



**ANNE ARUNDEL COUNTY
OFFICE OF THE COUNTY AUDITOR**

To: Councilmembers, Anne Arundel County Council
From: Michelle Bohlayer, County Auditor
Date: September 13, 2023
Subject: Auditor's Review of Legislation for the September 18, 2023 Council Meeting

**Bill 62-23:
Subdivision and
Development – Zoning –
Farm Dual Uses (As
Amended)**

Summary of Legislation

This bill exempts specified farm dual uses from site development requirements and adds criteria for a zoning certificate of use for a farm dual use. The bill also adds farm dual uses as a conditional use in two residential zoning districts (RA, RLD) and establishes associated conditional use requirements. This bill requires the Office of Planning and Zoning (OPZ) to notify property owners of specified zoning violations by certified mail and authorizes vehicles of any size used for an active farming operation to be on specified residential property. The bill defines several zoning terms, including farm dual use, farmers' market, farm stand, and produce market.

We commented on this bill in our letter dated August 30, 2023. At the September 5, 2023 Council meeting, this bill was amended to make the bill's effective date contingent upon approval by the Maryland Critical Area Commission. We have no further comments on this bill.

**Bill 64-23:
Subdivision and
Development – Zoning –
Boards, Commissions, and
Similar Bodies – Parole
Town Center – Parole
Town Center Master Plan
(As Amended)**

Summary of Legislation

This bill repeals the 1994 Parole Urban Design Concept Plan and adopts the Parole Town Center Master Plan, dated July 17, 2023; renames the Parole Town Center Growth Management Area the Parole Town Center; exempts certain development applicants from provisions of the bill; defines terms; establishes the Parole Town Center development requirements associated with maximum height and minimum open area, parking, setbacks, inclusionary housing, public facilities, bicycle and pedestrian access, and other specified uses; creates a public benefits incentive program for certain development; repeals restrictions on the issuance of variances for the Parole Town Center; and requires the Parole Town Center Master Plan to be kept in specified locations.

We commented on this bill in our letter dated August 30, 2023. At the September 5, 2023 Council meeting, this bill was amended to add four

Bill 64-23 (continued)

parcels (known as Tax Map 45, Parcels 338, 351, 372, and 457) into the Parole Town Center in the Housley Road Village Subarea. This bill was also amended to correct typographical errors in sentence structure. We have no further comments on this bill.

**Bill 65-23: Zoning –
Critical Area Growth
Allocation for Property
Located on Galesville
Road in Galesville (As
Amended)**

Summary of Legislation

This bill grants a portion of the County’s Critical Area growth allocation to 0.561 acres of C1-Local Commercial District zoned property located at 1000 Galesville Road, Galesville, and owned by Galesville Community Properties, Inc. The bill changes the property’s designation from Limited Development Area to Intensely Developed Area and establishes requirements and limitations on the development of the property. Galesville Community Properties, Inc. proposes to revitalize two buildings on the property, the Historic Kolb Store site, for small businesses and other community activities.

We commented on this bill in our letter dated August 30, 2023. At the September 5, 2023 Council meeting, this bill was amended to comport language in the bill to the County Code and make the bill’s effective date contingent upon approval by the Maryland Critical Area Commission. We have no further comments on this bill.

**Bill 66-23:
Zoning – Outdoor
Lighting on Piers (As
Amended)**

Summary of Legislation

This bill requires outdoor lighting installed on a pier to be a full cutoff fixture mounted horizontal to the ground.

We commented on this bill in our letter dated August 30, 2023. At the September 5, 2023 Council meeting, this bill was amended to add a cross-reference to the County Code section that applies to piers and a definition of full cutoff fixture. This bill was also amended to incorporate language added by the prior amendment and exempt outdoor lighting used to illuminate the United States flag. We have no further comments on this bill.

**Resolution 33-23:
Approving the
Nominations for
Appointment to the
Stakeholder Advisory
Committee for Region
Planning Area No. 1**

Summary of Legislation

This resolution approves the nominations for 15 appointments to the Stakeholder Advisory Committee for Region Planning Area No. 1.

The Administration provided documentation that supported the eligibility of proposed committee participants.

Review of Fiscal Impact

This resolution has no fiscal impact.

**Resolution 34-23:
Approving the
Nominations for
Appointment to the
Stakeholder Advisory
Committee for Region
Planning Area No. 3**

Summary of Legislation

This resolution approves the nominations for 15 appointments to the Stakeholder Advisory Committee for Region Planning Area No. 3.

The Administration provided documentation that supported the eligibility of proposed committee participants.

Review of Fiscal Impact

This resolution has no fiscal impact.

**Resolution 35-23:
Approving the
Nominations for
Appointment to the
Stakeholder Advisory
Committee for Region
Planning Area No. 9**

Summary of Legislation

This resolution approves the nominations for 15 appointments to the Stakeholder Advisory Committee for Region Planning Area No. 9.

The Administration provided documentation that supported the eligibility of proposed committee participants.

Review of Fiscal Impact

This resolution has no fiscal impact.

**Resolution 36-23:
Confirming the
Appointments of Anne
Arundel County Residents
to the Spending
Affordability Committee**

Summary of Legislation

This resolution confirms the appointment of Robert Fetter and the reappointment of David Juppe to serve on the Spending Affordability Committee for terms expiring September 4, 2027 and December 1, 2026, respectively.

The Administration provided documentation that supported the eligibility of these appointments.

Review of Fiscal Impact

This resolution has no fiscal impact.

**Resolution 37-23:
Confirming the
Appointment of a Member
to the Personnel Board**

Summary of Legislation

This resolution confirms the appointment of Noelle Anuszkiewicz to serve on the Personnel Board for a term expiring on December 6, 2026.

The Administration provided documentation that supported the eligibility of this appointment.

Review of Fiscal Impact

This resolution has no fiscal impact.

**Resolution 38-23:
Approving the Nomination
of Members to the Human
Relations Commission**

Summary of Legislation

This resolution approves the nomination of Gulayat Hajiyeva, Indu Bodal, and Erin Karpewicz to serve on the Human Relations Commission for varied terms.

The Administration provided documentation that supported the eligibility of proposed commission participants.

Review of Fiscal Impact

This resolution has no fiscal impact.

**Resolution 39-23:
Nominating a Member to
the Ethics Commission**

Summary of Legislation

This resolution nominates Brian Conrad to serve on the Ethics Commission for the remainder of a term expiring April 30, 2025.

The Administration provided documentation that supported the eligibility of the proposed commission member.

Review of Fiscal Impact

This resolution has no fiscal impact.
