

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 1

Bill No. 3-25

Introduced by Ms. Hummer, Chair
(by request of the County Executive)

By the County Council, January 14, 2025

Introduced and first read on January 14, 2025
Public Hearing set for and held on February 3, 2025
Second Public Hearing held and motioned to defer vote until February 18, 2025
Third Public Hearing held and motioned to defer vote until March 3, 2025
Fourth Public Hearing held and motioned to defer vote until March 17, 2025
Public Hearing on AMENDED bill set for and held on April 7, 2025
Bill Expires April 19, 2025

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: General Development Plan – Region 9 Plan

2
3 FOR the purpose of adopting the “Anne Arundel County Region 9 Plan”, as amended by
4 this Ordinance, the region plan for Region Planning Area No. 9, covering the Mayo
5 Peninsula, Galesville, West River, Shady Side, Churchton, Deale, Tracy’s Landing,
6 North Beach, parts of Edgewater, and Friendship, which includes visions, themes,
7 goals, policies, planned land use maps, and implementation strategies for Region 9;
8 amending “Plan2040”, the County’s General Development Plan, by the “Anne Arundel
9 County Region 9 Plan”, as amended by this Ordinance; and generally relating to the
10 “Anne Arundel County Region 9 Plan”.
11

12 WHEREAS, Bill No. 11-21 was passed by the County Council on May 3, 2021,
13 which adopted “Plan2040”, the County’s General Development Plan, and amended,
14 among other things, § 18-2-103 of the Anne Arundel County Code (2005, as
15 amended), and required that the County be divided into no less than seven region
16 planning areas encompassing all unincorporated areas of the County; and
17

18 WHEREAS, Bill No. 11-21 and Plan2040 provided for the creation of region plans
19 for each region planning area and the creation of stakeholder advisory committees
20 for each region planning area; and
21

22 WHEREAS, Bill No. 11-21 and Plan2040 created, adopted, and depicted the
23 boundaries of nine region planning areas, including the Region 9 Planning Area,

1 which includes the Mayo Peninsula, Galesville, West River, Shady Side,
2 Churchton, Deale, Tracy's Landing, North Beach, parts of Edgewater, and
3 Friendship; and
4

5 WHEREAS, Bill No. 11-21 and Plan2040 required that the Office of Planning and
6 Zoning work with the stakeholder advisory committees to create the region plans
7 and to ensure that the region plans are consistent with the policies in Plan2040; and
8

9 WHEREAS, § 18-2-103(e)(4), as adopted by Bill No. 11-21, requires that each
10 region plan shall include maps depicting any changes to the land use map included
11 in Plan2040, and a description of how the changes are consistent with the goals and
12 policies of Plan2040; and
13

14 WHEREAS, § 18-2-103(e)(5), as adopted by Bill No. 11-21, provides that, upon
15 adoption by ordinance of the County Council, a region plan shall be considered an
16 amendment to Plan2040 until adoption of the next General Development Plan; and
17

18 WHEREAS, by Resolution No. 35-23, the County Executive's nomination of the
19 members of the Stakeholder Advisory Committee for Region Planning Area No. 9
20 was approved by the County Council as required by § 18-2-103 of the County Code;
21 and
22

23 WHEREAS, a draft of a "Anne Arundel County Region 9 Plan" was presented to
24 and considered by the Stakeholder Advisory Committee for Region Planning Area
25 No. 9, and the Committee met on various occasions to review drafts of the "Anne
26 Arundel County Region 9 Plan" and review and hear community input; and
27

28 WHEREAS, the Stakeholder Advisory Committee for Region Planning Area No.
29 9 provided the Office of Planning and Zoning with recommendations on the
30 contents of the draft of the "Anne Arundel County Region 9 Plan"; and
31

32 WHEREAS, a draft of the "Anne Arundel County Region 9 Plan" was provided to
33 the Planning Advisory Board in accordance with County Charter § 533(a), and the
34 Planning Advisory Board made advisory recommendations on the draft of the
35 "Anne Arundel County Region 9 Plan" to the Office of Planning and Zoning; and
36

37 WHEREAS, the Office of Planning and Zoning, after consideration of the
38 recommendations of the Stakeholder Advisory Committee for Region Planning
39 Area No. 9 and the Planning Advisory Board, prepared the "Anne Arundel County
40 Region 9 Plan" dated January 6, 2025, a copy of which is incorporated herein by
41 reference; now therefore,
42

43 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
44 That, after passage of this Ordinance, the Planning and Zoning Officer shall amend text
45 maps, charts, graphs, photos, and tables in the "Anne Arundel County Region 9 Plan" dated
46 January 6, 2025, in accordance with any amendments to this Ordinance.
47

48 SECTION 2. *And be it further enacted,* That, after passage of this Ordinance, the
49 Planning and Zoning Officer may correct obvious errors, capitalization, spelling, grammar,

1 headings, and similar non-substantive matters and may publish the “Anne Arundel County
2 Region 9 Plan”, dated January 6, 2025, and may add or amend covers, title pages,
3 pagination, a table of contents, and graphics to improve readability.
4

5 SECTION 3. *And be it further enacted*, That “Anne Arundel County Region 9 Plan”,
6 the region plan for Region Planning Area No. 9, dated January 6, 2025, as amended by
7 Sections 1 and 2 of this Ordinance, is hereby adopted.
8

9 SECTION 4. *And be it further enacted*, That, “Anne Arundel County Region 9 Plan”,
10 the region plan for Region Planning Area No. 9, dated January 6, 2025, as amended by
11 Sections 1 and 2 of this Ordinance, shall be considered an amendment to Plan2040 until
12 the adoption of the next General Development Plan.
13

14 SECTION 5. *And be it further enacted*, That a certified copy of “Anne Arundel County
15 Region 9 Plan”, the region plan for Region Planning Area No. 9, dated January 6, 2025, as
16 amended by Sections 1 and 2 of this Ordinance, shall be permanently kept on file in the
17 office of the Administrative Officer to the County Council, and in the Office of Planning
18 and Zoning.
19

20 SECTION 6. *And be it further enacted*, That this Ordinance shall take effect 45 days
21 from the date it becomes law.

AMENDMENTS ADOPTED: March 17, 2025

READ AND PASSED this 7th day of April, 2025

By Order:



Kaley Schultze
Administrative Officer

PRESENTED to the County Executive for his approval this 9th day of April 2025



Kaley Schultze
Administrative Officer

APPROVED AND ENACTED this 11th day of April, 2025



Steuart Pittman
County Executive

EFFECTIVE DATE: May 26, 2025

AMENDMENT TO BILL NO. 3-25
(General Development Plan – Region 9 Plan)

March 17, 2025

Introduced by Ms. Leadbetter

Amendment No. 1

In the “Anne Arundel County Region 9 Plan”, the region plan for Region Planning Area No. 9, dated January 6, 2025, for the property known as Parcel 159 on Tax Map 56, Tax Account Number 01-000-08761205, amend the following:

1. On page 59 of the Plan, amend “Region Plan Planned Land Use Since Plan 2040” and on pages 138 and 139, amend the “Planned Land Use Change Areas Map” and “Planned Land Use Change Areas Map - Edgewater and Mayo”, respectively, to reflect the change to the Planned Land Use from Maritime to Low Density Residential for “PLU-R9-EDW-0700” as shown in Exhibit A.
2. On page 123 of the Plan, in the “Planned Land Use Changes”, delete the row beginning with “Change ID Number PLU-R9-EDW-0400” in its entirety.

(This amendment changes the planned land use for the property known as Parcel 159 on Tax Map 56, located at 25 Leeland Road, Edgewater, from Maritime to Low Density Residential.)

Application Numbers References		
	Prior	Council
CZ	CZ-R9-EDW-0400	CZ-R9-EDW-0700
PLU	PLU-R9-EDW-0400	PLU-R9-EDW-0700
DPA	n/a	n/a
DPAO	n/a	n/a

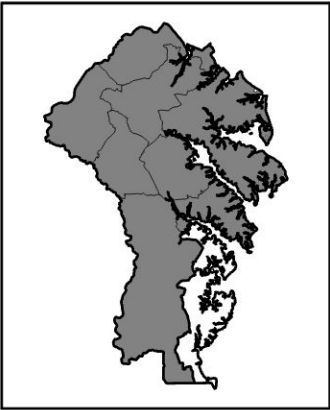
Bill No. 3-25






Amendment No. 1

Exhibit No. A

*Region 9
Planned Land Use*

*PLU-R9-EDW-0700
MARITIME TO
LOW DENSITY RESIDENTIAL*



-  **Change Areas**
-  **Buildings**
-  **Parcels**
-  **Residential Low Density**
-  **Maritime**



AMENDMENT TO BILL NO. 3-25
(General Development Plan – Region 9 Plan)

March 17, 2025

Introduced by Ms. Leadbetter

Amendment No. 2

In the “Anne Arundel County Region 9 Plan”, the region plan for Region Planning Area No. 9, dated January 6, 2025, for a portion of a private right-of-way adjacent to the property known as Parcel 434 on Tax Map 69, Tax Account Number 01-000-06806650, amend the following:

1. On page 59 of the Plan, amend “Region Plan Planned Land Use Since Plan 2040” and on pages 138 and 141, amend the “Planned Land Use Change Areas Map” and “Planned Land Use Change Areas Map - Galesville, West River, Churchton, Deale”, respectively, to reflect the change to the Planned Land Use from Low Density Residential to Maritime for “PLU-R9-GSV-0600” as shown in Exhibit B-1.

2. On page 125 of the Plan, in the “Planned Land Use Changes”, after the last row in “Galesville” insert the row as shown in Exhibit B-2.

(This amendment changes the planned land use for a portion of a private right-of-way near the property known as Parcel 434 on Tax Map 69, 4806 Riverside Drive, Galesville, from Low Density Residential to Maritime.)

Application Numbers References		
	Prior	Council
CZ	n/a	CZ-R9-GSV-0600
PLU	n/a	PLU-R9-GSV-0600
DPA	n/a	n/a
DPAO	n/a	n/a

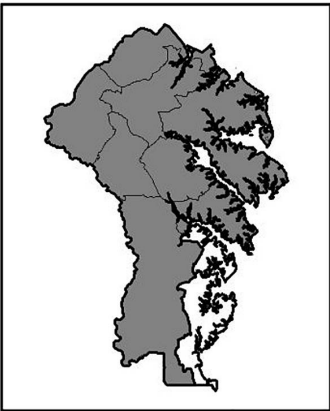
Bill No. 3-25






Amendment No. 2

Exhibit No. B-1

Region 9
Planned Land Use

PLU-R9-GSV-0600
LOW DENSITY RESIDENTIAL
TO MARITIME



-  Change Areas
-  Buildings
-  Parcels
-  Residential Low Density
-  Maritime



Bill No. 3-25
Amendment No. 2
Exhibit No. B-2

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justification	Council Amendment
Z	PLU-R9-GSV-0600	Portion of Right-of-Way north of 4806 Riverside Drive, Galesville	69	434	=	0.1	Low Density Residential	=	=	=	=	=	<p>Change PLU from Low Density Residential to Maritime (PLU-R9-GSV-0600)</p> <p>Justification: This change to Maritime Planned Land Use is consistent with the existing uses on this site and with Plan2040 Goal HE2 that promotes retention and expansion of existing businesses and industries, including the maritime trades, that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents.</p>

AMENDMENT TO BILL NO. 3-25
(General Development Plan – Region 9 Plan)

March 17, 2025

Introduced by Ms. Leadbetter

Amendment No. 3

In the “Anne Arundel County Region 9 Plan”, the region plan for Region Planning Area No. 9, dated January 6, 2025, for a portion of the property known as Parcel 409 on Tax Map 69, Tax Account Number 01-000-02124650, amend the following:

1. On page 59 of the Plan, amend “Region Plan Planned Land Use Since Plan 2040” and on pages 138 and 141, amend the “Planned Land Use Change Areas Map” and “Planned Land Use Change Areas Map - Galesville, West River, Churchton, Deale”, respectively, to reflect the change to the Planned Land Use from Low Density Residential to Maritime for “PLU-R9-GSV-0601” as shown in Exhibit C-1.

2. On page 125 of the Plan, in the “Planned Land Use Changes”, after the last row in “Galesville” insert the row as shown in Exhibit C-2.

(This amendment changes the planned land use for a portion of the property known as Parcel 409 on Tax Map 69, located at 1000 Main Street, Galesville, from Low Density Residential to Maritime.)

Application Numbers References		
	Prior	Council
CZ	CZ-R9-GSV-0003	CZ-R9-GSV-0601
PLU	n/a	PLU-R9-GSV-0601
DPA	n/a	n/a
DPAO	n/a	n/a

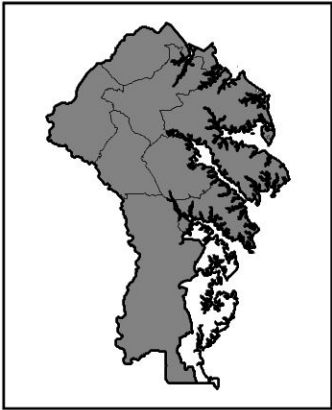
Bill No. 3-25






Amendment No. 3

Exhibit No. C-1

*Region 9
Planned Land Use*

*PLU-R9-GSV-0601
LOW DENSITY RESIDENTIAL
TO MARITIME*



-  **Change Areas**
-  **Buildings**
-  **Parcels**
-  **Residential Low Density**
-  **Maritime**



Bill No. 3-25
Amendment No. 3
Exhibit No. C-2

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justification	Council Amendment
Z	PLU-R9-GSV-0601	1000 Main St., Galesville	69	409	=	0.6	Low Density Residential	=	=	=	=	=	<p>Change PLU from Low Density Residential to Maritime (PLU-R9-GSV-0601)</p> <p>Justification: This change to Maritime Planned Land Use is consistent with the existing uses on this site and with Plan2040 Goal HE2 that promotes retention and expansion of existing businesses and industries, including the maritime trades, that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents.</p>

AMENDMENT TO BILL NO. 3-25
(General Development Plan – Region 9 Plan)

March 17, 2025

Introduced by Ms. Leadbetter

Amendment No. 4

In the “Anne Arundel County Region 9 Plan”, the region plan for Region Planning Area No. 9, dated January 6, 2025, for the property known as Parcel 14, Lot 1, on Tax Map 74, Tax Account Number 07-000-90241889, amend the following:

1. On page 59 of the Plan, amend “Region Plan Planned Land Use Since Plan 2040” and on pages 138 and 143, amend the “Planned Land Use Change Areas Map” and “Planned Land Use Change Areas Map - Churchton, Deale, Tracys Landing, Friendship, North Beach”, respectively, to reflect the change to the Planned Land Use from Low Density Residential to a split of Low Density Residential and Commercial for “PLU-R9-CHT-0600” as shown in Exhibit D-1.

2. On page 125 of the Plan, in the “Planned Land Use Changes”, after the last row in “Galesville” insert the row as shown in Exhibit D-2.

(This amendment changes the planned land use for the property known as Parcel 14, Lot 1, on Tax Map 74, located at 5610 Shady Side Road, Churchton, from Low Density Residential to a split of Low Density Residential and Commercial.)

Application Numbers References		
	Prior	Council
CZ	CZ-R9-CHT-0001	CZ-R9-CHT-0600
PLU	n/a	PLU-R9-CHT-0600
DPA	n/a	n/a
DPAO	n/a	n/a

Bill No. 3-25

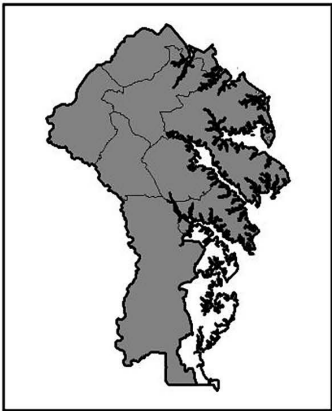
Amendment No. 4

Exhibit No. D-1

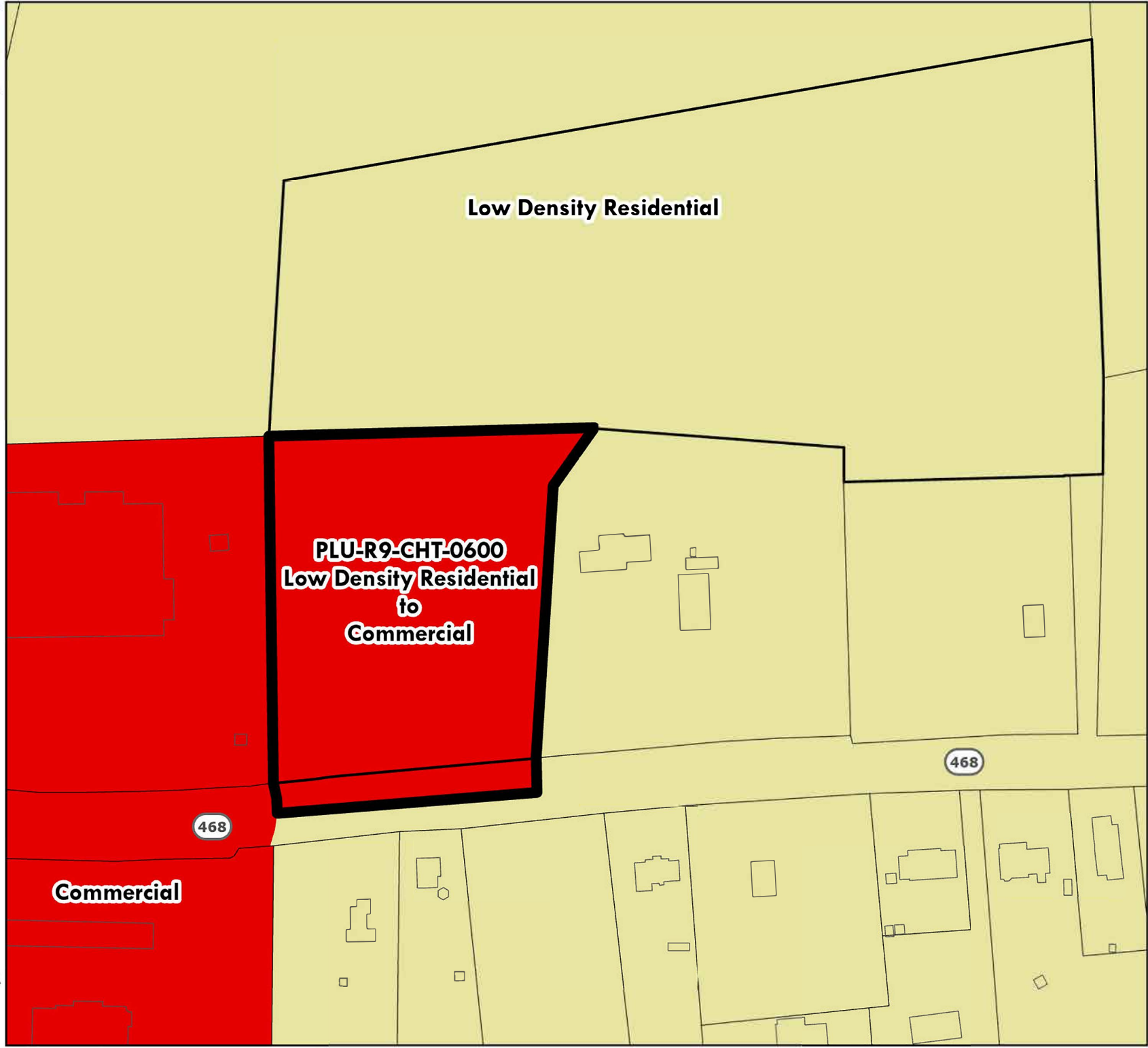
*Region 9
Planned Land Use*

PLU-R9-CHT-0600

**LOW DENSITY RESIDENTIAL
TO
COMMERCIAL**



-  **Change Areas**
-  **Buildings**
-  **Parcels**
-  **Commercial**
-  **Residential Low Density**



Bill No. 3-25
Amendment No. 4
Exhibit No. D-2

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justification	Council Amendment
Z	PLU-R9-CHT-0600	5610 Shady Side Rd., Churchton	74	14	1	2.6	Low Density Residential	=	=	=	=	=	<p>Change PLU from Low Density Residential to a split of Low Density Residential and Commercial (PLU-R9-CHT-0600)</p> <p>Justification: This change to a split of Low Density Residential and Commercial Planned Land Use is consistent with the existing uses on this site and with Plan2040 Goal HE2 that promotes retention and expansion of existing businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents.</p>

Bill No. 3-25
Amendment Nos. 1, 2, 3, and 4

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
AMDS 1, 2, 3, AND 4 TO BILL NO. 3-25 THE ORIGINAL OF WHICH IS
RETAINED IN THE FILES OF THE COUNTY COUNCIL.

A handwritten signature in black ink, appearing to read 'K Schultze', with a long horizontal line extending to the right.

Kaley Schultze
Administrative Officer

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 3-25 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.

A handwritten signature in black ink, appearing to be 'K. Schultze', with a long horizontal stroke extending to the right.

Kaley Schultze
Administrative Officer