

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 1

Bill No. 4-25

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 set for and motioned to defer vote until February 18, 2025 Second Public Hearing held on February 18, 2025 Public Hearing on AMENDED bill set for and held on March 3, 2025 Public Hearing on AMENDED bill set for and held on 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: Comprehensive Zoning – Region 9
2	
3	FOR the purpose of repealing certain comprehensive zoning maps for Region Planning
4	Area No. 9; adopting the Anne Arundel County Digital Zoning Layer for Region
5	Planning Area No. 9, covering the Mayo Peninsula, Galesville, West River, Shady
6	Side, Churchton, Deale, Tracy's Landing, North Beach, parts of Edgewater, and
7	Friendship; and generally relating to comprehensive zoning.
8	
9	WHEREAS, by Bill No. 11-21 the County Council adopted "Plan2040", the
10	County's General Development Plan, which included land use recommendations,
11	required to be further refined by region plans, that may be implemented through
12	comprehensive zoning; and
13	
14	WHEREAS, Bill No. 11-21 amended, among other things, § 18-2-103 of the Anne
15	Arundel County Code (2005, as amended), and required that the County be divided
16	into no less than seven region areas encompassing all unincorporated areas of the
17	County; and
18	
19	WHEREAS, Bill No. 11-21 and Plan2040 created, adopted, and depicted the
20	boundaries of nine region planning areas, including the Region 9 Planning Area;
21	and

1

for each region planning area and the creation of stakeholder advisory committees 2 3 for each region planning area; and 4 WHEREAS, § 18-2-103(e)(4), as adopted by Bill No. 11-21, requires that each 5 6 region plan shall include maps depicting any changes to the land use map included in Plan2040, and a description of how the changes are consistent with the goals and 7 policies of Plan2040; and 8 9 WHEREAS, the Office of Planning and Zoning, after consideration of the 10 recommendations of the Stakeholder Advisory Committee for Region Planning 11 Area No. 9 and the Planning Advisory Board, prepared the "Anne Arundel County 12 Region 9 Plan", dated January 6, 2025; and 13 14 WHEREAS, contemporaneous with the introduction of this Ordinance, Bill No. 15 3-25 was introduced to this Council, and proposes the adoption of the "Anne 16 Arundel County Region 9 Plan", dated January 6, 2025, the region plan for Region 17 18 Planning Area No. 9; and 19 20 WHEREAS, this Bill proposes comprehensive zoning consistent with Plan2040, as amended by the "Anne Arundel County Region 9 Plan", dated January 6, 2025, the 21 region plan for Region Planning Area No. 9, as adopted by Bill No. 3-25; now 22 therefore, 23 24 SECTION 1. Be it enacted by the County Council of Anne Arundel County, Maryland, 25 That the portions of the Digital Zoning Layer dated May 16, 2011, for the Region Planning 26 Area No. 9, adopted in whole or in part by Bill No. 44-11, as amended, are hereby repealed. 27 28 SECTION 2. And be it further enacted, That after passage of this Ordinance, the 29 Planning and Zoning Officer shall amend text, maps, charts, graphs, photos, and tables in 30 accordance with the amendments to this Ordinance. 31 32 SECTION 3. And be it further enacted, That the "Anne Arundel County Digital Zoning 33 34 Layer, dated January 6, 2025, for Region Planning Area No. 9 of Anne Arundel County", as amended by Section 2 of this Ordinance, prepared by the Office of Planning and Zoning, 35 36 is hereby approved and adopted. 37 SECTION 4. And be it further enacted, That the "Anne Arundel County Digital Zoning 38 Layer, dated January 6, 2025, for Region Planning Area No. 9" that is described in 39 Section 3 of this Ordinance is incorporated by reference as if fully set forth and a certified 40 copy shall be permanently kept on file in the office of the Administrative Officer to the 41 County Council and in the Office of Planning and Zoning. 42 43 SECTION 5. And be it further enacted, That this Ordinance shall take effect 45 days 44

WHEREAS, Bill No. 11-21 and Plan2040 provided for the creation of region plans

45 from the date it becomes law.

AMENDMENTS ADOPTED: February 18, 2025; and March 3 and 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 <u>11th</u> day of April, 2025

Steuart Pittman County Executive

EFFECTIVE DATE: May 26, 2025

February 18, 2025

Introduced by Ms. Leadbetter

Amendment No. 1

WHEREAS, in accordance with § 18-2-108(a)(1) of the County Code, for a period of 10 days, one or more signs were required to be posted on the property that is the subject of this amendment and notice of the proposed change of zoning was required to be posted to the County Council website; and

WHEREAS, a certification was submitted to the Administrative Officer to the County Council that verified the required sign(s) was posted for at least 10 days before this legislative session; and

WHEREAS, notice of the proposed change of zoning was posted to the County Council website at least 10 days before this legislative session; and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 4-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of a portion of the property known as Parcel 13 on Tax Map 70, Tax Account Number 07-000-02606800, from OS- Open Space to R-1 Residential and remove OS-Open Space from a waterway as shown in the cross-hatched area on the attached Exhibit A.

(This amendment changes the zoning of a portion of the property known as Parcel 13 on Tax Map 70, located at 4900 Goose Creek Road, Shady Side, from OS-Open Space to R-1 Residential, and removes OS-Open Space from a waterway.)

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

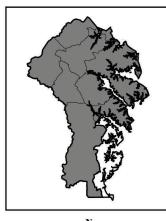


Bill No. 4-25

Amendment No.<u>1</u> Exhibit No.<u>A</u>

Region 9 Comprehensive Zoning

> CZ-R9-SDS-0600 OS TO R1





Legend





February 18, 2025

Introduced by Ms. Leadbetter

Amendment No. 2

WHEREAS, in accordance with § 18-2-108(a)(2)(ii) of the County Code, the property that is the subject of this amendment is exempt from the requirement in § 18-2-108(a)(1); and

WHEREAS, the County Council may consider this amendment; and

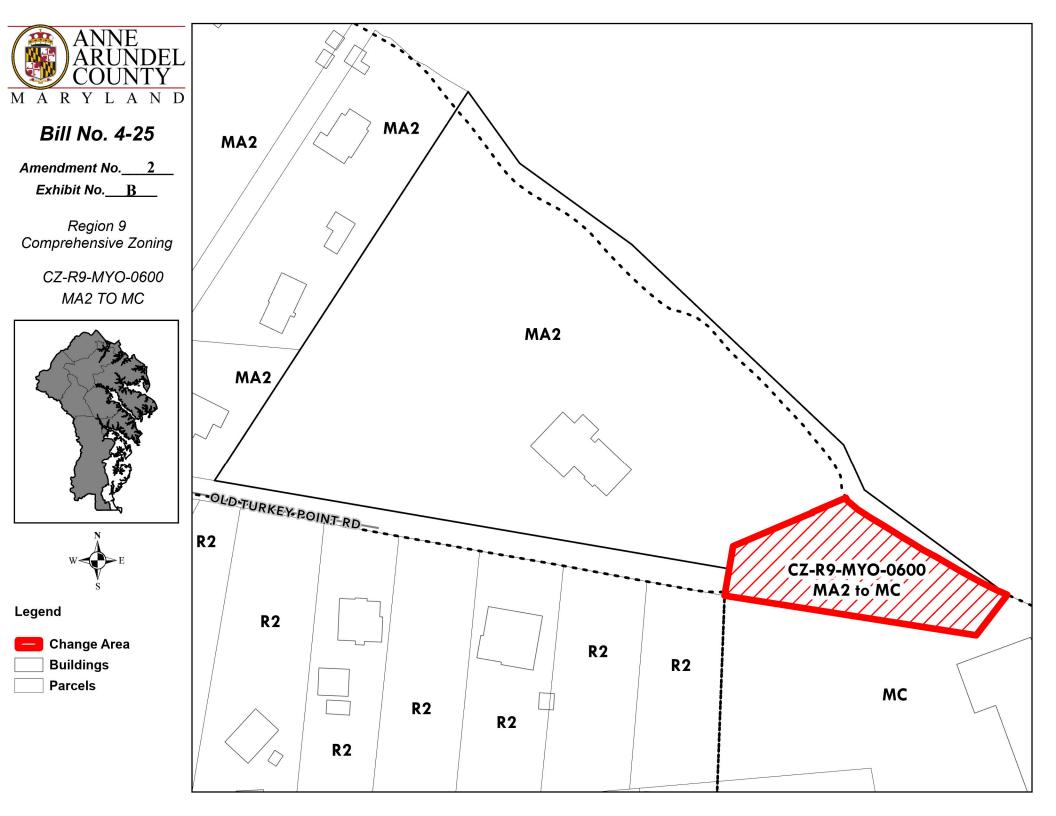
WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 4-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of a portion of the property known as Parcel 213 on Tax Map 60, Tax Account Number 01-000-00306050, from MA2-Light Commercial Marina to MC-Heavy Commercial Marina as shown in the cross-hatched area on the attached Exhibit B.

(This amendment changes the zoning of a portion of the property known as Parcel 213 on Tax Map 60, located at 1052 Turkey Point Road, Edgewater, from MA2-Light Commercial Marina to MC-Heavy Commercial Marina.)

Application Numbers References		
	Prior	Council
CZ	CZ-R9-MYO-1083	CZ-R9-MYO-0600
PLU	n/a	n/a
DPAO	n/a	n/a
DPA	n/a	n/a



March 3, 2025

Introduced by Ms. Leadbetter

Amendment No. 3

WHEREAS, in accordance with § 18-2-108(a)(1) of the County Code, for a period of 10 days, one or more signs were required to be posted on the property that is the subject of this amendment and notice of the proposed change of zoning was required to be posted to the County Council website; and

WHEREAS, a certification was submitted to the Administrative Officer to the County Council that verified the required sign(s) was posted for at least 10 days before this legislative session; and

WHEREAS, notice of the proposed change of zoning was posted to the County Council website at least 10 days before this legislative session; and

WHEREAS, the County Council may consider this amendment; and

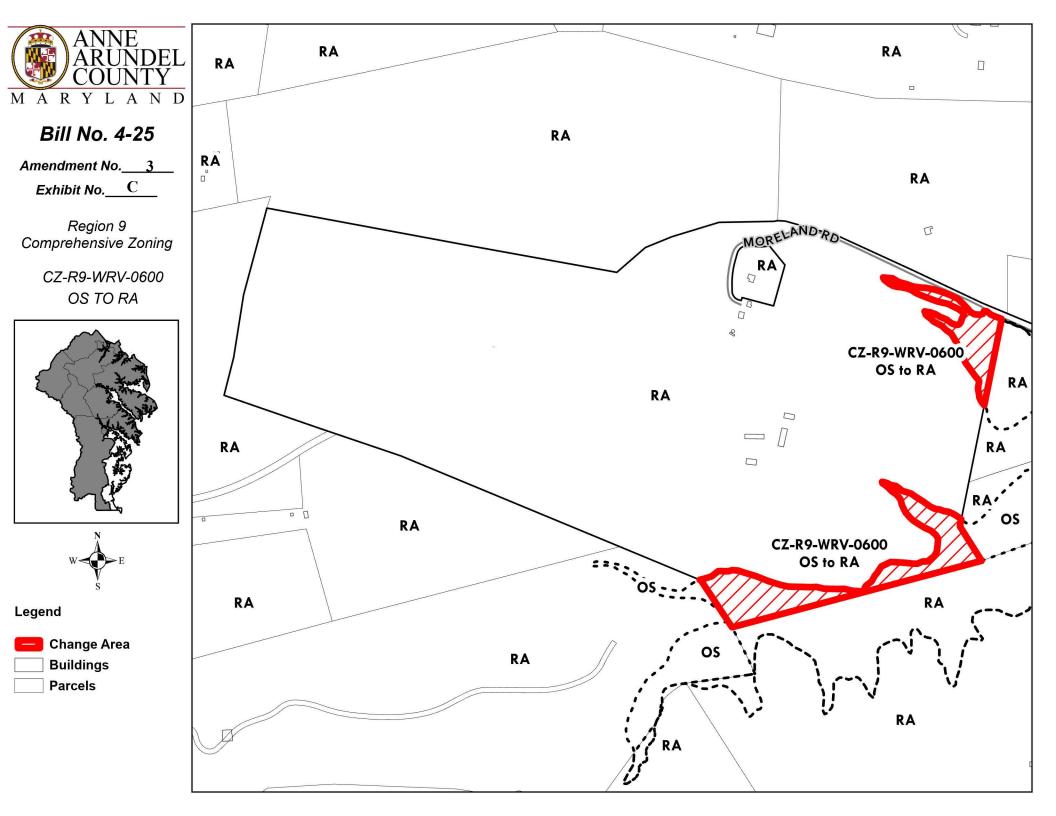
WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 4-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of a portion of the property known as Parcel 71, Lot 2 on Tax Map 68, Tax Account Number 01-000-90224257, from OS-Open Space to RA-Rural Agricultural as shown in the cross-hatched area on the attached Exhibit C.

(This amendment changes the zoning of a portion of the property known as Parcel 71, Lot 2 on Tax Map 68, located at 4840 Muddy Creek Road, Churchton, from OS-Open Space to RA-Rural Agricultural.)

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



March 17, 2025

Introduced by Ms. Leadbetter

Amendment No. 4

WHEREAS, in accordance with § 18-2-108(a)(2)(ii) of the County Code, the property that is the subject of this amendment is exempt from the requirement in § 18-2-108(a)(1); and

WHEREAS, the County Council may consider this amendment; and

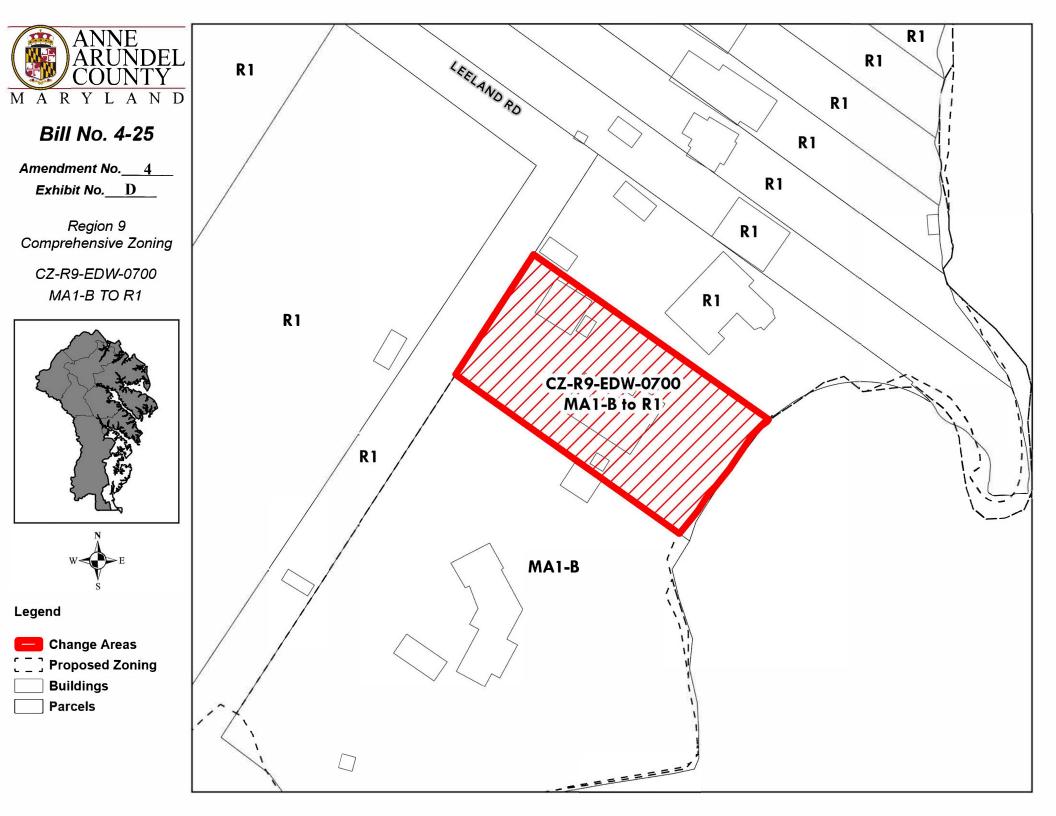
WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 4-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property known as Parcel 159 on Tax Map 56, Tax Account Number 01-000-08761205, from MA1-B-Neighborhood Marina to R1-Residential as shown in the cross-hatched area on the attached Exhibit D.

(This amendment changes the zoning of the property known as Parcel 159 on Tax Map 56, located at 25 Leeland Road, Edgewater, from MA1-B-Neighborhood Marina to R1-Residential.)

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



March 17, 2025

Introduced by Ms. Leadbetter

Amendment No. 5

WHEREAS, in accordance with § 18-2-108(a)(1) of the County Code, for a period of 10 days, one or more signs were required to be posted on the property that is the subject of this amendment and notice of the proposed change of zoning was required to be posted to the County Council website; and

WHEREAS, a certification was submitted to the Administrative Officer to the County Council that verified the required sign(s) was posted for at least 10 days before this legislative session; and

WHEREAS, notice of the proposed change of zoning was posted to the County Council website at least 10 days before this legislative session; and

WHEREAS, the County Council may consider this amendment; and

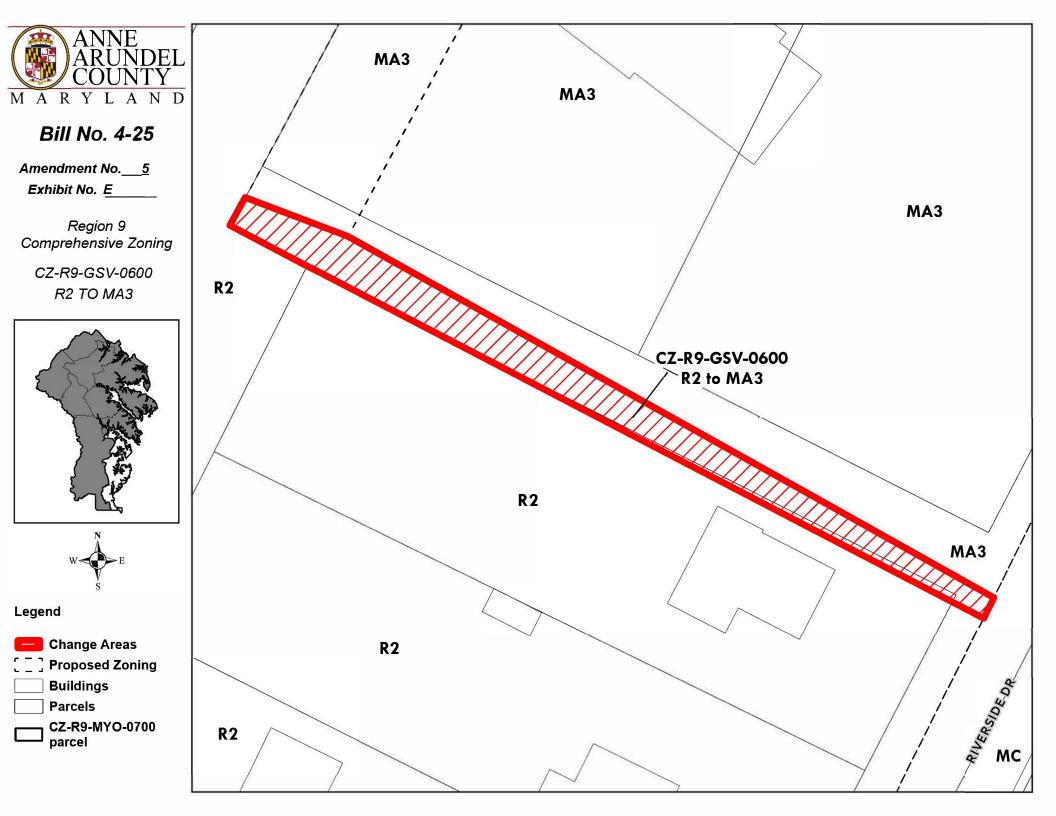
WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 4-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of 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, from R2-Residential to MA3-Yacht Club as shown in the cross-hatched area on the attached Exhibit E.

(This amendment changes the zoning of a portion of a private right-of-way near the property known as Parcel 434 on Tax Map 69, 4806 Riverside Drive, Galesville, from R2-Residential to MA3-Yacht Club.)

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



March 17, 2025

Introduced by Ms. Leadbetter

Amendment No. 6

WHEREAS, in accordance with § 18-2-108(a)(1) of the County Code, for a period of 10 days, one or more signs were required to be posted on the property that is the subject of this amendment and notice of the proposed change of zoning was required to be posted to the County Council website; and

WHEREAS, a certification was submitted to the Administrative Officer to the County Council that verified the required sign(s) was posted for at least 10 days before this legislative session; and

WHEREAS, notice of the proposed change of zoning was posted to the County Council website at least 10 days before this legislative session; and

WHEREAS, the County Council may consider this amendment; and

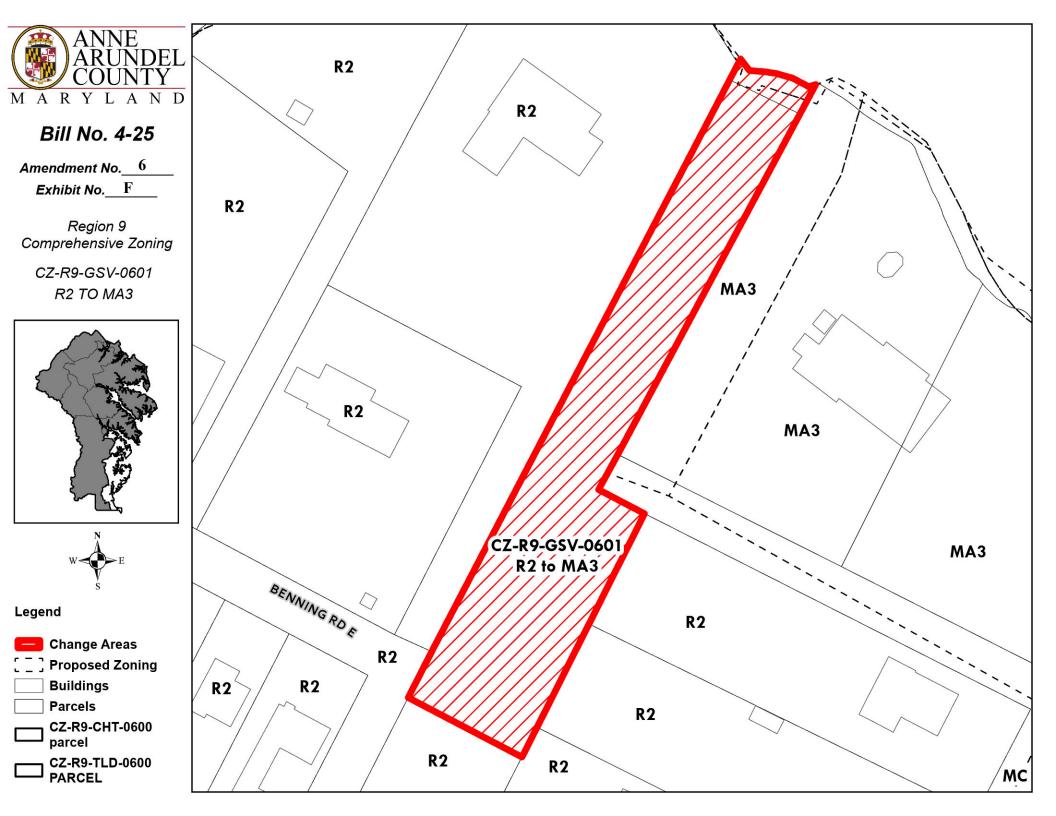
WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 4-25; now, therefore

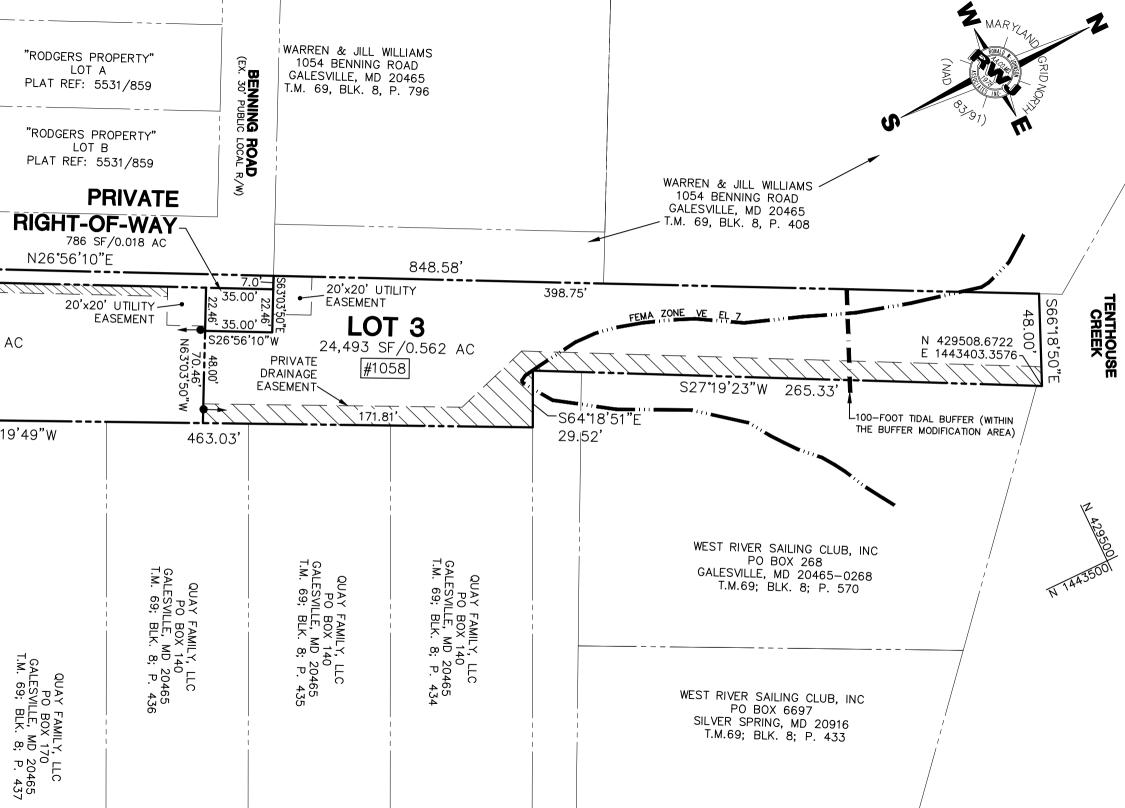
The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of a portion of the property known as Parcel 409 on Tax Map 69, Tax Account Number 01-000-02124650, from R2-Residential to MA3-Yacht Club in its entirety as shown in the cross-hatched area on the attached Exhibit F.

(This amendment changes the zoning of a portion of the property known as Parcel 409 on Tax Map 69, located at 1000 Main Street, Galesville, from R2-Residential to MA3-Yacht Club in its entirety.)

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





March 17, 2025

Introduced by Ms. Leadbetter

Amendment No. 7

WHEREAS, in accordance with § 18-2-108(a)(2)(ii) of the County Code, the property that is the subject of this amendment is exempt from the requirement in § 18-2-108(a)(1); and

WHEREAS, the County Council may consider this amendment; and

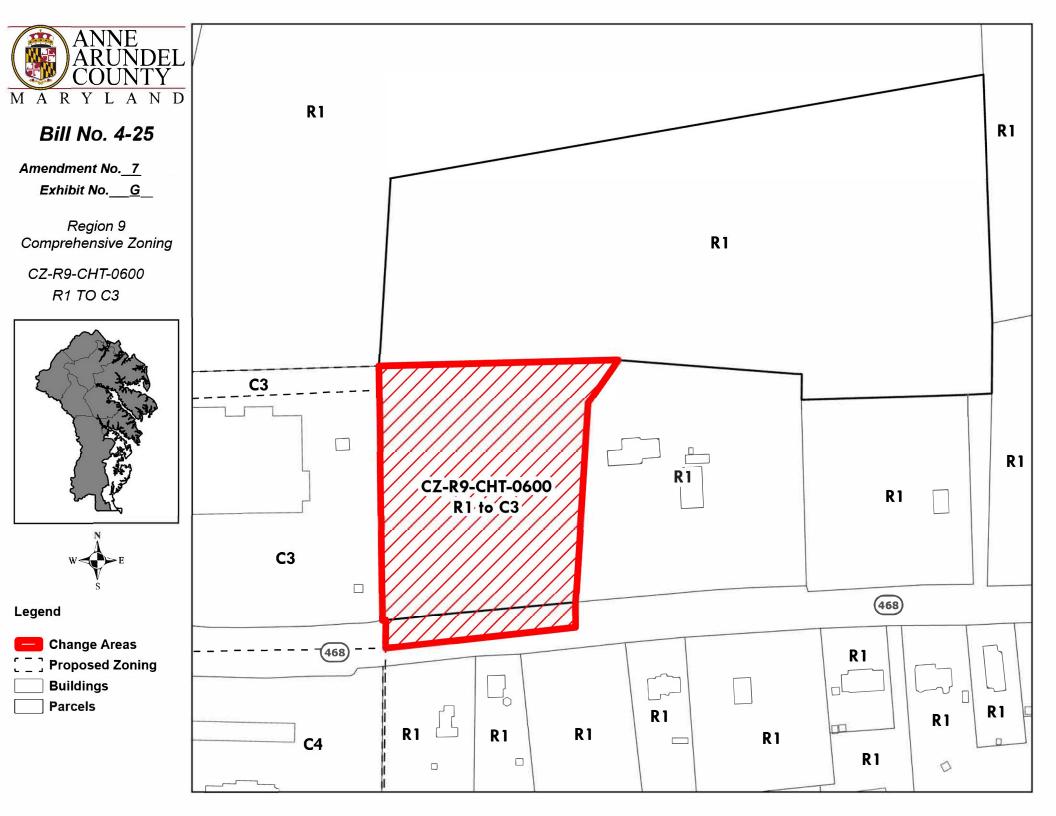
WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 4-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property known as Parcel 14, Lot 1, on Tax Map 74, Tax Account Number 07-000-90241889, from R1-Residential to a split of R1-Residential and C3-Commercial Office as shown in the cross-hatched area on the attached Exhibit G.

(This amendment changes the zoning of the property known as Parcel 14, Lot 1, on Tax Map 74, located at 5610 Shady Side Road, Churchton, from R1-Residential to a split of R1-Residential and C3-Commercial Office.)

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



March 17, 2025

Introduced by Ms. Leadbetter

Amendment No. 8

WHEREAS, in accordance with § 18-2-108(a)(2)(ii) of the County Code, the property that is the subject of this amendment is exempt from the requirement in § 18-2-108(a)(1); and

WHEREAS, the County Council may consider this amendment; and

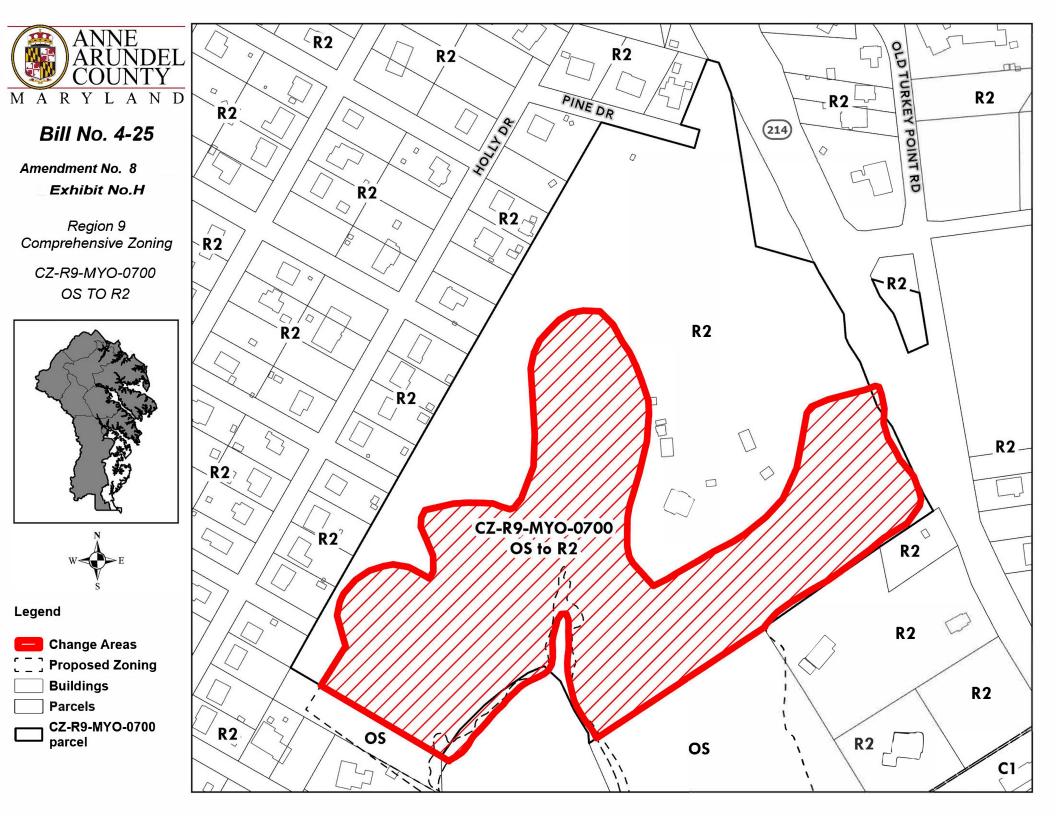
WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 4-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property known as Parcel 79 on Tax Map 60, Tax Account Number 01-000-05964800, from a split of R2-Residential and OS-Open Space to R2-Residential as shown in the cross-hatched area on the attached Exhibit H.

(This amendment changes the zoning of the property known as Parcel 79 on Tax Map 60, located at 3807 Pine Drive, Edgewater, from a split of R2-Residential and OS-Open Space to R2-Residential.)

Application Numbers References		
	Prior	Council
CZ	CZ-R9-MYO-1277	CZ-R9-MYO-0700
PLU	n/a	n/a
DPAO	n/a	n/a
DPA	n/a	n/a



March 17, 2025

Introduced by Ms. Leadbetter

Amendment No. 9

WHEREAS, in accordance with § 18-2-108(a)(2)(ii) of the County Code, the property that is the subject of this amendment is exempt from the requirement in § 18-2-108(a)(1); and

WHEREAS, the County Council may consider this amendment; and

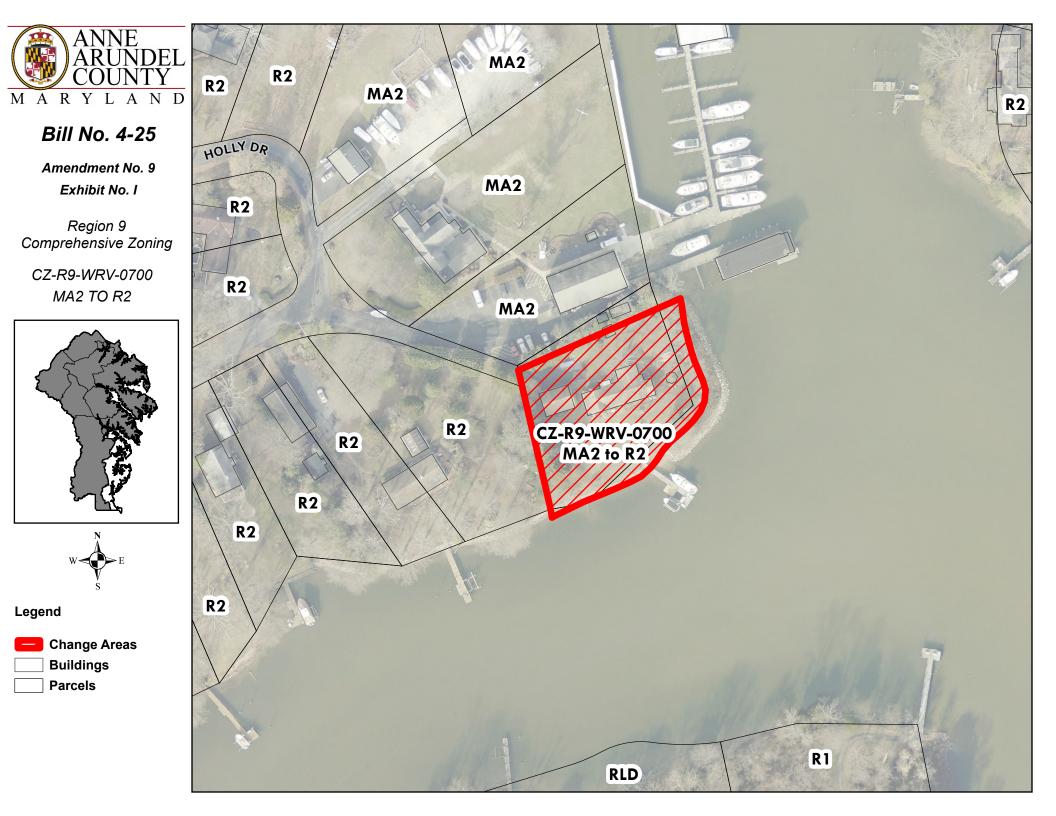
WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 4-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property known as Parcel 240, Lot 5 on Tax Map 69, Tax Account Number 07-738-02620800, from a split of MA2-Light Commercial Marina to R2-Residential as shown in the cross-hatched area on the attached Exhibit I.

(This amendment changes the zoning of the property known as Parcel 240, Lot 5 on Tax Map 69, located at 847 Shady Oaks Drive, West River, from MA2-Light Commercial Marina to R2-Residential.)

Application Numbers References		
	Prior	Council
CZ	CZ-R9-WRV-0003	CZ-R9-WRV-0700
PLU	n/a	n/a
DPAO	n/a	n/a
DPA	n/a	n/a



March 17, 2025

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

Amendment No. 10

WHEREAS, in accordance with § 18-2-108(a)(2)(ii) of the County Code, the property that is the subject of this amendment is exempt from the requirement in § 18-2-108(a)(1); and

WHEREAS, the County Council may consider this amendment; and

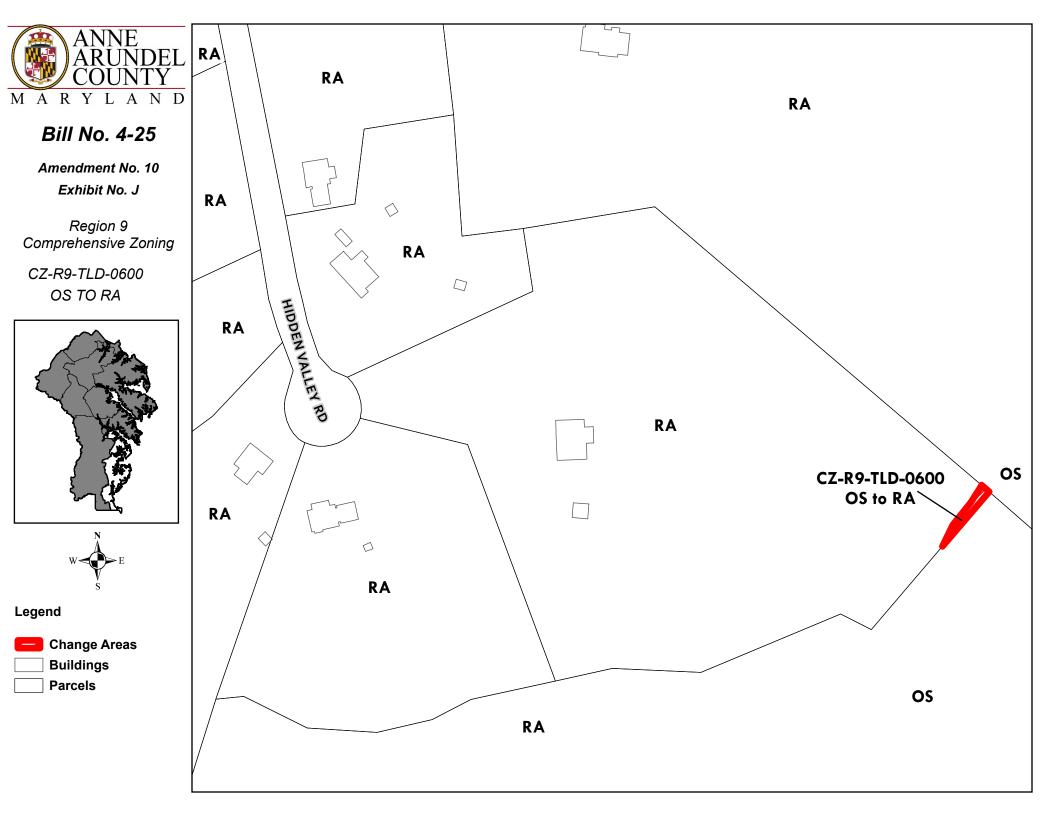
WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 4-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of a portion of the property known as Parcel 143, Lot 3R on Tax Map 81, Tax Account Number 08-000-90092940, from OS-Open Space to RA-Rural Agricultural as shown in the cross-hatched area on the attached Exhibit J.

(This amendment changes the zoning of a portion of the property known as Parcel 143, Lot 3R on Tax Map 81, located at 249 Hidden Valley Road, Tracys Landing, from OS-Open Space to RA-Rural Agricultural.)

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



Bill No. 4-25 Amendment Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF AMDS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10 TO BILL NO. 4-25 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES OF THE COUNTY COUNCIL.

Kaley Schultze Administrative Officer

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

Kaley Schultze Administrative Officer