



ANNE ARUNDEL COUNTY GOVERNMENT RELATIONS OFFICE

Legislative and Fiscal Summary of Administration Legislation

To: Members, Anne Arundel County Council

From: Ethan Hunt, Director of Government Affairs /s/
Kelly Kenney, Office of Law /s/
Christina Pompa, Office of Planning & Zoning /s/

Date: January 5, 2026

Subject: Bill No. 3-26 – General Development Plan – Region 8 Plan
Bill No. 4-26 – Comprehensive Zoning – Region 8

This summary was prepared by the Anne Arundel County Government Relations Office for use by members of the Anne Arundel County Council during consideration of Bill Nos. 3-26 and 4-26.

Summary

These ordinances are for the adoption of the Region Plan and comprehensive zoning of Region Planning Area No. 8, covering Davidsonville, Harwood, Lothian, Owensville, Owings, Waysons Corner, and parts of Friendship and Edgewater.

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

Bill No. 11-21 and Plan2040 provided for the creation of region plans for each region planning area and the creation of stakeholder advisory committees (“SACs”) for each region planning area. There are nine region planning areas and nine SACs.

Plan2040 provides that the region plans are to be part of the cyclical comprehensive planning process to replace the small area plans used in the past. Plan2040, Vol. 1, p. 68. The region plans focus on smaller areas of the County to address the variety of specific needs in those

Note: This Legislative and Fiscal Summary provides a synopsis of the legislation as introduced. It does not address subsequent amendments to the legislation.

areas. The Region Plans provide community-level planning and refine recommendations for land use and comprehensive zoning. *Id.*

The County Executive and County Council Member Leadbetter appointed the Region 8 SAC in August 2024, and the County Council confirmed the appointments in September 2024 through Resolution 36-24. The SAC met 9 times from October 2024 through August 2025 to discuss issues related to Region 8 and to make recommendations related to the vision statement, strategies, Planned Land Use Map, and Comprehensive Zoning. These meetings were open to the public, recorded, and a quorum was verified at each meeting.

In addition to the SAC meetings and involvement, the following engagement activities were completed as part of the Region 8 process:

1. An initial announcement of the region planning and comprehensive zoning processes was sent via bulk mail letter to 8,671 property owners in Region 8 on April 29, 2024;

2. An initial questionnaire asking "what do you like about your area, what is challenging, and how do you spend time in the Region, with an open response period from April 1 to May 31, 2024. A second questionnaire invited constituents to tell more about where they live, and a feedback map for geographically referenced "Love It, Fix It, Dream It" comments was published with an open response period from June 1 to August 31, 2024.

3. Four interviews with key stakeholder groups were conducted.

4. Owner applications for zoning changes were available from October 1 to December 16, 2024 and 30 applications were received during this period, but three were withdrawn.

5. Two Online Community Forums were held on October 24, 2024 where attendees could learn about the comprehensive zoning application process.

6. An online Vision Statement Questionnaire was open from October 1, 2024 to November 1, 2024. More detailed drill-down on some of the issues emerging from prior input

- a. Transportation and mobility challenges;
- b. Regional priorities, including the agricultural industry;
- c. Environmental protection priorities; and
- d. Development and Redevelopment concerns

7. A series of online Questionnaires were conducted to gather feedback on draft strategies for the Region 8 Plan in the areas of the Natural Environment, Agricultural and Economic Development, Transportation, Housing, Parks and Recreation.

8. An Initial Draft Zoning Map was open for public comment June 17 to July 14, 2025 and owner applications were accepted during this time. Comments were received online, by email and phone, as well as through two drop-in sessions in each region. In this timeframe, letters were sent to all property owners whose zoning was recommended to change. There were 4

new comprehensive zoning applications submitted during this review period but one was withdrawn.

9. There were no Zoning Applications received during the Planning Advisory Board process.

10. Region 8 staff attended 28 outreach events (tabling or attendance at fairs, festivals, and other events) within the region during the process.

11. Region 8 staff met with 25 students on October 21, 2025 from the South River Signature Program to discuss issues, such as affordable housing, water quality, food deserts, and revitalization efforts facing South County. Region 8 staff will continue to be part of these monthly meetings until summer 2026.

For more information about outreach, please visit the Region 8 Hubsite at: <https://region-plan-hub-anne-arundel.md.hub.arcgis.com/pages/region-8#Stay%20Involved>

The SAC reviewed and considered the draft Region 8 Plan and proposed comprehensive zoning for the region, as well as community input. The draft Region 8 Plan and the proposed comprehensive zoning was also provided to the Planning Advisory Board (“PAB”) in accordance with County Charter Sec. 533(b).

Section 18-2-103(e)(4) of the County Code requires that each 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 policies of Plan2040. Additionally, § 18-2-103(e)(5) provides that upon adoption by ordinance of the County Council, a region plan shall be considered an amendment to Plan2040 until the adoption of the next General Development Plan.

Both the Region 8 SAC and the PAB made advisory recommendations to the Office of Planning and Zoning (“OPZ”).

The region plans inform, and are the basis for, the comprehensive zoning. Under § 18-2106 of the County Code, the zoning districts are shown on the “Anne Arundel County Digital Zoning Layer” adopted by the County Council, which can only be changed in limited circumstances, including by comprehensive zoning legislation enacted by the County Council.

Like the Bills for Regions 1, 3, 4 and 9 adopted by the County Council in 2024 and 2025, the Bill to adopt the Region 8 Plan contains provisions that indicate that the Region Plan will be amended in accordance with the amendments. The adopted amendments will be attachments to the Bill, rather than adding additional lines to the Bill each time. Also, like Regions 1, 3, 4, and 9 rather than providing new Planned Land Use (“PLU”) or Development Policy Area Overlay (“DPAO”) maps of the entire County for each amendment, the amendments will describe the property and PLU or DPAO changes and will include a close up of the area to be changed on the maps (much like the maps attached to the comprehensive zoning bill). OPZ will then update the final maps reflecting the changes adopted by all amendments in the final version of the Region

Plan.

Section 1 of the Region Plan Bill and Section 2 of the comprehensive zoning bill provides that after the passage of the Ordinance, the Planning and Zoning Officer shall amend text, maps, charts, graphs, photos and tables in accordance with any amendments to the Ordinance.

Section 2 of both Bills allows OPZ to correct obvious errors, capitalization, spelling, grammar, headings and non-substantive matters and may publish the Region Plan and may add or amend covers, title pages, pagination, a table of contents and graphics to improve readability.

Section 4 of the Region Plan Bill provides that the Region 8 Plan, as amended, shall be considered an amendment to Plan2040 until the adoption of the next GDP.

Purpose

These two bills provide for the adoption of the Region Plan and comprehensive zoning of Region Planning Area No. 8, covering Davidsonville, Harwood, Lothian, Owensville, Owings, Waysons Corner, and parts of Friendship and Edgewater.

Fiscal Impact

Please see the Fiscal Note the Budget Office has prepared for an explanation of the fiscal impact of this Bill.

Additional Information

The Government Relations Office is available to answer any additional questions regarding this Bill. Specific questions should be directed to Kelly Kenney, Office of Law; or Christina Pompa or Eric Ketterling, Office of Planning and Zoning. Thank you.

Cc: Honorable Steuart Pittman, County Executive
Christine Anderson, Chief Administrative Officer
Jenny Proebstle, Chief of Staff
Gregory Swain, County Attorney
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