



M A R Y L A N D

Office of Planning and Zoning

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Gustav S. Kurtz, Jr.
Chair, Planning Advisory Board

April 16, 2023

The Honorable Stuart Pittman, County Executive
Anne Arundel County
Arundel Center, P.O. Box 2700
Annapolis, Maryland 21404

RE: Bill 27-24 and Bill 28-24 Region 4 Plan and
Comprehensive Zoning Map

Dear County Executive Pittman:

The Planning Advisory Board (PAB) is a citizen advisory board created by §532 of the Anne Arundel County Charter. Under § 533 (b) of the Charter, the PAB shall make advisory recommendations to the Planning and Zoning Officer and the County Council relating to various matters including Master Plans.

The PAB met on October 24, 2023 and received a briefing on the draft of the Region 4 Plan and Comprehensive Zoning Map from the Office of Planning and Zoning (OPZ). The briefing summarized the Region 4 Plan and planning process in the following parts:

- The role of the Region 4 Stakeholder Advisory Committee (SAC) in the region planning process as well as their recommendations.
- Community engagement process, including interviews with stakeholders, online questionnaires, public forums, participation in community events, and mailings to all property owners in the Region.
- Themes of feedback from public engagement, including concerns about protecting environmental features, lack of housing diversity, need for additional multimodal infrastructure, mobility and congestion, underutilized commercial areas, and neighborhood compatibility and design guidelines in the Region.
- Review of the Region 4 vision statement and key strategies recommended in the draft Plan.
- An overview of the Comprehensive Zoning process and recommendations.

After the staff presentation of the draft Region 4 Plan and Comprehensive Zoning Map on October 24, the PAB opened the public hearing. Thirty-six members of the public provided oral testimony at the meeting. The PAB also accepted written testimony from October 24 through October 31, 2023, during which 136 letters and email messages were received.

The PAB deliberated about the draft Region 4 Plan and Comprehensive Zoning Map during a public meeting on November 3, 2023. The PAB generally made zoning recommendations with the

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intention of protecting environmentally sensitive resources, addressing commercial impacts on residential communities, and promoting smart growth objectives. The PAB voted unanimously 6-0 to recommend approval of the Region 4 Plan with Development Policy Area, Development Policy Area Overlay, and Planned Land Use changes as recommended by OPZ and/or the Region 4 SAC with the exception of any PAB recommendations that differed.

The PAB called an additional meeting for oral testimony and deliberation on December 13, 2023. This meeting provided an opportunity to discuss properties that are recommended for, or previously requested, Comprehensive Zoning Changes that were not individually discussed during PAB deliberations on November 3, 2023. The meeting was attended by 193 members of the public; 129 attended virtually via Zoom and 64 attended in-person. During the meeting, the PAB heard from 15 members of the public, all of whom discussed CZ-R4-PAS-010 at 4358 Mountain Road. After hearing oral testimony, the PAB voted unanimously 5-0 to recommend maintaining the adopted Zoning, Planned Land Use, and Development Policy Area Overlay on this site.

General PAB Recommendations for the Region 4 Plan:

1. Development Policy Area Overlays: The PAB encourages that the purpose, implications, and implementation of Development Policy Area Overlays be clarified.
2. Housing: The PAB acknowledges that there is a lack of affordable housing, and housing in general in Anne Arundel County, to meet the anticipated future needs of the County.
3. Workforce Housing and Affordable Housing: The PAB requests recommendations for Workforce Housing and Affordable Housing be clarified as these are defined differently by the County and have different purposes, intents, and implications.
4. SB Zoning Reform: The PAB encourages the County Executive to consider comprehensive revisions to the Zoning Code regarding the SB zoning district to make it more effective as a transition between commercial and residential areas as intended.
5. Sewer Capacity: The PAB notes the need to strike a balance between recommending zoning that could provide additional housing and giving appropriate concern to sewer capacity limitations and the challenges of septic systems.
6. Maritime Zoning Reform: The PAB recommends the County Executive consider revising the maritime zoning districts to provide a light commercial maritime district that is more compatible with existing residential neighborhoods, for example a commercial maritime district that does not permit bars or taverns by right.

The PAB also voted unanimously 6-0 to recommend approval of the Region 4 Comprehensive Zoning Map changes as recommended by OPZ and/or the SAC with the exception of any PAB zoning recommendations that differ.

The PAB provided the following specific recommendations that differ from OPZ regarding the Planned Land Use, Development Policy Area Overlays, and draft Comprehensive Zoning map:

1. CZ-R4-PAS-005 at 3401 Mountain Rd: OPZ recommends split zoning of R2 and C4 and the SAC recommends C3 for the entire property. The PAB recommends split zoning of R2 for approximately six acres on the southern portion of the parcel and C3 for approximately five acres on the northern portion of the parcel as a compromise between the opinions of OPZ and the SAC. The PAB recommends split Planned Land Use of Low Density Residential and Commercial to be consistent with the recommended zoning. The PAB also recommends the northern, commercial portion of the property be included in the Mountain Road Village Center Development Policy Overlay.

2. CZ-R4-PAS-006A at 8140, 8144, and 8146 Hog Neck Rd: OPZ recommended maintaining the adopted R5. The PAB agrees with the SAC recommendation of C4 to accommodate the applicant's desired request to provide storage for large vehicles such as RVs and boats. The PAB recommends the Planned Land Use change from Low-Medium Density Residential to Commercial to be consistent with the recommended zoning.
3. CZ-R4-PAS-011 at 4471 Mountain Road: At the start of the PAB process, OPZ recommended R1 for this site. Following oral testimony, OPZ updated their recommendation to C1 along Mountain Road and R1 on the rear of the site. The PAB agrees with the revised OPZ recommendation as C1 supports a local business' ability to continue operating at this site and R1 is consistent with the adjacent residential neighborhood. The PAB also recommends the Planned Land Use change from Low Density Residential to Commercial and Low Density Residential to be consistent with the recommended zoning.
4. CZ-R4-PAS-030, CZ-R4-PAS-031, CZ-R4-PAS-231A, and CZ-R4-PAS-231B on Ritchie Highway at the Earleigh Heights Village center: OPZ recommends C3 for these sites. The PAB agrees with the SAC recommendation of R22 as an opportunity to potentially increase and diversify housing. The PAB recommends the Planned Land Use change from Low Density Residential or Small Business to High Density Residential to be consistent with the recommended zoning. The PAB also recommends this site be included in the Earleigh Heights Village Center Development Policy Area Overlay.
5. CZ-R4-SVP-008 at 849 Baltimore Annapolis Blvd: OPZ recommends maintaining the adopted R5 zoning. The PAB agrees with the SAC recommendation of SB to better represent the existing use on the property and act as a transitional zone to the neighboring residential area. The PAB recommends the Planned Land Use change from Low-Medium Density Residential to Small Business to be consistent with the recommended zoning.
6. CZ-R4-SVP-010, CZ-R4-SVP-101, and CZ-R4-SVP-210 at 957, 959, 965, 969, and 973 Baltimore Annapolis Blvd: OPZ recommended SB at CZ-R4-SVP-010 and CZ-R4-SVP-210, and R10 at CZ-R4-SVP-101. The SAC did not come to a consensus on this site. The PAB recommends these sites maintain the adopted R5 zoning as it is consistent with the surrounding area and the applicant property can continue their existing use through their Non-Conforming Use certificate. The PAB did not provide a recommendation on the Planned Land Use for this site.
7. CZ-R4-SVP-218 at 335 and 337 Ritchie Hwy: OPZ recommended C3 zoning. The SAC did not come to a consensus on this site. The PAB recommends C2 for this site as it acknowledges the commercial uses of this site and is more consistent with the surrounding area. The PAB recommends the Planned Land Use change from Low-Medium Density Residential to Commercial to be consistent with the recommended zoning.
8. CZ-R4-BDN-002 and CZ-R4-BDN-504 at 457 and 439 Broadneck Road: OPZ and the SAC recommend RLD on CZ-R4-BDN-002. OPZ recommended RLD for CZ-R4-BDN-504, and the request came in after the final meeting of the SAC. The PAB recommends R1 zoning to acknowledge the previous zoning on this site prior to 1989. The PAB recommends the Planned Land Use change from Rural to Low Density Residential to be consistent with the recommended zoning.
9. CZ-R4-BDN-015 at 161 Ferguson Rd: OPZ and the SAC recommend RLD. The PAB recommends C4 zoning as it is consistent with the surrounding area. The PAB recommends the Planned Land Use change from Rural to Commercial to be consistent with the recommended zoning.
10. CZ-R4-BDN-218 at 1462 Shot Town Rd: OPZ recommends R5 zoning to the east of Shot Town Road and RLD zoning to the west. The SAC recommends RLD zoning on the entire

site. The PAB recommends R5 for the east side of Shot Town Road and R1 for the west to acknowledge the previous zoning on this site prior to 1989. The PAB recommends the Planned Land Use change to Low-Medium Density Residential and Low Density Residential to be consistent with the recommended zoning.

11. CZ-R4-BDN-501 and CZ-R4-BDN-502 at 1401, 1403, 1450, and 1460 Shot Town Rd: OPZ recommends RLD. This request came in after the final meeting of the SAC. The PAB recommends R1 zoning at the aforementioned properties and 1454 Shot Town Road to acknowledge the previous zoning on this site prior to 1989. The PAB recommended the Planned Land Use change from Rural to Low Density Residential to be consistent with the zoning.
12. CZ-R4-BDN-506 at 1504 Stacey Lane: OPZ and the SAC recommend R5 zoning. The PAB recommends maintaining the adopted split zoning of R1 and C1 after hearing testimony from the applicant.
13. CZ-R4-PAS-010 at 4358 Mountain Road: OPZ and the SAC recommended R10 zoning. The PAB recommends maintaining the adopted split zoning of RLD and C2 after hearing testimony from the public. The PAB recommends maintaining the adopted Planned Land Use of Rural and Commercial in line with the adopted zoning and maintaining the adopted Development Policy Area Overlay of no overlay for this site.

The PAB appreciates the opportunity to provide you with its recommendations on the draft of the Region 4 Plan and Comprehensive Zoning Map.

If there are any questions regarding these comments, please contact Michael Stringer in the Office of Planning and Zoning, PlanningAdvisoryBoard@aacounty.org.

Sincerely,



Gustav S. Kurtz, Jr.
Chair

CC: Christine Anderson, Chief Administrative Officer, Office of the County Executive
Janssen Evelyn, Deputy Chief Administrative Officer, Office of the County Executive
Kaley Schultze, Administrative Officer, Anne Arundel County Council
Marcia Alverado, Deputy Administrative Officer, Anne Arundel County Council
Meredith Beach, Legislative Council, Anne Arundel County Council
Members of the Planning Advisory Board
Jenny B. Dempsey, Planning and Zoning Officer, Office of Planning and Zoning (OPZ)
Christina Pompa, Deputy Planning and Zoning Officer, Planning Division, OPZ
Cindy Carrier, Planning Administrator, Long Range Planning Section, OPZ
Michael Stringer, Planning Board Administrator, Long Range Planning Section, OPZ
Jessica Levy, Planning Board Secretary, Long Range Planning Section, OPZ
Eric Ketterling, Senior Planner, Long Range Planning Section, OPZ