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Jason M. Schwier
Chair, Odenton Town Center Advisory Committee

May 19, 2024

Ms. Jenny Dempsey
Anne Arundel County Office of Planning and Zoning
2664 Riva Road, 4th Floor
Annapolis, MD 21401

Re: Comments on proposed subdivision and construction at 1405 Odenton Road

Dear Ms. Dempsey:

This letter constitutes a response by the Odenton Town Center Advisory Committee (OTCAC) to the request presented on April 30, 2024 regarding the subdivision of a parcel located at 1405 Odenton Road in Odenton, MD and construction of a training facility. The OTCAC recommends approval of the proposed development project as meeting the vision and intent of the 2023 Odenton Town Center Master Plan (OTCMP). No modification requests were presented to the Committee during the meeting.

The presentation outlined a proposal to subdivide the existing property to set land aside for a Historic House and construct a new training facility for the business on the property. This property is located along Odenton Road (MD-175) within the OTC-H (Historic) and OTC-I (Industrial) zoning districts of the Odenton Town Center, with the Historic district also being part of the Historic Village Mix Block.

The discussion primarily focused upon the changes to the site for the training facility. Construction of the training facility will require removing the current forested region on the eastern portion of the site to set green space aside for outdoor seating and recreation areas for employees of the business. In addition, the applicant stated that they were trying to save all identified specimen trees on the site. The Committee appreciated the thought to providing pedestrian access to the site for employees using public transportation by constructing a sidewalk along the internal road to connect the path to the future parking garage to the training facility. The applicant also stated that they would discuss solar panels for the building, overall building orientation, and possibility of receiving enough sunlight to make the panels viable.

The OTCAC is aware of the current discussions between the applicant and the County regarding the Historic House and the location of the line dividing the zoning districts. Committee members do not have the expertise to be able to provide a recommendation or insight into whether the proposal is a permitted use in all districts or not. The OTCAC defers to the experience of the

Cultural Resources Section of the Office of Planning and Zoning regarding this matter and trusts that the County will apply the correct standards and requirements when evaluating this proposal.

The OTCAC asserts the proposed plan to subdivide the parcel containing the Ferguson Trenching Operation and Historic House to construct a training facility meets the vision and intent of the OTCMP and recommends approval of the proposal. It is possible that modification requests may be needed for the applicant to clear the forest for the training facility, as well as account for road standards along Odenton Road. Due to their materiality to the overall proposal, if these modification requests are presented to the OTCAC for a recommendation, the OTCAC reserves the right to either sustain or modify this overall opinion in a future letter. Committee members appreciate the opportunity to participate in the development process. Please let us know if you need further information or have questions.

Sincerely,



Jason M. Schwier, Chair
Odenton Town Center Advisory Committee