

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

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**Plan2040**  
**Citizen Advisory Committee (CAC)**

Meeting Notes

June 17, 2020 - 5:00 PM

Virtual Meeting

**CAC members present:** Elizabeth Rosborg (Chair), Cate Bower, Anthony Brent, Bill Dodd, Joel Greenwell, Melanie Hartwig-Davis, Patricia Huecker, Matthew Korbela, Amy Leahy, Patricia Lynch, Charles Mannion, Gary Mauler, 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; Mark Wildonger, Long Range Planner; Holly Simmons, Long Range Planner; Lynn Miller, Assistant Planning and Zoning Officer; Lori Rhodes, Assistant Planning and Zoning Officer; Erin Karpewicz, Arundel Community Development Services (ACDS) Policy & Development Coordinator

**Attendees:** Earl Bradley, Susan Cochran, Wanda Eldridge, Gina Matthews, Marsha Perry, Joan Turek

**Introduction:**

*Ms. Rosborg, Chair*

Ms. Rosborg called the meeting to order at 5:11 p.m. Ms. Rosborg said there will be two meetings in July. The draft GDP will then be distributed for public comment in August and September. The CAC will reconvene to review the public comments and reach consensus on a final draft to be presented to the Planning Advisory Board and County Council. She encouraged the CAC to act as a team and think big picture as the GDP reaches the final phases.

**Discuss Refinements of Draft Built Environment Goals, Policies, and Strategies:**

*Mr. Hughes and Mr. Stringer; Office of Planning and Zoning (OPZ)*

Mr. Hughes reviewed the overall framework of the GDP that was presented at the last meeting. The Vision and Themes, Development Policy Area Map, Background reports, 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 focus for this evening are final edits to the Built Environment and Healthy Communities section. Progress is continuing on the implementation plan and performance measures. Staff has also been finalizing the Planned Land Use Map and a platform to share that information and receive input.

Mr. Stringer reminded the CAC that land use is a large part of the Built Environment chapter, but the section also includes housing, affordable housing, transportation, as well as climate change policies. He indicated that the Development Policy Area Map is a tool to geographically identify the various broad land use policies of the County. Discussions at previous meetings about the Development Policy Area Map have helped raise the importance of issues of the peninsulas.

He reviewed what the County has heard from residents and what the County recommends to address those issues. The GDP includes goals, policies, and strategies to maintain the rural land use and decrease intensity of planned land use where possible based on residents' concerns about growth in neighborhoods and wanting to continue preserving agricultural and rural areas. Based on community feedback, the GDP has goals, policies, and strategies to protect the environment Countywide and also to make sure that infrastructure is in place prior to development. Within the Peninsula Policy Area, where there is the potential for significant impacts to the environment and infrastructure, these are prioritized and planned densities are decreased where possible. In areas where development and redevelopment should be promoted, there are goals, policies, and strategies to direct regulations and incentives to make redevelopment the easier option.

Based on feedback from the communities, the GDP also recommends County Code changes to strengthen requirements, remove loopholes and reduce the need for modifications and variances. For example, the GDP recommends Adequate Public Facilities Ordinance (APFO) reform and to prioritize public investments. Also identified is a need for walkability and transportation options which can be addressed through the promotion of mixed-uses and capital investments. And in general, residents would like the Code to work better. The GDP recommends a comprehensive re-write of the Code to address shortfalls and because this effort will take time, short-term interim amendments are recommended based on the most critical issues that were identified in the listening sessions, visioning meetings and by staff.

Mr. Stringer provided an overview of how the language of the goals, policies, and strategies have changed since the last time the CAC reviewed the section. He explained that the refinements include an emphasis on quality of life, high quality development, and environmental standards in all areas, replacing 'regulatory flexibility' with 'clear intent and standards', and replacing 'incentives' with 'scaled incentives sufficient to promote high quality development'.

Mr. Stringer reviewed the survey results from changes to the draft goals and policies. There were eight responses. There was general support for goal BE1, 5, 6, 7, 8, 9, and 12 and policies BE1.1, 1.2, 1.4, 4.1, 5.1, 5.2, 6.2, 7.1, 9.1, 12.1, 12.5, and 14.2. Policy BE6.1 was split between "support" and "oppose"/"neutral". This policy states that there be "an adequate amount of land is appropriately zoned to meet the County's projected economic development needs". Comments asked what is the adequate amount of land and how are needs projected. Policy BE12.3, which deals with rental and homeownership and affordable housing, was split between "support" and "neutral".

Ms. Rosborg said the land use change request applications were not affected by COVID-19. The Office of Planning and Zoning (OPZ) will share recommendations as part of the Planned Land Use Map review. Ms. Carrier said that on July 1<sup>st</sup>, OPZ will share the process of how the Planned Land Use Map was developed and a summary of the changes. Staff are building a tool to present the map and changes. The CAC will have a few weeks to review and comment on Planned Land Use Map. There was a comment that said that density is required for transit to work. Ms. Rosborg said the

term “density” is not a well understood word and needs to be used carefully in the GDP and in the public.

Ms. Karpewicz said the issue of affordable housing is not between rental or home-ownership, though home-ownership is encouraged. ACDS has programs and services to assist individuals purchase a home and from avoid foreclosure. There is also a need for affordable rental units in the County. From a land use perspective, there needs to be land for multi-family housing.

[The CAC broke out into two groups to discuss the goals, policies, and strategies of the Draft Built Environment section of the GDP.]

Ms. Rosborg said her group spent most of their time on Policy BE6.1. The concern was language that discusses putting enough land aside for economic development. She said it was not about the amount of the land, but the capacity of the land. The group discussed mixed-use and the term “density” in those areas. With mixed-use development, there will be more density. It was assumed that development would go up, rather than out. There was also a discussion about adequate public facilities and transit. For example, if downtown Glen Burnie were to be redeveloped into mixed-use area, transit would be needed.

Mr. Mauler asked how these issues fit into the development projection timeline. He was concerned that the County would be out of land for development by 2035. Ms. Rosborg said the consensus of the group was that 28,000 residential units by 2040 was not supported. She explained that there is redevelopment potential in the County. The CAC discussed the merits of the Land Use Market Analysis, its process, whether 28,000 residential units is a reasonable number to plan for, and how the recommendations in the GDP will better reflect how development will occur in the County for the next 20 years. The group agreed that mixed-use helps facilitate a walkable and transit-supported community. Mr. Brent suggested that recommendations address the needs of individuals working from home given the recent trends of the pandemic.

Mr. Brent said the group recommended that BE1 be clarified and to read that infrastructure limitations should be considered if development is proposed. The group also discussed BE4.1 which dealt with peninsulas. They felt that the protection of environmental features should be prioritized over development/redevelopment type of activities in the Peninsula Development Policy Area. He said there were a couple concerns about the definitions of terms, for example density. The other concern is accountability and the need for oversight and documentation.

### **Discuss Refinements of Draft Healthy Communities Goals, Policies, and Strategies:**

*Mr. Stringer, Planner*

Mr. Stringer explained that survey results indicated the CAC members who responded were generally supportive of the changes. The Healthy Communities section includes recommendations for libraries, recreation and parks, food systems, and aging and disabilities. He emphasized that equity is woven into the recommendations. There are recommendations that support access to healthy food and reducing food insecurity throughout the County. In regards to recreation and parks, there are recommendations to increase accessibility, both ADA accessibility and proximity to those opportunities.

Ms. Rosborg asked what the comment was regarding a food insecurity survey question. Mr. Stringer indicated the comment questioned whether operational recommendations should be included in the GDP.

Ms. Leahy said all County parks should already be ADA accessible. Mr. Stringer said there needs to be assessment on the facilities. She sought further clarification about parks are in close proximity to all residents. Mr. Stringer clarified that the recommendations do address proximity.

Mr. Mauler noted that developments in the Jessup area do not have adequate amenity areas and emphasized the need for developments to provide more land and amenities for residents. Ms. Leahy added that when she worked at the County, the requirement for private amenity areas was not enforced.

Ms. Lynch suggested that Policy HC3.1 remove the word “transform” and use the term “maintain high quality” since the Community College already has a strong reputation. In regards to school utilization, she felt that development should not be approved if schools are closed. Mr. Brent said that is tested during the APFO review. There is a school utilization committee to address various issues.

#### **Administrative items: Adopt June 3, 2020 meeting notes; Next steps**

*Ms. Rosborg, Chair*

Mr. Greenwell requested the meeting notes be changed to read “The majority of the group agreed that pesticides should...” With that change, Mr. Greenwell motioned to adopt the minutes. Ms. Bower seconded the motion and the minutes were adopted 13-0. Ms. Carrier said the next meeting on July 1<sup>st</sup> will be to review how the Planned Land Use Map was developed as well as finish up loose ends, such as the Vision themes. For example, economic development was not included in the Vision Themes. OPZ is currently developing a tool to aid in reviewing the land use changes. If the tool is ready, it will be presented then. The July 15<sup>th</sup> meeting will be to go over the comments on the Planned Land Use Map. The public would review the draft Planned Land Use Map in early August. The Draft GDP would be available for public comment in September. The GDP would go to the Planning Advisory Board in October and be introduced to the County Council in November. She noted that at the next meeting, a date will be proposed to provide closure to the CAC and an opportunity for the CAC to review the full document prior to it being released. Mr. Mauler asked if OPZ could create a directory drive on the Google Drive so the CAC could review all the documents. Ms. Carrier said that those documents that have been finalized have been published on the Google Drive but staff could look into a more intuitive file organization. Ms. Hartwig-Davis motioned to adjourn the meeting. Mr. Brent seconded the motion and the motion was approved 13-0. The meeting was adjourned at 7:08 p.m.