

Visioning Anne Arundel

A continuing discussion for Plan2040



Summary of Participant Input and Comment

South County Small Area
 Southern High School
 June 13, 2019

Total attendees: 31

Activity 1: SAP/GDP Recommendation Dot Exercise

Land Use and Zoning:

South County SAP Recommendation	2019 Status and Explanation	Rank Order Votes Received							Total Votes Received
		1	2	3	4	5	6	N/A	
As it is impossible to strictly include or exclude many home-based businesses from the code, and because the size and impact on the surrounding environment is dependent on the location of the business, the County Code should be revised to include a standard set of performance criteria would be used to determine the businesses' suitability. Examples of this criteria include noise, traffic, parking, odor, pollution and visibility to adjoining property owners.	Not implemented. Home occupations are allowed in all residential zoning districts as Conditional Uses. The Conditional Use requirements include the amount of floor area that can be used by the home business, the types of businesses allowed, and the number of employees. This Code section has been amended a number of times over the past several years, but will be reassessed during the next comprehensive update to Article 18 (Zoning) of the Anne Arundel County Code in order to reflect the demand for modern home-based businesses.	5	1	3	2	3	1		15

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<p>The definition of permitted "home-based" businesses must be updated to recognize current needs and technology.</p>	<p>Not implemented. Article 18 (Zoning) of the County Code has been amended a number of times over the past several years, but will be need to be reassessed during its next comprehensive update in order to reflect the demand for modern home-based businesses.</p>	1	7	1	2	2	2		15
<p>Establish residential subdivision design guidelines that shall be required for all new subdivisions within the RA zoning district. (Section C of this chapter)</p>	<p>Not implemented.</p>	1	1	3	4	1	8		18
<p>Establish and apply design standards for all development by organizing a standing committee comprised of citizens, a landscape architect, and Planning and Zoning to review applications for new subdivisions.</p>	<p>Not Implemented.</p>	5	0	3	4	3	0		15

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<p>Develop Commercial Design Guidelines to ensure that commercial and industrial development is compatible with the rural scale and character of South County. Special attention will be devoted to the impact on roads and sensitive areas.</p>	<p>Not implemented. Commercial Design Guidelines have not been developed however, Article 17 (Subdivision and Development) of the County Code requires preservation of sensitive areas. Article 17 also governs development along scenic and historic roads.</p>	6	4	3	2	4	0		19
<p>Provide a multi-purpose community center at Wayson’s Corner, to be used for adult and seniors programs, after school activities, and cultural arts. This community center would ideally have a facility similar to Maryland Hall for the Arts and would also include an indoor swimming pool that may be used in conjunction with Southern High School.</p>	<p>Not implemented. The Department of Aging and Disabilities will open a senior activity site in the Lothian area in FY19 but not a multi-purpose community center. For fiscal responsibility to its residents, the County policy is to utilize school facilities for after school community activities and recreation needs.</p>	3	3	2	1	1	4		14

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Natural Resources and Water Quality:

South County SAP Recommendation	2019 Status and Explanation	Rank Order Votes Received				Total Votes Received
		1	2	3	N/A	
The County shall endorse the general concept of a Patuxent River Greenway and should establish through legislative action an overlay zone or zoning district, which would be designed in such a manner as to accomplish the objectives of the Greenway and implement the recommendations of the Patuxent River Policy Plan. A draft of the Greenway Overlay is located in Appendix 6.	Partially implemented. The County supports the concept of a Patuxent River Greenway. An overlay zone or zoning district has not been created, but the County also continues to take numerous steps to fulfill its portion of the Green Infrastructure Master Plan and the Patuxent River Policy Plan, including, working to encourage smart growth and land preservation in the Patuxent watershed, pursuing attainment of its local Patuxent River Total Maximum Daily Loads (TMDLs), pursuing resolution of pollution concerns in the watershed, and enhancing public access to the River.	6	1	5	1	13

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The County should establish a Patuxent River Greenway Committee that would be responsible for developing a comprehensive program building on the base recommendations of the Patuxent River Policy Plan and tailoring a program to the specific needs of Anne Arundel County. The Greenway Committee would be comprised of appropriate county and state staff, local landowners, community leaders, industry representatives, environmental organizations and elected officials.	Not implemented.	4	4	3	1	12
Rights-of-ways for bridges and roads next to streams, and roads in low lying areas, shall be of sufficient size to accommodate recommended stormwater management practices.	Not implemented. A capital project will need to be initiated to fund the design, rights of way acquisition, and construction.	4	9	2	1	16

Cultural Resources:

South County SAP Recommendation	2019 Status and Explanation	Rank Order Votes Received			Total Votes Received
		1	2	N/A	
Identify and designate existing historic rural villages, such as Friendship. Develop specific plans for each that would include buffer zones and design guidelines for new construction and renovation.	Not implemented. Staffing and reduction in consultant services has not allowed pursuit of this recommendation.	7	9	1	17

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Protect the historic character of South County by identifying and recording historic structures.	Partially implemented. New sites are added through subdivision/development review process. Protection of sites occurs solely through County Code Article 17 provisions due to current resources.	8	5	1	14
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Other:

South County SAP Recommendation	2019 Status and Explanation	Rank Order Votes Received			Total Votes Received
		1	2	N/A	
Offer a low cost inspection program to induce owners to determine whether their [septic] system is safe and in compliance.	Not implemented. A program to offer low-cost inspections for septic systems has not been instituted by the Department of Health.	7	4	1	12
The State should develop and enforce noise standards for trucks, in particular the misuse of the jacob's brake (jake brake). Review similar noise standards and ordinances with existing codes in western MD.	Not Implemented. The County does not have control over State laws. Vehicles equipped with a Jake Brake, or a similar engine retardant system, may be lawfully operated on highways in Maryland as use of this equipment is not prohibited by Maryland Vehicle Law.	4	6	2	12

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2009 GDP:

2009 GDP Recommendation	2019 Status and Explanation	Rank Order Votes Received							Total Votes Received
		1	2	3	4	5	6	N/A	
Land Use and Zoning									
Conduct a study of former landfill sites to confirm their current status, and to assess their current and future suitability for development. Develop a Closed Landfills Map.	No progress to date	6	6	0	0	0	0	1	13
Amend the development and permit applications review procedures for properties located on or adjacent to former landfill sites, and require applications to be sent to MDE, Health Department and DPW for review and comments.	No progress to date.	6	5	0	0	0	0	1	12

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Community Revitalization									
<p>Establish criteria to be used in defining a neighborhood as unique, distinct or historic for purposes of establishing a Neighborhood Conservation District program.</p>	<p>On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.</p>	8	2	0	0	0	0	1	11

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<p>Based on established criteria, identify neighborhoods or communities that qualify as a Neighborhood Conservation district.</p>	<p>On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.</p>	0	5	0	2	1	0	1	9
<p>Establish a community outreach process to be used in developing Neighborhood Conservation criteria, standards, and districts.</p>	<p>On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.</p>	1	0	7	1	0	2	1	12

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<p>Establish objectives and design standards applicable to designated Neighborhood Conservation Districts.</p>	<p>On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.</p>	1	1	1	2	2	1	1	9
<p>Develop legislation to create Neighborhood Conservation overlay districts and associated design standards and/or guidelines.</p>	<p>On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.</p>	0	1	0	3	4	1	1	10

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Create a Housing Trust Fund with a dedicated funding source to provide financing to improve, preserve and increase the workforce housing stock.	No progress to date.	1	1	1	0	1	5	1	10
Natural Resources									
Evaluate the possibility of requiring a fee to be paid and placed in a natural resource restoration fund, when approving modifications in sensitive areas.	No progress to date. Fees for modification applications, along with most other development application and permitting fees, are placed into the County's general operating budget. However, Forest Conservation fee-in-lieu and Open Space fee-in-lieu funds can be used for land acquisition and preservation purposes.	8	6	2	0	0	0	1	17
Inventory and map potential areas for future mineral extractions.	No progress to date.	1	2	7	0	0	0	4	14
Consider the use of tax credits to encourage soft tidal edge erosion control techniques such as marsh planting.	No progress to date.	10	7	0	0	0	0		17

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Transportation									
Prepare a comprehensive study of Park and Ride lots to assess supply, demand, and improvements needed.	No progress to date. Funding has been allocated through BMC and will require coordination with MTA and BMC. The Office of Transportation's Rideshare Coordinator will be conducting regular surveys of Park and Ride lots utilization to identify areas of need and future demand.	7	5	6	1	0	0		19
Conduct feasibility study for the extension of light rail to other areas of the County.	No progress. This was discussed during the past two updates to the Transit Development Plan, but public support for Light Rail extension has been lacking. Planning efforts have focused on other aspects of transit planning including bus transit and ridesharing.	2	3	5	3	0	0	5	18
Study the feasibility of adding stations on the commuter rail line.	No progress to date. This idea has been discussed by the County and MTA and may be studied in the future. The current priority is to make improvements at existing stations.	0	3	2	6	0	0	5	16

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Revise the Impact Fee Program to allow a portion of transportation impact fees to be dedicated for expansion or improvements to public transit	No progress to date. Currently development impact fees must be used for capital improvements that will expand the capacity of the public facility. Expansion of the capacity of a road includes extensions, widening, intersection improvements, upgrading signalization, improving pavement conditions, and all other road and intersection capacity enhancements.	9	5	1	2	0	0	1	18
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Activity 2: Vision Exercise (written responses)

What is special about your community?

- Rural, agriculture, water, maritime, diversity of landscape, great people | A lot of pride in this county, a beautiful, healthy place to live and operate businesses that support the health, welfare and wellbeing of our citizens | Inputs, mindful of what we are doing today and what impacts they are having | How are we generating power | To keep farms in farming farms need to be productive and profitable | Enhancing the rural beauty of area
- Small town and rural character
- Forested, water access, rural character | ability to buy farm raised products
- Great people, beautiful
- Proximity to Chesapeake Bay | beauty of the landscape | variety of birds, amphibians, and other wildlife (deer/raccoons, etc.) | neighbors interact well-we know and like one another | still a good amount of forested and other undeveloped acreage
- No business exist in Fairhaven | no public sewer | little traffic | only people “there” live there or are visiting.
- Rural | real community | no businesses nearby | no public sewer
- Waterfront | Peaceful, quiet & low key
- New churches
- Nice rural area | Great to raise a family | Wonderful church that greatly helps the community
- It is beautiful: Open space, fields, trees, animals, birds | It is relatively quiet: not too much noise from air or road traffic | It is rural: Populations density is relatively low | It is near the Bay and the Plax River with good access to water and trails
- What I first discovered moving here 6 years ago is this is like Mayberry-that fictional Andy Griffith town, back in the 1950’s. Everyone waves. | Neighbors are very friendly and helpful

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- | It's far enough from the hubbub of DC or Annapolis that it tends to be stress-free. | Guests love to visit us on the Bay
- South County is rural and beautiful. | We have culture and community. | It is quiet | I live in Hardesty Estates a community that has been around for a long time.
- Water-centric cross bay communities that have been successful in retaining small town charm/character
- Location to DC & Beltway

What has changed in the last 15 years?

- Too much development and traffic
- More necessary road improvements & traffic lights because of increase in population & houses/development
- More development of farms, more traffic, crowded schools, not enough infrastructure to handle it
- Removed family conveyance
- Traffic seems to have increased | new and renovated homes are much larger | Airbnb / VRBO units have arrived! | increase in development near marina at Rose Haven | Sediment runoff in local waterways seems heavier-perhaps because of rainfall increase?
- Air BNB's are now in the neighborhood. Bring traffic noise, large groups. RT 2 traffic heavy
- More development | more road congestion on RT 2 | some bed and breakfasts. Vacation rentals
- Not a great deal | more people have found it is rather quiet and reserved (not always but mostly)
- Riva Park
- Less farm land | More development | More traffic | Especially in Edgewater and Route 2 South
- Residential growth is significantly increasing density resulting in more noise, more traffic, and detracts from the rural character | the basic nature of the South County is changing in a bad way. | In 20 years, it may no longer be rural.
- Not sure. I've only been here for 6 years, | More invasive plant species in the water
- I have lived here since 2002, so not quite 15 years. | Things have changed a lot in Davidsonville. I am aware that traffic has gotten much worse on the Mayo Peninsula & during rush hour.
- Influx of chain stores, increased congestions, and trash
- I'm in RT 4 corridor nothing has changed, especially the bad highway. | Northbound RT 4 has a personal injury accident weekly.

What needs improvement?

- Smart growth in designated areas | preserving, improving, and maintaining waterways | preserving and maintaining farms
- Incentives for in-fill development & revitalization of existing developed areas. Better planning & coordination between development & road capacity (not just school capacity)

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- Build the infrastructure before the development | stop density variances that are effectively a re-zoning
- Access to local small business | have to travel for the basics
- More conservation easements and other protections for forests and other undeveloped land | more protection for bay watershed, especially the critical areas. | More restrictions on short-term rentals (VRBO, AIR B&B, ETC.) | more education and incentives to reduce acreage in lawns and to promote native plants instead
- No Airbnb's
- Roads | no vacation rentals in communities | incentives for farms to stay farms
- Not much
- Rezoning consideration | Management of traffic | Allow family members to build on family land
- Policies are needed to be specified in the New GAP for discouraging residential growth in South County. | We need to increase conservations easement funding, place development moratorium or greenways, and RCA, increase impact fees, consider excise tax, etc.
- Transportation for people without cars
- There is not effective public transportation in South County. | Development needs to be controlled and directed. | I understand the interest in water access but if we have backed up traffic on weekends where we already do on weekday rush hours, no one is better off.
- Walkability / Bike ability | Safe access to schools, town centers
- Route 4 Northbound, no shoulders, utility poles 4 feet from travel area. RA zoning 1 house per 20 acres should be relaxed to 2 Acres or 5 Acres

What should your community look like in 20 years?

- Clean air, water and food
- Like it was 40 years ago
- As it looks now
- Small, well planned development like strip shopping nestled in agricultural areas
- Hopefully pretty much the same except for less mulch, less insecticides, fewer sterile lawns
- Same as it does now
- Just like now! Very limited development
- Hopefully, much the same
- Hopefully similar to the way it looks now
- It should continue to be rural. | We should not improve Route 2 since that may lead to additional growth. | Greenways and critical areas should be better protected.
- About the same but perhaps with one or two new restaurants
- I hope that South County will look much as it does today in 20 years. | Keep South County Rural
- Ethnically diverse & integrated | Equitable access to food and physical activity outlets | pedestrian/bike routes in centering towns within the community. | Zero Cash
- Route 4 more commercial

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Other Comments:

- Consider everything south of 214 as the South County Small area. Population is less dense. This larger contiguous area may help keep South County rural. It is important to maintain & enhance the rural resource-based economy. There needs to a critical mass & agricultural land to sustain our rural resources. It doesn't always have to be growth; it should be adaptation to keep up with the times & trends. If you're always growing there will no longer be rural/open space areas. Alternate energy (solar, winds, etc.) should around productive farmland & look toward magical land, rooftops, etc.
- My family address is 6205 S MD BLVD Lothian Parcel 122 & Parcel 128 13AC+13AC=26 acres, where Fisher station meets Route 4. Last property separate from residential area directly on Route 4. Last property separate from residential area directly on Route 4. We would like to change zoning to have a small strip of stores along Route 4. Parking could be behind for appearance. Currently, the backup going to Route 2 North at Route 214 is getting more backed up/commercial use. Great to allow local access>milk & gas, etc. like Harwood Market.
- It would be useful to combine the water communities with other water communities and the rural with the rural for the purpose of considering needs.
- More Patuxent River Access / Public fishing areas

Activity 3: Community Boundary Review

- Rossback Road & South Identify with Davidsonville
- Edgewater should start at Route 214
- East of Route 468 along Route 214 is Mayo
- Cumberstone is in Harwood zip code
- Deal, Shadyside & Church ton are 1 Community & Franklin Manor | 1 Does NOT Agree
- Harwood does not extend to the east side of Route 2
- East side of RT 2 is Harwood. We are farmers not waterman
- Paper Road only this should come off. It is no longer a road – it is part of a field / Old Route 2
- Loch Haven Road and East is more Mayo than Edgewater
- South County should be 214 & South
- Crandell Rd could be part of Galesville
- Fairhaven Road should be considered Friendship | 1 Does NOT Agree that Fairhaven Road should be Friendship. | 2 - NO – South of Fairhaven RD is Fairhaven Cliffs, not Friendship | 3 - Fairhaven like Friendship is own cultural and historic community, not to combine

Open Comment Session

What is special about your community?

- Beautiful, special place, open space, rural feeling, trees, maintain it
- Raised here, many of the same reasons – agrarian roots
- Friendly neighborhoods

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- Quality of the schools, countryside
- Chesapeake Bay

What has changed in the last 15 years?

- Traffic
- Crowded schools
- Bicycles – do not have kinds of roads to accommodate cyclists, cyclists should also obey the law, and the trucks, too
- Small community – already have three VRBO/AIRBNB units. These act as a small hotel. Concerned about having a hotel in a small community.
- Residential development has grown, used to see animals and birds but no longer see them anymore, people shooting guns
- More development that is not residential – ex. Church next to a million dollar home. A proposed dog park development will increase traffic on rural roads. No commercial in residential areas, especially if roads cannot handle them.
- Population of farmers is aging and disappearing – keep farms
- Not a lot of infill happening without adequate infrastructure. ex – Mayo (one way in and one way out). Infrastructure should be mandatory prior to development.

What needs improvement?

- Water quality has degraded, manage development appropriately
- Keep South County Rural, it could die a death of thousand cuts – building more homes is killing rural character. Discourage development in South County. Protect forests; look at protecting greenways and critical areas; and imposing impact fees as needed. Put a lid on residential development.
- Rt. 4 is dangerous. No shoulders. There is an accident once a week. Other smaller roads have been resurfaced, but not Route 4.
- Are solar panels on farmland still an issue?
- More robust agricultural preservation program, like agro-tourism
- More environmental education in order to protect the Bay. Too much asphalt for roads. This affects the Chesapeake Bay. Deforestation also impacts the Bay. Trees help filter the runoff.

What should your community look like in 20 years?

- Property north of the library (Deale/Shady Side) should be acquired. Need for a community center.
- Greenway – Franklin Point, Turtle Run, Holder Property. Was zoned R1.

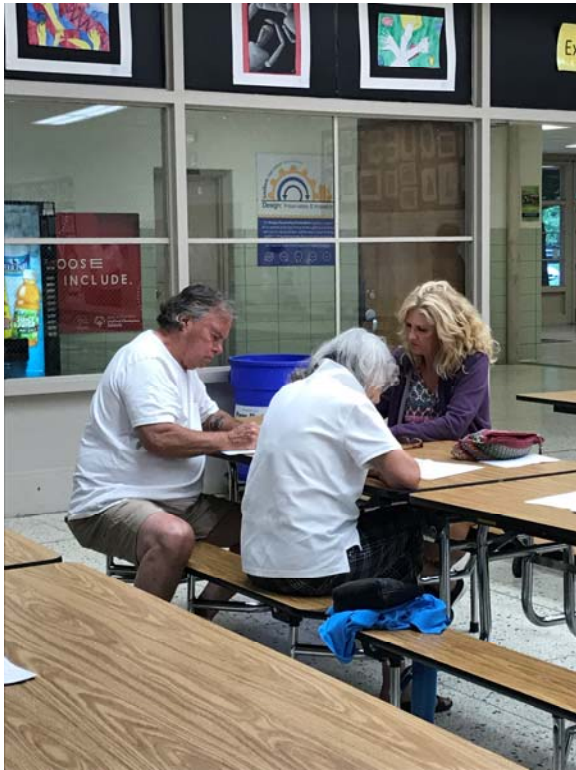
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- Appropriate zoning. Downzoning to help save farms.
- Future zoning, take into consideration farms.
- Doesn't seem like there is a good process to let people know when development is proposed. Don't know until the bulldozer comes. Community Meeting minutes don't match what actually happened.
- Subdivision – Renditions. Modifications that allowed development. No one knew about the project.
- Keep South County Rural. Ensure there is a critical mass to maintain and sustain agriculture and forestry programs. Incentives for revitalization; make sure development happens in the right places.
- Enforcement. Wetlands should be protected.
- Would like to see produce stands and crab trucks continue.
- Have South County that has cleaner air, water, and enhancing rural nature of area. So quality of food gets better. Health of community gets better. Protect and enhance the rural nature of South County.
- Public transportation, down route 50.
- Talk to Barbara Polito at Department of Recreation and Parks who can help with programs to preserve farmland, also programs through the State. The County needs to put more money into farmland preservation.
- Need friendlier drivers, especially those who understand farmers' needs.
- Farms were offered funds to give up development rights.
The best place to work and live. To do that – inputs into environment – transportation, farming methods, how a farmer can afford to keep farming. Likes the diversity of land uses – some farmland, some development. Remain balance of land use. Need to attract people.

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Attendees complete the written Vision Exercise



Community map with multiple comments from meeting attendees