

**Plan2040 – General Development Plan
Citizens Advisory Committee
October 3, 2018 – 4:30pm
Chesapeake Conference Room, 2nd Floor
2664 Riva Road, Annapolis, MD
Meeting Notes**

Members Present: Leo Wilson (Chair), Harry Blumenthal, Anthony Brent, Hamilton Chaney, Christy D’Addario, James Fraser, James Krapf, James Langley, Amy Leahy, Michael Linynsky, Patricia Lynch, Caren McPhatter, Douglas Nichols, Kerry Petz, David Povlitz, Elizabeth Rosborg, Allan Straughan

Public: Jerry Pesterfield, Joan Maynard, Janet Holbrook, Jim Lyons

County Staff: Philip R. Hager, Lynn Miller, Cindy Carrier, Patrick Hughes, Mark Wildonger, Don Zeigler, Andrea Gerhard

Welcome

Mr. Philip R. Hager, Planning and Zoning Officer

Mr. Hager welcomed the Citizen Advisory Committee (CAC) and the public to the Plan2040 General Development Plan (GDP) kickoff meeting. The meeting was called to order at 4:37 pm. Mr. Hager explained that this is the first of many meetings that will continue into 2019. He stated that these regularly scheduled CAC meetings will be treated as work sessions. The meetings will be open to the public, much like the public listening sessions that began over a year ago however; the meetings do not include a public participation opportunity. He noted that there will be other opportunities for public participation during the remainder of the GDP process.

Mr. Hager recognized Mr. Hartzell, the Chief Administrative Officer; Mr. Pesterfield, chair of the Planning Advisory Board (PAB); and Ms. Maynard of the PAB. Mr. Hager explained to the CAC that the PAB will review the final draft of the GDP and make recommendations to the County Executive prior to the introduction of the Plan to the County Council.

Mr. Hager introduced the chair of the CAC, Mr. Wilson. Mr. Wilson shared he has been a resident of the Annapolis area for 28 years. As an architect, his work closely relates to the work to be done by the CAC. He is looking forward to working together to help steer the County in the right direction for the future. He thanked everyone for participating.

Mr. Hager said planning is important to many of the committee members and the public. During the Listening Session phase, he was able to meet many members of the public and listen to their thoughts about what is working and not working in the County. He explained that he may sometimes use the term “comprehensive plan”, which can be used interchangeably with the term GDP. The GDP is comprehensive in nature because it is a document that weaves together a number of elements that can stand alone, but when woven together creates a stronger, more comprehensive document. A comprehensive plan helps illuminate the interconnectedness of several elements and processes within the County.

Mr. Hager said he discussed several recurring themes from the Listening Session and other public outreach activities over the past year with the County Executive who responded by putting forth legislation to the County Council to address particular issues. Mr. Hager provided a brief overview of this recent land use legislation:

- Bill 21-18 requires the current GDP, other master plans, and small area plans to be used as development guides, requires no fewer than seven small area plans created by the GDP, and requires small area plans to be considered in creation of future GDPs. The benefit of the bill is that the planning process will now be codified; meaning that if there is interest in changing these requirements, there must be a public process and new legislation introduced. The Small Area Planning process will begin after the GDP and Comprehensive Zoning process.
- Bill 17-18 imposes a temporary moratorium on accepting applications for rezoning in all zoning districts beginning July 15, 2018 and ending with submission of the GDP to the PAB.
- Bill 23-18 increases from 175 to 300 feet the distance required for a developer to notify property owners of a site that is to be developed.
- Bill 19-18 increases the number of property owners entitled to receive written notice of administrative hearings regarding nearby properties by expanding the distance from 175 feet to 300 feet and adding adjoining properties.
- Bill 18-18 clarifies the special exception requirements for cases before the Board of Appeals and re-confirms existing standards for special exceptions for cases before the Administrative Hearing Officer and the Board of Appeals. The standard for a special exception requires the use to be consistent with the GDP and not have any adverse effects on the property other than those inherently associated with the use. This bill provides greater scrutiny and provides an extra level of analysis that may not have been taking place.
- Bill 27-18 requires a community meeting for modifications, removes the Planning and Zoning Officer's right to waive meeting requirements, requires the Planning and Zoning Officer to issue written justification for modifications, and reiterates that modifications must be consistent with the GDP.
- Bill 28-18 removes the Planning and Zoning Officer's unlimited ability to grant extensions by modification during the subdivision and site development processes and enables the Planning and Zoning Officer to grant administratively up to three extensions up to 360 total days (180, 120, 60). Extensions thereafter may be granted by modification. This bill provides a greater level of predictability for development, rather than having previously approved projects linger.

Welcome and Presentation

Mr. Steve Schuh, County Executive

County Executive Schuh thanked the public for attending and Mr. Wilson for chairing the CAC. Mr. Schuh said the recently adopted legislative package positions the County to better manage the development process. Denials of modifications through August 2018 are already up by nearly 400% over the previous 5-year annual average; and monthly approvals of modifications in 2018 are nearly 60% lower than the previous 5-year monthly average. He noted that the presentation

he will be giving tonight is the administration's position on land use planning and priorities. It should not be interpreted as direction on how to proceed in their discussions and decisions.

County Executive Schuh recognized the Administration's vision for the County is to promote development that is well-planned and respectful of property rights and assure that necessary infrastructure is in place to support that growth. There is also a need to protect open spaces and historic structures and provide ample opportunities for recreation, athletic participation and interaction with our natural environment. He emphasized the County respects private property rights and does not exercise arbitrary power over land rights. He noted the recently adopted bills create a more informed and transparent process.

County Executive Schuh reviewed the land use planning cycle per Bill 82-17. The County is about halfway through the GDP process. Comprehensive Zoning will begin after the GDP process and will last approximately one year. The Small Area Planning process, which will be fleshed out during the GDP process, will begin after Comprehensive Zoning process and will run for approximately five years. Each of these processes is now required by law. The intent behind this new process is there will never be a Small Area Plan or GDP older than eight years old.

County Executive Schuh presented a series of slides that provided an overview of the County by type of development. The northern part of the County is highly developed, highly dense, and due to its aging infrastructure, the area is ripe for revitalization. The County will be creating its next regional park in Brooklyn Park. The eastern portion of the County is largely residential and new development is near capacity. The greenfields are mostly protected and future development would be infill. West County is rapidly growing due to several economic engines – BWI Airport, the National Security Agency, and Fort Meade. Mr. Schuh shared that Fort Meade is becoming the second largest military installation in the United States, if it has not already. South County is rural and is considered the preservation area of the County.

The Administration's planning priority is to maintain the current 49% / 51% balance of developed/developable land and rural/open-space lands. In order to achieve this, the GDP should guide future development toward areas with adequate infrastructure and preserve rural and open-space lands. County Executive Schuh emphasized that the County's 49% / 51% balance is at a historic point. If the majority of residents want to continue to see suburban and rural development, then it should continue take place in areas currently zoned for growth and has or can be provided adequate infrastructure. Rural areas would continue to be preserved.

Residential zoning districts comprise the majority of land within the County. Almost 40% of County is zoned R1, R2, R5, R10, R15, and R22. Commercial zoning districts generally follow the major transportation arteries. Approximately 3% of the County's land area is zoned commercial. Most Industrial districts, 5% of the County's land area, are located near the City of Baltimore. Other development-oriented districts comprise approximately 1.6% of the County's land area. All development oriented zoning districts add up to approximately 49% of the County's land area.

Preservation-oriented lands account for approximately 51% of the County's land area. The Rural Agricultural, Residential Low Density, and the Open Space zoning districts make up

approximately 31%, 6%, and 14%, respectively, of the County's land area. A large area zoned Open Space is the Patuxent Wildlife Refuge. The County is working with the Federal government to allow more access into refuge for hiking, birdwatching bicycling.

Sewer infrastructure and to a lesser degree, water infrastructure, create pressure to allow development. The Water and Sewer Master Plan helps guide development by determining what areas may be served by public water and sewer. For areas that will not be serviced by public sewer, the County is working to implement better septic systems using best available technologies.

From 2001 – 2003, the mix of single-family detached units and townhouse units was 73% and 27%, respectively. From 2015 – 2017, that same mix was 46% single-family homes and 54% townhouses. This shift to high-density housing has the potential to stress existing infrastructure systems, for example roads. County Executive Schuh hoped that over time, land use policies, procedures and actions in the GDP will normalize the housing distribution.

A diverse housing stock helps promote a healthy and dynamic community. In order to achieve this, the County will rehabilitate the County's seven public-housing communities through public/private partnerships; rehabilitate existing communities in partnership with private investors; and provide rental assistance and counselling to promote home ownership in order to create mixed-income communities. The County will cease supporting tax-payer subsidized, low-income, high-density housing projects and discontinue further expansion of County-owned public housing.

The County has designated nine Commercial Revitalization Areas; Bill 86-18, passed October 1, 2018, added the ninth area along Baltimore-Annapolis Boulevard in Ferndale. These revitalization areas were identified based on aging commercial corridors, like MD 175 north of MD 32 in Odenton. Property owners who improve their property are eligible for property tax benefits.

The County will continue to preserve lands, though instead of purchasing lands, the County will use cost effective methods, like buying easements, to preserve lands. Most of these lands are currently located in the southern portion of the County.

County-owned land is approximately 7.7% of the land area in the County. These properties are scattered throughout the County and may not serve a County-purpose. The County has made a strong effort to surplus these properties.

County Executive Schuh thanked the Committee for volunteering.

Mr. Straughan asked how the Committee should react to press requests. Mr. Hager said the media is welcome to attend the meetings and information about the meetings would be posted to the website. Ms. Leahy noted there was an article about the CAC in a recent edition of the Severna Park Voice.

Introductions

Mr. Philip R. Hager, Planning and Zoning Officer

Ms. Carrier introduced herself as the Long Range Planning Administrator and introduced her staff who will assist with the GDP. Mr. Hager asked the CAC to introduce themselves.

Ms. Rosborg has had roots in the Arnold area for over 60 years. She is Vice President of the Arnold Preservation Council, a member of the executive board of the Growth Action Network, and a member of the Maryland League of Conservation Voters. She is interested in preserving the existing communities.

Ms. Petz has lived in the County for 20 years and currently lives in Arnold. Her background is in education and real estate. She is interested in serving the community, ensuring there is adequate infrastructure, and controlling growth and development.

Ms. McPhatter has been a resident of the County for over 35 years and currently lives in Brooklyn Park. She is a Human Services Board Certified Practitioner and serves as the Vice President of the Arundel Gardens Community Association, President of the Greater Brooklyn Park Council, and is a community representative on the Greater Baybrook Alliance Steering Committee.

Ms. Lynch has lived in Broadneck for 50 years. Her background is in science and the environment. She is President of the Broadneck Council of Communities, Vice President of the Growth Action Network, and serves on the Bay Bridge Reconstruction Advisory Group. She is especially interested in environmental, transportation, and stormwater management issues.

Mr. Langley has lived in Pasadena for almost 30 years. He is the Vice President and co-owner of an asphalt paving and related site work contracting business. He is interested in promoting smart growth in the County.

Mr. Krapf was born and raised in the County and has been in the real estate business for over 20 years. He is currently a Vice President at Elm Street Development. He is the President of the Board of Directors for the Anne Arundel County Chapter of the Home Builders Association of Maryland. He has worked with constituent groups around the County on a variety of issues.

Mr. Chaney, owner of Herrington Harbor, was also born and raised in the County. He has a civil engineering background and is currently in the maritime industry. He is interested in preserving open spaces and the historic resources.

Mr. Blumenthal moved to the County in 1963. He currently practices land use law. He has seen the County grow and feels there is a need to simplify and make the development process more transparent.

Mr. Brent has a military background and currently works at Fort Meade. He is President of the Neighbors of the Mayo Peninsula and has worked with the Growth Action Network. He agrees that a balance in land uses needs to be struck.

Ms. D’Addario has lived in Severn for 23 years. She is concerned about the level of housing density and design. She is interested in preserving the quality of life in the County.

Mr. Fraser is a 15-year resident of Odenton. He has a background in civil engineering, real estate, and real estate finance. He has been in the land development industry for more than 20 years, the last five years in Howard County. He is the President of the Howard County Chapter of the Home Builders Association of Maryland. He has previously served on the Planning Advisory Board and the Odenton Town Center Advisory Committee.

Ms. Leahy has lived in the County for 38 years. She has previously worked for the County in the Budget Office, Department of Recreation and Parks, and with Constituent Services. She is now retired and volunteers for the Growth Action Network and the Greater Severna Park Council. She is interested in water and transportation issues.

Mr. Linynsky was raised in the Rolling Knolls community and has lived in the County for over 40 years. He has been a Battalion Chief in Prince George’s County for 25 years and has a background in public safety management. He serves on the Electrical Examiners Board. He is interested in helping shape how the community grows and manages traffic.

Mr. Nichols moved to the Severna Park area in 1955. He is a member of the Growth Action Network, Severn River Association, a delegate to the Greater Severna Park Council, and the Greater Severna Park Council Police / Community Relations committee chair. He is interested in traffic issues.

Mr. Povlitz currently resides in Tracey’s Landing and is a 10-year resident of the County. He is retired from the County Fire Department. He appreciates the unique resources of the County and is interested in working to balance these traits and characteristics with growth.

Mr. Straughan has been a resident of Pasadena for five years. He is President of his Homeowner’s Association and President of the Greater Pasadena Council. He is interested in ensuring the GDP provides reasoning behind zoning and planning decisions. He is also interested in transportation and safety infrastructure.

Meeting Logistics, Committee Roles, Expectations, Plan2040 Overview

Ms. Cindy Carrier, Planning Administrator, Long Range Planning Section, OPZ

Ms. Carrier thanked the CAC members for volunteering and noted that they have been given notebooks to keep materials handed out / emailed for review. She passed around a Committee Roster for the CAC to review and make necessary edits. Ms. Carrier reviewed the roles and expectations of the CAC. She encouraged the Committee members to interact with their communities and solicit feedback and bring these items to the Committee. Depending on certain issues, there may be a need to establish sub-committees. She requested the Committee also participate and assist in future public forums and surveys in order to witness first-hand the public’s concerns.

The Committee is expected to pursue opinions and desires of their represented geographic area or area of expertise and not self-interest; study the issues; be fair and respectful of public, staff and each other; to share the floor and not monopolize conversations; appreciate differences of opinion; make an effort to reach best consensus; and come to meetings on time and prepared.

What is a GDP?

Plan2040 is a comprehensive land use plan prepared in compliance with State requirements and guidelines. The State requires the plan to address certain issues like water resources, sensitive areas and transportation, and allows local governments to include other elements unique to their particular area. Anne Arundel County Code designates the Office of Planning and Zoning to prepare and periodically update the comprehensive plan to guide growth and development. The County has had a GDP since 1968 and has updated four times since, with the latest in 2009. The GDP is a policy document formally adopted by the County Council that establishes a Vision for the County and goals, policies, recommendations and an implementation plan to guide land use decisions over a 10-20 year planning horizon. It is implemented through various means including the zoning and subdivision articles of the County Code. The GDP is used by government agencies, citizens, developers, consultants, community associations, and others in making decisions about development, land preservation, resource protection, and infrastructure and services. The GDP helps set budget decisions and is used to set County work programs.

Timeline

Ms. Carrier explained that starting with the next meeting, the Committee will begin reviewing and discussing background reports. These background reports detail existing conditions, challenges and needs, of County departments that are responsible for implementing recommendations from the GDP. Ms. Carrier explained that discussions on background reports include a 2009 GDP Implementation Report and a status report of recommendations from the 16 Small Area Plans. A consultant is currently working on a land use market analysis and demographic trends projected for the next 20 years. Ms. Carrier requested that as the CAC reviewed these reports, they send questions in advance if possible.

Future agenda items include reviewing and providing feedback on the vision. Ms. Carrier noted that a draft vision will be developed by reviewing previous visions from County GDPs, the Small Area Plans and comments received during the Listening Sessions and various group meetings held during the past year. In addition, the CAC will review and provide feedback on GDP goals, policies, recommendations and the preliminary and final draft plans. In addition, the CAC will review and provide input on the process for the development of Small Area Plans.

Ms. Carrier noted that there will be public forums in late January – early February 2019 for the land use plan. A draft of the GDP will be prepared subsequently and revised by early summer 2020. Additional public forums are expected to be held in June 2019 on the preliminary draft Plan2040. A Final Draft is anticipated to be sent to the Planning Advisory Board in August.

Next Steps

Ms. Carrier noted that the 2009 GDP Implementation Report will be mailed to the CAC later this week. Ms. Rosborg asked if the reports could be sent via Dropbox instead. Ms. Carrier said that she would email the CAC the materials and if someone needed a hard copy, then they could

request that one be mailed. Ms. Rosborg also asked if Ms. Carrier could provide an outline for the biographies. Ms. Carrier will also email the CAC an outline.

The meeting adjourned at 6:25 pm. The next meeting is scheduled for October 17th.