



Gregory J. Swain, County Attorney

MEMORANDUM

To: Council Members, Anne Arundel County Council

Via: Gregory J. Swain, County Attorney /s/

From: Lori L. Blair Klasmeier, Deputy County Attorney /s/

Date: June 21, 2021

Subject: Bill No. 65-21 – Subdivision and Development and Zoning – Glen Burnie Sustainable Community Overlay Area

Legislative Summary

This summary was prepared by the Anne Arundel County Office of Law for use by members of the Anne Arundel County Council during consideration of Bill No. 65-21. The summary is intended to explain the purposes and legal effects of the bill.

Background. Bill 64-20 designated the Glen Burnie Sustainable Community Overlay Area and established certain development and zoning provisions for redevelopment in the overlay area. After Bill 64-20 was passed, questions arose as to the permitted uses in the area. Bill 99-20 clarified when zoning uses in the overlay area are permitted or conditional.

Since these bill passed, there have been additional questions regarding the applicability of provisions for testing for adequate public road facilities, mitigation of adequate public facility requirements, and the development and zoning provisions for the overlay area. Specifically, there has been a question whether redevelopment in the overlay area is required to be in accordance with the development and zoning provisions applicable to the overlay area or if the redevelopment can be completed in accordance with the provisions related to the underlying zoning without regard to the overlay area. Additionally, it was determined that the concept plan submission process for redevelopment in the overlay area could be simplified.

Purpose. The purpose of this Bill is to clarify the applicability of provisions for testing for adequate public road facilities, mitigation of adequate public facility requirements, and the development and zoning provisions for the overlay area, and to simplify the concept plan

Note: This Legislative Summary provides a synopsis of the bill as introduced. It does not address subsequent amendments to the bill.

submission process.

Bill provisions.

In **Section 1** of the Ordinance, §§ **17-5-401(c)** (testing for adequate public road facilities in the overlay area), **17-5-901(d)** (mitigation of adequate public facilities in the overlay area), **17-7-301(a)** (development requirements for redevelopment in the overlay area), and **18-14-602** (applicability of zoning provisions for the overlay area) are modified to clarify that they are applicable if the developer elects to redevelop under Article 17, Title 7, Subtitle 3 (“Redevelopment in the Glen Burnie Sustainable Community Overlay Area”) and Article 18, Title 14, Subtitle 6 (zoning provisions for the “Glen Burnie Sustainable Community Overlay Area”). If the developer does not elect to redevelop under these subtitles, then the development and zoning provisions of the Code are applicable based on the underlying zoning for the property.

Section 17-7-303 relating to the concept plan review process for redevelopment in the overlay area is modified to provide that a modified revised plan is required only if the developer opts to submit a revised plan or if a revised plan is requested by the Office of Planning and Zoning.

Section 2 provides that the Ordinance shall take effect 45 days from the date it becomes law.

The Office of Law is available to answer any additional questions regarding this Bill. Thank you very much.

cc: Honorable Steuart Pittman, County Executive
Matt Power, Chief Administrative Officer
Lori Rhodes, Deputy Chief Administrative Officer for Land Use
Pamela Jordan, Deputy Chief Administrative Officer of Health and Human Services
Dr. Kai Boggess-de Bruin, PhD, Chief of Staff
Peter Baron, Legislative Liaison
Steven Kaii-Ziegler, Planning and Zoning Officer