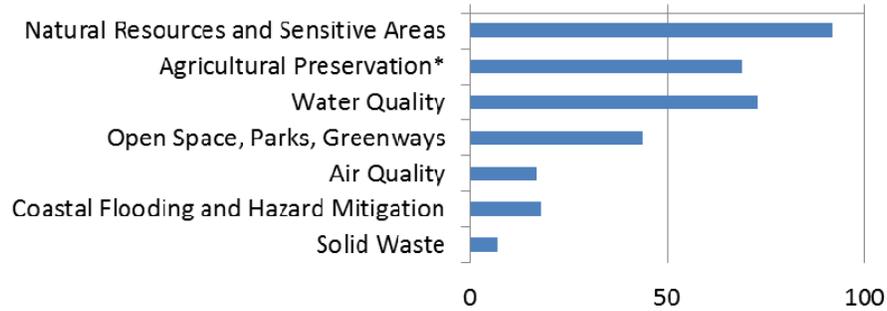


**Listening Session 7**  
**Values and Topics Survey Results and Open Comments**  
*February 8, 2018 – Southern High School*

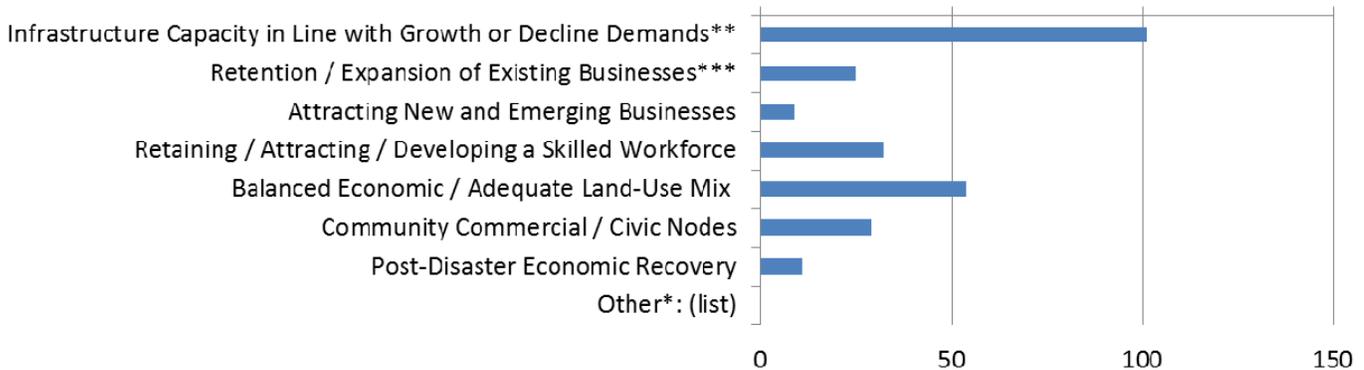
**Topics Survey Results**

**Planning for the Natural Environment**  
**(choose 3)**



\* Note: one vote specified "stop taking without reimbursing"

**Planning for a Healthy Economy**  
**(choose 3)**



\*Other:

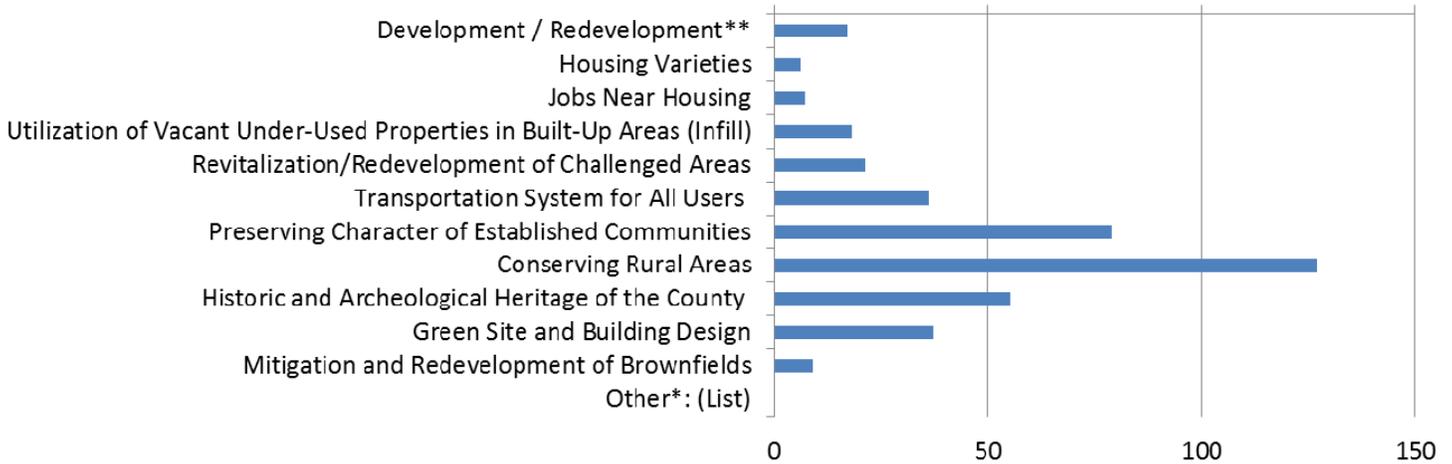
- Limit / No Development in SoCo (42 votes)
- No More Building in Mayo Until Studies done and safe (1 vote)
- Pre-Disaster Land Use Planning (3 votes)

\*\* Note: Statements made: "depending on how you interpret it"; "consideration of infrastructure drought in SoCo compared to tax base"

\*\*\* Note: Three votes specified "Retain ability for watermen to work in AA County (working waterfront)"

**Listening Session 7**  
**Values and Topics Survey Results and Open Comments**  
*February 8, 2018 – Southern High School*

**Planning for a the Built Environment**  
**(choose 4)**

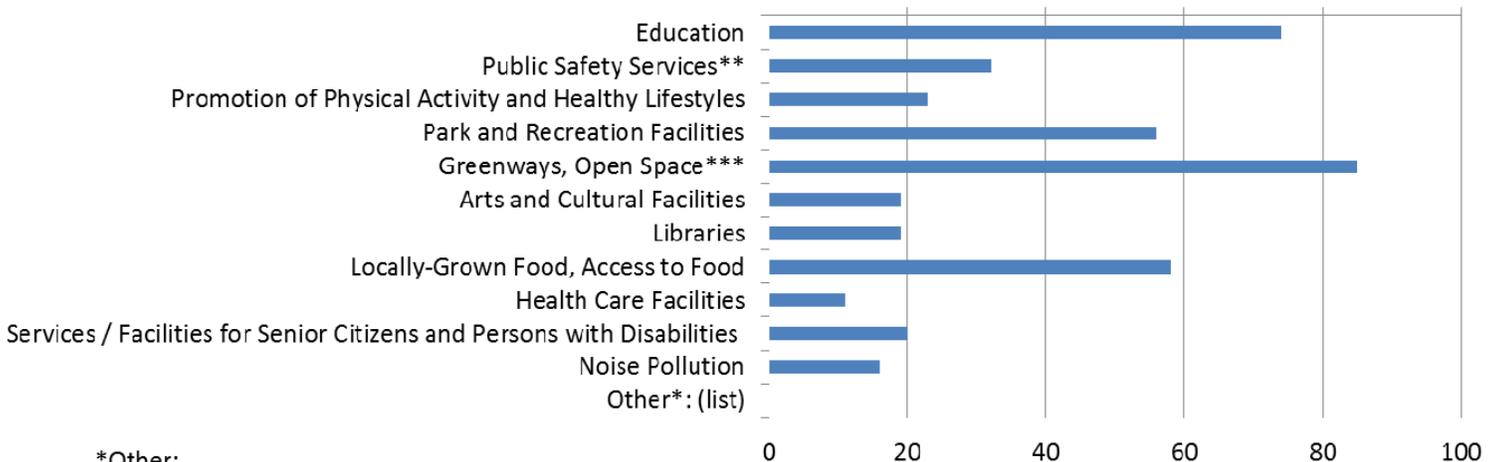


\*Other:

- Affordable Housing (3 votes)
- Too Much Building Especially on Mayo Peninsula (4 votes)
- No Development (5 votes)

\*\* Note: Statements made: "No increased density in S. County"; "Does this mean for or against?"; "Stop redevelopment, protect open space, save the forests"; one vote specified "stop robbing those that have been here for many years of their values"

**Planning for Healthy Communities**  
**(choose 4)**



\*Other:

- Light Pollution (15 votes)
- New Fire Station - Mayo / Edgewater (2 votes)
- Accomodate Waterman Needs (working Waterfront) (1 vote)
- Satellite Services in Rural South County (1 vote)
- Help with Abandoned Property and/or Absent Landlord (1 vote)

\*\* Note: one vote specified Offices in SoCo; one vote specified on Mayo Peninsula; one vote specified new fire station Mayo

\*\*\* Note: Statement made: "better protection of forests, critical areas"

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

#### *Values Survey Results*

#### **What do you like about Anne Arundel County (what are our strengths, opportunities, the things to preserve and enhance)?**

- Strengths: Physical location on Western Shore of Chesapeake Bay; reasonably well-educated workforce; above average schools system; above average median family income
- Opportunities: Take action to preserve coastline from inevitable destruction from sea level rise; expand availability of mental health service and opioid abuse treatment
- Things to preserve and enhance: Open land – practically below South River; Historic Annapolis – particularly addressing sea level rise and historic buildings; entire range of arts – related venues and facilities, indoor and outdoor
- Cultural activities
- Stormwater mitigation
- Awareness of environmental issues and importance
- Need preservation of wooded land
- Wonderful shoreline - need to protect and balance opportunity to enjoy water with concerns of close by residents
- Citizen engagement
- Improve education
- Jobs and business in their proper place
- Worker housing available
- The rural character in close proximity to cultural and metropolitan centers
- Like: Historic sites and homes; living with beautiful view of the Rhode River, walking on the beach at Beverly Triton Park; quiet neighborhood – Cloverlea; London Town
- Farms
- Open space
- Rural areas
- Senior centers
- Schools
- I love the diversity. We are new to the County and pretty well ensconced in the Fairhaven area...so that is the prism thru which we view; I would love this area to stay as rural as possible as that is what drew us here in the first place
- Preserve farms, open space, less traffic, less pollution, green space that God gave to us to protect, not ruin
- The water; rivers and bays deserve protection from storms before disasters occur rather than after; the water is the biggest advantage of all
- Open, rural, water, forests, green space, Annapolis, farms and arts
- Strengths: education system
- Opportunities: variety of recreational activities
- Preserve and enhance: farmland
- I like the rural feeling of Anne Arundel County which is why I moved here from Prince George's; I didn't like the traffic and congestion and wanted someplace more country-

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

like and small where I could raise my kids; I like that small hometown feeling; It so sad to see that slowly fade away

- Balance of development / undeveloped land
- Woods and forests
- School system is strong and effective
- Cultural opportunities (community theater and music)
- Library system
- Preserve beautiful Bay
- Historic preservation in downtown and South County
- Strength: Educated population
- Opportunities to educate about environment
- Rural South County
- Preserve farms
- Proximity to BWI
- Close to D.C. , Baltimore and Alexandria
- Waterways
- Good people
- Good jobs
- South County living; beautiful, awesome, Annapolis, and of course the Chesapeake Bay and all things associated; the strengths - have seemingly been pre-ordained by history; this and the natural environment should be preserved, and if possible, enhanced by moving forward in a way that states respect and appreciation. At its most basic, I think if the environment declines, nothing else matters
- Natural areas, open spaces, rural character, agriculture, the Bay, forests and habitat
- Rural nature of South County
- Preservation of property like Jug Bay
- Access to water
- Mix of country and town
- The generally quiet, peaceful, and natural setting
- National treasure of the Chesapeake Bay
- Friendly people, many with long strong roots in the community and pride in their local history
- Our rivers and the Bay are our most important assets - we have a terrific opportunity to align our development/regulations/education with the elements required to preserve and enhance rivers and Bay
- Preserve archeological history and heritage
- Community awareness
- Natural environment
- Access to environment
- I like the beauty of our county. We are so blessed to have the Chesapeake Bay and all the waterways and tributaries that feed into it. I also like the amount of open land – forests, farm land, etc., and the fact that intense development so far seems to be focused in

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

specific areas and not everywhere in the County. We have the best of both worlds – town and country both

- I think the sense of history is important and is fairly well-balanced with a sense of being current and energized; settings that create a sense of place, in terms of landscape; the built environment should be protected and created where possible; the variety of community types and job opportunities is fairly good; I'd like to say that I value the forests and waterfronts; I do, but they are not prioritized and protected as they should be; diversity is here and I value that but we need to make deliberate progress
- Need public transportation in South County
- Like living rural
- I live in South Anne Arundel. It is less developed than the rest of the County and I don't really have anything in common with the County north of Rt. 214.
- Keep South County rural; no big developments
- Great agriculture and rural open space
- Over 500 miles of shoreline
- Local wineries, garden centers, farms
- Natural resources
- Beautiful landscapes
- Healthy economics
- Educated population
- Rural nature, local farms
- Rural areas
- Good communities and schools
- The rural nature of South County
- Agricultural areas
- Greenways
- Nature
- The Bay
- Natural beauty; waterways, wetlands, the Bay, rivers, creeks, streams, Historic Annapolis, cultural diversity of Annapolis; we moved here to live by the water and we need to keep it clean
- Strengths: diversity, education levels, farm/rural quality, historic quality
- Diverse areas
- Preserve the waterways, water quality, habitat, and environment
- Balance in Economic development
- Traffic congestion is a problem
- Maintain community identity
- Improve opportunities for passive recreation
- Access to water views, activities
- Proximity to natural areas, wildlife
- Access to clusters of cultural and commercial amenities
- Diverse housing types, price ranges
- Location, bordering Chesapeake Bay

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

- Comparatively to other counties, more population, appears to be increasing reasonably Rural South County
- Love South County. Services are good (trash, recycle, snow)
- We like our new pathways in Idlewilde and Shady Side - great for walking dogs not on the street
- The rural atmosphere, not a lot of development - want to preserve all of that
- Strengths: small town atmosphere, but high education levels of residents; access to parks, beaches and nature
- Improvement to preserve our history - watermen, tobacco farming history, preservation of barns
- Strong environmental preservation ethos
- My comments pertain primarily to South County. I served on the Deale/Shady Side Small Area Planning Committee and continue to see this area as unique within the County. I value the rural character of the area, including the agricultural and commercial fishing traditions. This area has a disproportionate amount of wetlands and other sensitive environmental habitat and for this reason is ill-suited to the denser development found in other areas. Residents of South County value the rural character of the area for both aesthetic and practical reasons. In order to maintain water quality critical to both fish and wildlife and the commercial and recreational fishing industries, critical area regulations in this area need to be strictly followed. Commercial development and growth should be carefully considered. While public sewerage treatment exists in South County it should not be a factor in facilitating inappropriate infill development (where poor soils create runoff issues that impact water quality. Subsidence and sea level rise are factors the County needs to consider in this low-lying area
- Love the rural character and hope to see it preserved
- Love focus on history and archeology
- Love SERC!
- Great hiking - love to see more
- I live in South Anne Arundel. It is less developed than the rest of the County and I don't really have anything in common with County north of Rt214. I am a waterman and the Bay comes before and is included in all of my decisions. I do not feel that I get respect from the County government. I feel as a waterman that I am tolerated by County government because it does not really understand the water business nor does it really want to. I have lived in South County my whole life, 57 years, and expect to be treated better
- Location
- Original riparian parks that are not developed for additional use
- South County has retained its rural designation
- Preservation of green space
- Drinkable water
- Swimmable/touchable water
- Fishable water
- Eatable fish/shellfish
- I like all the farms and animals

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

- Rural communities are central to why I live here
- Public access to water front parks and hikes
- Local crops and farm stands
- Rural nature of South County
- Natural resources
- Access to Baltimore and D.C., Eastern Shore (Bay)
- Geographic diversity – cities, towns, rural/Ag, areas, waterfront
- History and historical resources
- Outdoor recreation opportunism
- Natural resources
- In South County: rural/pastoral nature of communities
- Open Space
- Varied lifestyles and land use
- Fairly rural / not heavy urbanization
- The County has a nice blend of higher density areas with rural agricultural areas; I highly encourage maintaining this diversity
- Rural area, libraries, senior centers
- Bay and Rivers
- Schools including Community college
- Increasingly diverse population
- Great department of Recreation and Parks - Parks administration is professional and works with communities
- Maryland Hall - Arts and Culture
- South County continues to be ruralish
- The Bay and its tributaries make this a beautiful place - we are losing that - water is not safe for swimming, beaches are eroded with more and more pleasure craft
- Mixed land use and lively hoods
- Preserve rural spaces and recognize them as critical to climate change adaption
- Variety of spaces – urban, rural, suburban
- Water access
- Proximity to major cities
- Libraries
- The Chesapeake and all that it entails - a treasure that we need to preserve, protect and enhance
- I love South County for its deep agricultural heritage and its tight community of residents that are here because they do not want it to change
- The blend of significant natural resources, agricultural resources, (i.e. waterways to Bay), and built areas
- Both cultural and educational opportunities
- Diversity of population, close knit communities
- Like the cozy communities
- The area we live in South County has a nice rural feel. We can still drive to D.C. or Baltimore if needed

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

- The waterfront is an asset and should be protected, enhanced, and made accessible to the public
- Strengths include land values, work force and opportunities
- More mixture of uses to promote communities
- I love the County. I live in South County which is a unique place. Of course we want to keep it rural. Education is very good. Local economy is very strong. Fort Meade is a benefit for employment (although I would not want to live up there). County government functions well (always room for improvement). Lots of history to preserve - Annapolis, Galesville, London town, etc. Owensville Health center and places like it are good assets.
- 500 plus miles of Chesapeake shoreline is an extraordinary asset and differentiates Anne Arundel County from most of Maryland
- Enhancement to allow everyone to enjoy their asset is essential
- Beautiful scenery, diversity, history, maritime history, Rural South County heritage
- We moved here 36 years because it was affordable. (Housing and taxes) It was very rural to me back then. We have lost so much with all the building. Look at Edgewater now, many empty stores there are. Stop allowing this
- Preserve the rural heritage and natural setting of the roadways and farmland
- More farmers markets
- Access to the water
- Agricultural / rural appearance
- Limited housing developments with houses built on 20 acre lots - this is the worst kind of development
- Few stoplights / street lights
- Pretty good schools
- Rural – strong family community – families here for ages - history - historic preservation and values; close knit community - old fashioned (square dance) in villages and yet just 30 minutes from D.C. and Baltimore
- As new residents, we appreciate the responsiveness of the County to residents' needs.
- We enjoy living in magnificent rural section of South County and see a wonderful opportunity to preserve it for future generations
- Rural
- Agricultural areas, farms, local access to food
- Sense of community
- The ability to make a quality living

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

#### What needs to be improved (what are our weaknesses to overcome, what are the negative trends)?

- Transportation systems need to be improved – public transportation doesn't exist for low and middle income people to where the jobs are
- Planning and appeal decision making process – why should it take one to three years for industrial, residential, appeals for minor variances
- Need clear resident-driven guidelines to determine future of existing woodlands and open space
- More money to encourage residents to put agriculture and forest lands into preservation
- Less buildings, less killing, more animals and more farm land
- This planning process should not be a once in 20 year's process. I was on the Deale/Shady Side planning process the last time around and so far the process this time appears to be a step backwards. The County planning process should be more localized. Deale/Shady Side should be more like a townships than looked at as communities. I am in the seafood business and County zoning looks at watermen like we are a nuisance. Anne Arundel County should embrace watermen like they embrace farmers. More negative trends - too many gas and goes on too many street corners, too much traffic, too little outreach
- Stop developing rural and riparian areas
- Stop using money from casino to fund more development (LDC)
- Population density too high
- Traffic safety
- Emergency response services (fire, EMS, police esp. Mayo peninsula)
- Too much development
- Infrastructure is inadequate for population growth
- Too many variances are granted
- Funding safe stations
- Ending variances and development in the Critical Area
- Belief that development is good when infrastructure is weak
- County and State satellite/mobile services in South County (AACC, MDLLR, social, services, MVA, et al.)
- Coastal Community Resiliency
- Rural Development – agriculture
- Green jobs
- Green transportation
- Water quality – beaches
- Well water quality and quantity
- Sea level Rise Retreat Plan
- Too much development
- Variance process favors developers
- Listen to public input

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

- Negative trends: development in South County, public sewer investments, social service investments
- More renewable energy resources
- The cities and more highly populated areas need increased focus and funding on maintaining the infrastructure and also additional funds to support and maintain historic structures
- Need to follow the Development Plan – not ignore it after developed
- Zoning needs to be controlled better
- We need more public access to rivers and the Bay
- Stop overdeveloping ahead of infrastructure
- Zoning is not a supple instrument, it is rather a blunt, one size fits all – poorly crafted tool, other places in the country do a better job
- We need working class affordable housing and options for residents who want to age in place - where our mother-in-law detached, modest dwellings, detached accessory dwelling
- It is very disappointing that open spaces have been rezoned without public comments
- It is obvious that developers own this County
- It is obvious that various County departments do not stay informed with what other departments are doing – Education, Transportation, Parks - they are not on the same page
- The bias towards developers must be redressed, community voices are more important than developers
- Planning and Zoning must look to the mid 21st century not late 20th century
- Affordable housing
- Overdevelopment/sprawl/congestion
- Infrastructure
- School overcrowding/class size
- Gentrification
- It takes me 35 minutes to drive 12 miles from Edgewater to Annapolis - we need to put the brakes on development and figure out how to smooth out what we already have
- Traffic heading up and down Rt. 2 - most of the commuters are coming out of Calvert County - more calming circles, more turn lanes to help in keeping the flow of traffic moving
- Need new roads, unable to handle all current traffic
- South County lacks grocery stores - we do our shopping in Dunkirk in Calvert County
- The permitting process needs to be streamlined
- Stop allowing the communities to be empowered to challenge owner's rights to his own property - community outreach is a good thing but we can't let the general public stand in the way to land rights
- Code needs to be modified to minimize interpretations
- Public Transportation in South County could be improved
- Public education is good but I am always happy to pay to make it better
- Housing is expensive - I don't know what you do about that
- More effort to protect the Bay and the environment

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

- Keep growth to slow and controlled
- The County's fiscal policies need to stop incentivizing growth that does not pay for the infrastructure and services necessary to support it
- Excessive and relentless development
- Peninsula should be treated differently - we have different issues – the list is too long to list
- Permit Department
- Taxes
- More opportunities for small farmers like grants, farmer's market for hop farms, blueberry farms, etc.
- Reduce total acreage necessary for farm preservation to preserve more farm land
- School nutrition – utilize local farms grown food/vegetables/fruit
- Negative trend toward allowing development in South County which was supposed to stay rural
- Negative - offering incentives to developers rather than make them pay for any infrastructure improvements needed to accumulate their development
- Negative Trends: too much development, too many high density areas creeping toward and into South County
- Need more roundabouts for traffic control in South County – ex. Lothian
- Do not make Rte. 2 four lanes
- Less bureaucracy with handling our neighborhood Street lights issue
- Education on where you food comes from
- Access to agriculture courses for students in the County
- \$ to promote agriculture courses, teachers in the County
- Roads – trees and evergreen bushes (need trimming)
- Schools – class size/ teacher/student ratio
- Education/teachers union
- County governments attempt to shove 10 pounds of crap into a five pound box
- Engage all citizens
- Ethnic diverse groups - no minorities at these meetings
- Too much pressure to develop beyond road capacity and bad for environment
- Incursions in Critical Areas must stop
- Transportation improvements needed
- Housing – affordable housing and better housing for poor
- We need to minimize new development in undisturbed areas, maximize redevelopment and revitalization of under used languishing areas
- Require necessary permit and mitigation fees to pay for the long term impacts of development
- Weakness – addressing rising sea level, infrastructure versus development
- Preservation of historic sites – including maintenance beyond cost of restoration
- Traffic congestion – Rte. 2, Mayo Road
- Not enough bike paths
- Water quality

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

- The County needs to adhere to the GDP, not pass 400-500 exceptions - Stop unscrupulous rezoning practices
- Clean Bay, less concrete
- Keep South County the way it is now
- Let's fix up what we have on this Earth now
- We need to improve Stormwater management and coastal management
- Peace and quiet are commodities few communities are able to claim
- Weakness: difficult working with the County on Critical Area issues, many issues seem to be subject to the person in departments interpretations of the rules / laws thus making it difficult and expensive for the property owner to work through the system in an efficient and timely manner
- Overdevelopment in some areas (notably the Mayo Peninsula)
- Infrastructure improvements / lack of suitable volume roads (again, notably in Mayo Peninsula)
- Weakness: Lack of diversity, equal representation of all people
- Negative: School bullying, hate crimes up, people of color and women on board of education and in courts
- Opioid and drug problems
- Domestic violence
- Women's issues
- More Schools
- Accountability of Impact Fees
- Transportation for the economical distressed needs to be addressed; I would think some linkage with the private ride sharing companies should be explored; I do not think that additional public transportation in South County will work
- Overdevelopment, population growth, outstripping resources, and finances
- Efficiency, consistency and cost of implementing and complying with policies and rules that are derived for or associated with GDP
- Traffic going north and south on Rte. 2
- Transportation: Great bus plan North Beach to DC, can't find service to Annapolis; more bike paths needed for safe riding; not more roads but other options
- Emergency services: Takes too long for ambulance to get to Rose Haven / Holland Point - can you contract with North Beach and Chesapeake Beach
- Rec Center: Indoor pool near Rose Haven / Holland Point. - is there one - can't find one
- Please support our farms
- Major Land Use Issue: Collection Municipal Solid Waste in Biogro concrete tank off Bayard Road and application of some to local agriculture - potential for trace metal build up in soil in the long term; many local residents desire less hazardous method for disposing of solid waste
- Public transportation
- Affordable housing
- Water access
- Growing traffic congestion

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

- Failure of Anne Arundel County leadership to invest in adequate infrastructure before approving growth
- Negative trend: Overdevelopment
- We developed GDPs, SAPs, and various communities, and forums for citizen input but oftentimes these reports / findings / documents sit on a shelf, are considered “guidance” only and things go on the way they always have. We need some to take the next step and develop rules / regulations to protect our environment - which should not be sacrificed for economic gain. Example – figure out a way to reward property owners for preserving wooded areas instead of clearing for an infill lot.
- Overdevelopment
- Frequent, consistent, affordable public transportation
- Need to bring public water to densely populated areas like London Town
- Development without necessary infrastructure
- Insufficient safety officers to cover large land area
- Influx of gang members and opioid crisis
- Overdevelopment
- Lack of public transportation
- Traffic
- Get bicycles off our back roads
- Be careful to keep South County rural – area south of Rte. 214
- Be careful not to overdevelop along roadways Rte. 2 in Edgewater and Rte. 2 from Severna Park through Glen Burnie - it becomes too distracting to see when driving
- Roads – safe without bicycles
- The trend toward subsidized development
- Development is often incorrectly characterized as in economic benefit when it is in fact a drain on the economy and County finances
- Better staffing, benefits – teachers, police, and EMT fire department
- Traffic, traffic, traffic
- Uncontrolled development
- Lack of transparency of Leadership
- We need a substantial investment in our public schools
- We need to invest more in public transit
- Increase the walkability of our towns
- Improve biking infrastructure
- We’ve lost diversity and abundance in many species
- Lost wildlife habitat
- Traffic congestion
- Emergency services access/response
- Development unresponsive to environmental concerns
- Preservation of agriculture land and resources, historic and cultural resources
- Traffic
- Emergency response along peninsula
- Budget control – spend money wisely, consider priority

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

- Education system
- More careful, transparent and sensitivity to physical, demographic, economical development
- Attention to population first – business is second or third
- Need help policing the abandon / absent landlords - cutting grass and fixing up the house a bit
- The roads need work – side roads have many potholes, main roads are pretty good
- A rural plan needs to be for many years - it seems this is a constant fight
- Ability to control growth outlined in the GDP
- Developing housing mixes to support all income levels
- Fewer variances to building codes – especially in sensitive areas of South County
- Increased attention to the development and implementation of watershed management plans for the County’s creeks and rivers
- No more sprawl
- Minimize development on peninsulas with “one way in/one way out” roadways
- Minimize development in low lying areas most likely to be impacted by sea level rise and subsidence
- Citizen access to information about quality and quantity of ground water
- Property tax incentives for solar, natural shoreline construction (as opposed to bulkheads and rip rap, other? (incentives work better than penalties)
- Local citizen input in County Government (my County Councilman lives and works in Crofton, where the majority of his constituents live) - we need local representative to represent local issues
- No more development in non-tidal wetlands (regardless of whether sewage systems are available)
- Negative trend – ignoring recommendations of the last Small Area Plan – most of that plan is still relevant – Deale / Shady Side SAP
- The development needs to stop! The traffic is horrible. Rte. 2 and Forest Drive are terrible and there is just building after building going up. The schools are crowded and the kids just are not given opportunities because there are too many of them. The area of Edgewater is starting to look trashy. Bumper to bumper traffic all day, messed up roads, broken medians and tall new buildings. Rte. 2 is beginning to look like Silver Spring. Environment is being overlooked. My son is a waterman. He is 17. With all the development and park improvement beckoning people in, what kind of Bay will be left for my son to make a living. The animals like deer, fox, bald eagles, etc., all losing their homes and are filtering into the communities. The County needs to stop destroying and start protecting.
- The Chesapeake Bay and its feeders need to be better protected. I know this is a difficult balancing act but the Bay is a unique treasure that enriches the lives of so many County citizens – economically, recreational, spiritually.
- I would like County Council decisions to be more transparent and to end “councilmanic” courtesy which tends to be a disservice to the larger community
- I would like the Small Area Plans to be honored by planning and zoning decisions; a lot of work goes into these, and many times they have been ignored in practice

## **Listening Session 7**

### **Values and Topics Survey Results and Open Comments**

*February 8, 2018 – Southern High School*

- Our land use and our schools and our emergency services need aggressive transparent analysis and improvement. Development is overwhelming communities that have little to no power to impact the places that they live. Water quality and forest and agriculture conservation should meet gold standard regulations. Anne Arundel County should be a model not just in regulations and planning but in public process – rigorous, honest and meaningful public process
- Painting the County with a single brush - as an example, we recently had installed in our community, street lights that I'm sure can be seen from outer space. While appropriate for a Walmart in Annapolis, they don't work here
- Unrestricted growth and development
- Lack of services and County infrastructure in South County specifically
- Reliable and efficient transportation access to economic centers (Baltimore, Annapolis)
- Lack of investment in our public schools
- Support for aging in place in rural communities is my main concern - when I retire can I continue to live here and for how long
- Because of weak zoning rules, it is a constant battle to prevent developer interests destroying the rural nature of South County - we should look to implement additional overlays – e.g. historic agricultural overlay
- Find a mechanism to rate development against the GDP
- Inadequate infrastructure (roads)
- Weak agricultural preservation programs compared to other counties
- The evasion of good land use planning through decisions made outside the subdivision regulations, comprehensive zoning process (subdivision modifications and food waste composting changes)
- Traffic congestion
- Cookie cutter and shopping centers
- Stream restoration
- Affordable housing

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

#### What is **MOST** important to you as you look to the future of Anne Arundel?

- The most important thing Anne Arundel County has to offer is the Chesapeake Bay. I have made a living from harvesting seafood from the bay for 40 years. This county is in the best spot to harvest seafood and it is in the best spot to get product to Washington, Baltimore. Anne Arundel County should embrace this. I have watched people move to this County because of its proximity to D.C. When they retire they move out. I was born here and I will die here. My kid is in school in Florida. He wants to come home for spring break because he needs to get his fix of the Chesapeake Bay. He was born here, it's in his blood.
- Safety – personal; Traffic- commuting; Less development; financial transparency for all elected officials
- Slow development; Fewer variances; Follow 95% rule; Improve education
- Change! A conscious level approach to the interconnectedness of every resource, every asset, every service that is in alignment with people, animals, plants, water soil and air
- Farm land and animals
- Control development! Improve / maintain infrastructure especially roads, wastewater treatment facilities, water treatment. Keep parks as natural as possible. Build ball fields in developed areas - leave parks alone
- Electric transportation; Clean air; Safe community; Great spaces; Electric transportation;
- Farms
- Avoid urban sprawl; Protect public parks and waterfronts; Encourage local farming and produce
- Preservation of rural areas; Public school improvements
- Preservation of things that makes the County (and South County) special: Agriculture, Open Space, Tight knit communities / rural communities; Natural resources – environmental health
- Sustainable energy and preservation of rural areas
- Maintain the limited remaining rural/farms/equestrian land
- Roads removing rural without too much development
- Sane, moderate growth; If you look at Odenton/Gambrills let it be a model of what not to do.
- Affordable cost of living; Public services; Access to water / parks / green space; Transportation; Stopping development (or seriously slowing)
- Maintain the local community flavor; Keep the infrastructure current; Improve water quality of the Bay; Improve air quality; Improve any quality of life
- Keep South County rural
- Go slow in development; we don't want to get over populated
- Reasonable development; Medical services (we are aging); Senior services
- Protect the water; Plan for future growth to enhance the economy; Parks and recreation areas the public; County should take over the City of Annapolis and dissolve the current government
- Slow growth is #1; Keep improving the Bay #2; Keep improving education
- Keep South County rural
- Maintaining historical and rural heritage

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

- Taxes - getting ready to retire in 5 years. Many of my friends (over 30 friends gone) have left for Delaware and North Carolina where taxes are lower; Mayo Peninsula - traffic safety for EMS, fire stations, police and sewer
- Preserving farmland
- Limiting the amount of Agricultural land that has converted to houses
- Preservation of South County way of life
- To preserve and protect the Bay environment with continued education and increased understanding of rural / community welfare
- Infrastructure
- Wise planning that is not pressured by politics and developer lobbying; The education of the citizens on the importance of the environment; Need jobs; The kind of County our children and grandchildren can live in a prosper and enjoy
- To retain open space and rural character and limit overdevelop and its attendant infrastructure problems
- Cultural heritage preservation; Water quality; Controlling development
- Preserving what we have and not turning it in to a huge subdivision
- No more building concrete jungles; Let's take care of the wild animals; Give the animals open space; Keep bikes off roads - they do not pay any taxes for riding bikes on roads; Charge bikers
- The most important is air quality
- Open space
- Growth balanced with infrastructure
- Maintaining the rural feel of Anne Arundel County; Stopping all the development and protecting our environment, our wildlife, and our Bay
- To continue to receive important services (police, fire department); To manage growth to a land that doesn't result in overcrowding; To preserve as much as possible existing parkland
- Preservation of our environment from bees – global warming climate
- Equal opportunity
- Environment and judicious land use
- Protecting our natural environment and resources
- Rural nature of South County
- Preserve what brought us here – Rural Character
- Please prioritize schools – that will ensure a strong Anne Arundel County future
- Maintain use of concentrated town/city and open country; Education
- Slow down growth until there is adequate infrastructure to support it – and solid protections for air and water quality - especially watershed protections to assure continuing Bay restoration; Growth is not an end in itself; it must be managed to serve the people who live here, the natural environment we must steward, and future generations
- Conservation and environmental protection
- Assuring environmental quality water (bay and rivers); Water (aquifers) air, forested land
- Limiting over-development; Education
- The health of the Chesapeake Bay; The preservation of the Greenways in the County;
- Adequate, affordable housing for our County residents

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

- Transparency in government and prioritization of the needs and interests of current residents instead of developers who don't live with the impacts
- Keep South County rural; Provide public transportation in South County; Improve schools – spend more for teachers
- Keeping its rural nature; Preserve agricultural lands; Protect them (from development);
- Better transportation (including public); Easier commuting between main cities
- Bicycle safety – keep them off of unsafe roads – roads without shoulders
- Balancing rural and suburban; Don't look first to rural areas for growth; Concentrate on PFAs and infill development/redevelopment
- Preservation of open space and restoration of the Chesapeake Bay
- Improve Schools; Manage development
- Strong public schools; Protection of our environment
- Make GDP a document that is actually followed; Find ways to utilize small area plans, after revisions
- Traffic and congestion; Education system - decrease bureaucracy
- Environmental conservation; Water/air quality
- Control of population growth; Environmental Preservation; Reasonable public services
- To keep Southern Anne Arundel rural
- Controlling growth to match the county's environmental infrastructure; Need to explore sustainable development
- Preserving sensitive environmental features: tidal wetlands forested wetlands, shallow water, habitat, etc.; Consider and plan for impacts of sea level rise and subsidence, limit development in susceptible areas; Improve democratic process in Anne Arundel County governance - involve local representatives in P&Z issues, etc. In Shady Side, my County Council representative lives and works in Crofton where the majority of his constituents reside - he does not represent or understand South County issues; Bring back Small Area Planning process or something similar (town councils); Road safety – limit development on peninsulas with one way in/out roadways and increase shoulders for emergency vehicles; Implement recommendations of previous Deale /Shady Side SAP – most of there are still relevant (and still not implemented; Incentives for green building (property tax incentives) such as solar panels, natural shorelines, land trusts, etc.; Preserve working waterfront access for watermen; Ensure this use is included as allowed use in Code for all residential designations (R1, R2, etc.); Note: Why just 3 or 4 dots? Air quality and water quality are both high priorities but I reserved my dots for issues that the County regulates
- Maintain the quiet rural feel of the area
- Keeping the County as a family-friendly place to live with quality education and local economic opportunities
- Over development, crowded schools, roads; The County is moving forward with too many residential developments without consideration of existing infrastructure; The whole Mayo parks project is not considering the use of overcrowded roads; It's taking money needed for school improvements for park construction; What is the County's plan for the impacts of climate change; How will it deal with all the high-tide flooding; How will it deal with the decline of aquifers; What about EMT services
- Climate change adaption

## **Listening Session 7**

### **Values and Topics Survey Results and Open Comments**

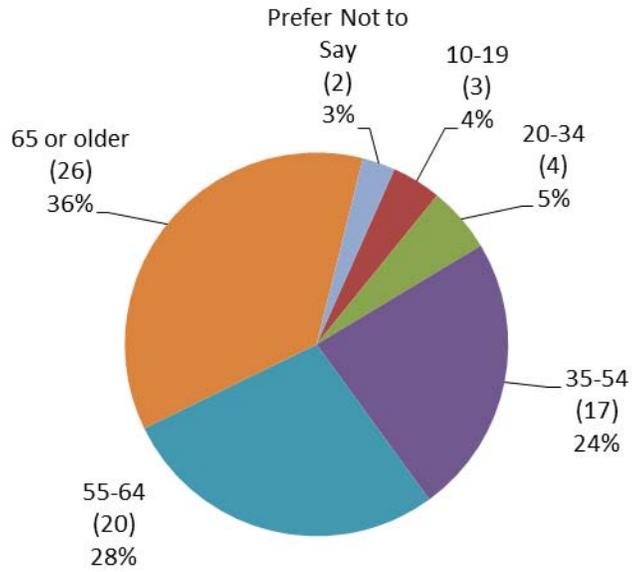
*February 8, 2018 – Southern High School*

- The preservation of the Bay; In point of fact, it is responsible for the fact that most of us are here, as yet we have not yet proven ourselves worthy stewards - thanks
- Improvements in public education including synchronizing development with investments with educational capacity; Better transportation systems geared to where people to work; Guiding development in sync with public infrastructure – roads, schools, water and sewer, where applicable
- Better planning and adhere to GDP and SAPs; Eliminate land use and subdivision changes outside of overall comprehensive zoning and subdivision regulatory processes; Adequate facilities – roads and move or duplicate some services and opportunities (e.g. community college courses to be available regularly (South County)
- Land preservation; Preserving the heritage of the farming communities – need to restore the barns and have a museum to display and educate on the farming practices and show where we were and where we are now in agricultural practices; Access to medical care for the elderly – transportation, skilled nursing help with elder care of parents /family members; Communication with residents before projects start (solar or wind tunnels)

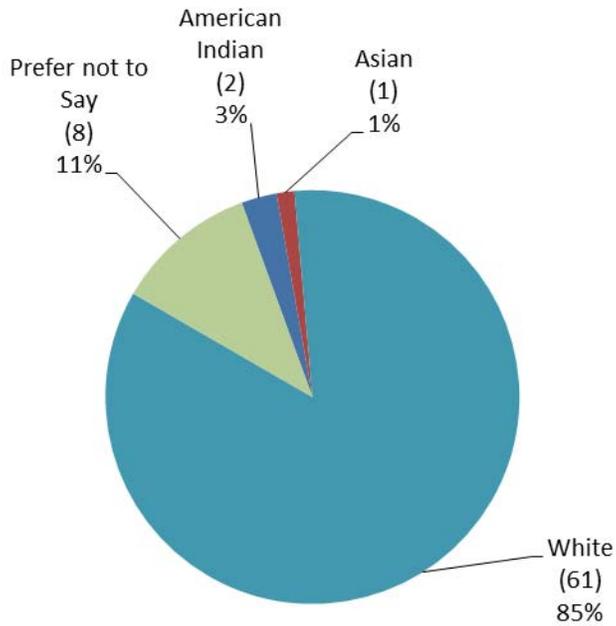
**Listening Session 7**  
**Values and Topics Survey Results and Open Comments**  
*February 8, 2018 – Southern High School*

- **Demographics of Respondents**

Age:

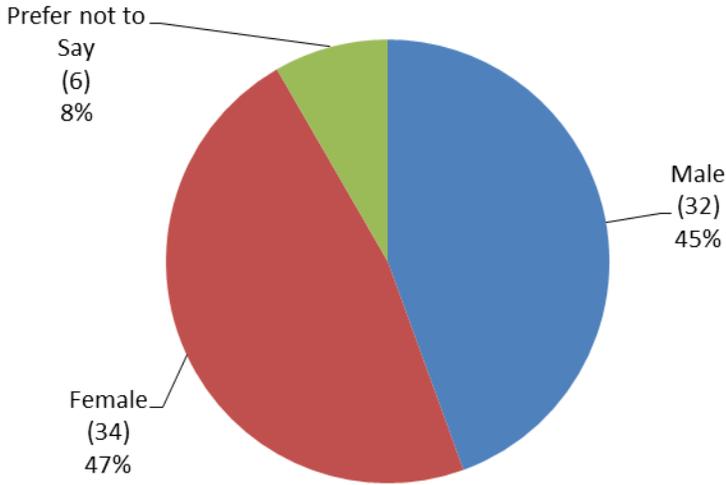


Race:

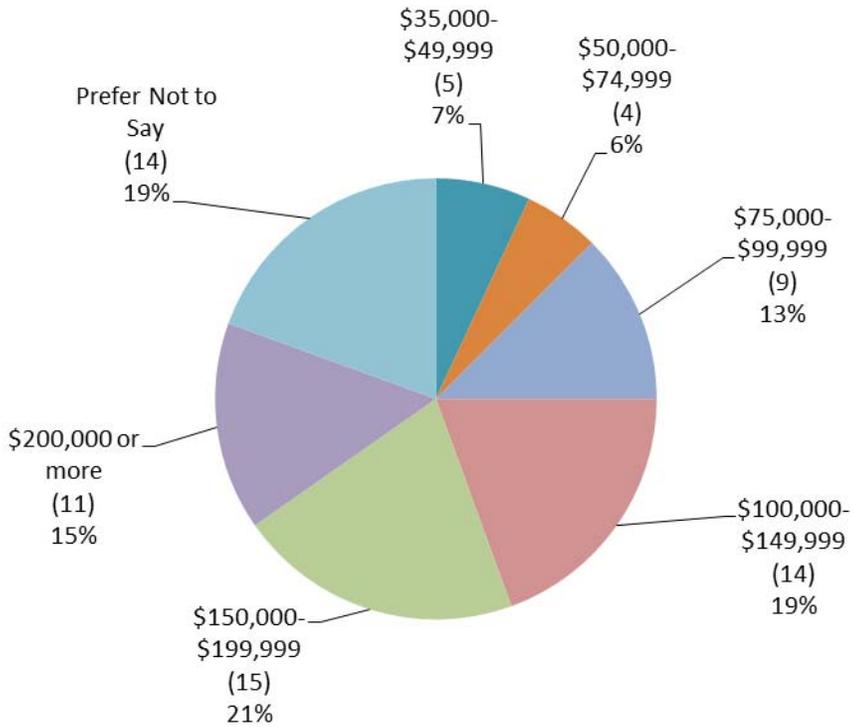


**Listening Session 7**  
**Values and Topics Survey Results and Open Comments**  
*February 8, 2018 – Southern High School*

Gender:



Household Income:





## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

#### Open Comments

- "I'm Ron Wolfe. From 1999 to 2001, I served as chair of the Deale-Shadyside SAP alongside a stellar group of citizen volunteer planners. Original committee of 18-19 members was all white, in a portion of the county with a large African-American community. When we had to replace two dropouts we held informational presentations at local African-American churches. Our committee met every two weeks from April 1999 to Fall 2000 with P&Z staff in attendance. This was serious business. A total of 54 P&Z and other county officials supported our plan for over two years. The county contracted separately with Rhodeside and Harwell to provide community design support. I turned 60 that first summer of the DSS-SAP. Now I'm 78 and here we are.

Now, the Deale-Shadyside peninsula has a plan: one developed by the residents of the Deale-Shadyside SAP Committee with Planning and Zoning over 17 years ago at great expense to the county and to the 18 resident committee members in time and treasure. In the interim it has been brazenly ignored.

1. The public wanted ball fields for their kids. Deale Elks had a large property in Mason's Beach. We investigated but P&Z responded that the property was too wet and marshy for ball fields. We abandoned the idea as a result, but not much later the Elks sold their property to Charles Snyder of Snyder Development who began grading the site prior to permit issuance. He wanted to put upwards of 40 homes on the site. He built and sold somewhere around 25 houses on a property that was too wet for kids to play ball on.

2. A similar story occurred on Tyler Road in Deale where 16 acres in the critical area was listed as marshland in tax records. The original owners had sought permission to establish building lots for their children on the property, but their application was denied based on the tax record listing. So they sold it: to Charles Snyder, who subsequently built 5 houses on 94/100 of acre total.

3. A third story: The public wanted a park, a Deale Park, and the location selected was just north of the Deale Library where an old tobacco barn stood, that could be left on site as a reminder of Deale's past. The park was included as a desirable project in the DSS Plan. Developers have eliminated the park. Drive by today and you'll see a sign on the property that reads, 20 homes coming here from the mid 400 thousands. Deale's population was 4,945 in 2010, It will certainly be greater now 8 years later, and we need that park more than ever.

Finally, the icing on the cake. Muddy Creek Road; the very first road improvement recommendation in the DSS plan, reads as follows: QUOTE Reconstruct MCR from Galesville Road to the MD 256 (that is south to Churchton) intersection to the same

**Listening Session 7**  
**Values and Topics Survey Results and Open Comments**  
*February 8, 2018 – Southern High School*

standards used to reconstruct MD 468 from Galesville Road north to MD 214 (Central Avenue), that is to contain adequate shoulders for a car to pull off to avoid an accident. Four months and four days ago, on that section of road, Ann and I were hit head-on by an 18-year-old driver caroming around a blind curve over the center line at high speed. He hit us because we could not turn out of his way to a shoulder. He totally destroyed both vehicles. 17 years later the County has yet to do anything to address safety standards there and Ann and I have not yet recovered. Not to mention that we are out many thousands of dollars to replace the perfectly good car we lost as a result.

When I went to P&Z's transportation committee open house held to determine what the public would like to see done by their department, I showed them the DSS plan and said "It's all right here!"

Let's get started... not just on road safety. It's time for the county to address what it started 19 years ago. Let's draft a check list based on our community's 2001 plan recommendations developed by our peninsula community. Let's have someone responsible for addressing implementation of those 2001 recommendations as passed by the County Council.

We just need three things in our development plan:

1. A checklist (of action items)
  2. Accountability within county government
  3. Implementation
- Adequate public facilities: too often development precedes infrastructure, but upgrades must come first. GDP must pay attention to forest conservation because trees ensure clear air/water. Anne Arundel County has lost more forests than any other County in the State. Accountability: we need teeth and enforcement of our GDP. The previous GDP wasn't followed. The County Executive needs to report annually on how we're doing on these recommendations, with a public checklist and how compliant we are with the GDP. The GDP needs to be more than just a vision.
  - In considering the Crownsville development, the Crownsville Hospital site has been discussed for years. For examples of sustainable development of public land, see the North Charleston example where John Knott created a non-profit development from a Navy surplus site; how might something like this work in Crownsville? It's very difficult to deal with growth plans, but it is possible to do a 3D display of everything in the County built-out according to current zoning, which makes it possible for people to actually see the way the County could be developed. A flight simulator provides visualization, and this tool would be very useful in this GDP process for people to understand is being discussed with different types of development.

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

- Visited Anne Arundel County as a child, and there was lots of room to run and play safely. Lately the County seems to be heading in the wrong direction, with people selling family farms, the County changing zoning and allowing 50 houses to be developed. We're moving too fast in this County. North on Rt 2 in Annapolis, it's a concrete jungle with tall buildings. We need to slow down this process of changing the land from farm to residential or commercial, because once it's gone, it's gone. We should work on abandoned houses and put people in these areas that are already built. Development has impacts on the Chesapeake Bay, with runoff issues from this development. It's okay to say no to development.
- The SAPs were prepared between 1998-2004. There has been much change in the 20 years since. We're now asked to wait for the next SAP process until after the GDP is updated. We should be incorporating and updating these plans with this GDP. Listening sessions are not a substitute.
- We need Anne Arundel County to fund the Safe Station program, which is a crisis response system for those suffering from addiction. We need to end variances in the Critical Area; the County has been ignoring Critical Area regulations. The Transportation Master Plan and MIIF studies were carried out, but with few dollars spent on this rural area. From a services perspective, South County is being ignored in favor of urban areas. We have agriculture, natural resources, farms, but we lack transportation to get students to Anne Arundel Community College. We need services aligned with population here. We created the three SAPs – South County, Edgewater/Mayo, and Deale – these were locally produced and are still relevant. The County needs to honor the intent of these plans.
- Sensitivity has been lost to what RCA designation of the Critical Area means. There are parks and land within this designation (including Beverly Triton), which is intended for Natural Resource Area/Open Space. New Land Preservation documents call it an “undeveloped” area. The GDP has an underlying theme of stewardship of the Bay. The County Executive promises to preserve open space and shoreline and restore waterways. We want him to stay true to this word. We want it preserved as open space; conserve these resources.
- Development in Deale/Shady Side: many follow the pattern of inappropriate sites, multiple modifications. There is only one community meeting for development. Citizens spoke out in the SAP process and were told that was to be basis for planning. These plans need to be re-read; there are many recommendations that were never implemented, but are still relevant. We need to update the SAPs we have, at the beginning of the GDP, not after. Some items that are still relevant from the plans:
  - Need for Adult Education and college classes in South County
  - Indoor Recreation Center for Deale
  - Maintain the Critical Area buffer and consider increasing it
  - Keep a record of variances granted to track the cumulative impacts wetlands.

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

- Fiscal issue: the County has an imbalance in its development, with more housing being built here than other counties, placing a big demand on infrastructure, and taxes and fees don't recover the cost. We see the consequences of this, and we have a backlog of infrastructure needs. We can't just ignore this growing backlog. The GDP needs to address this specifically and we need to get financing right. We need to cover real costs in our fee structures and not be subsidizing it.
- We appreciate the qualities that come with this rural area. We need to go back to the SAPs, read them, and the County needs to implement them, perhaps with a few updates. Most of the work has been done in terms of planning, but not implemented. Critical Area laws are not being properly implemented. This is a precious resource, but when it's clear cut, it's gone. As citizens, we need to insist on protection of the Critical Area and implementing the SAPs.
- We applaud the goal of listening to the concerns of constituents. In 2018, we should be using additional and better efforts to hear the needs of the citizens, and the County can do a better job of getting this information. Resources should be spent to find a more modern way to gather information from its residents. If we invest in this, we'll get much better results.
- Mixed feelings listening to comments tonight. The process must not end with the GDP; it must be followed with concrete actions. The plan for the Mayo Peninsula has not been so carefully followed. There is strong sentiment that development needs to be managed, and infrastructure must set the stage for development. Citizens must keep sending messages to our elected officials.
- Stopping development is not good either. We're lucky in this County to have wage growth, resources, and a strong economy. These are due to concentrated development. We need to provide staff with tools to change land planning with market changes, but without sprawl throughout the County which impacts traffic. Developers don't create demand, but instead supply the demand. Development is important to the local economy.
- We live in a County with geographic diversity. We have to try to juggle all of this, and it's a challenge in pulling this together. There has to be more local control, with small area planning at the start. So we have to consider how to get at this now. Start small area planning now, or embed in the GDP a mandate for small area planning with teeth.
- There have been past efforts to resist inappropriate development in South County. SACReD saved Franklin Point from 300 homes, Deale from a big box grocery store development and stopped development of homes at Deep Cove. We need local control of planning, and the previous SAP process was the gold standard. Citizens need to write it in their community. Transferring development rights into the Critical Area was found to be in violation of law. Citizens shouldn't have to be the regulators of development law.
- There is a need for transportation as relates to seeking dental care. Prevention is key; it's important for children to be able to access these services. Transportation is vital, and resources are dwindling to South County residents. We have a shortage of food for

## Listening Session 7

### Values and Topics Survey Results and Open Comments

February 8, 2018 – Southern High School

children in the schools, and no food served in the summer months. A church in Deale provides food for these children, but they don't have transportation to get to these meals.

- We need to think in terms of vision out of the box. The term "General Development Plan" sets up a plan for development. People are saying the pace and desire of developers are outpacing that of residents. Would like a vision where development is weighed with service and infrastructure needs. Currently, this is out of balance, with the pace of infrastructure not keeping up with development. Would love to see SAPs actively integrated now; otherwise, if that's not feasible, draw on the SAPs that are already created. People are talking about the process used in developing the SAPs and the process for enforcing the Vision. Previously asked for an update to the Edgewater/Mayo SAP ahead of lifting the moratorium, but the County has not been responsive to this. There's a pending subdivision of 55 houses on a tract labeled for conservation, so citizens must ask for action sooner rather than later on this.
- Grew up in South County and have seen a lot of change in the area. There are environmental issues and impacts to the Bay. The state and County have adopted a lot of rules in these areas, and it's costly to implement these. We still face inconsistent decisions and results in terms of development. Citizens are paying more to implement tools after the fact. We need efficiency and consistency in implementing these laws.
- Air quality received few votes in the previous Topic Survey exercise. Anne Arundel County may have some of the worst air quality in the country, due to Midwest air pollution migrating here, and we are facing challenges at the federal level that may reduce regulation of air quality. Would like to see some of the activism here tonight applied toward this issue. It's critical because it's the air we breathe.
- Amend the County charter to make the Plan stick. We need to talk to County Council, do listening sessions, find out what people want, and make sure that SAPs are used.
- Would like to reduce minimum acreage requirement for preservation and farming incentives. There should be more support for farmers markets and organic farming.
- There is some question about what is South County – it used to start at the South River. There was pressure related to comprehensive zoning in 2010, with the County Council considering various upzonings through amendments. Citizens had to fight these issues and believe the issue will come up again. The line between South and North County is right through MD214, with agriculture to the south and more density to the north. That the GDP is merely a guide is disturbing. The Terrapin Run court case has strengthened planning legislation in Maryland. We must make sure our elected officials keep to these plans in Anne Arundel County.
- Having lived here for years, South County is very special. Development is important in some ways, but more for North County/Ft Meade area. We need a rural area in the County, and that's South County. It's special here, like nowhere else in the US. People don't realize the history here is of national importance. We need to preserve it. We moved here for a reason, we have things here that others don't have, like Galesville square dances, veterans meetings, and a life that others can't dream of. We want to keep

**Listening Session 7**  
**Values and Topics Survey Results and Open Comments**  
*February 8, 2018 – Southern High School*

our heritage and way of life, with horses, raising chickens, and children playing. Moved here to raise children in this place and want to keep it for future generations. Protect South County from Friendship to South River. Keep development in the proper areas, where it already is.

- This GDP process is an opportunity for flexible zoning on property because you don't know what the future has in store. Also, there's an opportunity for developed areas like older shopping centers with no stormwater management to be redeveloped with better stormwater protections and development patterns. Working together we can accomplish improved development.
- The 16 SAPs are incredible records, and they all have specific recommendations that need to be checked in terms of implementation, what's been accomplished and what hasn't. There are areas that need development and infill, but this must be in appropriate areas, and considering whether citizens are getting the benefit. We know rules don't always get followed and wonder how certain developments are allowed to go through (campaign contributions to elected officials). We need to look at modifications and various processes, including notification processes, and insist on better transparency so citizens are informed on these requests. There are discussions of reforming the variance process and there are competing ideas from citizens versus developers for reforming these processes.
- Transportation: Anne Arundel County has a transportation program for people at least 55 years of age and for the disabled. There is a taxi voucher program with 15 companies, but only 3 will come to South County (one with a surcharge and only to Annapolis, and another requires a trip of at least 30 miles). These are important because of the immediate response. Transportation for the disabled has to be reserved days in advance. In terms of public transportation for the general population, we have a bus to Edgewater and nothing else at all further south. We need to find ways to get people to services and other needed destinations. It's a root issue for many people. Soon there will be a shuttle program for on-demand requests; this needs to be coordinated with other bus routes and schedules. Consider also residents who want to age in place. We really must consider the people interacting with the criminal justice system, particularly in relation to the opioid crisis. Requirements to travel for judicial appointments – failing to appear results in jail. Lack of transportation guarantees failure for this population, but also impacts those going to traffic court and others. There's a demand for it in South County and the GDP needs to reflect that a solid, healthy community does not leave any population out.