

# PROPOSED

AMENDED  
March 3, 2025  
April 7 & 21, 2025

## COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 3

Bill No. 11-25

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

By the County Council, February 3, 2025

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Introduced and first read on February 3, 2025  
Public Hearing set for and held on March 3, 2025  
Public Hearing on AMENDED bill set for and held on March 17, 2025  
Second Public Hearing on AMENDED bill set for and  
Motioned to defer vote until April 7, 2025  
Public Hearing on AMENDED bill set for and held on April 21, 2025  
Public Hearing on AMENDED bill set for May 5, 2025  
Bill Expires May 9, 2025

By Order: Kaley Schultze, Administrative Officer

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### A BILL ENTITLED

1 AN ORDINANCE concerning: General Development Plan – Region 3 Plan

2

3 FOR the purpose of adopting the “Anne Arundel County Region 3 Plan”, as amended by  
4 this Ordinance, the region plan for Region Planning Area No. 3, covering Glen Burnie,  
5 Severn, and parts of Millersville, which includes visions, themes, goals, policies,  
6 planned land use maps, and implementation strategies for Region 3; amending  
7 “Plan2040”, the County’s General Development Plan, by the “Anne Arundel County  
8 Region 3 Plan”, as amended by this Ordinance; and generally relating to the “Anne  
9 Arundel County Region 3 Plan”.

10

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

16

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

1 WHEREAS, Bill No. 11-21 and Plan2040 created, adopted, and depicted the  
2 boundaries of nine region planning areas, including the Region 3 Planning Area,  
3 which includes Glen Burnie, Severn, and parts of Millersville; and

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

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

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

17 WHEREAS, by Resolution No. 34-23, the County Executive’s nomination of the  
18 members of the Stakeholder Advisory Committee for Region Planning Area No. 3  
19 was approved by the County Council as required by § 18-2-103 of the County Code;  
20 and  
21

22 WHEREAS, a draft of a “Anne Arundel County Region 3 Plan” was presented to  
23 and considered by the Stakeholder Advisory Committee for Region Planning Area  
24 No. 3, and the Committee met on various occasions to review drafts of the “Anne  
25 Arundel County Region 3 Plan” and review and hear community input; and  
26

27 WHEREAS, the Stakeholder Advisory Committee for Region Planning Area No. 3  
28 provided the Office of Planning and Zoning with recommendations on the contents  
29 of the draft of the “Anne Arundel County Region 3 Plan”; and  
30

31 WHEREAS, a draft of the “Anne Arundel County Region 3 Plan” was provided to  
32 the Planning Advisory Board in accordance with County Charter § 533(a), and the  
33 Planning Advisory Board made advisory recommendations on the draft of the  
34 “Anne Arundel County Region 3 Plan” to the Office of Planning and Zoning; and  
35

36 WHEREAS, the Office of Planning and Zoning, after consideration of the  
37 recommendations of the Stakeholder Advisory Committee for Region Planning  
38 Area No. 3 and the Planning Advisory Board, prepared the “Anne Arundel County  
39 Region 3 Plan” dated February 3, 2025, a copy of which is incorporated herein by  
40 reference; now therefore,  
41

42 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*  
43 That, after passage of this Ordinance, the Planning and Zoning Officer shall amend text  
44 maps, charts, graphs, photos, and tables in the “Anne Arundel County Region 3 Plan” dated  
45 February 3, 2025, in accordance with any amendments to this Ordinance.  
46

47 SECTION 2. *And be it further enacted,* That, after passage of this Ordinance, the  
48 Planning and Zoning Officer may correct obvious errors, capitalization, spelling, grammar,  
49 headings, and similar non-substantive matters and may publish the “Anne Arundel County

1 Region 3 Plan”, dated February 3, 2025, and may add or amend covers, title pages,  
2 pagination, a table of contents, and graphics to improve readability.

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

7  
8 SECTION 4. *And be it further enacted*, That, “Anne Arundel County Region 3 Plan”,  
9 the region plan for Region Planning Area No. 3, dated February 3, 2025, as amended by  
10 Sections 1 and 2 of this Ordinance, shall be considered an amendment to Plan2040 until  
11 the adoption of the next General Development Plan.

12  
13 SECTION 5. *And be it further enacted*, That a certified copy of “Anne Arundel County  
14 Region 3 Plan”, the region plan for Region Planning Area No. 3, dated February 3, 2025,  
15 as amended by Sections 1 and 2 of this Ordinance, shall be permanently kept on file in the  
16 office of the Administrative Officer to the County Council, and in the Office of Planning  
17 and Zoning.

18  
19 SECTION 6. *And be it further enacted*, That this Ordinance shall take effect 45 days  
20 from the date it becomes law.

**AMENDMENT TO BILL NO. 11-25  
(General Development Plan – Region 3 Plan)**

March 3, 2025

Introduced by Ms. Hummer

**Amendment No. 1**

In the “Anne Arundel County Region 3 Plan”, the region plan for Region Planning Area No. 3, dated February 3, 2025, for the property known as Lot 1 of Parcel 445, Lot 3 of Parcel 272, and Parcels 492, 493, and 495 on Tax Map 21, Tax Account Number 04-000-90045135, 04-000-90045137, 04-000-90035140, 04-000-05937100, and 04-000-05940700, respectively, amend the following:

1. On page 47 of the Plan, amend “Figure 5. Planned Land Use” and on pages 127 and 132 amend the “Planned Land Use Change Areas Map” to reflect the change to the Planned Land Use from Low-Medium Density Residential to High Density Residential for “PLU-R3-SVN-0700” as shown in Exhibit A-1.

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

*(This amendment changes the planned land use for the property known as Lot 1 of Parcel 445, Lot 3 of Parcel 272, and Parcels 492, 493, and 495 on Tax Map 21, located at no # Reece Road and no # Jacobs Road, Severn, from Low-Medium Density Residential to High Density Residential.)*

<b>Application Numbers References</b>		
	<b>Prior</b>	<b>Council</b>
<i>CZ</i>	CZ-R3-SVN-0008	CZ-R3-SVN-0700
<i>PLU</i>	n/a	PLU-R3-SVN-0700
<i>DPA</i>	n/a	n/a
<i>DPAO</i>	n/a	n/a

**Bill No. 11-25**

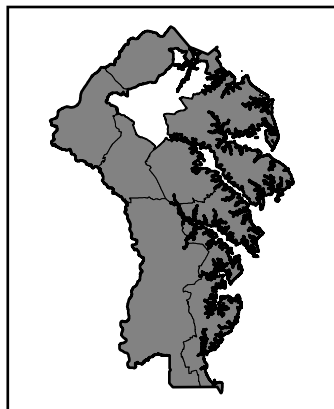
**Amendment No. 1**

**Exhibit No. A-1**


**Region 3**

**Planned Land Use**

**PLU-R3-SVN-0700 LOW-  
MEDIUM DENSITY  
RESIDENTIAL TO HIGH  
DENSITY RESIDENTIAL**



 **Change Area**

 **Buildings**

 **Parcels**

**Planned Land Use**

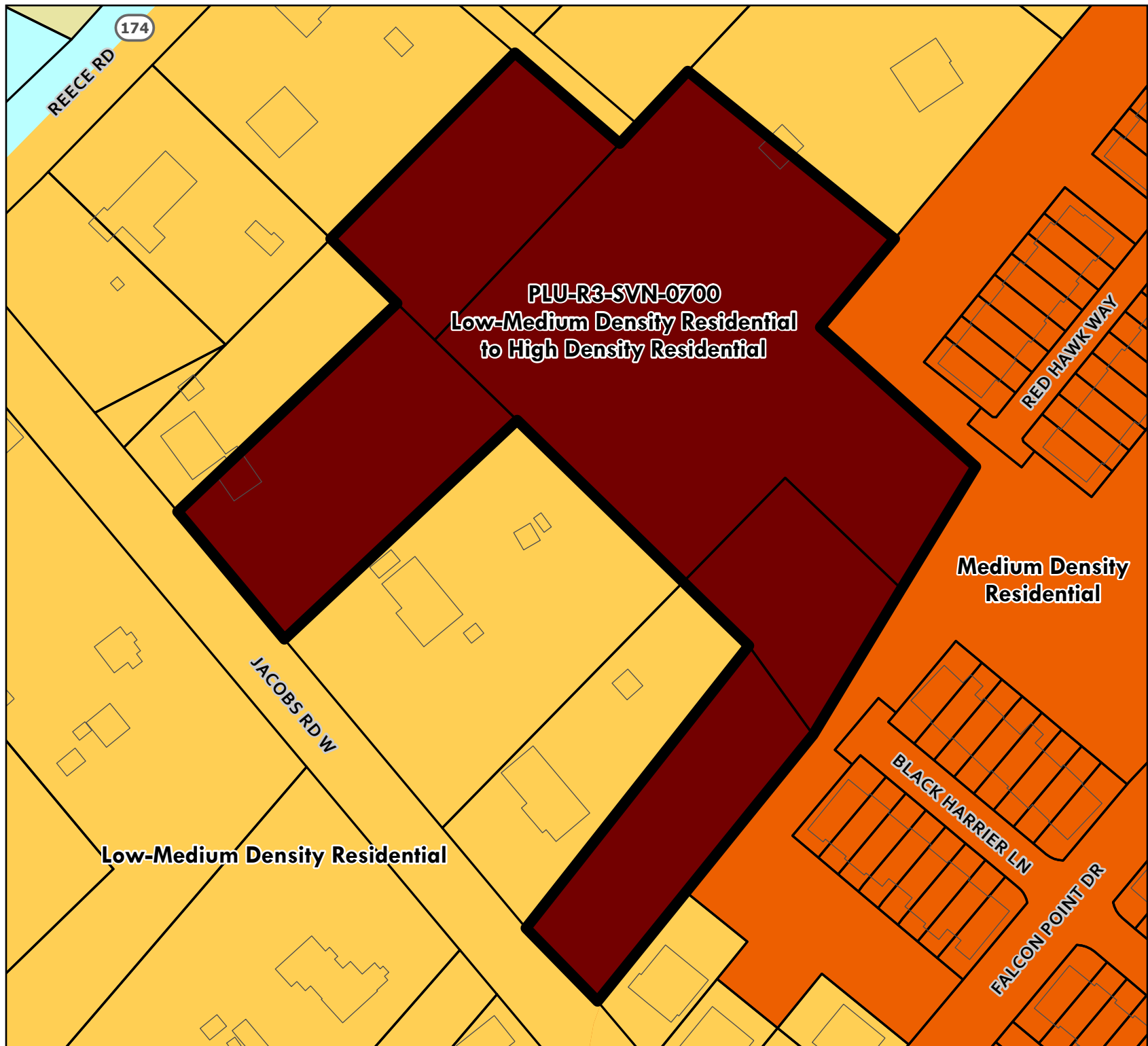
 **Residential Low Density**

 **Residential Low-Medium  
Density**

 **Residential Medium  
Density**

 **Public Use**

 **Residential High Density**



**PLU-R3-SVN-0700  
Low-Medium Density Residential  
to High Density Residential**

**Low-Medium Density Residential**

**Medium Density  
Residential**

**Bill No. 11-25**  
**Amendment No. 1**  
**Exhibit No. A-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
4	PLU-R3-SVN-0700	Reece Rd, Severn 21144; Jacobs Rd, Severn 21144	21	493, 492, 495, 445, 272	1, 3	4.08	Low-Medium Density Residential	No Rec	--	No Rec	Low-Medium Density Residential	--	Change the Planned Land Use to High Density Residential (PLU-R3-SVN-0700)  Justification: This change to High Density Residential Planned Land Use supports Plan2040 Goals BE11 and BE12 by providing additional opportunities for housing.

**AMENDMENT TO BILL NO. 11-25  
(General Development Plan – Region 3 Plan)**

March 3, 2025

Introduced by Mr. Volke

**Amendment No. 2**

In the “Anne Arundel County Region 3 Plan”, the region plan for Region Planning Area No. 3, dated February 3, 2025, for the property known as Parcels 69, 661, and 38, including Lots 1, 2, 3, and 4, on Tax Map 16, Tax Account Numbers 03-000-00416403, 03-000-90078030, 03-000-90240715, 03-000-90240716, 03-000-90240717, 03-000-90240718, 03-000-90240719, and 03-000-90240713, amend the following:

1. On page 47 of the Plan, amend “Figure 5. Planned Land Use” and on pages 127 and 129 amend the “Planned Land Use Change Areas Map” to reflect the change to the Planned Land Use from Low-Medium Density Residential to Medium Density Residential for “PLU-R3-GBN-0700” as shown in Exhibit B-1.

2. On page 122 of the Plan, in the “Planned Land Use Changes”, after the last row in “Glen Burnie”, insert the row as shown in Exhibit B-2.

*(This amendment changes the planned land use for the property known as Parcels 69, 661, and 38, including Lots 1, 2, 3, and 4, on Tax Map 16, located at 7824 and 7840 Freetown Road, Open Space, 209, 207, 205 and 203 Allison Drive, and a Private Right-of-Way, Glen Burnie, from Low-Medium Density Residential to Medium Density Residential.)*

<b>Application Numbers References</b>		
	<b>Prior</b>	<b>Council</b>
<i>CZ</i>	CZ-R3-GBN-0406	CZ-R3-GBN-0700
<i>PLU</i>	n/a	PLU-R3-GBN-0700
<i>DPA</i>	n/a	n/a
<i>DPAO</i>	n/a	n/a

**Bill No. 11-25**

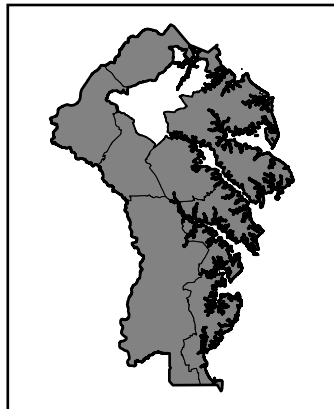
**Amendment No. 2**

**Exhibit No. B-1**

Region 3  
Planned Land Use

PLU-R3-GBN-0700

LOW-MEDIUM  
DENSITY RESIDENTIAL  
TO MEDIUM DENSITY  
RESIDENTIAL



 Change Area

 Buildings

 Parcels

Planned Land Use

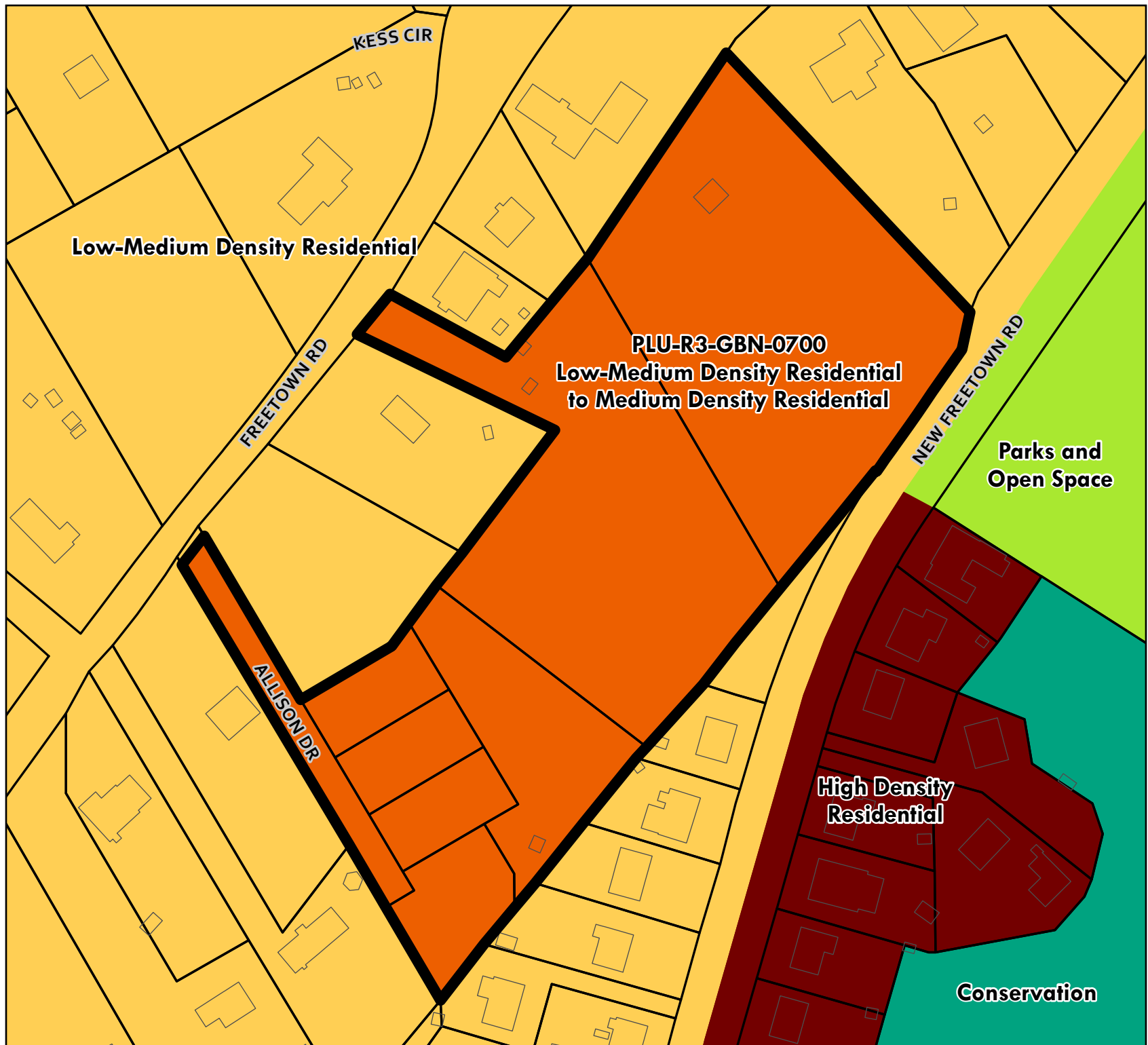
 Conservation

 Parks and Open Space

 Residential Low-Medium  
Density

 Residential High Density

 Residential Medium  
Density





**Bill No. 11-25**  
**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
3	PLU-R3-GBN-0700	7824 Freetown Rd, Glen Burnie 21060; 7840 Freetown Rd, Glen Burnie 21060; Open Space, Glen Burnie 21060; 203, 205, 207, 209 Allison Dr, Glen Burnie 21060; Private R/W	16	69,661,38	Lots 1-4	5.2	Low-Medium Density Residential	No Rec	--	No Rec	Low-Medium Density Residential	--	Change the Planned Land Use to Medium Density Residential (PLU-R3-GBN-0700)  Justification: This change to Medium Density Residential Planned Land Use supports Plan2040 Goals BE11 and BE12 by providing additional opportunities for housing

**AMENDMENT TO BILL NO. 11-25  
(General Development Plan – Region 3 Plan)**

March 3, 2025

Introduced by Ms. Pickard

**Amendment No. 3**

In the “Anne Arundel County Region 3 Plan”, the region plan for Region Planning Area No. 3, dated February 3, 2025, for the property known as Parcel 378 on Tax Map 9, Tax Account Number 03-360-90038226, amend the following:

1. On page 43 of the Plan, amend “Figure 4. Development Policy Areas” and on page 126, amend the “Development Policy Area & Development Policy Area Overlay Change Areas Map” to reflect the change to the Development Policy Area from Neighborhood Preservation on a portion of the property to Town Center for DPA-R3-GBN-0701 as shown in Exhibit C-1.

2. On page 47 of the Plan, amend “Figure 5. Planned Land Use” and on pages 127 and 128, amend the “Planned Land Use Change Areas Map” to reflect the change to the Planned Land Use on a portion of the property from High Density Residential to Commercial as shown in Exhibit C-2.

3. On page 111 of the Plan, in the “Development Policy Area and Development Policy Area Overlay Changes”, after the last row in “Glen Burnie”, insert the row as shown in Exhibit C-3.

4. On page 122 of the Plan, in the “Planned Land Use Changes”, after the last row in “Glen Burnie”, insert the row as shown in Exhibit C-4.

*(This amendment changes, for a portion of the property known as Parcel 378 on Tax Map 9, located at no # Crain Highway SE, Glen Burnie, the Planned Land Use from High Density Residential to Commercial; and for a portion of the same property changes the Development Policy Area from Neighborhood Preservation to Town Center.)*

<b>Application Numbers References</b>		
	<b>Prior</b>	<b>Council</b>
<i>CZ</i>	CZ-R3-GBN-0501A and B	CZ-R3-GBN-0701
<i>PLU</i>	n/a	PLU-R3-GBN-0701
<i>DPA</i>	n/a	DPA-R3-GBN-0701
<i>DPAO</i>	n/a	n/a

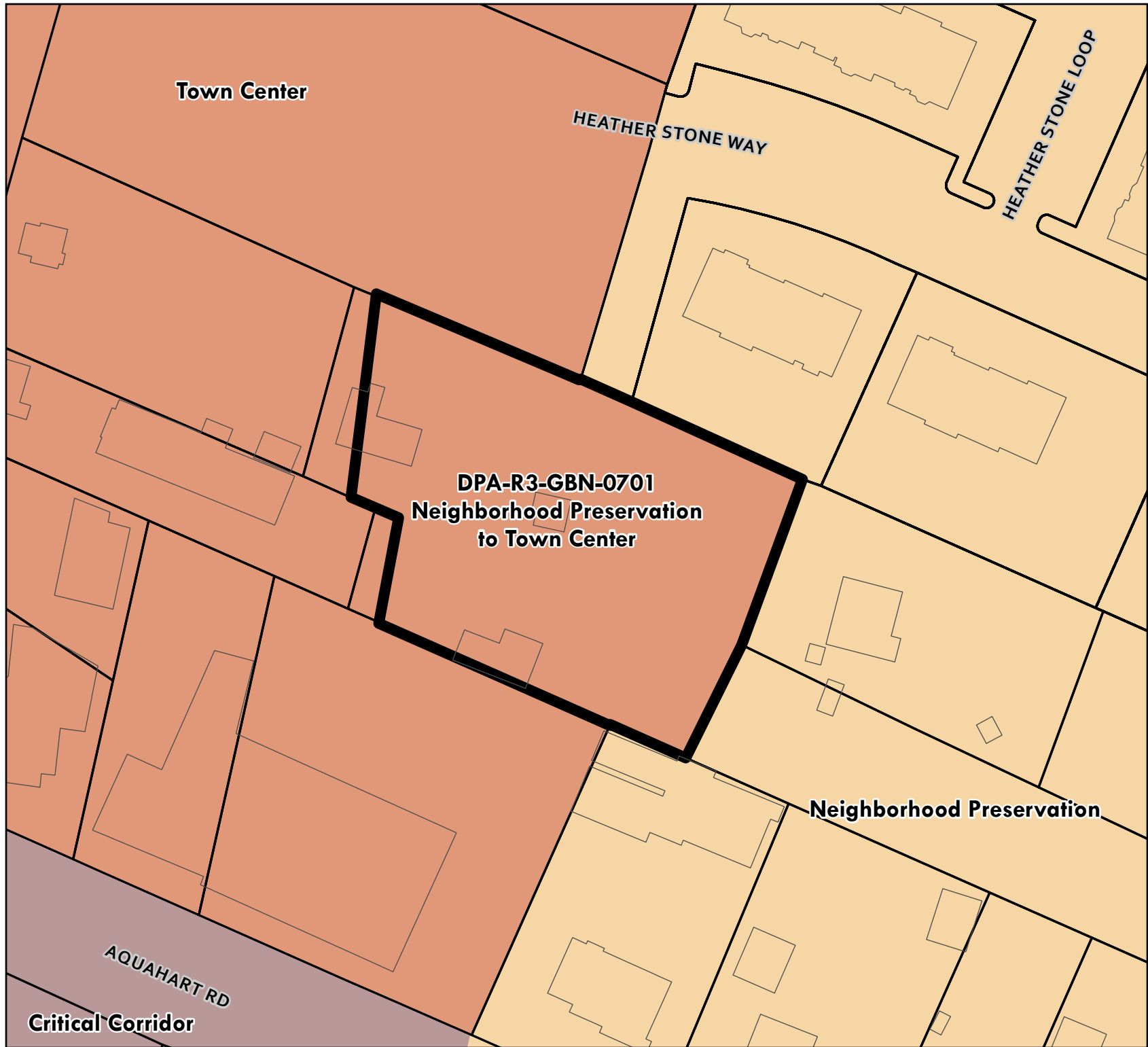
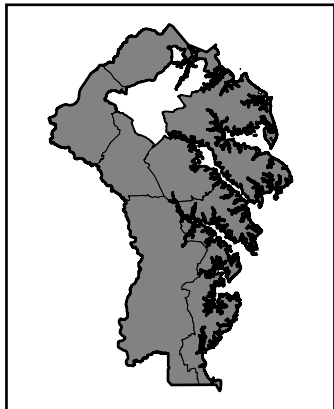
**Bill No. 11-25**

**Amendment No. 3**

**Exhibit C-1**

*Region 3 Development  
Policy Areas*

*DPA-R3-GBN-0701  
NEIGHBORHOOD  
PRESERVATION  
TO TOWN CENTER*



 **Change Area**

 **Buildings**

 **Parcels**

**Development Policy Areas**

 **Neighborhood  
Preservation**

 **Critical Corridor**

 **Town Center**



**Bill No. 11-25**

**Amendment No. 3**

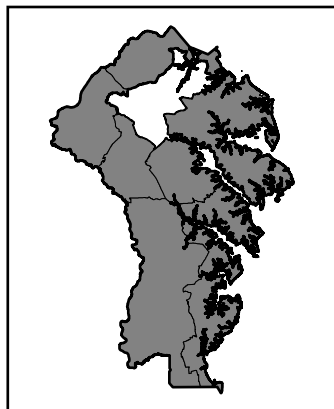
**Exhibit No. C-2**

*Region 3*

*Planned Land Use*

*PLU-R3-GBN-0701*

*HIGH DENSITY  
RESIDENTIAL  
TO COMMERCIAL*




 **Change Area**

 **Buildings**

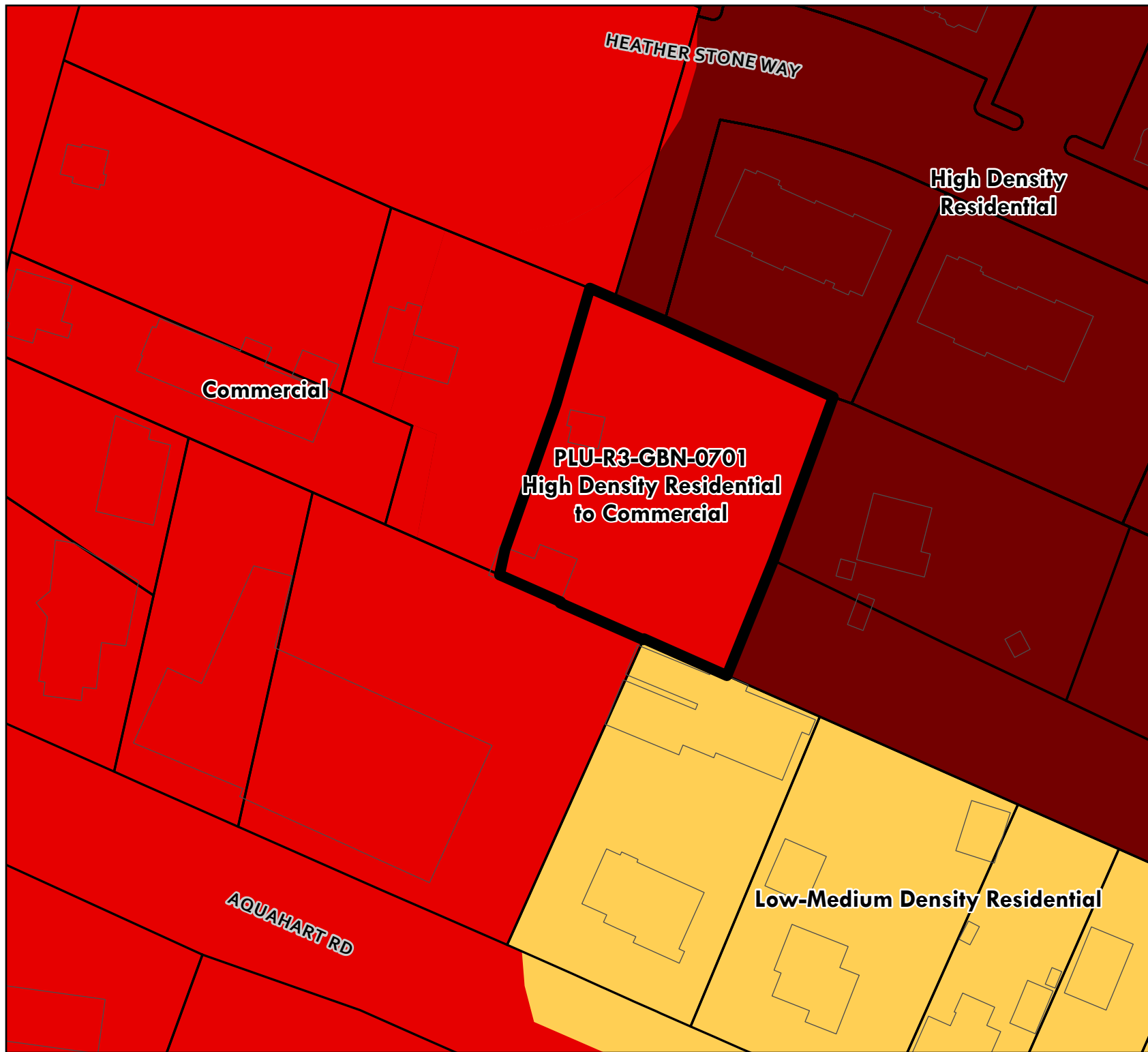
 **Parcels**

**Planned Land Use**

 **Residential Low-Medium  
Density**

 **Residential High Density**

 **Commercial**



**Bill No. 11-25  
Amendment No. 3  
Exhibit No. C-3**

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 Development Policy Area (DPA) / DPA Overlay (DPAO)	SAC Recommended DPA/O	SAC Justification	PAB Rec. DPA/O	OPZ Rec. DPA/O	OPZ Justification	Council Amendment
2	DPA-R3-GBN-0701	no # Crain Hwy, SE, Glen Burnie	9	p/o 378	-	1.26 *.76	Neighborhood Preservation	No Rec	--	No Rec	Neighborhood Preservation	--	Change the Development Policy Area to Town Center (DPA-R3-GBN-701)  Justification: This change from Neighborhood Preservation Development Policy Area to Town Center Development Policy Area is consistent with Plan2040 Goal BE7 and aligns this portion of the property with the Policy Area of adjacent, similar uses along Crain Highway.

**Bill No. 11-25  
Amendment No. 3  
Exhibit No. C-4**

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
2	PLU-R3-GBN-0701	no # Crain Hwy, SE, Glen Burnie	9	p/o 378	-	1.26 *.76	High Density Residential	No Rec	--	No Rec	High Density Residential	--	Change the Planned Land Use to Commercial for the indicated portion of Parcel 378. (PLU-R3-GBN-0701)  Justification: This change to Commercial Planned Land Use is consistent with Plan2040 Goal BE7 by promoting redevelopment in Town Center. Additionally, the change aligns this portion of the property with the use of the adjacent property to the west under the same ownership and use.

**AMENDMENT TO BILL NO. 11-25  
(General Development Plan – Region 3 Plan)**

March 3, 2025

Introduced by Ms. Pickard

**Amendment No. 4**

In the “Anne Arundel County Region 3 Plan”, the region plan for Region Planning Area No. 3, dated February 3, 2025, for the property known as Lot B, Parcel 453 on Tax Map 9F, Tax Account Number 05-326-03273705, amend the following:

1. On page 43 of the Plan, amend “Figure 4. Development Policy Areas” and on page 126, amend the “Development Policy Area & Development Policy Area Overlay Change Areas Map” to reflect the change to the Development Policy Area from Neighborhood Preservation on the property to Critical Corridor for DPA-R3-GBN-0702 as shown in Exhibit D-1.

2. On page 43 of the Plan, amend “Figure 4. Development Policy Areas” and on page 126, amend the “Development Policy Area & Development Policy Area Overlay Change Areas Map” to reflect the change to the Development Policy Area Overlay from no overlay on the property to Corridor Revitalization and Redevelopment Overlay for DPAO-R3-GBN-0702 as shown in Exhibit D-1.

3. On page 47 of the Plan, amend “Figure 5. Planned Land Use” and on pages 127 and 131, amend the “Planned Land Use Change Areas Map” to reflect the change to the Planned Land Use on a portion of the property from Low-Medium Density Residential to Commercial as shown in Exhibit D-2.

4. On page 111 of the Plan, in the “Development Policy Area and Development Policy Area Overlay Changes”, after the last row in “Glen Burnie”, insert the row as shown in Exhibit D-3.

5. On page 114 of the Plan, in the “Development Policy Area and Development Policy Area Overlay Changes”, after the last row in “Glen Burnie”, insert the row as shown in Exhibit D-4.

6. On page 122 of the Plan, in the “Planned Land Use Changes”, in “Glen Burnie”, in the row for “Change ID Number PLU-R3-GBN-0506”, amend the row as shown in Exhibit D-5.

*(This amendment changes the Planned Land Use from Low-Medium Density Residential to Commercial, the Development Policy Area from Neighborhood Preservation to Critical Corridor, and the Development Policy Area Overlay from no overlay to Commercial Revitalization and Redevelopment Overlay for the property known as Lot B, Parcel 453 on Tax Map 9F, located at no # Georgia Avenue, NW, Glen Burnie.)*

<b>Application Numbers References</b>		
	<b>Prior</b>	<b>Council</b>
<i>CZ</i>	CZ-R3-GBN-0401	CZ-R3-GBN-0702
<i>PLU</i>	CZ-R3-GBN-0506	PLU-R3-GBN-0702
<i>DPA</i>	n/a	DPA-R3-GBN-0702
<i>DPAO</i>	n/a	DPAO-R3-GBN-0702



**Bill No. 11-25**

**Amendment No. 4**

**Exhibit D-1**

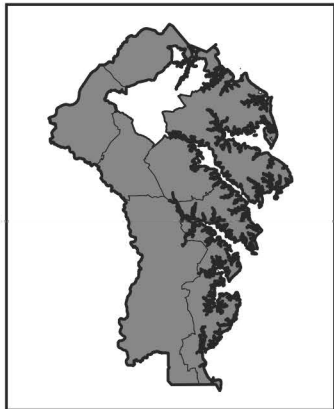
**Region 3**








**Development Policy Areas  
and Overlays**

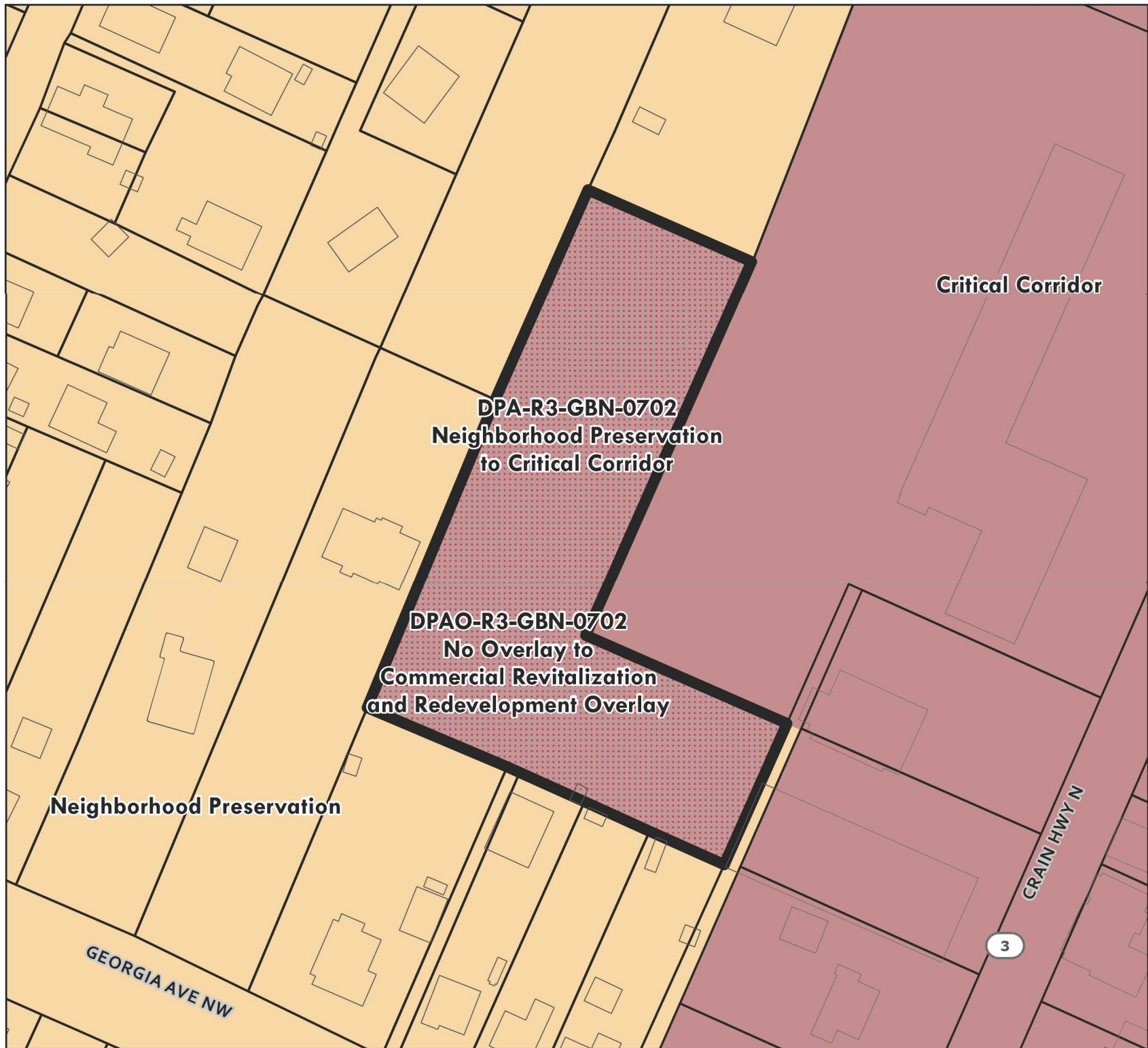
DPA/O-R3-GBN-0702

NEIGHBORHOOD PRESERVATION  
TO CRITICAL CORRIDOR

NO OVERLAY TO  
COMMERCIAL REVITALIZATION  
AND REDEVELOPMENT OVERLAY



-  Change Area
-  Buildings
-  Parcels
- Development Policy Areas**
-  Neighborhood Preservation
-  Town Center
-  Critical Corridor
- Development Policy Areas Overlay**
-  Corridor Revitalization and Redevelopment Overlay



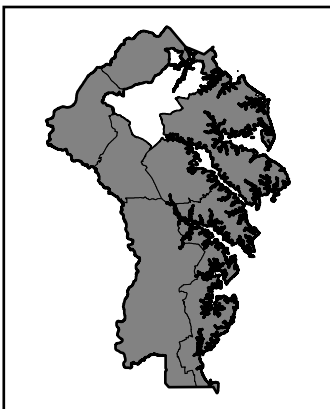
**Bill No. 11-25**

*Amendment No. 4*

*Exhibit No. D-2*

*Region 3  
Planned Land Use*

*PLU-R3-GBN-0702 LOW-  
MEDIUM DENSITY  
RESIDENTIAL TO  
COMMERCIAL*



 Change Area

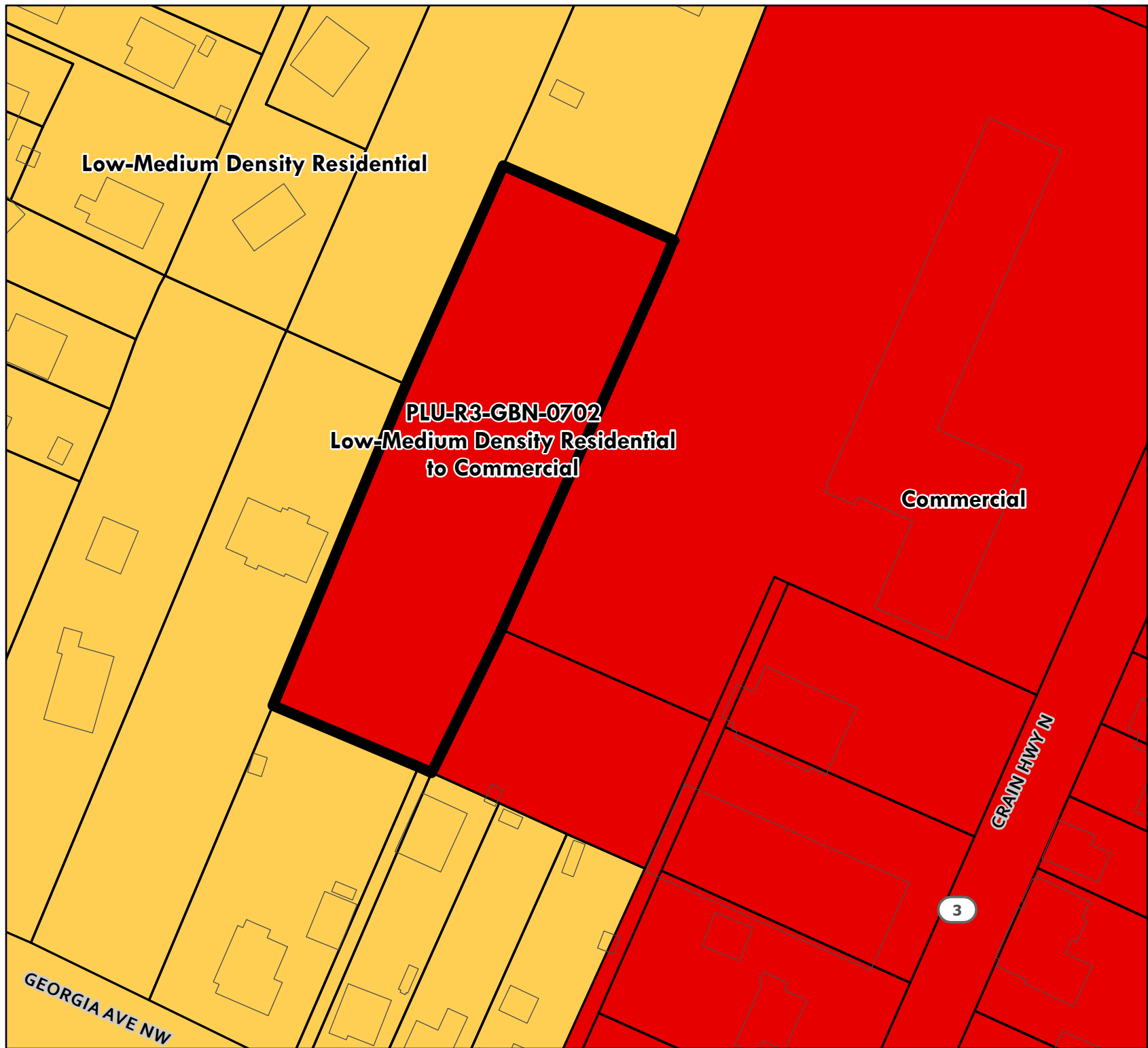
 Buildings

 Parcels

Planned Land Use

 Residential Low-Medium Density

 Commercial



**Bill No. 11-25  
Amendment No. 4  
Exhibit No. D-3**

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 Development Policy Area (DPA) / DPA Overlay (DPAO)	SAC Recommended DPA/O	SAC Justification	PAB Rec. DPA/O	OPZ Rec. DPA/O	OPZ Justification	Council Amendment
2	DPA-R3-GBN-0702	no # Georgia Avenue, NW, Glen Burnie	9F	453	B	1.27	Neighborhood Preservation	No Rec	--	No Rec	Neighborhood Preservation	--	Change the Development Policy Area to Critical Corridor (DPA-R3-GBN-0702)  Justification: This change from Neighborhood Preservation Development Policy Area to Critical Corridor Development Policy Area is consistent with Plan2040 Goal BE10 and aligns this property with the designation of the property to the east under the same ownership and is consistent with the character of development along Crain Highway.

**Bill No. 11-25  
Amendment No. 4  
Exhibit No. D-4**

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 Development Policy Area (DPA) / DPA Overlay (DPAO)	SAC Recommended DPA/O	SAC Justification	PAB Rec. DPA/O	OPZ Rec. DPA/O	OPZ Justification	Council Amendment
2	DPAO-R3-GBN-0702	no # Georgia Avenue, NW	9F	453	B	1.27	None	No Rec	--	No Rec	None	--	Apply the Corridor Revitalization and Redevelopment Overlay Development Policy Area (DPAO-R3-GBN-0702)  Justification: This change to apply the Corridor Revitalization and Redevelopment Overlay to this property is consistent with Plan2040 Goal BE5 by promoting redevelopment along the Crain Highway corridor and aligns with the overlay designation of the adjacent property to the east under the same ownership.

**Bill No. 11-25  
Amendment No. 4  
Exhibit No. D-5**

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
2	<del>PLU-R3-GBN-0506</del>  <u>PLU-R3-GBN-0702</u>	no # Georgia Avenue, N W	9F	453	B	1.27 <del>*.35</del>	Low-Medium Density Residential	No Rec	--	Commercial	Low-Medium Density Residential, Commercial	This change to split Commercial and Low-Medium Density Residential supports Plan 2040 Goal HE2 to retain businesses.	<u>Change the Planned Land Use to Commercial for the full parcel. (PLU-R3-GBN-702)</u>  <u>Justification: This change to Commercial Planned Land Use is consistent with Plan2040 Goal BE 5 by promoting redevelopment along Crain Highway and with the Planned Land Use to the east along the Crain Highway corridor. Additionally, the change is compatible with the commercial development along this portion of the Crain Highway corridor.</u>

**AMENDMENT TO BILL NO. 11-25  
(General Development Plan – Region 3 Plan)**

March 3, 2025

Introduced by Ms. Pickard

**Amendment No. 5**

In the “Anne Arundel County Region 3 Plan”, amend the following:

1. On page 99 of the Plan, after the last row of the “Implementation Matrix, Healthy Community, Region 3 Strategies” add the row as shown in Exhibit E.

*(This amendment adds a regional strategy to the Implementation Matrix of the Anne Arundel County Region 3 Plan related to areas for potential trailhead or park enchantments to improve access to recreational space and green areas.)*

<b>Implementation Matrix</b>		<b>Related Plan2040 Goal and/or Policy</b>	<b>Implementing Mechanism</b>	<b>Responsible Department (lead agency in bold; see Acronym List in Appendix)</b>	<b>Timeframe (Short-term 0-5, Mid- Term 5-10, Long-Term 10+ yrs)</b>	<b>Performance Measures</b>
HC 7	<p>Study specific areas for potential trailhead and/or park enhancements to improve overall visitor experience and increase access to recreation space and green areas in the region. Study and create a comprehensive plan (including possible land acquisition) for trailhead improvements in the following locations:</p> <ul style="list-style-type: none"> <li>● 8450 Elvaton Rd, Millersville</li> <li>● 326 Greenway, SE Glen Burnie</li> <li>● 8140 Jumpers Hole Rd, Millersville</li> <li>● Central Ave /Greenway St NW/Crain Hwy in Glen Burnie</li> </ul>	Goal HC1, Policy HC1.1 & Strategy HC1.1.d, Policy HC1.3	PSI	<b>R&amp;P</b> , DPW	Short-Term	Completion of study and tracking of projects

**AMENDMENT TO BILL NO. 11-25  
(General Development Plan – Region 3 Plan)**

March 3, 2025

Introduced by Ms. Pickard

**Amendment No. 6**

In the “Anne Arundel County Region 3 Plan”, amend the following:

1. On page 99 of the Plan, after the last row of the “Implementation Matrix, Healthy Community, Region 3 Strategies” add the rows as shown in Exhibit F.

*(This amendment adds a countywide strategy to the Implementation Matrix of the Anne Arundel County Region 3 Plan to review zoning categories for privately-owned community parks and determine if a new zoning category is needed.)*



<b>Implementation Matrix</b>		<b>Related Plan2040 Goal and/or Policy</b>	<b>Implementing Mechanism</b>	<b>Responsible Department (lead agency in bold; see Acronym List in Appendix)</b>	<b>Timeframe (Short-term 0-5, Mid- Term 5-10, Long-Term 10+ yrs)</b>	<b>Performance Measures</b>
<i>Countywide Strategies to amend Plan2040 Implementation Matrix</i>						
HC1.3b	Study Zoning Categories of privately owned community park space to determine if a new category of zoning is necessary for space intended to remain open park space but needs greater flexibility for future projects beyond what is allowed in the Open Space zoning category.	Goal HC1, Policy HC1.1 & Strategy HC1.1.c, Policy HC1.3	PSI	<b>OPZ</b>	Short-Term	Status of Study

**AMENDMENT TO BILL NO. 11-25, AS AMENDED  
(General Development Plan – Region 3 Plan)**

April 7, 2025

Introduced by Mr. Volke

**Amendment No. 8**

In the “Anne Arundel County Region 3 Plan”, the region plan for Region Planning Area No. 3, dated February 3, 2025, for certain properties known as:

Address	Tax Map, Parcel, Lot	Tax Account No.
Prospect Rd	Tax Map 5, Parcel 203;	300090256805
	Tax Map 10, Parcel 171, Lots:	
p/o 7318 Hargrove Ct	p/o 404	386290246061
7320 Hargrove Ct	405	386290246062
7322 Hargrove Ct	406R	386290246063
7324 Hargrove Ct	407R	386290246064
7326 Hargrove Ct	408R	386290246065
7328 Hargrove Ct	409R	386290246066
7330 Hargrove Ct	410R	386290246067
7332 Hargrove Ct	411R	386290246068
7334 Hargrove Ct	412R	386290246069
7336 Hargrove Ct	413R	386290246070
7402 Stanton Pl	414R	386290246071
7406 Stanton Pl	415R	386290246072
7408 Stanton Pl	416R	386290246073
7410 Stanton Pl	417R	386290246074
7412 Stanton Pl	418R	386290246075
7414 Stanton Pl	419R	386290246076
7409 Stanton Pl	420R	386290246077
7407 Stanton Pl	421R	386290246078
7327 Hargrove Ct	422R	386290246079
7325 Hargrove Ct	423R	386290246080
7323 Hargrove Ct	424R	386290246081
7321 Hargrove Ct	425R	386290246082
7319 Hargrove Ct	426R	386290246083
7317 Hargrove Ct	427R	386290246084
p/o 7315 Hargrove Ct	p/o 428R	386290246085
p/o 1122 Fitzhugh Dr	p/o 432R	386290246089
p/o 1124 Fitzhugh Dr	p/o 433R	386290246090
p/o 1126 Fitzhugh Dr	p/o 434R	386290246091
p/o 1128 Fitzhugh Dr	p/o 435R	386290246092
p/o 1130 Fitzhugh Dr	p/o 436R	386290246093
p/o 6904 Galesbury Ct	p/o 440	386290246097
6906 Galesbury Ct	441	386290246098
6908 Galesbury Ct	442	386290246099
6910 Galesbury Ct	443	386290246100
6926 Galesbury Ct	444	386290246101

6928	Galesbury	Ct	445		386290246102
6930	Galesbury	Ct	446		386290246103
6931	Galesbury	Ct	447		386290246104
6929	Galesbury	Ct	448		386290246105
6927	Galesbury	Ct	449		386290246106
6925	Galesbury	Ct	450		386290246107
6923	Galesbury	Ct	451		386290246108
6921	Galesbury	Ct	452		386290246109
6919	Galesbury	Ct	453		386290246110
6917	Galesbury	Ct	454		386290246111
6915	Galesbury	Ct	455		386290246112
p/o 1136	Fitzhugh	Dr	456		386290246113
p/o 1138	Fitzhugh	Dr	p/o	457R	386290246114
p/o 1140	Fitzhugh	Dr	p/o 458R		386290246115
p/o Os B/Passive Rec Area					p/o 386290246145
p/o Os F/Passive Rec Area					386290246149
Private R/W - Stanton Pl					386290246154
p/o Boat Storage	Lt				386290246157
Open Space	A				p/o 386290256061
Open Space	B				p/o 386290256062
Open Space/Rec Area					p/o 386290256063

amend the following:

1. On page 47 of the Plan, amend “Figure 5. Planned Land Use” and on pages 127 and 129 amend the “Planned Land Use Change Areas Map” to reflect the change to the Planned Land Use from Medium Density Residential to Low-Medium Density Residential for “PLU-R3-GBN-0708” as shown in Exhibit H-1.

2. On page 122 of the Plan, in the “Planned Land Use Changes”, after the last row in “Glen Burnie”, insert the row as shown in Exhibit H-2.

*(This amendment changes the planned land use of certain properties known as Parcel 203 on Tax Map 5 and Parcel 171, including certain numbered lots, on Tax Map 10, located at various addresses on or around Hargrove Court, Stanton Place, Fitzhugh Drive and Galesbury Court in Glen Burnie, from Medium Density Residential to Low-Medium Density Residential.)*

Application Numbers References		
	Prior	Council
CZ	CZ-R3-GBN-3808	CZ-R3-GBN-0708
PLU	n/a	PLU-R3-GBN-0708
DPA	n/a	n/a
DPAO	n/a	n/a

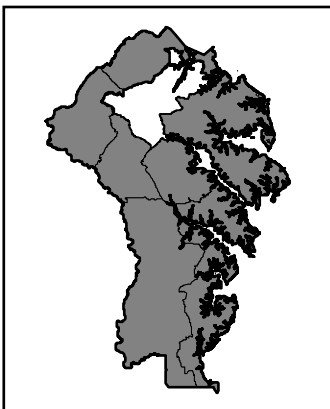
**Bill No. 11-25**

**Amendment No. 8**

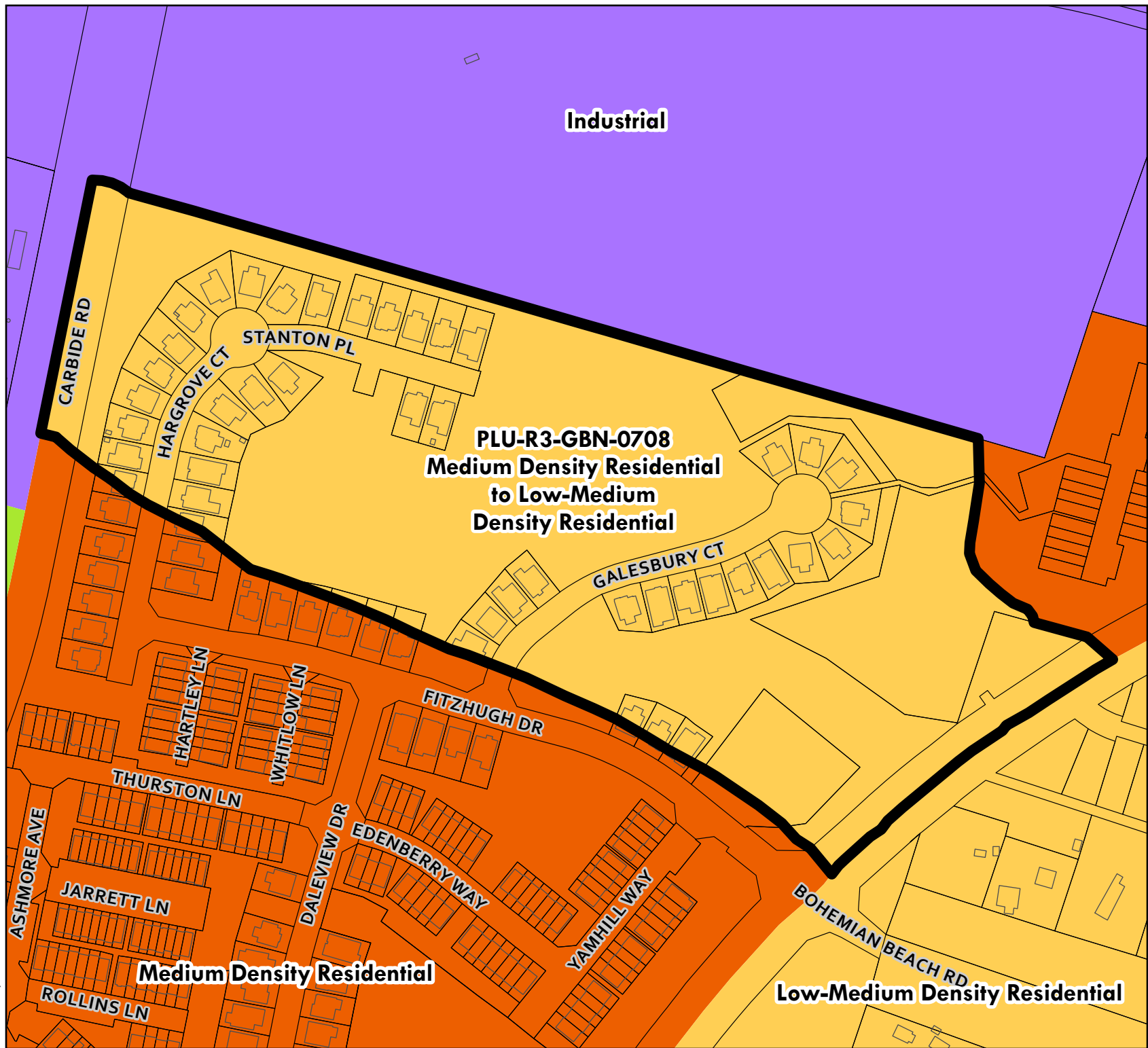
**Exhibit No. H-1**

Region 3  
Planned Land Use

PLU-R3-GBN-0708  
MEDIUM DENSITY  
RESIDENTIAL TO  
LOW-MEDIUM  
DENSITY RESIDENTIAL



-  Change Areas
-  Buildings
-  Parcels
-  Industrial
-  Residential Low-Medium Density
-  Residential Medium Density
-  Mixed Use
-  Parks and Open Space



**Industrial**

**PLU-R3-GBN-0708  
Medium Density Residential  
to Low-Medium  
Density Residential**

**Medium Density Residential**

**Low-Medium Density Residential**

**Bill No. 11-25  
Amendment No. 8  
Exhibit No. H-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
3	PLU-R3-GBN-0708	Prospect Rd 7318 Hargrove Ct 7320 Hargrove Ct 7322 Hargrove Ct 7324 Hargrove Ct 7326 Hargrove Ct 7328 Hargrove Ct 7330 Hargrove Ct 7332 Hargrove Ct 7334 Hargrove Ct 7336 Hargrove Ct 7402 Stanton Pl 7406 Stanton Pl 7408 Stanton Pl 7410 Stanton Pl 7412 Stanton Pl 7414 Stanton Pl 7409 Stanton Pl 7407 Stanton Pl 7327 Hargrove Ct 7325 Hargrove Ct 7323 Hargrove Ct 7321 Hargrove Ct 7319 Hargrove Ct 7317 Hargrove Ct 7315 Hargrove Ct 1122 Fitzhugh Dr 1124 Fitzhugh Dr 1126 Fitzhugh Dr 1128 Fitzhugh Dr 1130 Fitzhugh Dr 6904 Galesbury Ct 6906 Galesbury Ct 6908 Galesbury Ct 6910 Galesbury Ct 6926 Galesbury Ct	5 10	203 171	404 405 406R 407R 408R 409R 410R 411R 412R 413R 414R 415R 416R 417R 418R 419R 420R 421R 422R 423R 424R 425R 426R 427R 428R 432R 433R 434R 435R 436R 440 441 442 443 444	31.77	Medium Density Residential	No Rec	--	No Rec	Medium Density Residential	--	Change the Planned Land Use to Low-Medium Density Residential (PLU-R3-GBN-0708).  <u>Justification: This change to Low-Medium Density Residential is consistent with the site's existing zoning and supports Goal BE11 for a diversity of housing in the Marley Neck area.</u>

**Bill No. 11-25**  
**Amendment No. 8**  
**Exhibit No. H-2**

	<u>6928 Galesbury Ct</u> <u>6930 Galesbury Ct</u> <u>6931 Galesbury Ct</u> <u>6929 Galesbury Ct</u> <u>6927 Galesbury Ct</u> <u>6925 Galesbury Ct</u> <u>6923 Galesbury Ct</u> <u>6921 Galesbury Ct</u> <u>6919 Galesbury Ct</u> <u>6917 Galesbury Ct</u> <u>6915 Galesbury Ct</u> <u>1136 Fitzhugh Dr</u> <u>1138 Fitzhugh Dr</u> <u>1140 Fitzhugh Dr</u> <u>Os B/Passive Rec Area</u> <u>Os F/Passive Rec Area</u> <u>Private R/W - Stanton Pl</u> <u>Boat Storage Lt</u> <u>Open Space A</u> <u>Open Space B</u> <u>Open Space/Rec Area</u>			<u>445</u> <u>446</u> <u>447</u> <u>448</u> <u>449</u> <u>450</u> <u>451</u> <u>452</u> <u>453</u> <u>454</u> <u>455</u> <u>456</u> <u>457R</u> <u>458R</u>							
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**AMENDMENT TO BILL NO. 11-25, AS AMENDED  
(General Development Plan – Region 3 Plan)**

April 7, 2025

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

**Amendment No. 9**

In the “Anne Arundel County Region 3 Plan”, the region plan for Region Planning Area No. 3, dated February 3, 2025, for the property known as Parcel 53, Lot 8, on Tax Map 10, Tax Account Number 03-797-90223432, amend the following:

1. On page 47 of the Plan, amend “Figure 5. Planned Land Use” and on pages 127 and 129 amend the “Planned Land Use Change Areas Map” to reflect the change to the Planned Land Use from Commercial to Parks and Open Space for “PLU-R3-GBN-0602” as shown in Exhibit I-1.

2. On page 122 of the Plan, in the “Planned Land Use Changes”, after the last row in “Glen Burnie”, insert the row as shown in Exhibit I-2.

*(This amendment changes the planned land use for the property known as Parcel 53, Lot 8, on Tax Map 10, located at 7180 Heritage Crossing, Glen Burnie, from Commercial to Parks and Open Space.)*

<b>Application Numbers References</b>		
	<b>Prior</b>	<b>Council</b>
<i>CZ</i>	CZ-R3-GBN-4939	CZ-R3-GBN-0602
<i>PLU</i>	n/a	PLU-R3-GBN-0602
<i>DPA</i>	n/a	n/a
<i>DPAO</i>	n/a	n/a

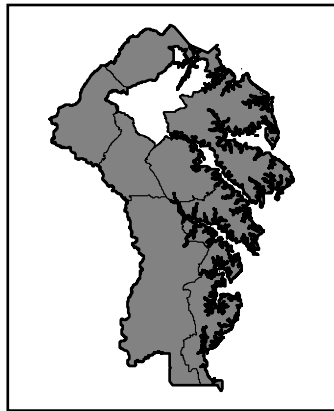
**Bill No. 11-25**







**Amendment No. 9**

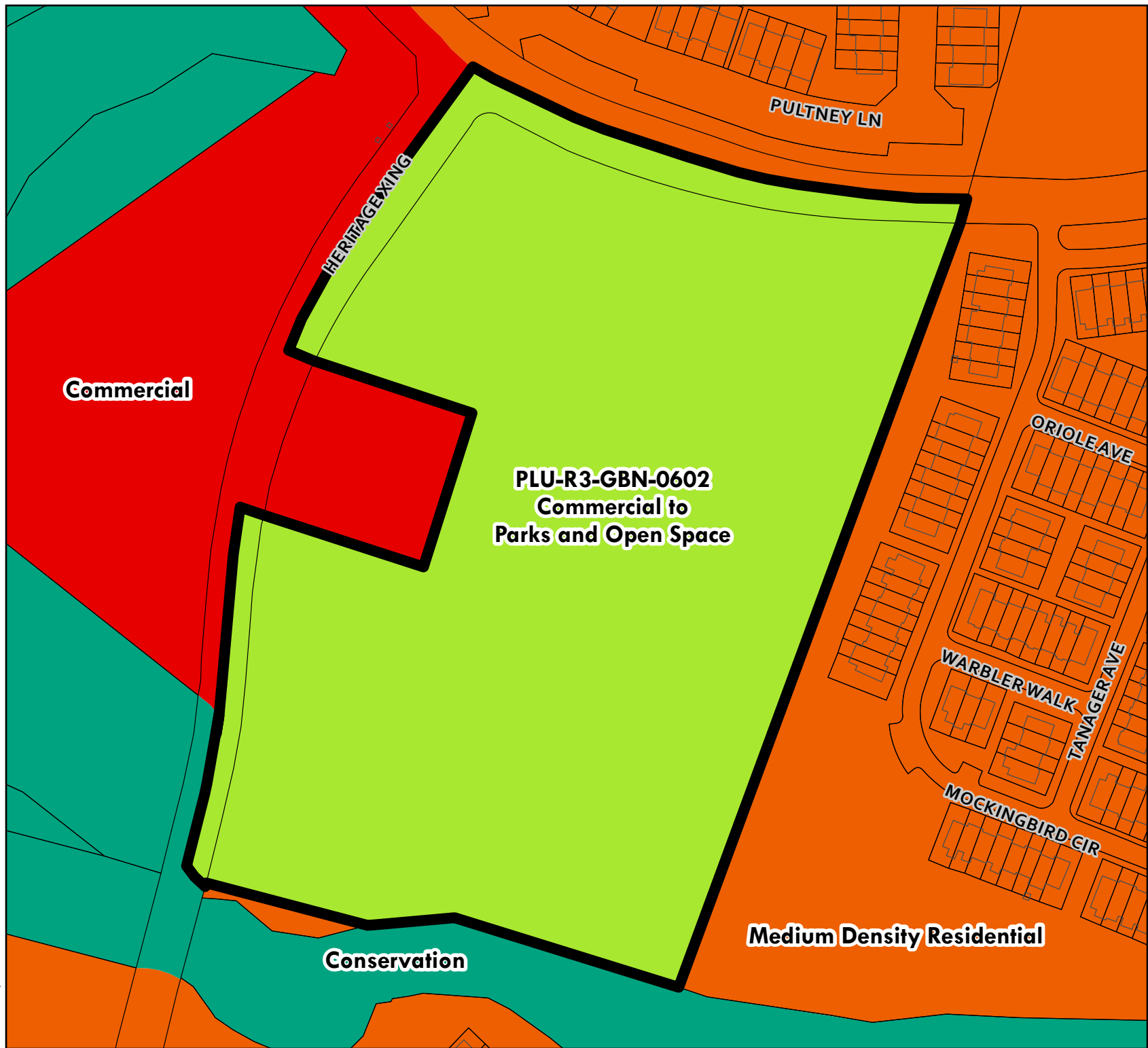
**Exhibit No. I-1**

Region 3  
Planned Land Use

PLU-R3-GBN-0602  
COMMERCIAL TO  
PARKS AND OPEN SPACE



-  Change Areas
-  Buildings
-  Parcels
-  Parks and Open Space
-  Commercial
-  Conservation
-  Residential Medium Density





**Bill No. 11-25  
Amendment No. 9  
Exhibit No. I-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
<u>3</u>	<u>PLU-R3-GBN-0602</u>	<u>7180 Heritage Crossing</u>	<u>10</u>	<u>53</u>	<u>8</u>	<u>14.69</u>	<u>Commercial</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<p><u>Change the Planned Land Use on Parcel 53, Lot 8 to Parks and Open Space.</u></p> <p><u>Justification: This change to Parks and Open Space Planned Land Use is consistent with the existing and intended future use of the property as a County-owned park. Additionally, the change is compatible with the surrounding area.</u></p>

**AMENDMENT TO BILL NO. 11-25, AS AMENDED  
(General Development Plan – Region 3 Plan)**

April 21, 2025

Introduced by Mr. Volke

**Amendment No. 10**

In the “Anne Arundel County Region 3 Plan”, the region plan for Region Planning Area No. 3, dated February 3, 2025, for the property known as Parcel 39, Lots 1 through 18 of Block 13; Lots 1 through 36 of Block 14; Lots 1 through 38 and Lots 47 through 104 of Block 15; Lots 1 through 120 of Block 16; Lots 1 through 40 of Block 17; Lots 1 through 30 of Block 18; and Lots 1 through 5 of Block 19 on Tax Map 11, Tax Account Number 03-497-06900130, amend the following:

1. On page 47 of the Plan, amend “Figure 5. Planned Land Use” and on pages 127 and 129 amend the “Planned Land Use Change Areas Map” to reflect the change to the Planned Land Use from Rural to Low Density Residential for “PLU-R3-GBN-0709” as shown in Exhibit J-1.

2. On page 122 of the Plan, in the “Planned Land Use Changes”, after the last row in “Glen Burnie”, insert the row as shown in Exhibit J-2.

*(This amendment changes the planned land use for the property known as Parcel 39, Lots 1 through 18 of Block 13; Lots 1 through 36 of Block 14; Lots 1 through 38 and Lots 47 through 104 of Block 15; Lots 1 through 120 of Block 16; Lots 1 through 40 of Block 17; Lots 1 through 30 of Block 18; and Lots 1 through 5 of Block 19 on Tax Map 11, located in the subdivision of Locust Grove near Nabbs Creek Road, Glen Burnie, from Rural to Low Density Residential.)*

<b>Application Numbers References</b>		
	<b>Prior</b>	<b>Council</b>
<i>CZ</i>	CZ-R3-GBN-0015	CZ-R3-GBN-0709
<i>PLU</i>	n/a	PLU-R3-GBN-0709
<i>DPA</i>	n/a	n/a
<i>DPAO</i>	n/a	n/a

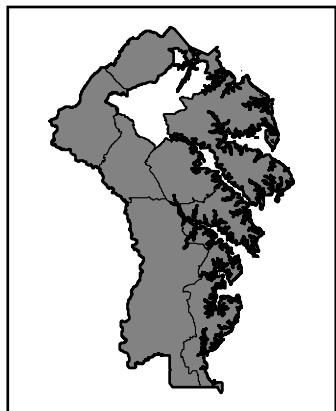
**Bill No. 11-25**









**Amendment No. 10**

**Exhibit No. J-1**

*Region 3  
Planned Land Use*

*PLU-R3-GBN-0709  
RURAL TO LOW  
DENSITY RESIDENTIAL*



-  **Change Areas**
-  **Buildings**
-  **Parcels**
-  **Residential Low Density**
-  **Conservation**
-  **Industrial**
-  **Parks and Open Space**
-  **Rural**



**Bill No. 11-25**  
**Amendment No. 10**  
**Exhibit No. J-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
<u>3</u>	<u>PLU-R3-GBN-0709</u>	<u>345 certain lots of Locust Grove near Nabbs Creek Road, consisting of 18.58 +/- acres</u>	<u>11</u>	<u>39</u>	<u>Lots 1 through 18 of Block 13; Lots 1 through 36 of Block 14; Lots 1 through 38 and Lots 47 through 104 of Block 15; Lots 1 through 120 of Block 16; Lots 1 through 40 of Block 17; Lots 1 through 30 of Block 18; and Lots 1 through 5 of Block 19</u>	<u>21.46</u>	<u>Rural</u>	<u>No Rec</u>	<u>--</u>	<u>No Rec</u>	<u>--</u>	<u>--</u>	<u>Change the Planned Land Use on 345 lots as noted to Low Density Residential</u>  <u>Justification: This change to Low Density Residential Planned Land Use is consistent with Plan2040 Goal BE11 by providing an opportunity for a diversity of housing in the Region.</u>

**AMENDMENT TO BILL NO. 11-25, AS AMENDED  
(General Development Plan – Region 3 Plan)**

April 21, 2025

Introduced by Mr. Volke

**Amendment No. 11**

In the “Anne Arundel County Region 3 Plan”, the region plan for Region Planning Area No. 3, dated February 3, 2025, for the property known as Parcel 39, Lots 37 through 44 of Block 14; and Lots 39 through 46 of Block 15 on Tax Map 11, Tax Account Number 03-497-10908615, amend the following:

1. On page 47 of the Plan, amend “Figure 5. Planned Land Use” and on pages 127 and 129 amend the “Planned Land Use Change Areas Map” to reflect the change to the Planned Land Use from Rural to Low Density Residential for “PLU-R3-GBN-0604” as shown in Exhibit K-1.
2. On page 122 of the Plan, in the “Planned Land Use Changes”, after the last row in “Glen Burnie”, insert the row as shown in Exhibit K-2.

*(This amendment changes the planned land use for the property known as Parcel 39, Lots 37 through 44 of Block 14; and Lots 39 through 46 of Block 15 on Tax Map 11, located at 769 Nabbs Creek Road, Glen Burnie, from Rural to Low Density Residential.)*

<b>Application Numbers References</b>		
	<b>Prior</b>	<b>Council</b>
<i>CZ</i>	n/a	CZ-R3-GBN-0604
<i>PLU</i>	n/a	PLU-R3-GBN-0604
<i>DPA</i>	n/a	n/a
<i>DPAO</i>	n/a	n/a

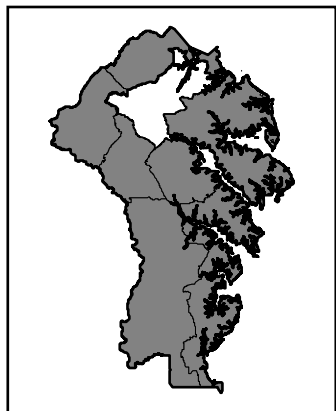
**Bill No. 11-25**






**Amendment No. 11**

**Exhibit No. K-1**

*Region 3  
Planned Land Use*

*PLU-R3-GBN-0604  
RURAL TO LOW  
DENSITY RESIDENTIAL*



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



**Bill No. 11-25**  
**Amendment No. 11**  
**Exhibit No. K-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
<u>3</u>	<u>PLU-R3-GBN-0604</u>	<u>769 Nabbs Creek Road</u>	<u>11</u>	<u>39</u>	<u>Lots 37 through 44 of Block 14; and Lots 39 through 46 of Block 15</u>	<u>0.94</u>	<u>Rural</u>	<u>No Rec</u>	<u>--</u>	<u>No Rec</u>	<u>--</u>	<u>--</u>	<p><u>Change the Planned Land Use on 16 lots as noted to Low Density Residential</u></p> <p><u>Justification: This change to Low Density Residential Planned Land Use is consistent with Plan2040 Goal BE11 by providing an opportunity for a diversity of housing in the Region.</u></p>