

PROPOSED

AMENDED
March 3 & 17, 2025
April 7 & 21, 2025

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 3

Bill No. 12-25

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

By the County Council, February 3, 2025

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
Public Hearing on AMENDED bill set for and held on 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

A BILL ENTITLED

1 AN ORDINANCE concerning: Comprehensive Zoning – Region 3

2
3 FOR the purpose of repealing certain comprehensive zoning maps for Region Planning
4 Area No. 3; adopting the Anne Arundel County Digital Zoning Layer for Region
5 Planning Area No. 3, covering Glen Burnie, Severn, and parts of Millersville; and
6 generally relating to comprehensive zoning.

7
8 WHEREAS, by Bill No. 11-21 the County Council adopted “Plan2040”, the
9 County’s General Development Plan, which included land use recommendations,
10 required to be further refined by region plans, that may be implemented through
11 comprehensive zoning; and

12
13 WHEREAS, Bill No. 11-21 amended, among other things, § 18-2-103 of the Anne
14 Arundel County Code (2005, as amended), and required that the County be divided
15 into no less than seven region areas encompassing all unincorporated areas of the
16 County; and

17
18 WHEREAS, Bill No. 11-21 and Plan2040 created, adopted, and depicted the
19 boundaries of nine region planning areas, including the Region 3 Planning Area;
20 and

1 WHEREAS, Bill No. 11-21 and Plan2040 provided for the creation of region plans
2 for each region planning area and the creation of stakeholder advisory committees
3 for each region planning area; and
4

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

10 WHEREAS, the Office of Planning and Zoning, after consideration of the
11 recommendations of the Stakeholder Advisory Committee for Region Planning
12 Area No. 3 and the Planning Advisory Board, prepared the “Anne Arundel County
13 Region 3 Plan”, dated February 3, 2025; and
14

15 WHEREAS, contemporaneous with the introduction of this Ordinance,
16 Bill No. 11-25 was introduced to this Council, and proposes the adoption of the
17 “Anne Arundel County Region 3 Plan”, dated February 3, 2025, the region plan for
18 Region Planning Area No. 3; and
19

20 WHEREAS, this Bill proposes comprehensive zoning consistent with Plan2040, as
21 amended by the “Anne Arundel County Region 3 Plan”, dated February 3, 2025,
22 the region plan for Region Planning Area No. 3, as adopted by Bill No. 11-25; now
23 therefore,
24

25 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
26 That the portions of the Digital Zoning Layer dated February 22, 2011, adopted in whole
27 or in part by Bill No. 12-11, as amended, and the portions of the Digital Zoning Layer dated
28 September 6, 2011, adopted in whole or in part by Bill No. 66-11, as amended, for the
29 Region Planning Area No. 3, are hereby repealed.
30

31 SECTION 2. *And be it further enacted,* That after passage of this Ordinance, the
32 Planning and Zoning Officer shall amend text, maps, charts, graphs, photos, and tables in
33 accordance with the amendments to this Ordinance.
34

35 SECTION 3. *And be it further enacted,* That the “Anne Arundel County Digital Zoning
36 Layer, dated February 3, 2025, for Region Planning Area No. 3 of Anne Arundel County”,
37 as amended by Section 2 of this Ordinance, prepared by the Office of Planning and Zoning,
38 is hereby approved and adopted.
39

40 SECTION 4. *And be it further enacted,* That the “Anne Arundel County Digital Zoning
41 Layer, dated February 3, 2025, for Region Planning Area No. 3” that is described in Section
42 3 of this Ordinance is incorporated by reference as if fully set forth and a certified copy
43 shall be permanently kept on file in the office of the Administrative Officer to the County
44 Council and in the Office of Planning and Zoning.
45

46 SECTION 5. *And be it further enacted,* That this Ordinance shall take effect 45 days
47 from the date it becomes law.

**AMENDMENT TO BILL NO. 12-25
(Comprehensive Zoning – Region 3)**

March 3, 2025

Introduced by Ms. Hummer

Amendment No. 1

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. 12-25; now, therefore

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

1. Change the zoning of 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 Numbers 04-000-90045135, 04-000-90045137, 04-000-90045140, 04-000-05937100, and 04-000-05940700, respectively, from R5-Residential to R15-Residential as shown in the cross-hatched area on the attached Exhibit A.

(This amendment changes the zoning of 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 R5-Residential to R15-Residential.)

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

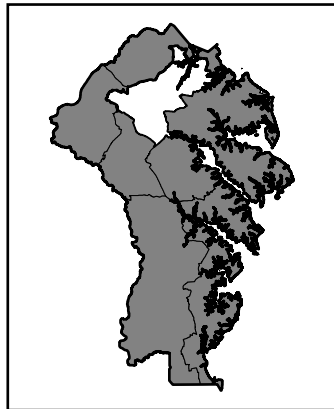
Bill No. 12-25

Amendment No. 1





Exhibit No. A

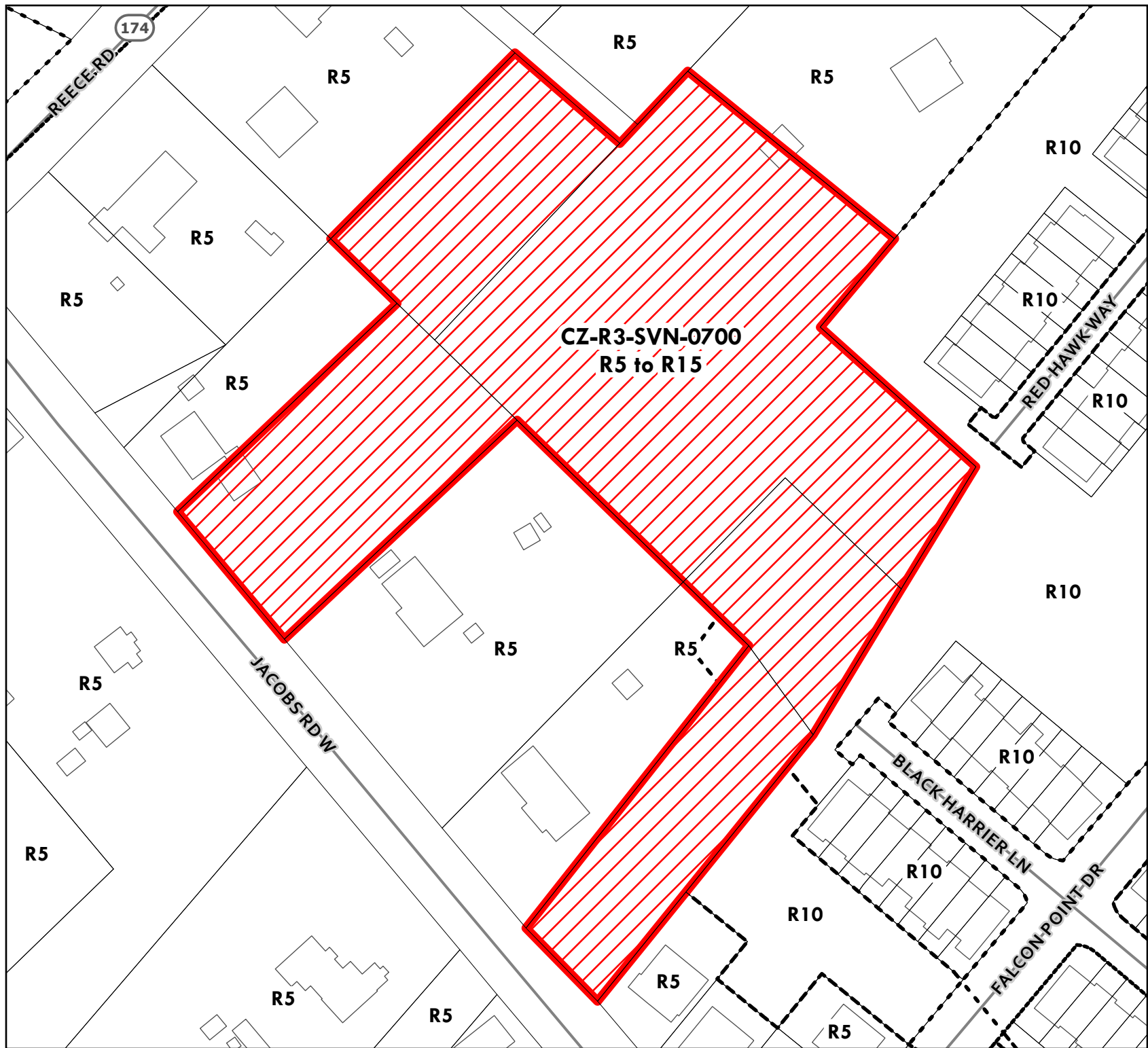
*Region 3
Comprehensive Zoning*

**CZ-R3-SVN-0700
R5 TO R15**



Legend

-  **Change Area**
-  **Buildings**
-  **Parcels**
-  **Proposed Zoning**



**AMENDMENT TO BILL NO. 12-25
(Comprehensive Zoning – Region 3)**

March 3, 2025

Introduced by Mr. Volke

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. 12-25; now, therefore

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

1. Change the zoning of 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, from R5-Residential to R10-Residential as shown in the cross-hatched area on the attached Exhibit B.

(This amendment changes the zoning of 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 R5-Residential to R10-Residential.)

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

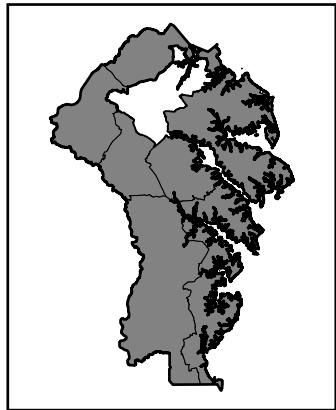
Bill No. 12-25

Amendment No. 2





Exhibit No. B

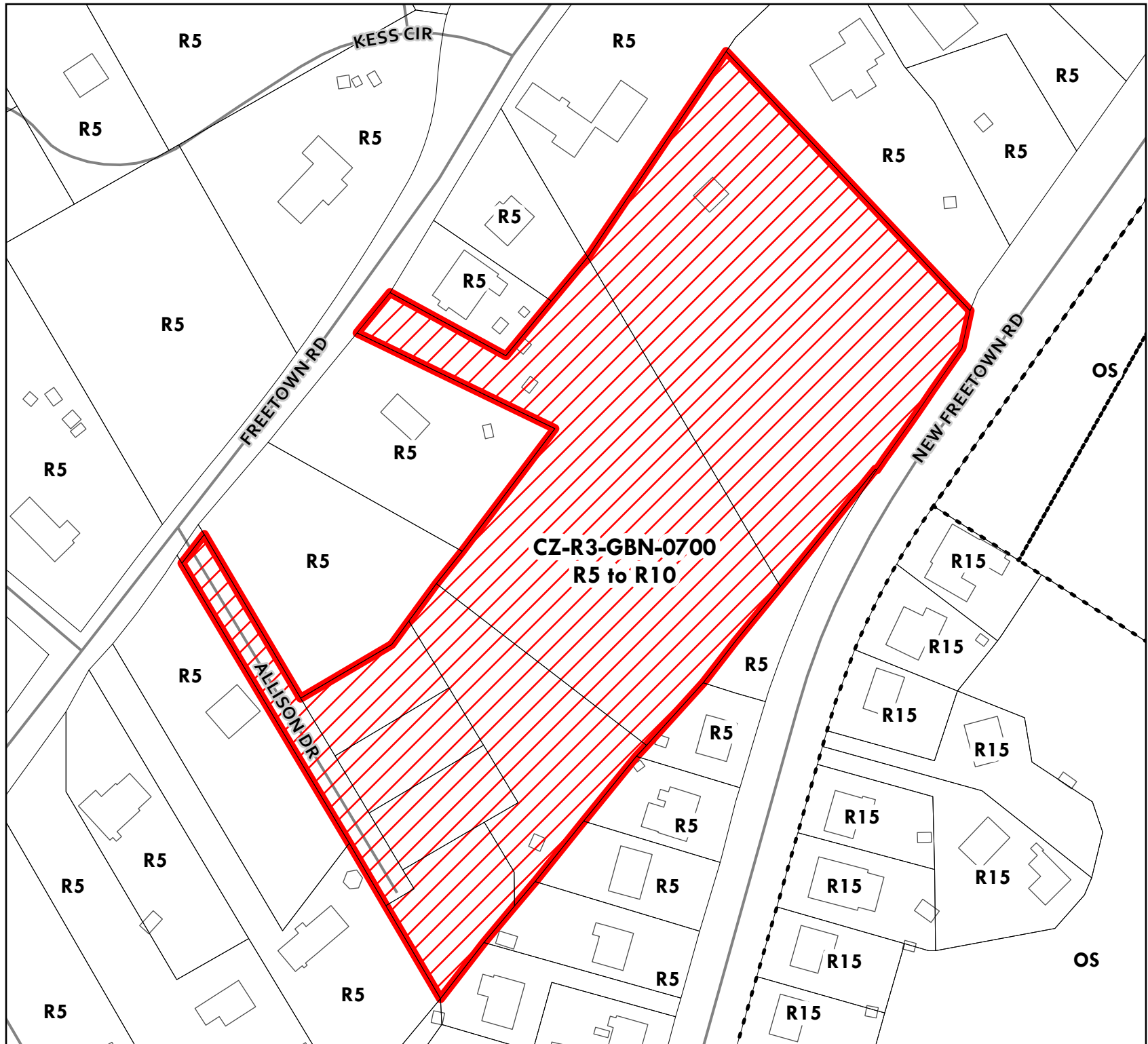
*Region 3
Comprehensive Zoning*

CZ-R3-GBN-0700
R5 TO R10



Legend

-  **Change Area**
-  **Buildings**
-  **Parcels**
-  **Proposed Zoning**



**AMENDMENT TO BILL NO. 12-25
(Comprehensive Zoning – Region 3)**

March 3, 2025

Introduced by Ms. Pickard

Amendment No. 3

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. 12-25; 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 378 on Tax Map 9, Tax Account Number 03-360-90038226, from a split of R15-Residential and C4-Highway Commercial to C4-Highway Commercial 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 378 on Tax Map 9, located at no # Crain Highway, SE, Glen Burnie, from a split of R15-Residential and C4-Highway Commercial to C4-Highway Commercial.)

Application Numbers References		
	Prior	Council
<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>DPA O</i>	n/a	n/a

Bill No. 12-25

Amendment No. 3

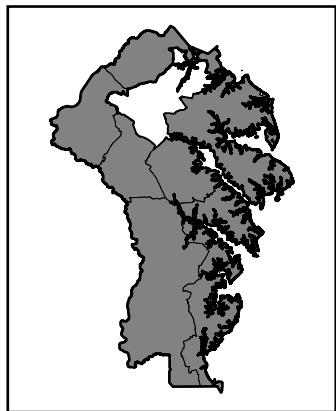
Exhibit No. C

Region 3

Comprehensive Zoning

CZ-R3-GBN-0701

R15/C4 TO C4



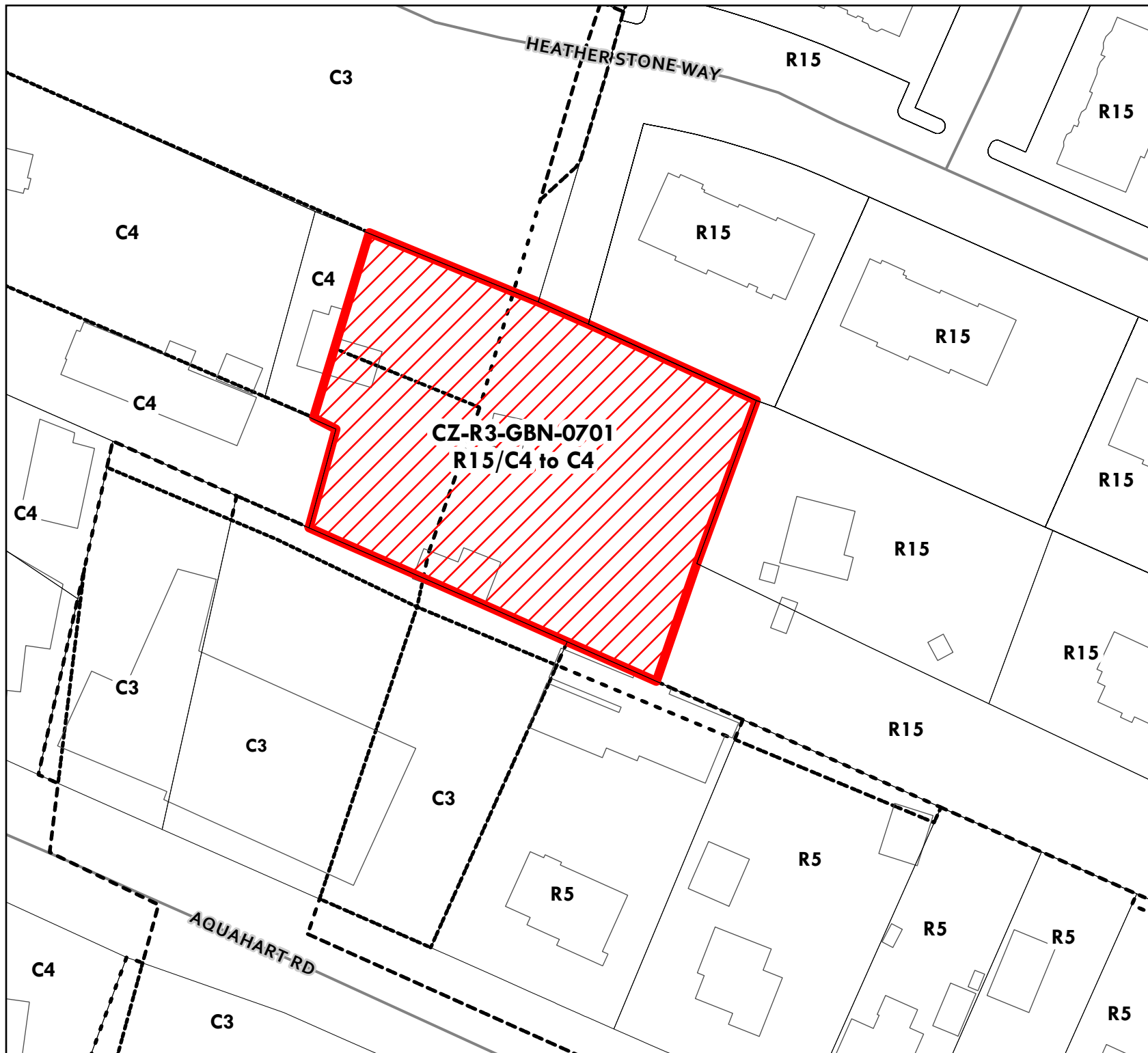
Legend

 **Change Area**

 **Buildings**

 **Parcels**

 **Proposed Zoning**



**AMENDMENT TO BILL NO. 12-25
(Comprehensive Zoning – Region 3)**

March 3, 2025

Introduced by Ms. Pickard

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. 12-25; now, therefore

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

1. Change the zoning of the property known as Lot B, Parcel 453 and Lot 1A, Parcel 449 and on Tax Map 9F, Tax Account Numbers 05-326-03273705 and 05-326-04337200, from a split of R5-Residential and C3-General Commercial to C4-Highway Commercial as shown in the cross-hatched area on the attached Exhibit D.

(This amendment changes the zoning of the property known as Lot B, Parcel 453 and Lot 1A, Parcel 449 and on Tax Map 9F, located at no # Georgia Avenue, NW, and 406 Crain Highway, N, Glen Burnie, from a split of R5-Residential and C3-General Commercial to C4-Highway Commercial.)

Application Numbers References		
	Prior	Council
<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>DPA O</i>	n/a	DPAO-Re-GBN-0702

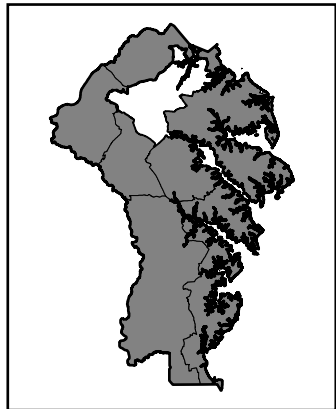
Bill No. 12-25

Amendment No. 4





Exhibit No. *D*

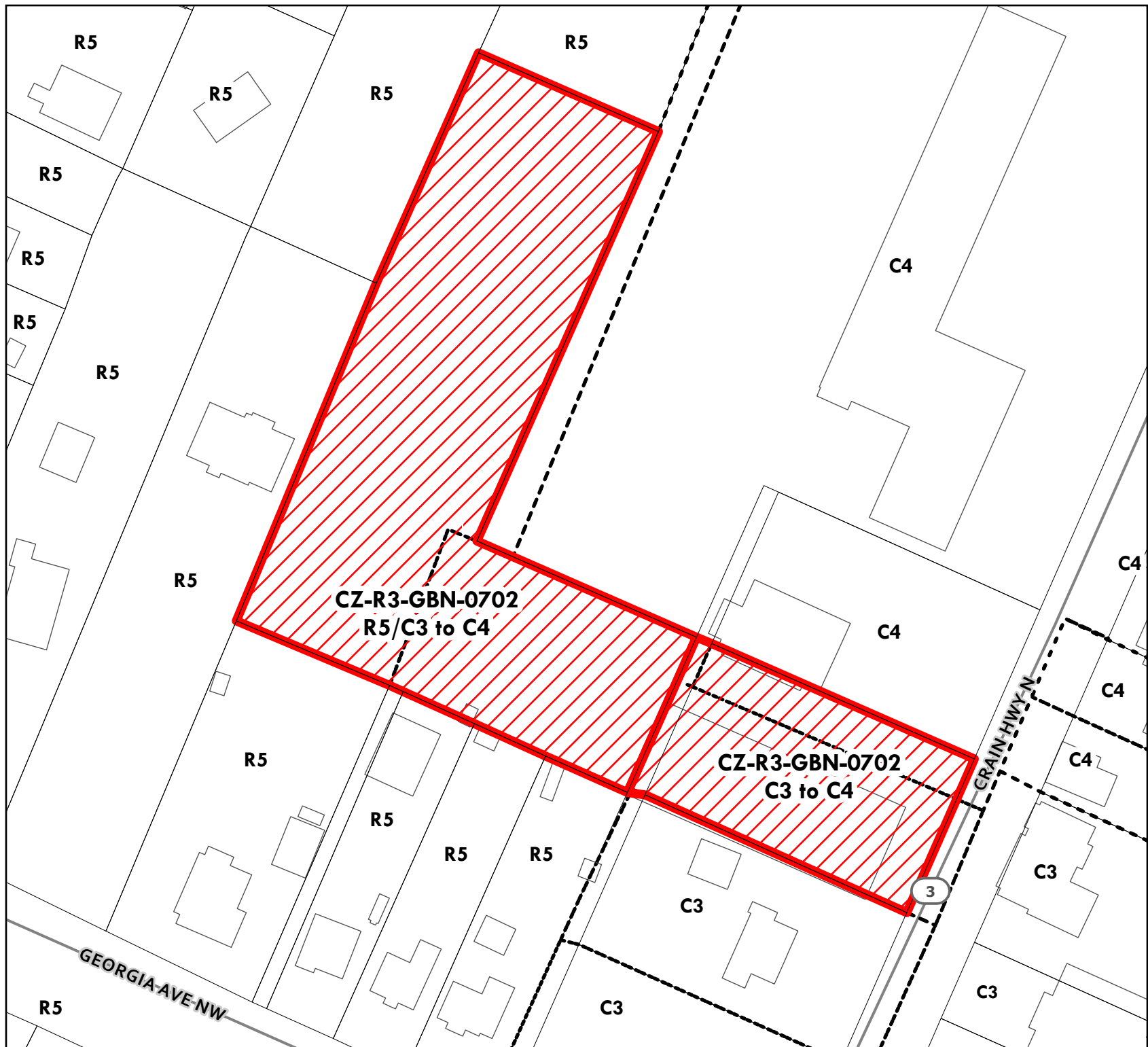
Region 3
Comprehensive Zoning

CZ-R3-GBN-0702
R5/C3 TO C4



Legend

-  Change Area
-  Buildings
-  Parcels
-  Proposed Zoning



**AMENDMENT TO BILL NO. 12-25, AS AMENDED
(Comprehensive Zoning – Region 3)**

March 17, 2025

Introduced by Ms. Pickard

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. 12-25; now, therefore

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

1. Change the zoning of the property known as Parcel 45, Lots 1 and 2 and part of Lots 3 and 4, Parcel 48, part of Lot 4, and Parcel 47, part of Lot 3 on Tax Map 9I, Tax Account Numbers 05-326-10638975, 05-326-06150125, and 05-326-12060300, from C2-Commercial Office to C4-Highway Commercial as shown in the cross-hatched area on the attached Exhibit F.

(This amendment changes the zoning of the property known as Parcel 45, Lots 1 and 2 and part of Lots 3 and 4, Parcel 48, part of Lot 4, and Parcel 47, part of Lot 3 on Tax Map 9I, located at 401 Crain Highway, S., and 11 and 9 4th Avenue, SE, Glen Burnie, from C2-Commercial Office to C4-Highway Commercial.)

Application Numbers References		
	Prior	Council
CZ	n/a	CZ-R3-GBN-0601
PLU	n/a	n/a
DPA	n/a	n/a
DPA O	n/a	n/a

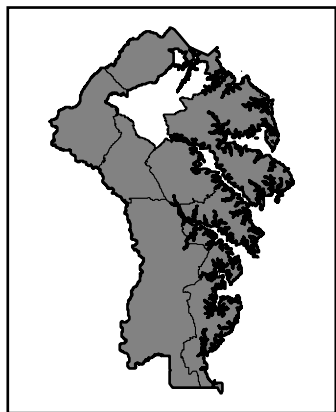
Bill No. 12-25

Amendment No. 6





Exhibit No. F

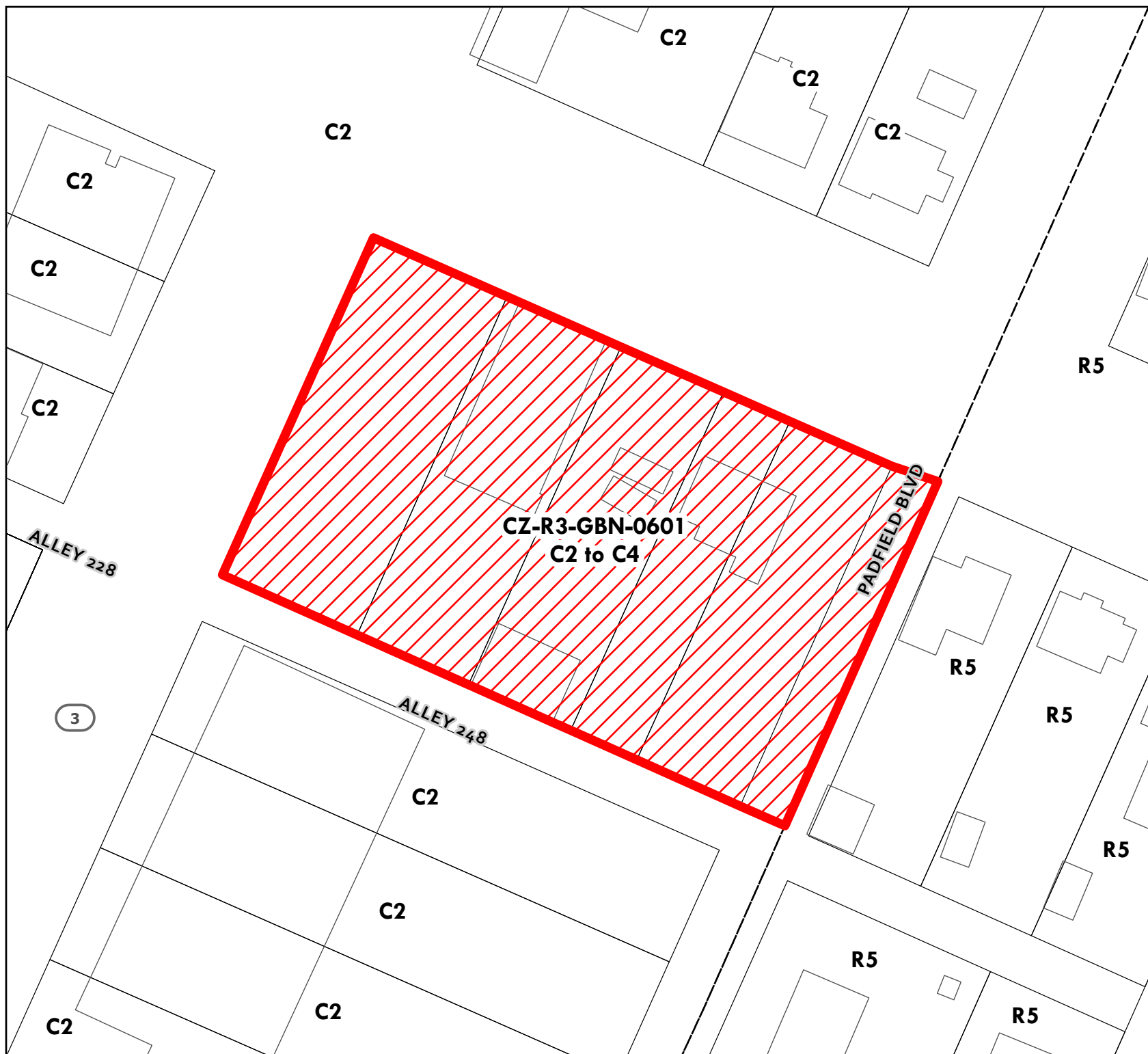
Region 3
Comprehensive Zoning

CZ-R3-GBN-0601 C2
TO C4



Legend

-  **Change Areas**
-  **Proposed Zoning**
-  **Buildings**
-  **Parcels**



**AMENDMENT TO BILL NO. 12-25, AS AMENDED
(Comprehensive Zoning – Region 3)**

March 17, 2025

Introduced by Ms. Pickard

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. 12-25; now, therefore

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

1. Change the zoning of the property known as Parcels 256 and 149 on Tax Map 10, Tax Account Numbers 05-000-07695800 and 05-000-05558100, from C3-General Commercial to C4-Highway Commercial as shown in the cross-hatched area on the attached Exhibit G.

(This amendment changes the zoning of the property known as Parcels 256 and 149 on Tax Map 10, located at 7462 and 7464 Furnace Branch Road, E, Glen Burnie, from C3-General Commercial to C4-Highway Commercial.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	CZ-R3-GBN-0010, 0011	CZ-R3-GBN-0705
<i>PLU</i>	n/a	n/a
<i>DPA</i>	n/a	n/a
<i>DPA O</i>	n/a	n/a

Bill No. 12-25

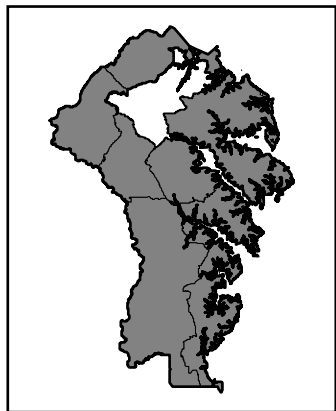
Amendment No. 7

Exhibit No. G





*Region 3
Comprehensive Zoning*

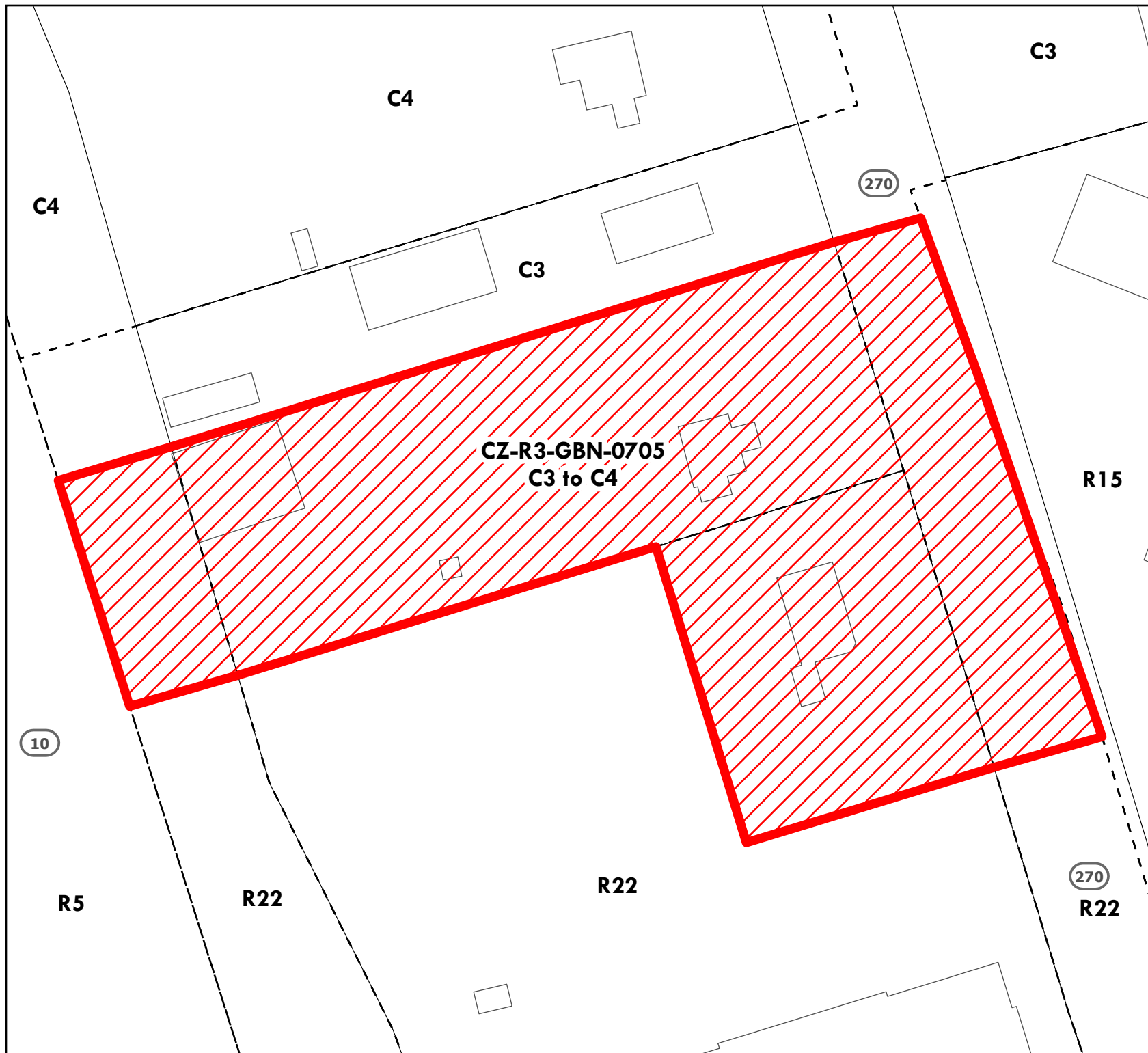
CZ-R3-GBN-0705

C3 TO C4



Legend

-  **Change Areas**
-  **Proposed Zoning**
-  **Buildings**
-  **Parcels**



**AMENDMENT TO BILL NO. 12-25, AS AMENDED
(Comprehensive Zoning – Region 3)**

April 7, 2025

Introduced by Ms. Pickard

Amendment No. 8

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. 12-25; now, therefore

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

1. Change the zoning of the property known as Parcels 497, 498, and 499 on Tax Map 9F, Tax Account Numbers 05-326-11782450, 05-326-11782500, and 05-326-03900400, from C3-General Commercial to C4-Highway Commercial as shown in the cross-hatched area on the attached Exhibit H.

(This amendment changes the zoning of the property known as Parcels 497, 498, and 499 on Tax Map 9F, located at 432, 434, and 436 Crain Highway, N, Glen Burnie, from C3-General Commercial to C4-Highway Commercial.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	CZ-R3-GBN-4280, 4279, 4278	CZ-R3-GBN-0600
<i>PLU</i>	n/a	n/a
<i>DPA</i>	n/a	n/a
<i>DPA O</i>	n/a	n/a

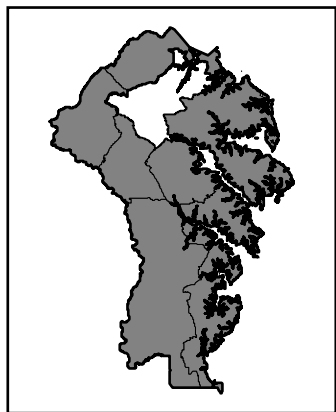
Bill No. 12-25

Amendment No. 8





Exhibit No. H

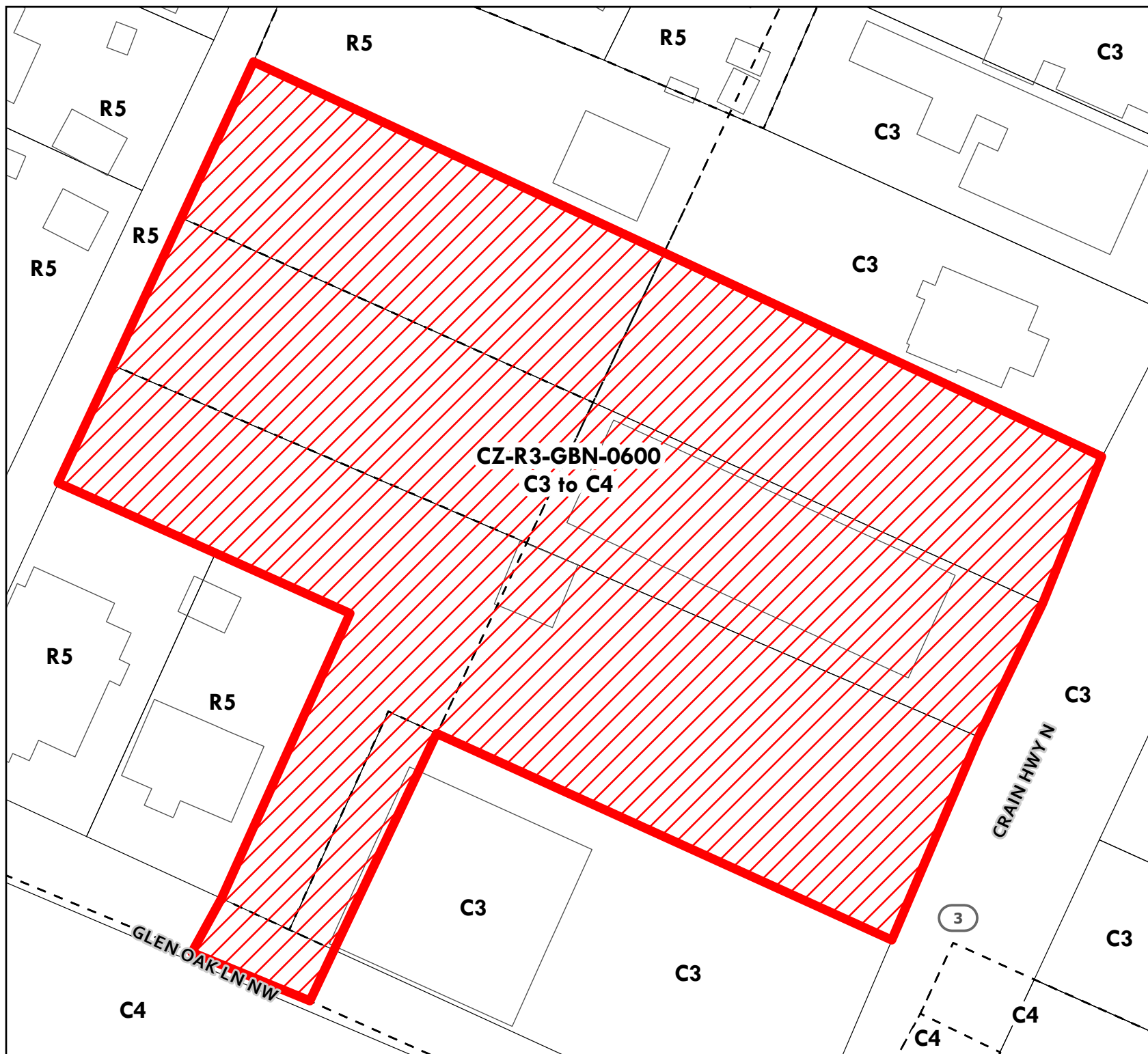
*Region 3
Comprehensive Zoning*

**CZ-R3-GBN-0600
C3 TO C4**



Legend

-  **Change Areas**
-  **Proposed Zoning**
-  **Buildings**
-  **Parcels**



**AMENDMENT TO BILL NO. 12-25, AS AMENDED
(Comprehensive Zoning – Region 3)**

April 7, 2025

Introduced by Mr. Volke

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. 12-25; now, therefore

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

1. Change the zoning of the property known as Parcel 358 on Tax Map 10, Tax Account Number 03-000-31643300, from C3-Commercial Office to C4-Highway Commercial as shown in the cross-hatched area on the attached Exhibit I.

(This amendment changes the zoning of the property known as Parcel 358 on Tax Map 10, located at 7489 Marley Neck Boulevard, also known as Marley Road, Glen Burnie, from C3-Commercial Office to C4-Highway Commercial.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	CZ-R3-GBN-0025	CZ-R3-GBN-0706
<i>PLU</i>	n/a	n/a
<i>DPA</i>	n/a	n/a
<i>DPA O</i>	n/a	n/a

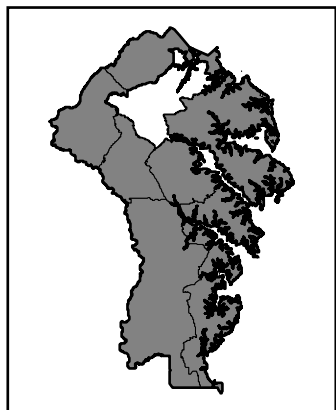
Bill No. 12-25

Amendment No. 9





Exhibit No. 1

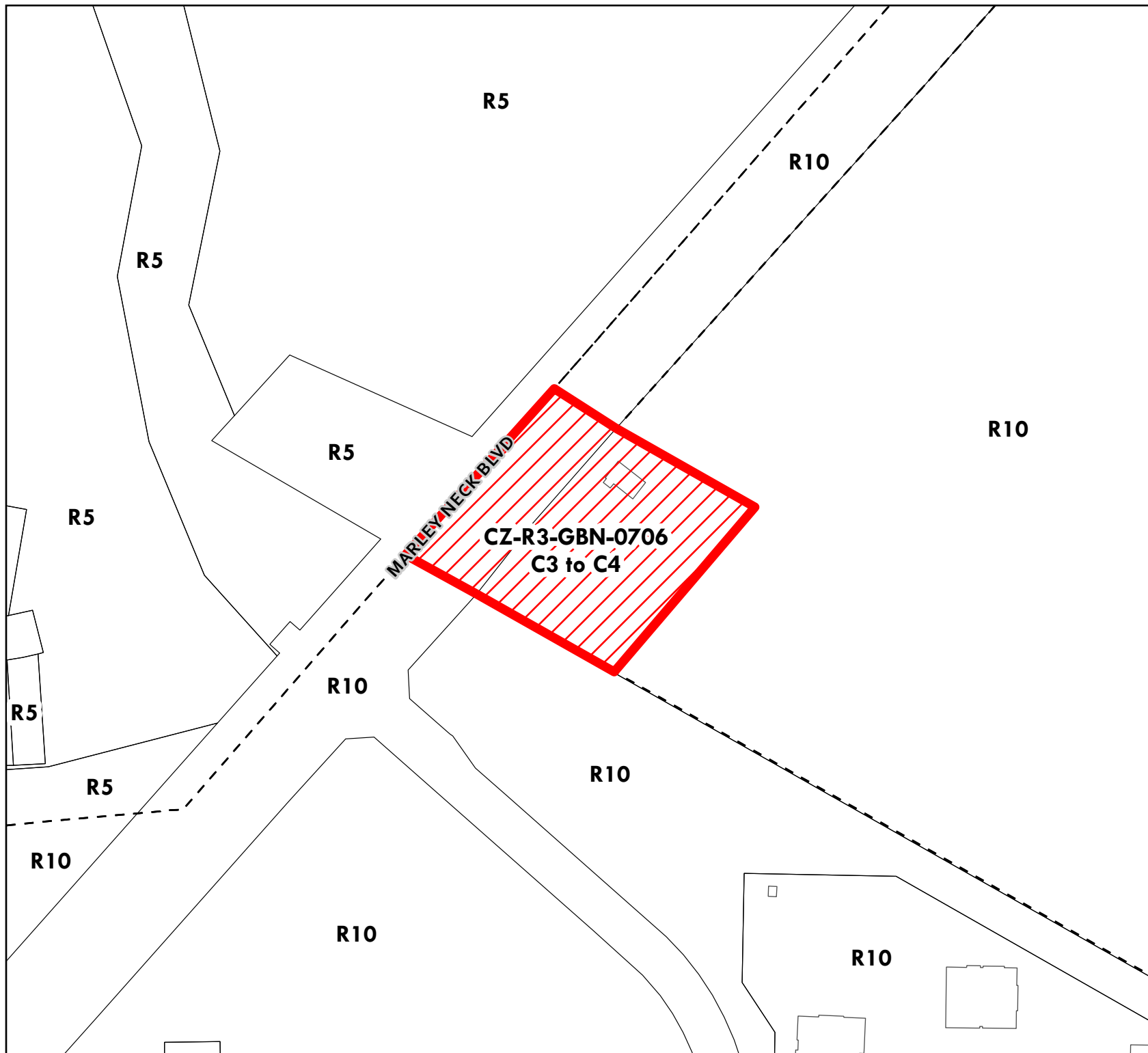
*Region 3
Comprehensive Zoning*

*CZ-R3-GBN-0706 C3
TO C4*



Legend

-  **Change Areas**
-  **Proposed Zoning**
-  **Buildings**
-  **Parcels**



**AMENDMENT TO BILL NO. 12-25, AS AMENDED
(Comprehensive Zoning – Region 3)**

April 7, 2025

Introduced by Mr. Volke

Amendment No. 11

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. 12-25; now, therefore

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

1. Change the zoning of 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

Application Numbers References		
	Prior	Council
<i>CZ</i>	CZ-R3-GBN-3808	CZ-R3-GBN-0708
<i>PLU</i>	n/a	PLU-R3-GBN-0708
<i>DPA</i>	n/a	n/a
<i>DPA O</i>	n/a	n/a

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

from R10-Residential to a split of R5-Residential and OS-Open Space as shown in the cross-hatched area on the attached Exhibit K.

(This amendment changes the zoning 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 R10-Residential to a split of R5-Residential and OS-Open Space.)

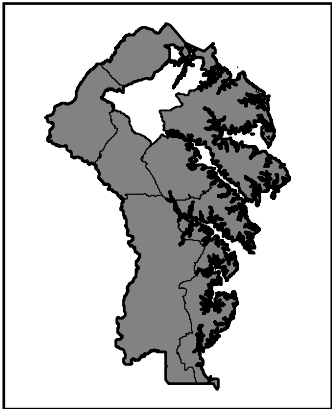
Bill No. 12-25

Amendment No.11





Exhibit No. K

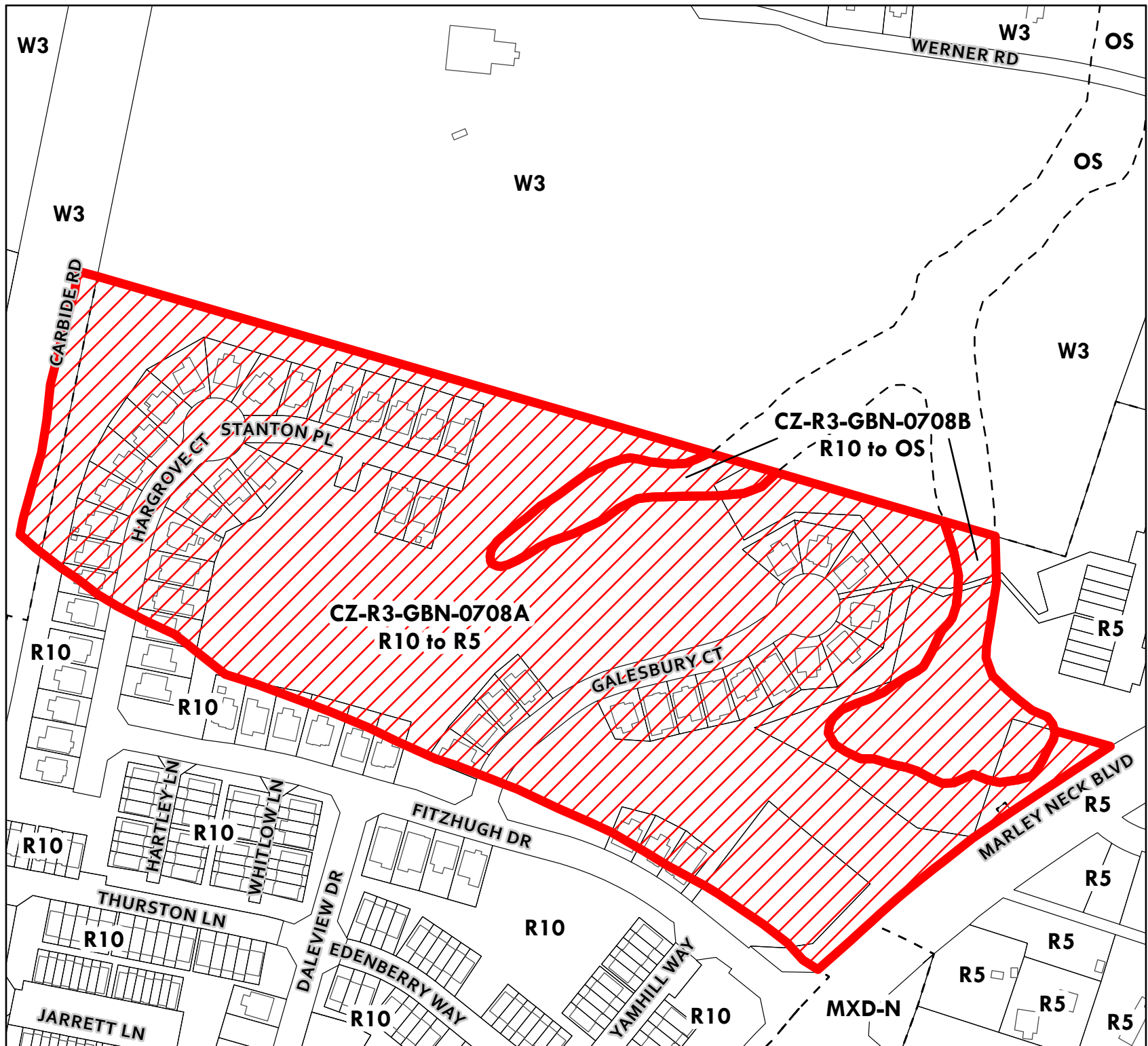
Region 3
Comprehensive Zoning

CZ-R3-GBN-0708A/B
R10 TO R5/OS



Legend

-  Change Areas
-  Proposed Zoning
-  Buildings
-  Parcels



**AMENDMENT TO BILL NO. 12-25, AS AMENDED
(Comprehensive Zoning – Region 3)**

April 7, 2025

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

Amendment No. 12

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. 12-25; now, therefore

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

1. Change the zoning of the property known as Parcel 53, Lot 8, on Tax Map 10, Tax Account Number 03-797-90223432, from C3-General Commercial to OS-Open Space as shown in the cross-hatched area on the attached Exhibit L.

(This amendment changes the zoning of the property known as Parcel 53, Lot 8, on Tax Map 10, located at 7180 Heritage Crossing, Glen Burnie, from C3-General Commercial to OS-Open Space.)

Application Numbers References		
	Prior	Council
<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>DPA O</i>	n/a	n/a

Bill No. 12-25

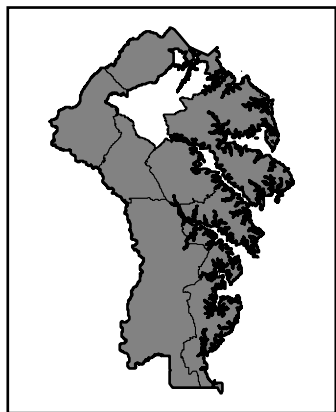
Amendment No. 12

Exhibit No. L





*Region 3
Comprehensive Zoning*

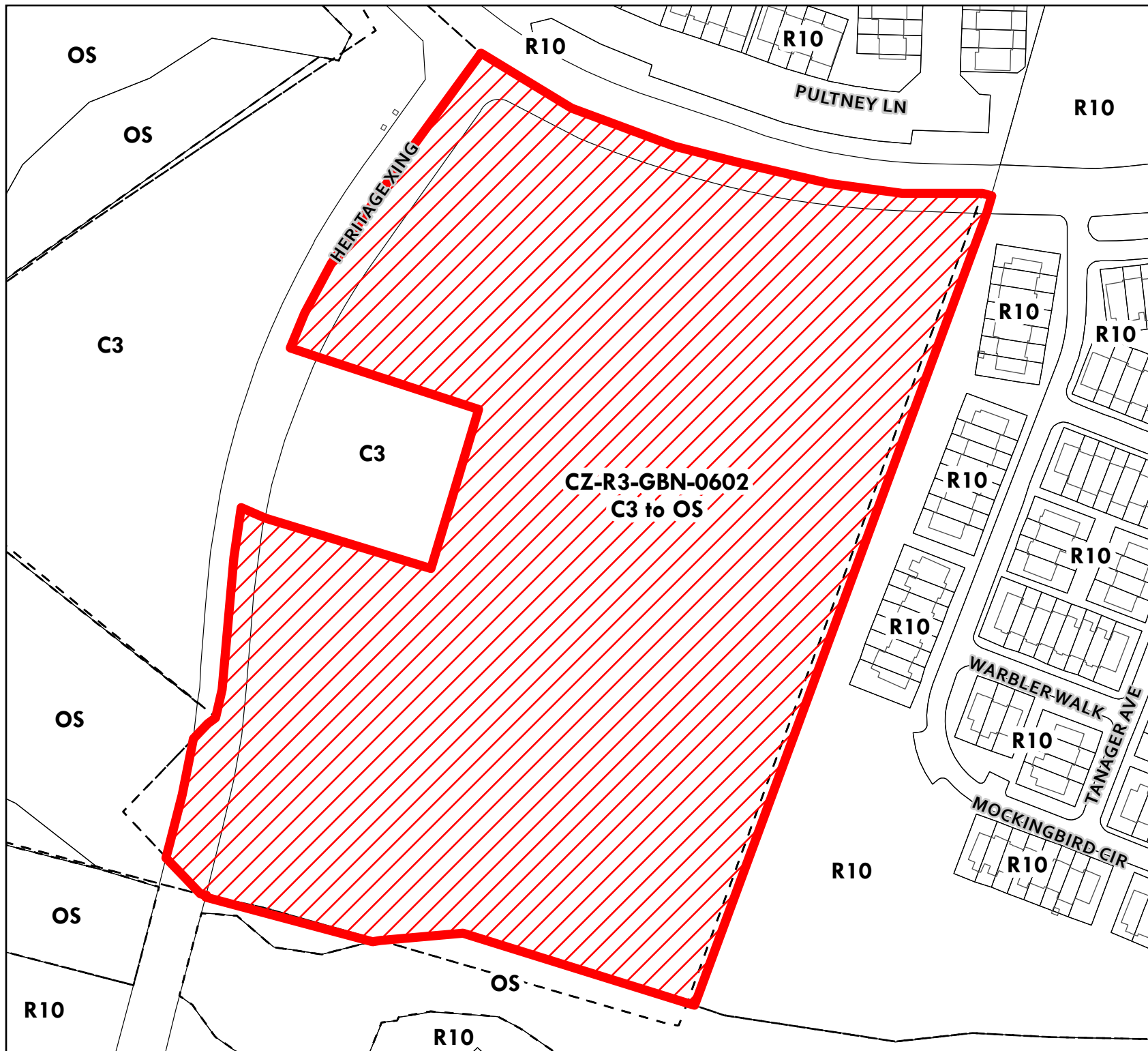
CZ-R3-GBN-0602

C3 TO OS



Legend

-  **Change Areas**
-  **Proposed Zoning**
-  **Buildings**
-  **Parcels**



**AMENDMENT TO BILL NO. 12-25, AS AMENDED
(Comprehensive Zoning – Region 3)**

April 21, 2025

Introduced by Mr. Volke

Amendment No. 13

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. 12-25; now, therefore

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

1. Change the zoning of 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, from RLD-Residential Low Density to R2-Residential as shown in the cross-hatched area on the attached Exhibit M.

(This amendment changes the zoning of 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 RLD-Residential Low Density to R2-Residential.)

Application Numbers References		
	Prior	Council
<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>DPA O</i>	n/a	n/a

Bill No. 12-25

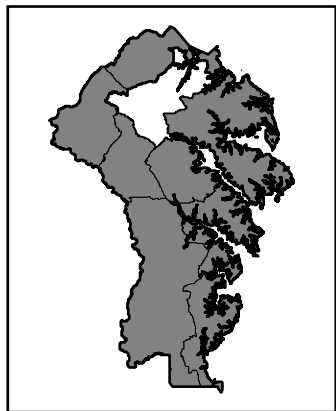
Amendment No. 13

Exhibit No. M





*Region 3
Comprehensive Zoning*

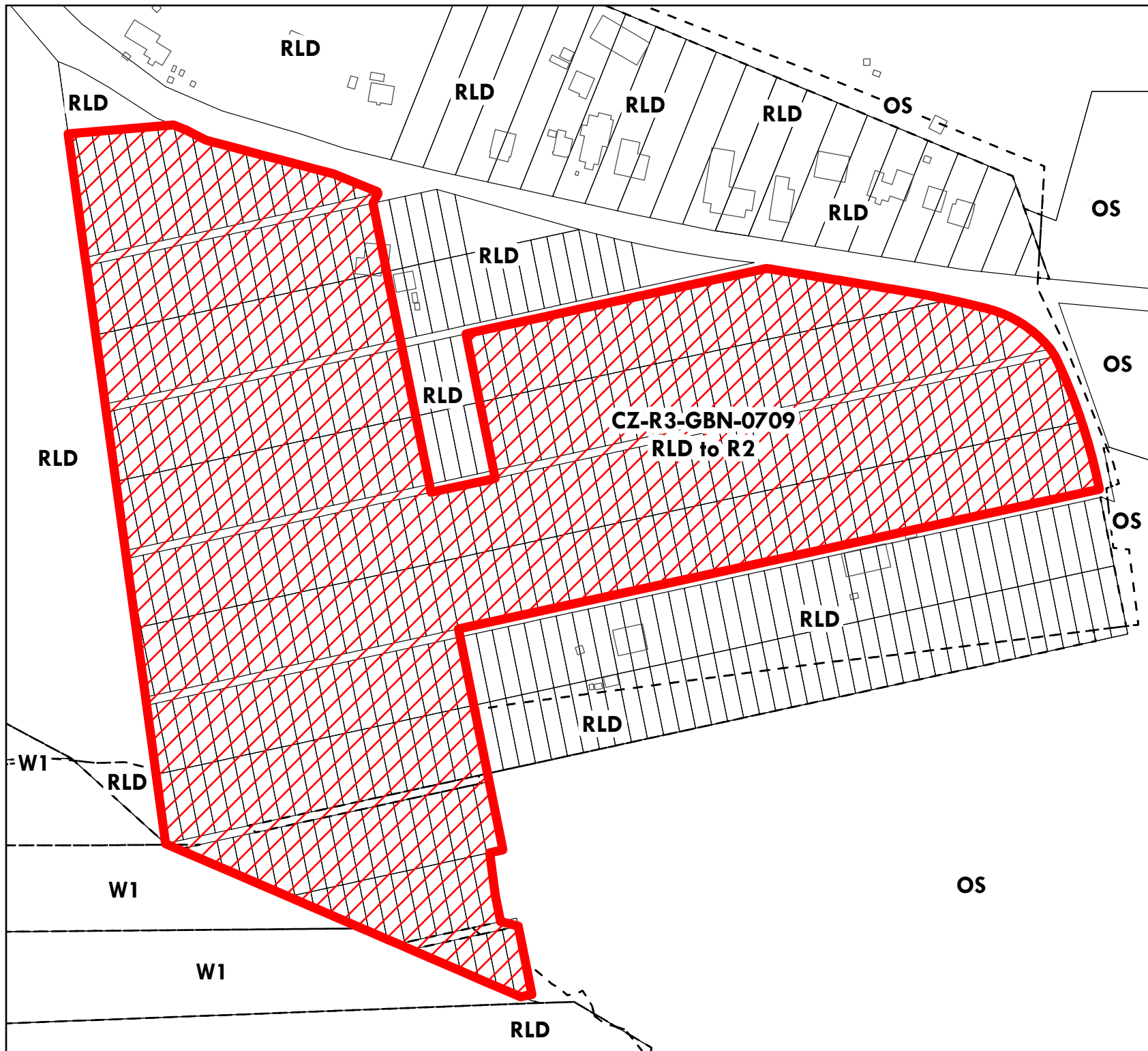
CZ-R3-GBN-0709

RLD TO R2



Legend

-  **Change Areas**
-  **Proposed Zoning**
-  **Buildings**
-  **Parcels**



**AMENDMENT TO BILL NO. 12-25, AS AMENDED
(Comprehensive Zoning – Region 3)**

April 21, 2025

Introduced by Mr. Volke

Amendment No. 14

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. 12-25; now, therefore

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

1. Change the zoning of 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, from RLD-Residential Low Density to R2-Residential as shown in the cross-hatched area on the attached Exhibit N.

(This amendment changes the zoning of 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 RLD-Residential Low Density to R2-Residential.)

Application Numbers References		
	Prior	Council
<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>DPA O</i>	n/a	n/a

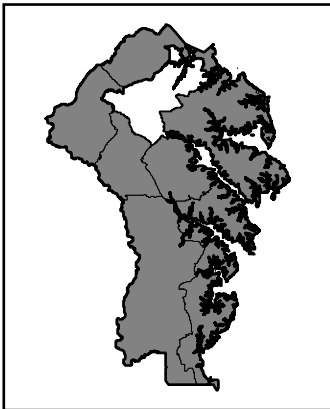
Bill No. 12-25

Amendment No. 14





Exhibit No. N

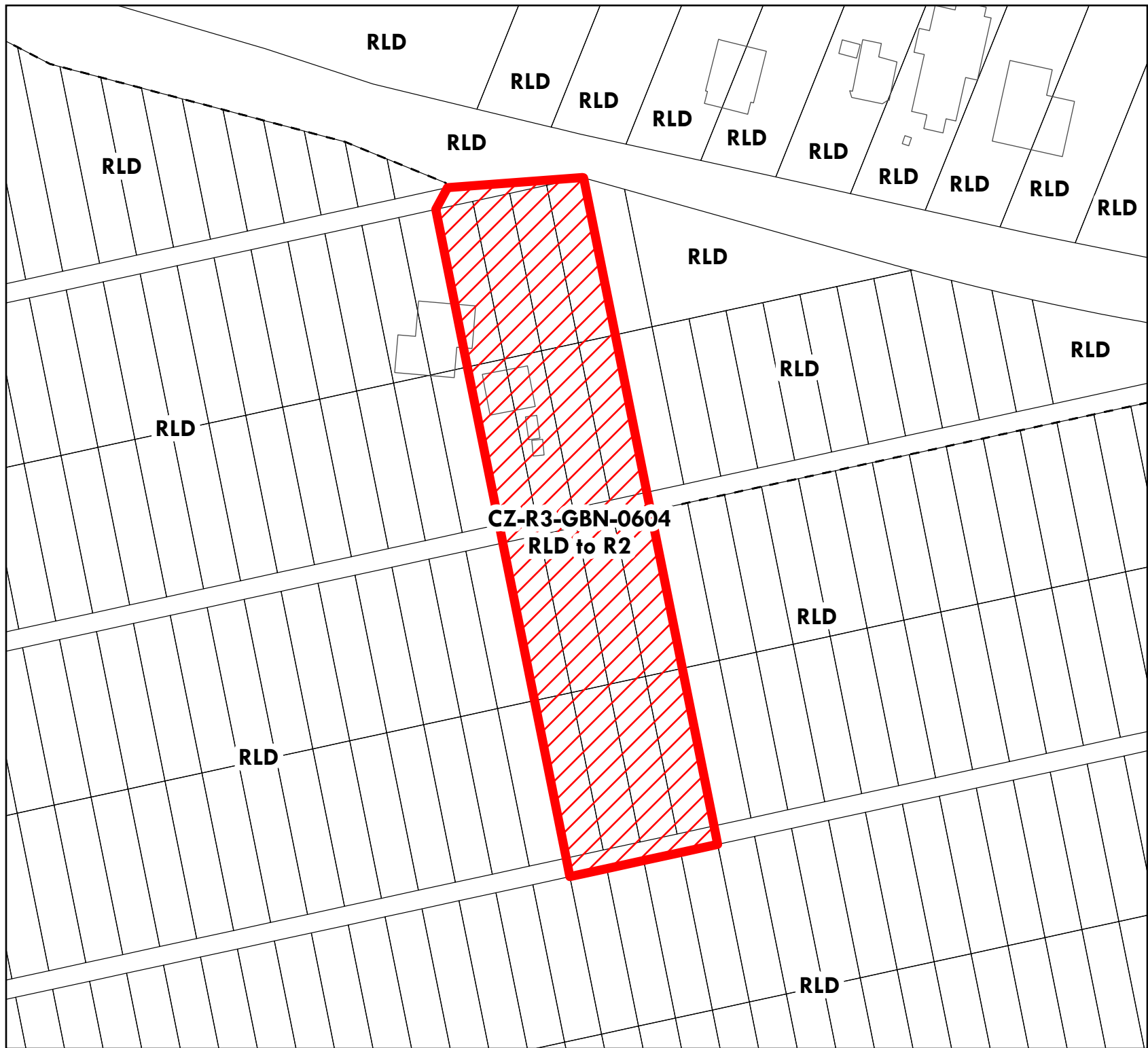
*Region 3
Comprehensive Zoning*

**CZ-R3-GBN-0604
RLD TO R2**



Legend

-  **Change Areas**
-  **Proposed Zoning**
-  **Buildings**
-  **Parcels**



**AMENDMENT TO BILL NO. 12-25, AS AMENDED
(Comprehensive Zoning – Region 3)**

April 21, 2025

Introduced by Ms. Pickard and Mr. Smith

Amendment No. 15

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. 12-25; now, therefore

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

1. Change a portion of the zoning of the property known as Parcel 154, Lot C on Tax Map 9, Tax Account Number 05-000-16744000, from OS-Open Space to W2-Light Industrial as shown in the cross-hatched area on the attached Exhibit O.

(This amendment changes a portion of the zoning of the property known as Parcel 154, Lot C on Tax Map 9, located at 25 8th Avenue NW, Glen Burnie, from OS-Open Space to W2-Light Industrial.)

Application Numbers References		
	Prior	Council
CZ	CZ-R3-GBN-4038	CZ-R3-GBN-0603
PLU	n/a	n/a
DPA	n/a	n/a
DPA O	n/a	n/a

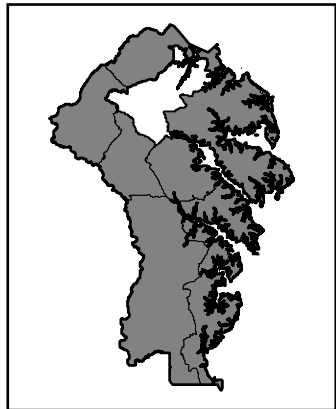
Bill No. 12-25

Amendment No. 15





Exhibit No. 0

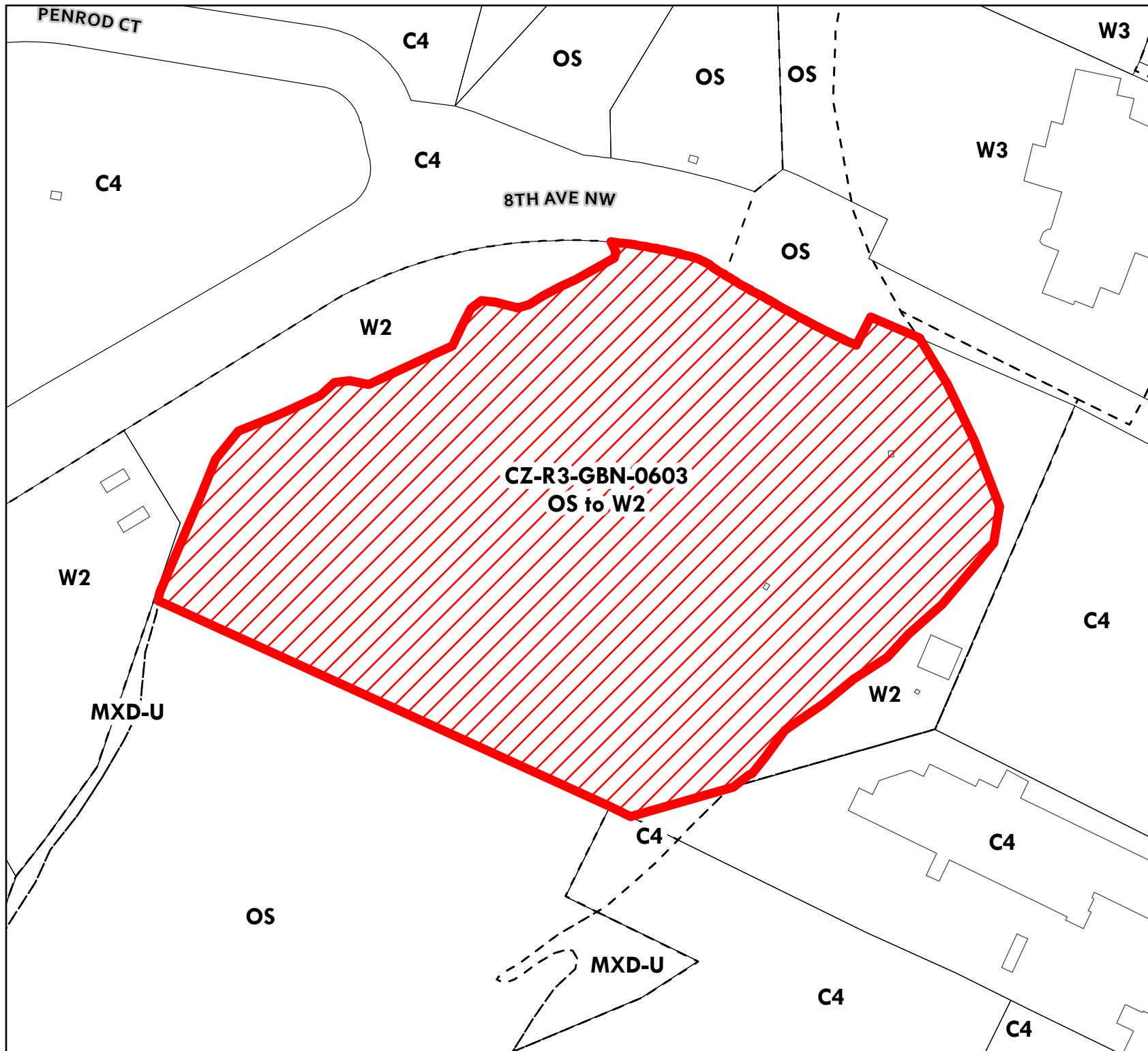
Region 3
Comprehensive Zoning

CZ-R3-GBN-0603
OS TO W2



Legend

-  Change Areas
-  Proposed Zoning
-  Buildings
-  Parcels



**AMENDMENT TO BILL NO. 12-25, AS AMENDED
(Comprehensive Zoning – Region 3)**

April 21, 2025

Introduced by Mr. Volke

Amendment No. 16

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. 12-25; now, therefore

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

1. Change a portion of the zoning of the property known as Parcel 882 on Tax Map 16, Tax Account Number 03-000-11027901, from C1-Local Commercial to C3-General Commercial as shown in the cross-hatched area on the attached Exhibit P.

(This amendment changes a portion of the zoning of the property known as Parcel 882 on Tax Map 16, located at 8450 Elvaton Road, Millersville, from C1-Local Commercial to C3-General Commercial.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	CZ-R3-MRV-0500	CZ-R3-MRV-0710
<i>PLU</i>	n/a	n/a
<i>DPA</i>	n/a	n/a
<i>DPA O</i>	n/a	n/a

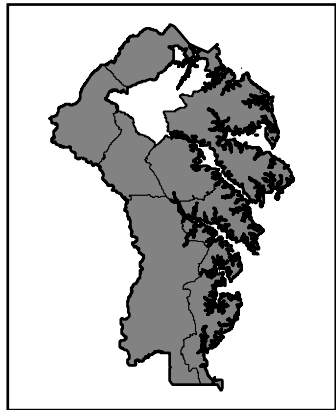
Bill No. 12-25

Amendment No. 16





Exhibit No. P

*Region 3
Comprehensive Zoning*

**CZ-R3-MRV-0710
C1 TO C3**



Legend

-  **Change Areas**
-  **Proposed Zoning**
-  **Buildings**
-  **Parcels**

