This document provides responses to frequently asked questions about the **Preliminary Draft of Plan2040**, the General Development Plan for Anne Arundel County.

The Preliminary Draft of Plan2040 includes two volumes:
- Plan2040 (Volume 1) includes the introduction; vision and themes; goals, policies, and strategies; planned land use map; Region Plan process; and implementation plan.
- Plan2040: Background (Volume 2) provides supporting technical information related to the subject matter of Plan2040.

Public comments are being accepted from **Wednesday, September 30 to Sunday, November 15.**

List of Questions (click to jump to a question)

1. **What is the importance of Plan2040, the General Development Plan?**
   a. Plan2040 is the comprehensive plan to guide land use in the County, capitalize on its assets and conserve critical resources over the next twenty years. It reflects the voices of thousands of residents and addresses their priorities for the future of the County. The plan builds on the foundation of the previous General Development Plans and Small Areas Plans. It values, promotes, and protects what makes Anne Arundel County "the best place for all" including, the Chesapeake Bay and its tributary rivers, forests, farms, residential neighborhoods, and thriving economic centers.

2. **How was the plan developed?**
   a. Plan2040 has been developed over the course of 2017-2020 and included:
      - 8 Countywide listening sessions attended by approximately 400 people (2017-2018)
      - Online vision and values survey completed by 427 people (February - March 2018)
      - Youth focused outreach including survey completed by 112 youth and conference attended by 125 high school students (2018-2019)
      - Small group meetings with over 30 community organizations (2018)
      - Day long workshop with Smart Growth America (April 2019)
      - 17 small area visioning forums attended by approximately 500 people (May - June 2019)
      - 1,675 residents completed an online survey on transportation and land use (July 2019)
      - Online open house (August - September 2020) visited by over 4,000 people to comment on the draft goals and the draft land use plan

3. **How can I get a copy of the Preliminary Draft Plan?**
   a. The documents can be downloaded at www.aacounty.org/plan2040. A printed copy of the document is available for review at each County public library. Please call your local library to schedule an appointment to view the documents.

4. **How do I provide comments?**
   a. There is a questionnaire on www.aacounty.org/plan2040 where you can enter your comments.

      The questionnaire also asks you to provide your email address so we can keep you updated on the plan and collect demographic information in order to analyze our outreach effort.

5. **I don't have a computer or internet access at home. How can I access the website?**
   a. We understand that not everyone can easily access the website from home. A printed copy of the document is available for review at each County public library. Please call the library to schedule an appointment to view the documents. There is also public WiFi available outside of most library branches (except for Riviera Beach and the Westfield Mall).

6. **How can I access the plan if I am visually impaired?**
   a. Adobe Acrobat includes a Read Aloud tool. Click on View in the toolbar, then select Read Aloud. The plan document can also be interpreted by screen reader programs.

7. **Will comments be made publically available?**
   a. Yes, the County will prepare a summary report on the input received during this public comment period. We will include an appendix with the raw public comments.

8. **What is the connection between the Development Policy Area Map and the Planned Land Use Map?**
   a. The Development Policy Area Map depicts geographic areas where the County should concentrate development; redevelopment and revitalization; preserve existing neighborhoods; and preserve the rural and agricultural areas. It considers the County's existing environmentally sensitive areas, resource conservation areas, development patterns and infrastructure investments. The Development Policy Areas Map is the broad framework that informs

the Planned Land Use Map in defining land use types and can be used for prioritizing infrastructure investments.

9. How was the Planned Land Use Map developed?

a. Changes to the Planned Land Use Map have been proposed through two parallel processes:

- County staff conducted a comprehensive Countywide review of the Planned Land Use Map. Staff recommended 67 changes that either reflect better alignment with the parcel boundary, change an existing nonconforming use expected to continue within the planning horizon to the appropriate planned land use designation, or reflect changes that are more comprehensive in nature and better align with the Development Policy Areas. These proposed changes were reviewed by the public through the Plan2040 Community Engagement @ Home website.
- Property owners were given the opportunity to submit applications for Planned Land Use Map designation changes. A total of 182 of land use change applications were processed. A public comment period was held in February - March of 2020 on these applications. County staff have reviewed the applications relative to a set of criteria including consideration of public comments. Proposed planned land use designations for these properties were reviewed by the public through the Plan2040 Community Engagement @ Home website from August 5 - September 10 2020.

10. Why do the categories on the maps not match the zoning districts?

a. The Planned Land Use Map is used to guide development patterns within the County based on the Development Policy Areas Map and the Vision and Goals set forth in Plan2040. This is achieved by designating areas with land use categories that represent development types (low density residential, rural, high-density residential, commercial, industrial, mixed-use, etc.). These land use designations are implemented through corresponding zoning districts. For example, the Rural Planned Land Use designation corresponds to RA and RLD zoning categories. The Zoning Maps and Zoning Code are regulatory tools to manage development. After Plan2040 is adopted, a comprehensive assessment of the zoning maps will be conducted as

part of nine Region Plans (similar to how comprehensive rezoning was conducted in Small Area Plans between 1998 and 2004).

The Plan2040 document provides more detail on the Planned Land Use Map.

11. **Will the changes to the Planned Land Use Map lead to changes in zoning?**

   a. Zoning will be confirmed during the comprehensive rezoning process which will happen with or soon after each Region Plan. For a majority of the County, zoning will not change unless there is a reason to do so to implement the Plan2040 Land Use Map. The existing zoning districts could be retained; modified or removed; or new zoning districts could be developed depending on what is needed to implement the adopted Planned Land Use Map.

12. **How does the Planned Land Use Map protect the environment, including water quality?**

   a. The Planned Land Use Map is one of several tools the County has to protect the environment and water quality. As part of the Development Policy Areas, County staff prepared a Resource Sensitive Policy Area overlay map focused on areas of natural, cultural, or physical features of special concern or significance within the County. The map uses existing data from a variety of sources to identify or indicate locations of natural, cultural, or physical features of special concern or significance within the County. Data shown on this map was used to inform the review of Planned Land Use designation change requests and Staff Recommended land use changes.

   The Planned Land Use Map includes two designations for areas with a focus on environmental protection:
   - Conservation: land that is publicly and privately-owned and is primarily used for conservation purposes in perpetuity (but can include facilities such as public water access). This designation includes properties preserved through land trusts, platted floodplains, passive open space adjacent to platted floodplains, and passive parks and other conservation lands.

- Open Space: publicly and privately-owned active recreation uses including but not limited to golf courses, camps, campgrounds, ballfields and other recreation areas.

The Planned Land Use Map also identifies areas where development will be focused to minimize disturbance of undeveloped land and capitalize on existing infrastructure. These areas include Town Centers and struggling commercial areas.

Plan2040 also supports other environmental protection tools including regulation and public land acquisition through Goals, Policies, and Strategies related to:

- Comprehensive update of the County's Critical Area Program, including the Habitat Protection Program (See Goal NE1 and supporting policies and strategies).
- Expanding forest conservation efforts (See Goal NE2 and supporting policies and strategies).
- Public acquisition of additional land for greenways, parks, and open space (See Goal NE3 and supporting policies and strategies).
- Strengthening stormwater management regulations and supporting stormwater retrofit projects (See Goal NE4 and supporting policies and strategies).
- Reforming County development regulations to limit Modifications and close loopholes (See Goal BE1 and supporting policies and strategies).

13. How does Plan2040 address equity?

a. Plan2040 addresses equity across the goals, policies, and strategies in the Plan2040 document rather than making it a stand alone chapter or element. This "equity in all policies" approach is recommended by the American Planning Association's (APA) Planning for Equity Policy Guide. Staff conducted a review of the draft goals, policies, and strategies in the spring of 2020 using the STAR (Sustainability Tools for Assessing and Rating) Community Rating System, a tool for evaluating local sustainability across economic, environmental, and social performance measures and found the draft goals rated well overall, but were lacking in focus on equity. Staff revised the draft goals, policies, and strategies to emphasize equity and using the APA Equity

Policy Guide as a reference. Those revisions were reviewed by the Citizen Advisory Committee in their May and June 2020 meetings.

Equity is highlighted in the draft of Plan2040 in the a number of places including:

- Planning for the Natural Environment - Promoting increased tree canopy in underserved areas to address water quality and urban heat island issues (Policy NE2.1).
- Planning for the Built Environment - Committing to more extensive engagement with communities that have been under-represented in planning processes in the past (Goal BE3 and supporting policies and strategies). Creating more affordable housing (Goals BE11 and BE12 and supporting policies and strategies).
- Healthy Communities - Prioritizing investments in public facilities and services in underserved communities including schools (Goal HC2), food systems (Goal HC7), and recreation and parks (Goal HC8).
- Healthy Economy - Supporting women and minority-owned businesses and supporting workforce training (Goal HE2 and supporting policies and strategies).

14. What are the next steps for completing Plan2040?

a. After review of public comments received through November 15, a revised draft Plan2040 document will be prepared. The Planning Advisory Board (PAB) will review the draft Plan2040 document and hold a public hearing in December (exact dates to be determined). The PAB has the authority to make recommendations to the County Executive on revisions to Plan2040. The proposed Plan2040 is anticipated to be introduced to the County Council in February 2021 with public hearings on the proposed draft beginning in March 2021 (exact dates to be determined).

15. How do I become a member of the Region Plan Citizen Advisory Committee?

a. The Office of Planning and Zoning will advertise an application process later this year. In the meantime, if you are interested in volunteering to serve on a Region Plan citizen advisory committee, send an email to

Plan2040@aacounty.org with your name and address. You will be contacted when the application process is open.

16. Who do I contact if I have any problems or questions?
    a. Please email Plan2040@aacounty.org.