Proposed Zoning**
 -  **Buildings**
 -  **Parcels**



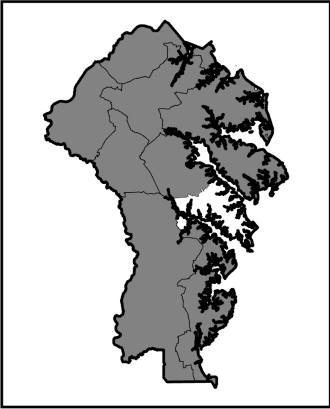
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
Amendment No. 5

Exhibit B

*Region 7
Comprehensive Zoning*

*CZ-R7-GRA-601
R2 TO SB*



- Legend**
-  **Change Area**
 -  **Proposed Zoning**
 -  **Buildings**
 -  **Parcels**

