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**Elizabeth Rosborg**  
**Chair, Citizen Advisory Committee**

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**Plan2040**  
**Citizen Advisory Committee (CAC)**  
Meeting Notes  
July 29, 2020 - 5:00 PM  
Virtual Meeting

**CAC members present:** Elizabeth Rosborg (Chair), Cate Bower, Anthony Brent, Bill Dodd, Thomas Fahs, Joel Greenwell, Melanie Hartwig-Davis, Patricia Huecker, Caren Karabani, Matthew Korbela, Amy Leahy, Patricia Lynch, Charles Mannion, Gary Mauler, Ellen Moyer, Kristin Pauly, William Shorter, Elizabeth Ysla Leight

**County staff present:** Christina Pompa, Deputy Planning and Zoning Officer; Cindy Carrier, Long Range Planning Administrator; Patrick Hughes, Long Range Planner; Michael Stringer, Long Range Planner; Don Zeigler, Long Range Planner; Brent Efune, Long Range Planner; Lynn Miller, Assistant Planning and Zoning Officer

**Attendees:** Earl Bradley, Paul Christensen, Susan Cochran, Marie Del Bianco, Wanda Eldridge, Gina Matthews, Matt Minahan, Marsha Perry, Jerry Pesterfield, John Phelps, Karla Schaffer, Sharon Wanamaker

**Introduction:**  
*Ms. Rosborg, Chair*

The meeting was called to order at 5:01 p.m. Ms. Rosborg welcomed the CAC members and guest attendees.

Mr. Hughes reviewed the agenda for the meeting and the overall framework of the General Development Plan (GDP). The Vision and Themes, Development Policy Area Map, Planned Land Use Map, and the goals, policies, and strategies of the four sections of the GDP – Natural Environment, Built Environment, Healthy Communities, and Healthy Economy have been reviewed. The meeting will focus on the Planned Land Use Map and the order of the Region Plans.

**Discuss Comments on Planned Land Use Map:**  
*OPZ Staff*

Mr. Hughes reviewed the purpose of the Planned Land Use Map. The purpose of the Planned Land Use Map is to guide development patterns in the County based on Plan2040 Vision, Goals, and Policies. He reminded the CAC that the Planned Land Use Map sets the stage for zoning. State law requires that the Zoning Map be consistent with the Planned Land Use Map. The Planned Land Use Map is implemented through zoning, subdivision and development regulations and investments in public facilities.

Between their July 15 and July 29 meetings, the CAC was given the opportunity to provide comments on the Planned Land Use Map through an interactive website. The group reviewed comments submitted by the CAC on the website and the Planned Land Use Map.

Mr. Stringer reviewed the comments submitted by CAC members on the interactive website. He noted that recommended grammar and text edits are being incorporated, and other elements such as streets, legends and glossary are being added. There are some limitations in the web tool so the County cannot make some of the changes requested by CAC members, such as allowing a split screen map of the 2009 Land Use Map and Proposed Plan 2040 Land Use Map to zoom in and out at different scales. Additional information is being added to the website that align with CAC member requests, including summary reports on the analysis of properties identified by County staff for proposed changes to Planned Land Use Designation and posting the Development Policy Areas Map and Resource Sensitive Policy Areas Map to the website.

Several CAC members advocated for adding an open comment field to the web application so that users can write in comments on the specific properties where changes to Planned Land Use designations are proposed. The group discussed the advantages and disadvantages of drop down menus and open comments for use of the website and analysis of data. The general consensus of the CAC was to include the open comment field, with a limited number of characters, and to not show the comments on the website after they are submitted. Mr. Stringer said that Planning and Zoning staff would meet with the Information Technology team to see if it is possible to add that function to the web tool.

Ms. Carrier reviewed general comments that CAC members had submitted on the Planned Land Use Map.

- How do we get Greenways designated as Conservation Land Use? Areas were identified in the 2002 Greenways Master Plan and meet the criteria for the Conservation Land Use designation and Open Space Land Use designation are designated as such. The Conservation land use category includes passive-use parks; public and privately-owned conservation lands; platted floodplains; and other preservation areas. The Open Space land use category includes privately owned golf courses, campgrounds and other recreation areas. Once the 2002 Greenways Master Plan is updated, which is anticipated to occur soon after the adoption of Plan2040, then additional areas that meet Conservation or Open Space criteria can be added during the Region Plan process. Since most of the currently unprotected areas of the Greenway are privately owned, their protection is dependent upon public and private acquisition for conservation or through the development process as part of open space and forest conservation requirements. Staff is currently reviewing the Natural Environment section of Plan2040 to add specific strategies related to amending Article 17(Subdivision and

Development Regulations) to both add items to the list of Natural Features in Article 17, Title 6, Subtitle 4 and add/or strengthen regulatory requirements for Natural Features. Staff will include a strategy in Plan2040 to amend Article 17 to add the adopted Greenway as a priority retention area.

- How do landowners who did not file a Land Use Change Application, or receive prior Planning and Zoning staff support for a Land Use Change proceed before the County Council? The land owner can petition a Councilman to amend the Land Use Plan; if entertained, the requested amendment must pass by a majority of the Council; and must also be adopted as part of the final Land Use Plan by the County Council. That would follow standard legislative amendment and public notice requirements.
- If all land use must be consistent with existing use, how does change occur? All planned land use does not need to be consistent with the existing use. Zoning is required to be consistent with planned land use. Existing use is one criteria that is weighed in making a recommendation for Planned Land Use among other criteria. If it is not consistent with the Vision, the Development Policy Area, a recent zoning change and/or other criteria that was used, then a planned land use change could be recommended.
- Does the process allow the Regional Team to challenge the support of Planning and Zoning before the County Council? If the supermajority of the Region Plan's Advisory Committee does not support the County Executive's recommendation for zoning on a particular property during the comprehensive zoning process, then they can testify at the Council public hearing as the Region Plan Advisory Committee. If a minority group of the Region Plan Advisory Committee or individuals who served on the Region Plan Advisory Committee oppose a recommendation, then they must make it known that they are testifying as the minority opinion or as an individual.
- So what is planned for the Maryland Route 3 Corridor Management Area? Staff is recommending that the current planned land use within this corridor be retained until there is additional input from the community on what this corridor should look like. A corridor growth management plan that includes land use strategies and concepts should be included in the Region Plan to give guidance on land use changes. Staff has recommended two changes (SR43 and SR48) to align the planned land use with existing development that has occurred recently or is currently in the process of being developed. It is anticipated that these newer developments will have a lifespan greater than 20 years and should therefore have the use category on the Plan2040 Planned Land Use Map comport with the on-the-ground use.
- How does the schedule of Region Plans affect the ability of a landowner to fully use the land? Property can be used, developed, or redeveloped in accordance with the existing zoning and development regulations. After Plan2040 is adopted, in areas where a moratorium is not in place, a landowner can apply for an administrative rezoning that will be decided by the Administrative Hearing Officer. Among other findings, the Administrative Hearing Officer will have to find that the request conforms to the General Development Plan (Plan2040 after its adoption) in relation to land use, number of dwelling units or type and intensity of nonresidential buildings, and location. A Comprehensive Zoning process will occur as part of each Region Plan to ensure consistency with the adopted land use plan.

## **Refinements to Development Policy Areas Map:**

*Mr. Patrick Hughes, Planner*

Mr. Hughes reviewed minor changes to the Development Policy Areas Map.

- BWI Airport area: removed area that was identified as Transit Oriented Development (TOD) north of the airport because it is largely owned by Maryland Aviation Administration, so is not likely to develop as TOD. Staff also brought commercial properties on the east side of Aviation Boulevard and Cromwell Park into the Critical Economic Policy Area for consistency.
- Route 3 Corridor area: Cleaned up lines to make better align Corridor Management Area with existing zoning and land use, including at intersection with Millersville Road, behind Waugh Chapel, and splitting the policy area on one parcel between Corridor Management and Rural/Agricultural. Previously it had been all Corridor Management. This change better fits with the area.
- North of Fort Meade: Along Brock Ridge Road staff brought in several properties into the Critical Economic Area to be consistent with existing land use and zoning.
- Parole: added several parcels to the Town Center Development Policy Area along the south side of Bestgate Road to incorporate a transitioning area that has multiple commercial uses that have been developed in recent years.
- Glen Burnie area: Added a Village Center overlay area to the Harundale Mall to be consistent with the County Council's recent designation of that location as a Commercial Revitalization Area. The Marley Station Mall area was already designated as a Corridor Management Area.

## **Order of Region Plans**

*Mr. Don Zeigler, Planner*

Mr. Zeigler reminded the CAC that following adoption of Plan2040, the County will initiate Region Plans. The boundaries of nine Regions were defined with input from the CAC and community members during a series of workshops. The County transitioned to nine Regions from 16 Small Areas to make the effort of creating and updating plans more manageable. Comprehensive zoning will be conducted as part of the Region Plan process. The Office of Planning and Zoning will seek a moratorium to Administrative Rezoning applications in the specific Regions during the planning process. If the County Council does not extend a zoning moratorium during the Region Planning processes, then Administrative Rezoning applications will be processed consistent with the Plan2040 Land Use Map.

The Office of Planning and Zoning is scheduling to conduct three Region Plans at a time. Each Region Plan is expected to take 18-36 months to complete. The County does not have staff capacity or budget resources to conduct all of the Region Plans at once. Staff would like the CAC to provide their recommendation for the order of the Region Plans. The Office of Planning and Zoning has put forth three potential options for order of the Region Plans. These options are based on growth pressure, number of land use change applications that staff recommend for further analysis during Region Plans, and geographic adjacency/proximity. A survey was provided to the CAC to rank these options. Only four responses were received. This is not enough feedback to support a

recommendation, so the group conducted a live poll during the meeting. A link was provided to CAC members to rank the order of the Regions and a weighted ranking was calculated based on that input. The results of the survey were:

- First group of Regions: 2, 3 and 4
- Second group of Regions: 1, 5, and 7
- Third group of Regions: 6, 8, and 9

### **Closing and Next Steps:**

*Ms. Elizabeth Rosborg, Chair*

Ms. Rosborg called for a motion to adopt the minutes of the July 15, 2020 meeting. Ms. Bower moved and Ms. Leight seconded the motion. Ms. Lynch made one comment, that the minutes were excellent, but there was a typo on the second page. County staff have corrected the typo. The motion passed 18-0.

Ms. Carrier thanked the CAC members for sticking with the process, for their participation and their input on the website tool. Their comments will make it a better tool. Staff originally was going to have nine public forums, but with the coronavirus pandemic, staff had to delay and solicit public input online. The Plan2040@Home interactive website will be launched on August 4. We will keep the site open for 6 weeks to give extra time for public input during what is typically a vacation month. This will extend the overall timeline for the plan, but it is worth it for the additional input.

Staff would like to meet with the CAC on September 23 to provide a summary overview of the public comments received on the website and to come to a consensus on the Planned Land Use Map with the CAC.

Staff plans to release the full draft of Plan2040 in late September for a 30 day review.

On October 14, staff could meet with Ms. Rosborg or several members of the CAC for the purpose of assisting with a statement for the Planning Advisory Board. If the majority of the CAC would like to meet, then it would need to be advertised as a public meeting to be in compliance with Open Meetings Act.

Staff will consider comments from the public review period and prepare a recommended draft Plan2040 for the Planning Advisory Board review in November. It is anticipated that the County will introduce a proposed draft Plan2040 to the County County Council in December.

Mr. Fahs made a motion to adjourn the meeting. Ms. Hartwig-Davis seconded the motion, which was carried and the meeting adjourned. The meeting was adjourned at 6:38 p.m.