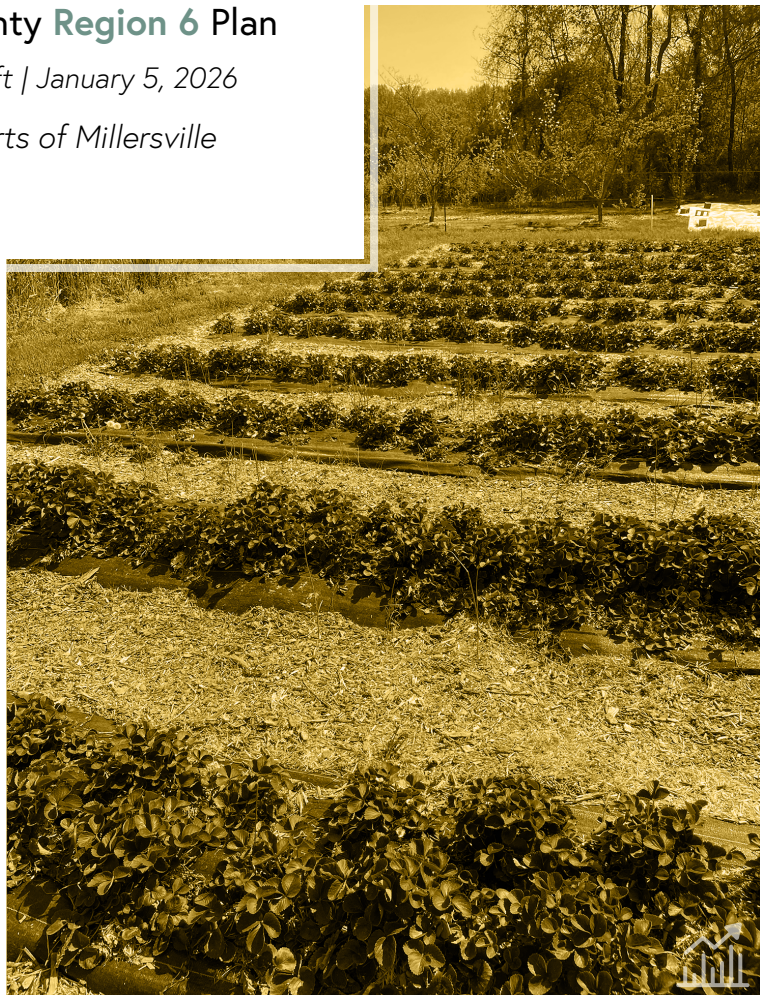


# R6

## Anne Arundel County **Region 6** Plan

County Council Draft | January 5, 2026

Crownsville • parts of Millersville





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*Special thanks to all of the residents and stakeholders who participated in meetings, completed surveys, and provided the County with input to create this plan.*



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## Overview

The Anne Arundel County Region Plans are community-driven land use documents that build on the work of Plan2040—the Countywide General Development Plan—in smaller areas. The Region 6 Plan (Plan) evaluates community assets and needs, presents a shared vision for the next 20 years, and makes specific recommendations about planned land use, zoning, environmental protection, transportation improvements, and public facilities. The Plan will be used as a reference for informing future requests that directly affect areas such as modifying zoning, private development plans, and the capital budget and improvement program.

The Region 6 planning process began in January 2024 with research and community outreach to solicit information on the assets and needs of the community. This included:

- Launch of a dedicated website for Region 6 (known as the Region 6 Hub site)
- Notification to over 6,510 property owners informing of the process and a link to the Region 6 Hub Site
- Research interviews with community members
- Outreach at community events
- Region Plan open house events
- Questionnaire and Feedback Map on Region 6 Hub Site.

In the spring and summer of 2024, the Office of Planning and Zoning (OPZ) solicited applications for the Stakeholder Advisory Committee (SAC), a group of 15 individuals representing a variety of interest groups to provide further insights on their communities and the Region as a whole. The SAC first met in October 2024, and met 11 times at public meetings throughout the process to learn about County initiatives from department staff, exchange ideas, examine existing conditions briefing documents created by OPZ staff, and build consensus on the vision, strategies, and recommended planned land use and zoning changes in this Region Plan. These meetings and other community engagement efforts that occurred throughout the planning process were tracked through the Region 6 Hub site, [www.aacounty.org/Region6](http://www.aacounty.org/Region6), and allowed community members to stay up-to-date on planning efforts.

The Plan also draws on public and stakeholder engagement to provide regional strategies and zoning recommendations to address community concerns and opportunities while implementing the goals and policies of Plan2040. To better promote the region planning process and solicit additional community feedback, County staff attended nine public events, hosted 2 drop-in open house sessions throughout the Region, met with various stakeholders in Region 6, and conducted other outreach efforts. A detailed list of outreach efforts is in the Appendix: Public Involvement & Planning Process.

## Plan Purpose

The Plan has gathered regional and community scale data and perspective from Region 6 communities to implement and enhance the goals, policies, and strategies of Plan2040. This is intended to inform a shared vision for the next 20 years and identify specific recommendations about land use, zoning, environmental protection, transportation improvements, public facilities, and community design to implement and enhance the goals, policies, and strategies of Plan2040. Ultimately, the goal of the Plan is to enhance the quality of life of residents and visitors in Region 6 by addressing local priorities and concerns.

The other key component of the Region 6 Plan is comprehensive zoning. The Region Planning process is the County's fifth comprehensive zoning process and proposes consistency changes to make the Zoning Map more closely aligned with actual development on the ground and the Plan2040 Planned Land Use Map. County staff conducted an analysis of land use and zoning as part of Plan2040 and the Region Plans, and identified key issues that should be addressed to make Plan2040 and zoning more effective development management tools.



## Vision Statement

"Region 6 protects, enjoys and enhances its natural areas, trail network, and historic crossroads community. Essential services are provided by focusing development within revitalized local business hubs. Traffic on local roads is minimized. Trails and transit safely connect residents to larger, more urban commercial areas in adjoining regions."

## Developing the Vision

The Region 6 planning process involved a series of public meetings, questionnaires, outreach events, and public engagement that shed light on the community's thoughts on and desires for the future of Region 6. The Region 6 Stakeholder Advisory Committee (SAC) drew from these conversations, informational meetings from County departments, and the SAC's own experiences to develop a shared vision for the future of Region 6. The vision statement is reflected throughout the content of this Plan, and will guide implementation of the Region 6 strategies.



## Organization of the Plan

The Plan provides an introduction to pertinent data that illustrates where there are gaps in infrastructure and amenities, inequities for residents and visitors, and imbalances in policies that facilitate where the Region should grow based on public engagement. This data sets the foundation for understanding the issues that face Region 6. Community descriptions help illustrate each area's assets and special qualities, key needs, and desired character for the future.

The issues identified through an analysis of the data are grouped into four major themes:



These chapters include contextual information and data that help illustrate the challenges and opportunities of the Region. Given that this Plan builds on the work of Plan2040, the goals and policies identified in Plan2040 are referenced to provide a brief overview of the priorities in the Region. Goals represent the desired outcome of a future condition; the end state toward which we aim. Goals tend to be general and broad. Policies are statements of intent upon which County decisions are evaluated.

The challenges and opportunities set the stage for specific topical strategies. Strategies, also called Implementing Strategies, are specific actions for further study and consideration by the County government to accomplish the Plan's goals and policies, address the challenges and leverage the opportunities. These strategies are listed in the Implementation Matrix. To facilitate the implementation of this Plan, each strategy includes a performance measure, an implementation schedule, and a responsible agency so progress can be tracked.

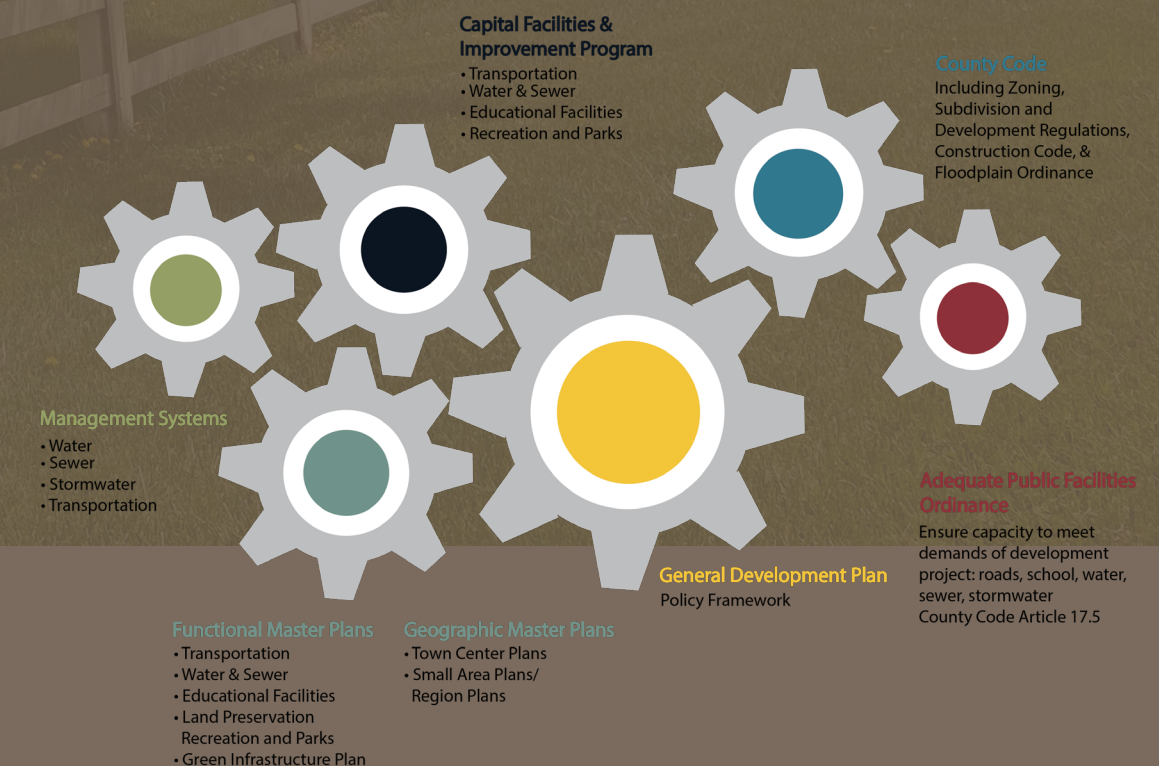
It should be noted that some strategies may refer to other topics. In these situations, some topics, such as land use and economic matters, are referenced in multiple goals and policies.

## Relationship to Plan 2040 and other plans

The Plan is intended for use as a guide for County policies and decisions. Given the interconnectedness and wide range of issues that impact land use, the Plan draws upon the work of other plans in the County - most notably Plan2040. In accordance with the State's Land Use Article, policies and implementation actions are required to be consistent with or have consistency with Plan2040. These actions will further the implementation of Plan2040 and not be inconsistent with it. The elected officials and staff of the County will use the plan to:

- Provide a framework and common goals for all County plans
- Guide policy decisions
- Inform changes to County regulations
- Inform the County's resource and budgeting decisions
- Evaluate and measure progress toward achieving Countywide goals

Plan2040 covers a broad range of interconnected topics related to land use. Some topics are addressed through policies in multiple chapters, while others receive more detailed treatment in complementary functional and strategic master plans developed by County departments, including the Department of Recreation and Parks, Anne Arundel County Public Schools and the Office of Transportation. In this way, Plan2040 connects and coordinates the plans and work of all County programs related to land management. Find a brief description of the relevant plans in the Appendix.





## Equity in Region 6

Public policy, including policy related to land use, housing, public infrastructure, and public services, has contributed to inequality across the County and in Region 6. Following the recommendations of the Planning for Equity Policy Guide prepared by the American Planning Association (APA), Anne Arundel County strives to consider equity in all policies.

***The APA guide defines equity as "just and fair inclusion into a society in which all can participate, prosper, and reach their full potential."***

Unlike equality, which connotes sameness, equity recognizes difference. Equitable policies actively mitigate the disproportionate harm faced by certain communities. In an equitable society, a person's access to basic resources such as education, employment, housing, clean air, clean water, and recreation and parks is not strongly linked to a person's race, ethnicity, or economic class. A consistent theme in goals, policies, and strategies in Region 6 is to be inclusive of all our residents, to prioritize investment in historically underserved and under-resourced communities, and to remove barriers that limit people's opportunities based on who they are or where they live in the County. The goals, policies, and strategies by themselves will not resolve all the inequities in the County, but they help establish a commitment to pursuing social and racial equity, with accountable equitable policy to overcome history as the working goal.

## Our Community, Our Voice

Public involvement is foundational to the Region Plan process. OPZ collected information and built on previous outreach efforts including the Small Area Plans. The public outreach process began with sending notification postcards to the property owners in Region 6 with information about the Region Plan and a link to the dedicated website. OPZ staff conducted in-person research interviews with key stakeholders and hosted in-person and online opportunities for the public to tell the County what they love about their community, what they want to see improved, and their dreams for the future. Major public engagement activities are illustrated below. Summaries of public feedback from engagement activities are provided in the Appendix.

In addition to engaging the general public, a Stakeholder Advisory Committee was appointed through County Council Resolution 35-24 to work collaboratively with County staff to develop the recommendations in this plan. The committee included long-term and recent residents, business owners, and representatives of agricultural and environmental interests.

Members of the public also provided testimony to the Planning Advisory Board and the County Council through their public hearings and review processes. Key themes from public input are summarized below. Summaries of the different outreach efforts are provided in the Appendices.





## Key Issues and Recommendations

**Several key issues emerged throughout the planning process from residents and Region 6 SAC members.** In response to community feedback, OPZ developed recommendations and targeted strategies that address resident concerns. While the full set of strategies can be found in the Implementation Matrix, a summary of major issues and goals for the Region, as identified by residents, can be found in

the table below. Additionally, a summary of the strategies and actions that OPZ has crafted to address resident concerns are also included below as recommendations.

*Read all of the strategies within each topic area in the Implementation Matrix*

### WHAT WE HEARD

#### **Maintain the Rural Character of the Region**

- Across multiple feedback opportunities, residents expressed that they enjoyed living in a primarily low-density, residential area with a large amount of green and open space and wanted to keep Region 6 rural.
- While residents enjoy the small-scale businesses currently located in community hubs in the Region, a majority of feedback stated that the Region should limit further commercial development.



#### **Protect Environmentally Sensitive Areas and Wetlands**

- Residents strongly support environmental and wetland conservation efforts in the Region, from preserving land within the Green Infrastructure network to promoting restoration initiatives.
- A number of residents discussed the value of passive recreation opportunities in the Region, highlighting the Bacon Ridge Natural Area.



#### **Support a Safe, Multimodal Transportation System**

- Many residents expressed concerns related to traffic and congestion, including spillover congestion in the Region from I-97 and MD 3.
- Additionally, many residents discussed concerns about the safety of roads in the Region, citing vehicle-pedestrian conflict, speed violations, and unsafe intersections as key issues.
- Many residents expressed a vision for the Region that includes more multimodal connectivity, including safe, expanded pedestrian and cyclist infrastructure through projects such as the South Shore Trail completion and spur development.

#### **Honor the History of the Region**

- Residents highlighted the need to preserve historic sites and crossroad areas across the Region.
- Many residents cited historic preservation efforts in the Region as one of the reasons they loved living in the Crownsville and Millersville areas.

### WHAT WE RECOMMENDED

- Limit upzoning within the Region to maintain the low-density, rural, residential character of the Region.
- Maintain and enhance existing community hubs to serve residents and neighbors within the Region, while limiting expansion or intensification of these areas.

- Continue to work to preserve interconnected open space in the Green Infrastructure network.
- Promote restoration activities and innovative stormwater management projects, including within environmentally sensitive areas like the Jabez Branch.
- Expand passive recreation opportunities within the Region, including within the Bacon Ridge Natural Area.

- Do not allow additional access ramps or interchanges to I-97 in the Region.
- Promote coordination with relevant agencies, such as the State Highway Administration, to improve roadway safety and traffic flow in the Region.
- Continue to support the expansion of the South Shore Trail through the Region, as well as appropriate pedestrian infrastructure connecting the Trail to neighborhoods throughout the Region.

- Support the implementation of the Crownsville Hospital Memorial Park Master Plan.
- Promote the preservation and use of historic buildings, including Belvoir and historic water treatment facilities at Waterworks Park.

## Region at a Glance

Region 6 includes the Crownsville community and part of Millersville. It is bound by MD 3 and I-97 to the north, the Severn River to the east, the Annapolis area to the south, and the Crofton/Gambrills area to the west. The region is mostly residential with a few pockets of small commercial properties along Generals Highway (MD 178). In addition to the residential and commercial areas, the region features the Bacon Ridge Natural Area and the Crownsville State Hospital site. Interstate 97 (I-97) runs through the Region and is one of the most high volume freeways in the County. However, I-97 has limited access available to and from the area. Limiting access to I-97 has been a key factor in maintaining the rural land use in the Region. Generals Highway is the central roadway for local access between communities in Region 6. Residential communities in the Region are spread out and connected by a system of typically narrow, often winding roads. The construction of the South Shore Trail is anticipated to provide bike and pedestrian connections to other Regions in the County.

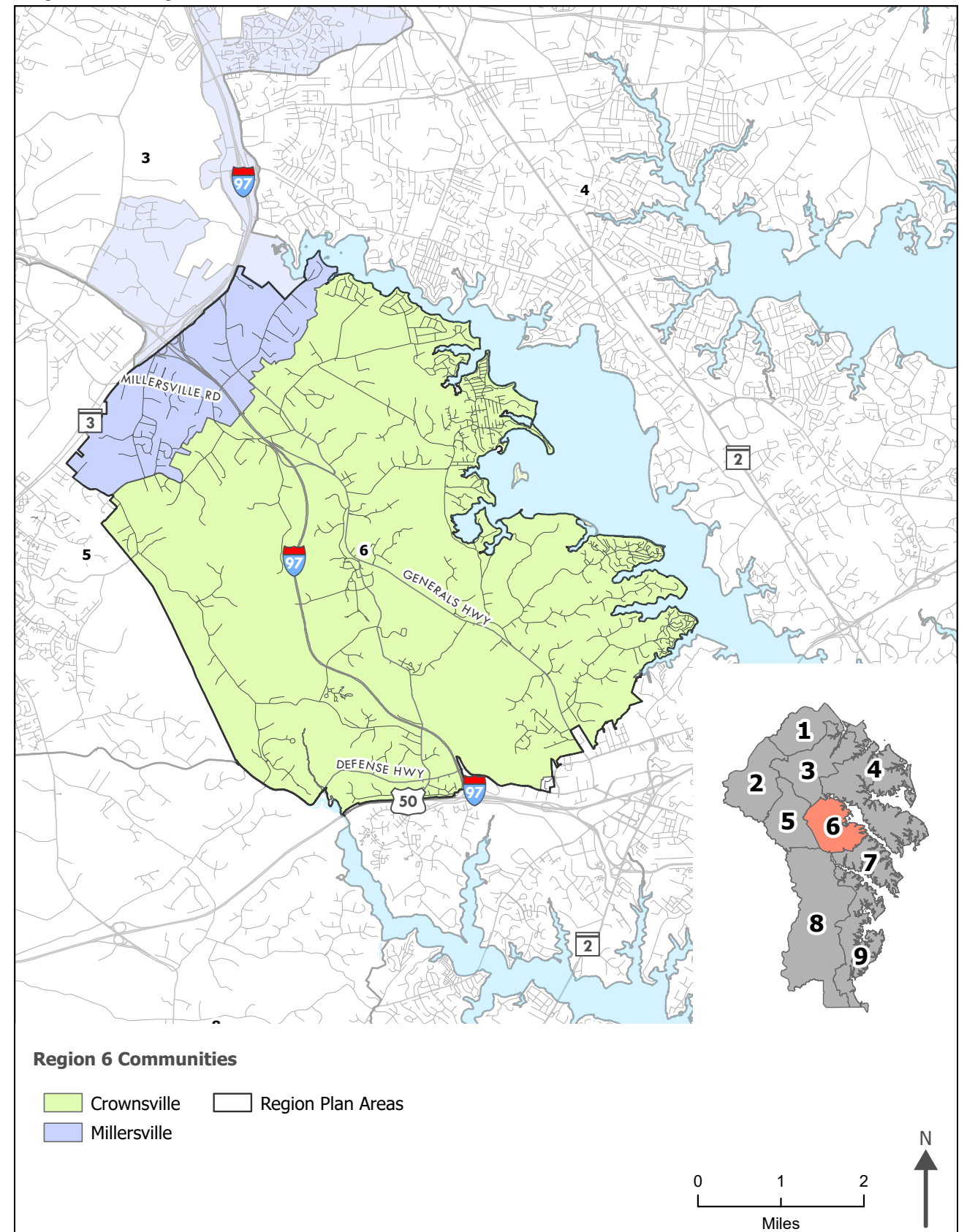


### Demographics

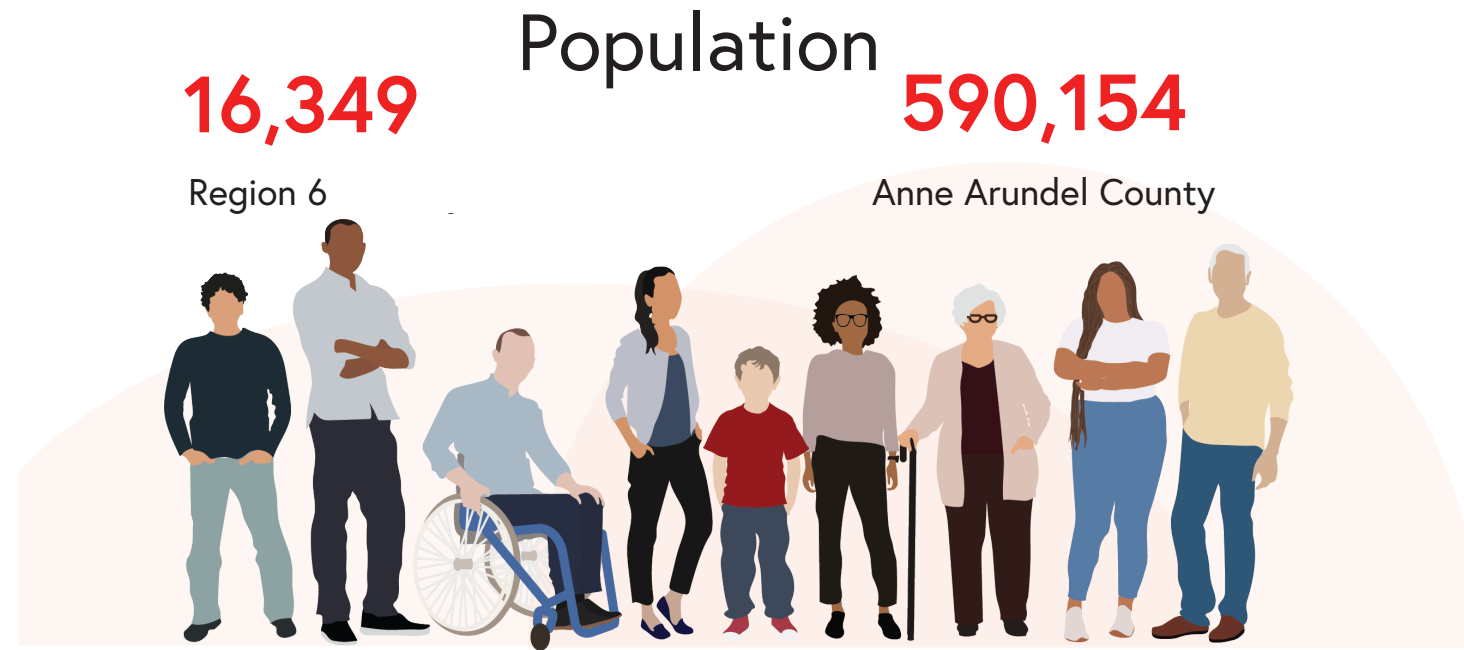
The Region 6 population sits at 16,349, and the vast majority of the population is white, with an average age much older than the County's median age. The median income for Region 6 households is over \$138,000, with just under 6% of households below the poverty level.

The largest employers in Region 6 are the State of Maryland and Anne Arundel County, followed by Opportunity Builders, Inc. However, the Region is primarily residential, with under 4,000 jobs, or less than 2% of the County's overall employment.

Figure 1: Region 6



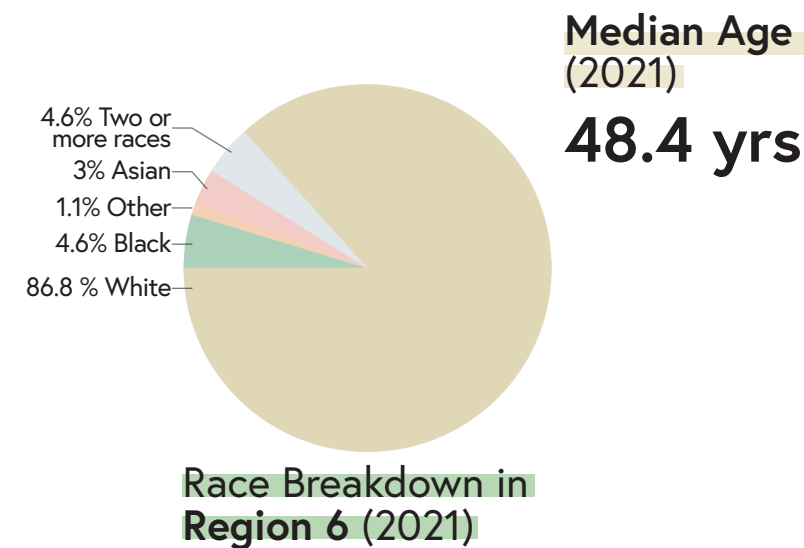




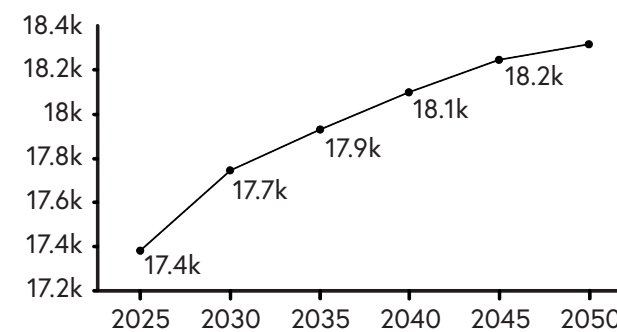
## Economics

**82.6%** Own homes  
**17.4%** Rent

**Median Household Income**  
(2021) **\$138,450**



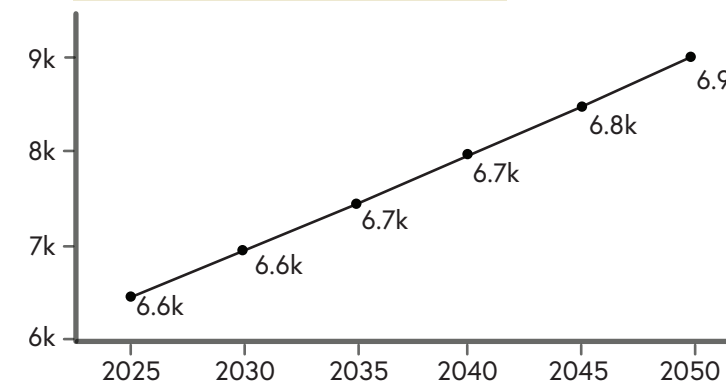
### Population Growth Forecast



### Population by age

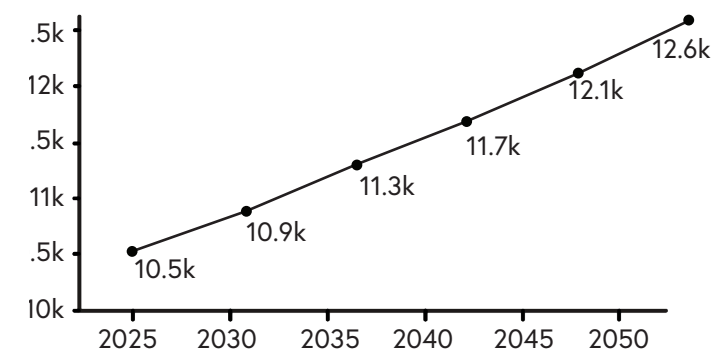
	Region 6	County	Region 6	County
2021 Population Age 0-19: Percentage	20%	24%	3,268	141,822
2021 Population Age 20-34: Percentage	15%	19%	2,461	112,061
2021 Population Age 35-54: Percentage	25%	26%	4,136	156,277
2021 Population Age 55-64: Percentage	17%	14%	2,771	80,941
2021 Population Age 65+: Percentage	23%	18%	3,713	106,968

### Households Forecast



**Cost-burdened homeowners**  
**16.6%** Region 6  
**20.4%** Countywide

### Employment Forecast



Produced by: Anne Arundel County Office of Planning and Zoning, Research & GIS.

Source: 2021 ESRI Enrichment data, 2020 Decennial Census Data, 2010 Decennial Census Data, unless otherwise noted. Esri develops annual demographic estimates using a variety of sources, beginning with the latest U.S. Census five-year American Community Survey base, then adding a mixture of administrative records and private sources to capture changes TAZ Round 10 Forecasts is considered draft until Baltimore Metropolitan Council adopts it.



## Region 6 Communities

Region 6 is composed of two communities: Crownsville to the south, and portions of Millersville along MD 3 to the north. The following provides an overview of each of these communities, identifying the defining aspects of each community's physical character, determining key needs to be addressed over the planning timeline, and providing broad recommendations to guide future development and preservation to maintain and enhance the community's character.

### Crownsville

The Crownsville community is divided by I-97, with Bacon Ridge Natural Area and small residential communities in the western portion and historical peninsula communities along the Severn River, such as Sherwood Forest, Epping Forest, and Herald Harbor, in the eastern portion. Generals Highway lies directly to the east of I-97; the former Crownsville Hospital complex (and future Memorial Park) are situated in the center of Crownsville, with the Rolling Knolls neighborhood further to the south bordering Parole and Riva Road/Bestgate Road.

The predominant land use in Crownsville is the single-family home. Many are in peninsular residential neighborhoods that have their roots as resort communities, such as Sherwood Forest, Epping Forest, and Arden on the Severn. Most homes are on large-lot properties, giving the community a distinctly rural feel with a significant amount of privately held green space.

Due to the rural, low-density<sup>1</sup> development

<sup>1</sup> Low density residential development averages to 1 to 2 homes per acre, whereas rural density averages 1 home (or less) per 5 acres. See page 116 in Plan2040, Volume II

pattern in Crownsville, there are extensive forests, wetlands, and environmentally sensitive areas that remain intact or protected. Community amenities and parkspace, such as Bacon Ridge Natural Area, Severn Run Natural Area, and the future Crownsville Hospital Memorial Park, have been identified as treasured community assets through numerous public outreach venues. However, much of the green infrastructure network in the Crownsville area is privately held. Community members have expressed that the expansion of the community's green infrastructure network through land conservation and preservation efforts should be prioritized, with access where possible for the community. Community members have also discussed the possibility of expanding public water access along the Severn River.

The Crownsville community retains a number of historic resources, with the nationally significant Crownsville State Hospital chief among them. For a full timeline of the Hospital's history, see the Crownsville Hospital Memorial Park Master Plan (February 2025), which outlines a broad vision for rehabilitating the hospital grounds and many of its buildings to serve a variety of future uses and preserve the stories of those who lived, worked, and died at the facility. Baldwin Hall remains in use and continues to serve as a community asset and a central gathering place in the Region. Other historic sites, such as Belvoir Plantation, have produced new information about the dwellings of enslaved people on the property, of particular importance to local descendant communities.

Due to the low-density, rural character of Crownsville, there is not a significant amount of pedestrian infrastructure

in the community, and there is little pedestrian connectivity within or between neighborhoods. Additionally, while the South Shore Trail is designated for construction through Crownsville, connecting Parole and Annapolis to the south and Millersville and Odenton to the north, there is very little formal bicycle infrastructure in the area. Creating more connectivity throughout Crownsville to larger commercial areas through additional shared use paths and bicycle paths is a priority in the Plan.

Future development within Crownsville should honor and maintain the area's rural residential and open character, prioritizing forest retention and protection of green space. Current commercial services along MD 178 should be preserved and enhanced, primarily within their existing footprint, to maintain the rural, residential, and open character of the area.

The Region 6 Plan recommends two adjustments to the Region Plan boundary in the southern portion of the Crownsville community, to be effective for future rounds of region planning. First, four properties on the west side of Generals Highway were included in the Parole Town Center with the update of the Parole Town Center Master Plan in 2023, and the Region Plan boundary should be revised to place these properties into the Greater Annapolis Community and into Region 7. Second, the residential community of Annapolis Ridge, west of Housley Road, and already within the Greater Annapolis community, should also move to Region 7, as their access to and from the neighborhood is fully within Region 7.



Four properties within the Parole Town Center to be moved into Region 7 (above). The Annapolis Ridge neighborhood, to be moved into Region 7 (below). Both changes to the Region Plan boundary will be effective for future rounds of Region Plans.





### Millersville

A significant southern portion of the Millersville community is located within Region 6. It is bounded by I-97 and MD 3 to the north and St. Stephens Church Road to the west, and includes mostly low-density and rural residential communities north of Bacon Ridge and adjacent to the Severn Run Natural Environment Area, including Indian Landing.

While there are some public green spaces in the area, including Arlington Echo Outdoor Education Center, the future Millersville Park, and the South Shore Trail, much of the open space in the Region 6 portion of Millersville is privately held. A significant portion of Millersville south of MD 3 is within the Jabez Branch subwatershed, and land use and development policies should ensure protection of this waterway by expanding conservation efforts, prioritizing stream restoration, and increasing community access to these green spaces.

There are many significant historic sites listed on the County Inventory of Historic Resources in the Region 6 portion of Millersville, including the Brooksby Point house, Bunker Hill plantation, and the Millersville Post Office (also called the Child's Residence).

There are very few sidewalks in the Region 6 portion of Millersville and the current sidewalk infrastructure is disconnected between neighborhoods and subdivisions. Linking these pedestrian facilities, including between residential areas and local commercial areas and other potential destinations, should be prioritized. Although a completed section of the South Shore Trail runs through the western section of Millersville, there are few other bicycle

facilities that exist in the area. Prioritizing a more connected network of bike lanes and shared-use paths is an important strategy in the Region 6 Plan.

Future development within the Region 6 portion of Millersville should maintain the area's rural residential and open character, prioritizing forest retention and protection of green space. Current commercial services along MD 3 and I-97 should be preserved but not expanded to maintain the rural, residential, and open character of the area.

The Region 6 Plan recommends minor adjustments to the Region boundary along the western line. The first area is at the juncture of Generals Highway and Veterans Highway to move three properties in Region 3 to Region 6. These three properties were considered for Planned Land Use changes during the prior Region 3 planning process. Along MD 3, this Plan recommends moving several commercially zoned properties from the Millersville community to the Gambrills community and into Region 5, so that future planning efforts can address these jointly with other commercial development along the corridor. Both changes to the Region Plan boundary will be effective for future rounds of Region Plans.



Three properties on the west side of Veterans Highway are recommended to be added to Region 6 from Region 3 (above). Several commercially zoned properties along the east side of MD 3 are recommended to move to Region 5 (below). These changes to the Region 6 boundary will be effective for future rounds of region planning.





## Introduction

At the heart of Anne Arundel County, Region 6 is a unique rural landscape of old growth forests, park and farmlands, and low-density neighborhoods arranged within the rolling hills and creeks of the Severn and South River watersheds. Approximately 39% of the land area has an existing use of agriculture, parks, or is undeveloped; another 39% of the land area is currently used for single-family, detached homes. The Severn River forms the northern boundary of the Region and numerous creeks cross the Region. Environmental resources are cherished by the community and area residents have a long-held vested interest in preserving green space. Important environmental issues for the Region include pollution from failing septic systems and small private treatment systems, stormwater management, nutrient runoff, and flooding. These issues are all expected to worsen with more intense rainstorms associated with climate change.

Preserving existing green space and retrofitting improvements to stormwater management infrastructure are important goals in Region 6. Given that much of the Region is undeveloped or sparsely developed, there is a desire to continue to preserve open space and maintain the area's rural character.

## Sensitive Areas

Region 6 lies within two watersheds: the South River and the Severn River. Large portions of the Region within 1,000 feet of tidal waters are covered by the Chesapeake Bay Critical Area overlay. Streams and their floodplains are important habitats for fish, birds, and wildlife. They are also areas where development is at risk from flooding.

**Plan2040 provides a Countywide framework for protecting the County's natural resources, with six primary goals:**

- **Goals NE1, NE2, and NE3 focus on preserving and enhancing sensitive features, forests and tree canopy, and environmentally sensitive lands.**
- **Goals NE4 and NE5 emphasize measures to protect water quality and manage wastewater.**
- **Goal NE6 focuses on County operations to reinforce community sustainability.**



County Code prohibits development within 100 feet of streams and limits development in the floodplain mapped by the Federal Emergency Management Agency (FEMA) as having a 1% chance of flooding each year (100-year floodplain). The most extensive streams and floodplains in Region 6 are the Bacon Ridge Branch and Broad Creek. The headwaters of the South River are also located in Region 6, between Defense Highway and Route 50, which is an area that experiences frequent flooding.

The northwestern portion of Region 6 also includes sections of the Severn Run watershed and Jabez Branch subwatershed. Over 1,700 acres of the Severn Run watershed are protected by Maryland Department of Natural Resources as a preserve designated the Severn Run Natural Environment Area. Jabez Branch, a tributary of the Severn Run, is the only stream in the Maryland Coastal Plain physiographic region that recently supported a native, self-sustaining brook trout population (last found in 2018). Plan2040 acknowledges the ecological importance of the Jabez Branch to the County and state through Policy NE1.4, "protect unique environmental features and habitats including the Jabez Branch", and through Strategy NE1.4.c, "adopt an overlay zone with special provisions to protect natural features in the Jabez Branch watershed." Community members have also expressed that prioritizing Jabez Branch restoration projects and strengthening environmental protections is a priority for Region residents.

Additionally, Region 6 hosts rare and endangered bog ecosystems, including sphagnum and Atlantic white cedar bogs. The Deep Ditch bog, located between Cranberry Woods and Belvoir Manor in the Maynadier Creek subwatershed, and

the Gumbottom Bog, located just south of Arden Creek Park in the Plum Creek subwatershed, are both sphagnum bogs. The Atlantic white cedar bog is located in the Howard's Branch watershed near Sherwood Forest.

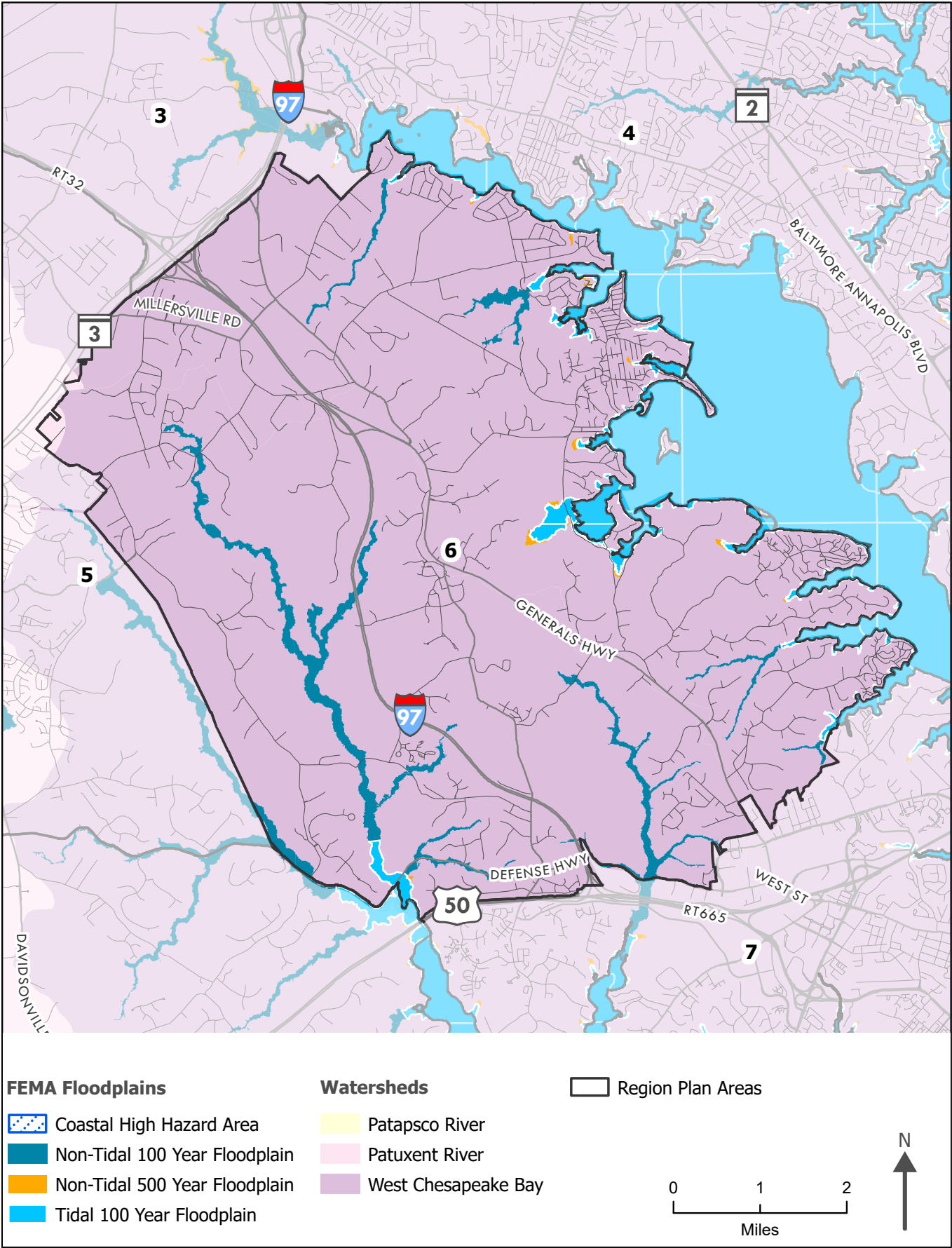
## Water Quality

Water quality does not meet federal Clean Water Act standards in the Severn and South Rivers. The primary water quality impacts are from excessive inputs of nutrients (nitrogen and phosphorus) and sediments. Nutrients in waterways contribute to large algae blooms that decrease the clarity of the water and lead to low dissolved oxygen levels when they die off and decompose. The major sources of nutrients are from stormwater runoff, septic systems, and wastewater treatment plants. Studies have indicated that septic systems contribute approximately eight times more nitrogen per gallon of wastewater than sewer systems. Sediments in the rivers also decrease the clarity of the water and impair fish and crabs. The major sources of sediments are from construction sites, stormwater runoff, and erosion of stream banks. Approximately 5.2% of the total length of streams in Region 6 are considered moderately to extremely eroded (compared to 7.2% of the length of all streams in the County).

Anne Arundel County's National Pollutant Discharge Elimination System Municipal Separate Storm Sewer System (NPDES-MS4) permit and the Chesapeake Bay Total Maximum Daily Load (TMDL) set forth rigorous goals for controlling stormwater pollution and improving water quality. The NPDES-MS4 attainment goal tracks the treatment of 20% of Anne Arundel County's impervious surface area, such as roads, sidewalks, and driveways, which have little or no stormwater management.



Figure 2: Environmental Features



The County's Phase III Watershed Implementation Plan (WIP) tracks the nutrient and sediment load reductions allocated to the County by the State for achieving the Chesapeake Bay TMDL. The Phase III WIP provides a road map for the numeric and programmatic commitments of the County so that all practices are in place by 2025 to achieve the Bay's dissolved oxygen, water clarity/submerged aquatic vegetation, and chlorophyll-a standards.

The County's approach to meeting these commitments involves stormwater management, stream restoration, upgrades to wastewater treatment systems, and conversion of septic systems. With funding from a stormwater runoff fee, the County Bureau of Watershed Protection and Restoration has completed approximately 70 stormwater retrofit projects in Region 6 and approximately 41 stream restoration projects.

Land Conservation

The County has multiple programs for land conservation including the Land Preservation, Parks and Recreation Plan (LPPRP) and the Green Infrastructure Master Plan. The LPPRP is a Countywide master plan for land preservation, recreational programming, park acquisition, and facility development. The Green Infrastructure Plan is a tool to prioritize land conservation in the County by mapping the largest, contiguous natural areas. The Green Infrastructure Network in Region 6 includes the several large protected natural areas including the Bacon Ridge Natural Area, the southernmost section of the Severn Run Natural Environment Area, and the Green Cathedral (Brewer Pond Natural Area) adjacent to Sherwood Forest.

Region 6 encompasses approximately 19,022 acres of land. Approximately 10,296 acres of land in Region 6 is included in the County's Green Infrastructure Network, which consists of interconnected natural areas that have been conserved through public ownership or private conservation easements or have the potential to be conserved based on a set of environmental criteria. Most of that land conserved (approximately 7,022 acres) is protected, such as the platted conservation of floodplains. Approximately 3,024 acres remaining in the Green Infrastructure Network within Region 6 have been identified as unprotected. These areas are currently not within public ownership or conserved through easements.

Equity in the Natural Environment

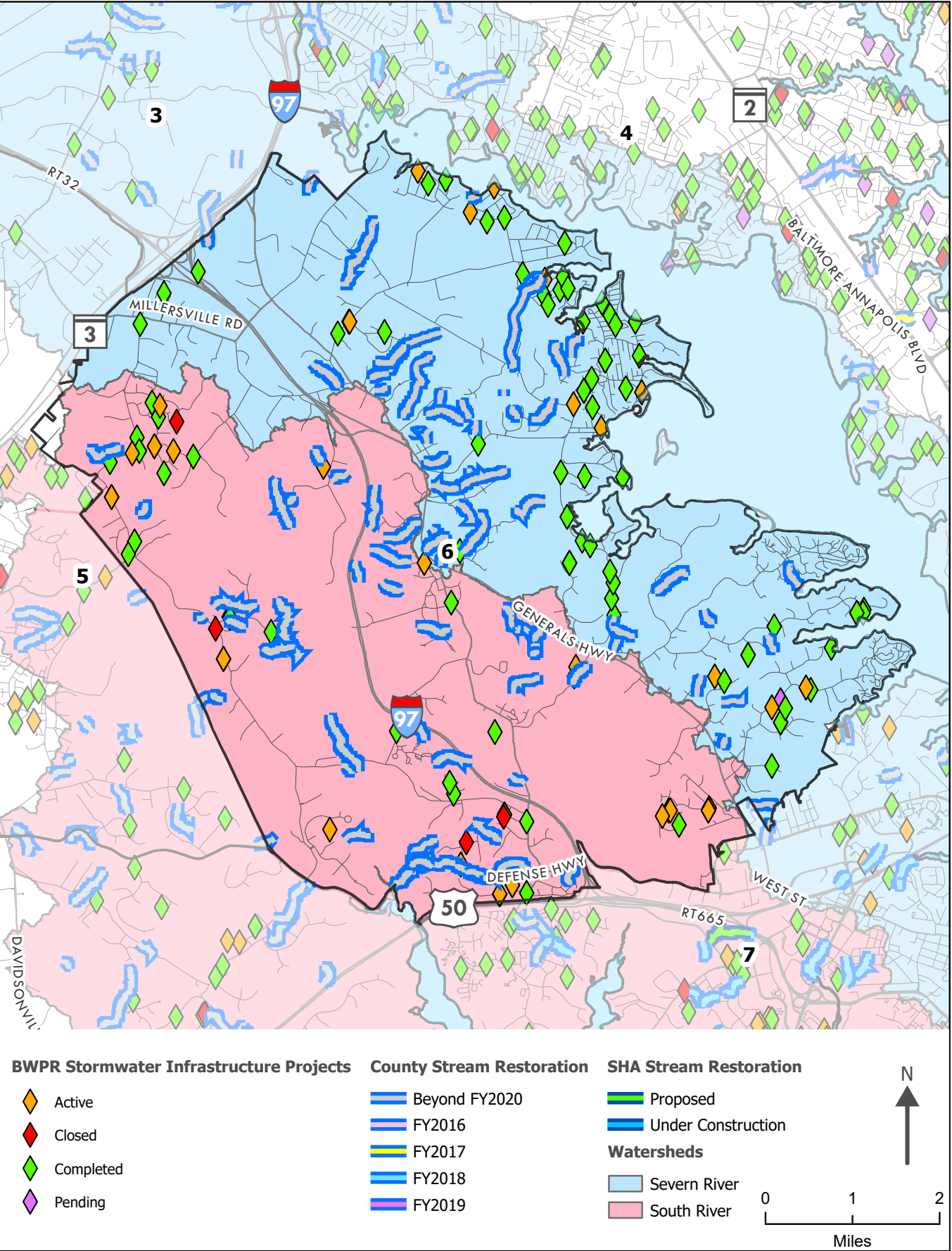
Across Anne Arundel County, community members have expressed support for protecting trees and water quality. The presence of trees and quality of water varies across the County. Overall, Region 6 enjoys a high amount of natural lands and quality of water compared to other parts of the County. Although Region 6 directly abuts the Severn River, there is limited public access to the waterfront and restricted public recreation opportunities along the river.

Current Environmental Regulations

County Code includes requirements for development projects to protect natural features including streams, wetlands, floodplains and forests that apply across the County. The following table lists some, but not all, key natural features requirements.



Figure 3: Water Quality Projects



## Water and Sewer Service

### Water

With the exception of the Crownsville Memorial Park, several residential peninsular communities on the Severn River and the neighborhoods adjacent to US 50, all of Region 6 relies on groundwater wells for drinking water. Most private wells in Region 6 pump from the Aquia aquifer. The total area of the Aquia outcrop is 65 square miles through the central portion of the County in a wide band that extends from the western areas of Davidsonville through the Parole area to the southern shore of the Magothy River. Groundwater withdrawals from the Aquia have increased from about 5.0 million gallons per day (MGD) in 1982 to over 15.0 MGD in 2010.

The Magothy Aquifer, which is deeper than the Aquia, has the presence of elevated iron concentrations that make it less appealing for individual, residential use. Currently, the Magothy aquifer is used primarily for irrigation and some public supply. Water withdrawal from the Magothy aquifer increased from about 7.0 MGD in 1975 to nearly 9.0 MGD in 2010. In 1974, the Maryland State Department of Natural Resources indicated that the Magothy aquifer is capable of yielding 60.0 MGD in the Annapolis area. However, the amount of water withdrawn must be properly managed to prevent the possibility of brackish water from the Chesapeake Bay or its tributaries from infiltrating into the aquifer.

In 2022, the County took over ownership, operation and maintenance of the water treatment plant that served the Crownsville Hospital site and vicinity. The current water treatment plant was constructed in 1989 and upgraded in 1996. With the change in ownership, the County proposes to change the water service category to "Existing" similar to other properties in the

County that are served by the County's public system and identify the area as being located in the Crownsville 263 Water Pressure Zone. The County is working on a long-term facility plan to evaluate whether to continue operating the water treatment plant or abandon it and supply the Crownsville 263 Water Pressure Zone from the Broad Creek 210 Water Pressure Zone or the Heritage Harbor 270 Water Pressure Zone.

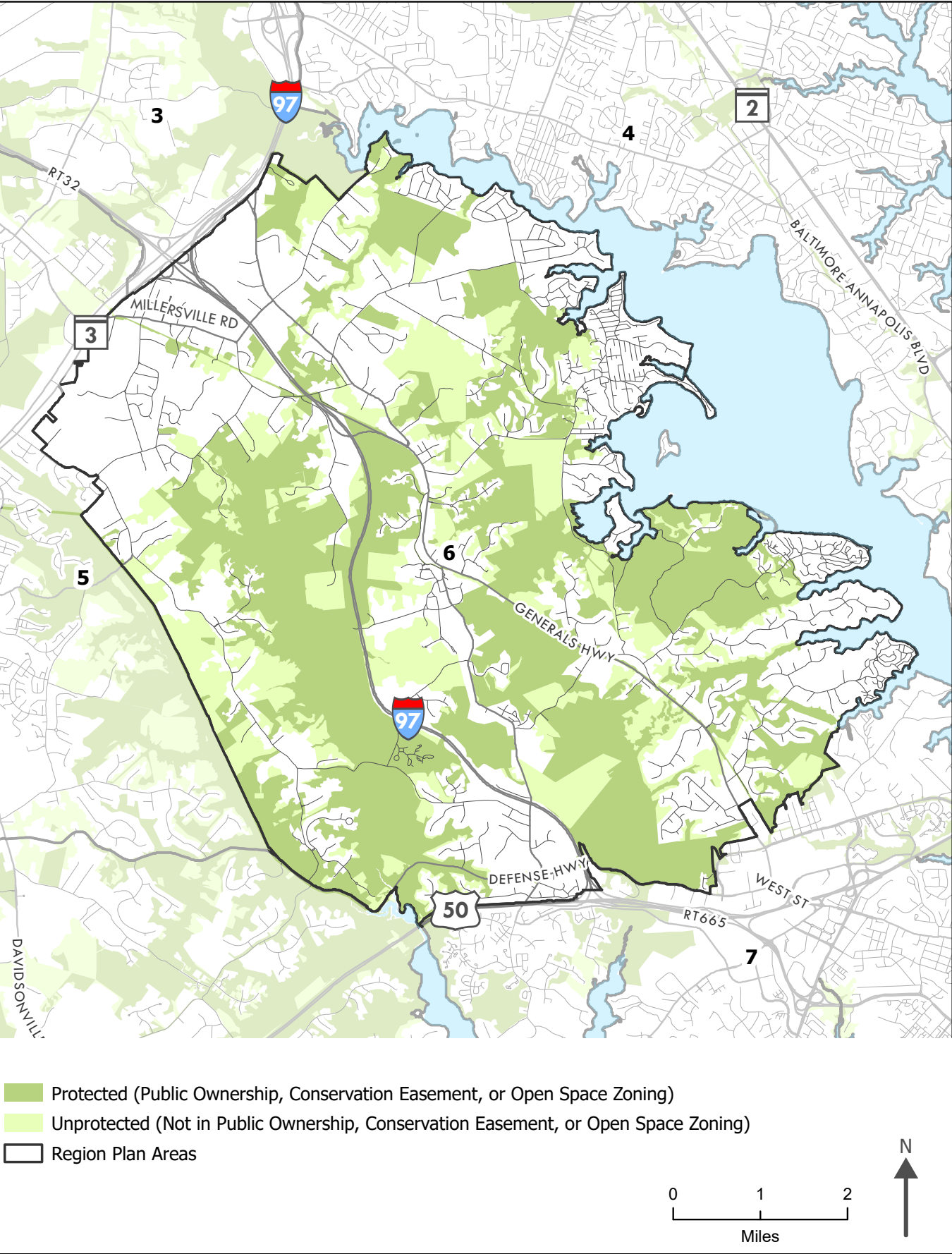
### Sewer

Nearly all of Region 6 relies on septic systems to manage wastewater. A few facilities, including Millersville Elementary and South Shore Elementary, are served by a wastewater collection and treatment system owned by the Anne Arundel County Board of Education and operated by Maryland Environmental Service. There are also several privately-owned wastewater collection and treatment systems in Region 6.

In December 2022, the County took over ownership, operation and maintenance of the wastewater system that served the Crownsville Hospital site and vicinity. The existing wastewater treatment plant was determined to be ineffective and beyond repair. The County has been pumping and hauling sanitary flows to the Annapolis Sewer System since 2024. The County initiated several capital projects in 2024 to abandon and decommission the existing Crownsville Wastewater Treatment Plant and construct a new sewage pump station and force main to convey sanitary flows to the Annapolis Sewer Service Area for treatment and disposal at the Annapolis Water Reclamation Facility.



Figure 4: Green Infrastructure Network



Feature	Requirements	County Code Reference
Critical Area	Land within 1,000 feet of tidal waters regulated by Critical Area provisions in County Code and State law and regulations. Regulations vary between three designated zones (Intensive Development Area, Limited Development Area, and Resource Conservation Area). Includes limits on forest clearing, impervious cover, protection of 100-foot upland buffer from tidal wetlands and waterways, and habitat protection areas (including waterfowl staging and concentration areas, colonial waterbird nesting sites, threatened and endangered species, and anadromous fish spawning areas).	17-8-101, et seq. 18-13-101, et seq. Code of Maryland Regulations, Title 27
Steep Slopes	Development prohibited on slopes that are 25% or greater (or 15% in Critical Area) that meet the area and height thresholds.	17-6-404, et seq.
Forests	Forest conservation regulations establish a process and requirements for subdivision and development projects. Requirements include, but are not limited to, forest stand delineation, thresholds for forest clearing, and protections for Priority Forest Retention Areas, including prohibition of clearing forests over 75 acres in size.	17-6-301, et seq.
Nontidal wetlands	Development prohibited in wetlands and 25-foot wide buffer.	17-6-402, et seq.
Streams	Development prohibited in a 100-foot wide buffer for perennial and intermittent streams.	17-6-403, et seq.
Bogs	Multiple provisions including development prohibition in bog and contributing streams. Development limitations within 100-foot buffer, 300-foot buffer (limited activity area) and the contributing drainage area.	Article 17, Title 9
Floodplains	Development limited, including requirements for easement or dedication of floodplain areas to the County through the subdivision process.	Article 16, Title 2 17-3-701, et seq.
Stormwater Management	State law and County Code requires new development to implement Environmental Site Design to the Maximum Extent Practicable. This standard requires site planning and stormwater management techniques that conserve natural features and drainage patterns and minimize impervious surfaces.	16-4-101, et seq. and Code of Maryland Regulations 26.17.02.08
Forest Interior Dwelling Species (FIDS)	FIDS require large forest areas to breed successfully and maintain viable populations. A FIDS habitat is any forest tract that is greater than 50 acres with at least 10 acres that is 300 feet or more from the nearest forest edge, or a riparian forest that is at least 300 feet in total width and greater than 50 acres in total forest area. Mitigation is required based on impact to the number of acres of FIDS habitat.	17-8-603, et seq., 18-9-204, et seq.



# Challenges and Opportunities for the Natural Environment

The following challenges and opportunities summarize the Region's key natural environment issues, and provide direction for this Plan's recommendations:

## Challenges and Opportunities

Preserve Green Space; Conserve and Enhance Habitat

- Conserve and connect large natural areas and areas at risk of flooding.
- Expand efforts to share technical resources and funding opportunities to support HOAs, non-profit organizations, and private property owners to plant and maintain native trees and vegetation on their properties.
- Protect the Jabez Branch.

Restore Streams and Wetlands

- Support efforts to protect and restore bog, wetland, and environmentally sensitive areas, including the Atlantic white cedar bog at Howard's Branch.
- Prioritize implementation of stormwater management and stream restoration projects in watersheds identified as priorities by the County Bureau of Watershed Protection and Restoration.
- Identify and pursue additional resources to help implement watershed restoration initiatives in Region 6.
- Leverage State funding from the Whole Watershed Act grant award given for the Severn River to accelerate restoration, particularly non-profit groups, throughout the watershed.

Address Flooding and Water Quality Issues

- Support the Plan2040 strategies related to septic systems.
- Provide funding resources and technical support for communities to design and implement living shoreline projects.



# Introduction

The development patterns in Region 6 have been shaped over centuries by the geography of the area's land and waterways, onto which the inflow of new people and the evolution of transportation routes and technologies were layered to give Region 6 its present form. Today, the Region is noted by many residents for retaining much of the area's natural beauty while having convenient proximity to employment hubs and larger metropolitan areas.

This chapter focuses on housing, land use, zoning, climate change and sea-level rise, transportation, and cultural resources within Region 6. Throughout the planning process, members of the public and the Region 6 SAC discussed multiple aspects of the built environment. Some common concerns from the public on Region 6's built environment are as follows:

- Appreciation of the rural landscape and natural heritage in the Region and strong desire to maintain the Region's environmental resources and open spaces.
- Appreciation for the green infrastructure network in the Region and interest in the preservation and expansion of existing open space resources, including Bacon Ridge Natural Area.
- Concern about development exceeding the capacity of the local environment and infrastructure systems.
- Concern that the current development pattern has created traffic congestion.

Plan2040 outlines several goals for the Built Environment that are directly applicable to Region 6. They include:

- Goal BE1, which calls for updating and implementing changes to the County Code and other growth management mechanisms to align with the Plan2040 Vision;
- Goals BE2, BE5, and BE10, which promote appropriate patterns of development and preservation for different areas of the County and Region;
- Goal BE3, focusing on resident involvement in the planning process;
- Goals BE11 and BE12, which call for a variety of housing types and designs to serve all people's needs and income levels;
- Goal BE14, which promotes protection and awareness of cultural resources;
- Goal BE15, focused on an effective multimodal transportation system for all uses; and
- Goal BE16, outlining responsiveness to climate impacts and changes.



Housing

Given the area's historic development as a coastal vacation destination with communities such as Herald Harbor, Sherwood Forest, and Epping Forest, much of the housing in Region 6 is concentrated along the Severn River. Housing options in Region 6 are fairly limited, and housing costs are high when compared to the rest of the County. The housing stock is predominantly single-family homes and, outside of the historic beach communities, often on large lots. Approximately 97% of homes are single-family detached, while 3% are mobile homes or group housing. The premium for housing on and near the waterfront and the relative lack of townhomes and apartments drives the Region's housing costs.

Region 6 has a mix of older and newer homes. Approximately 420 homes have been built since 2010 (making up about 6% of the housing stock, lower than most regions in the County). About 51% of homes were built prior to 1980.

When compared to the County as a whole, Region 6 has a smaller share of renters. Approximately 83% of households own their own home and 17% rent. The proportion of renters has increased slightly over the last five years.

Housing Affordability

The County has a very strong demand for housing, which ultimately affects pricing. While there are many market factors driving the price of housing, including costs of land, labor, and materials, County public policy can also affect land cost through local land use controls, especially through the zoning designation. County policy can

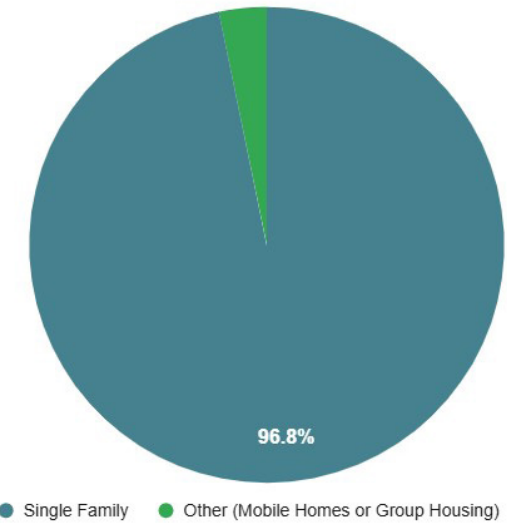
also add occupancy and cost requirements in development regulations to create more affordable housing. For housing to be considered "affordable," State and Federal policy says that housing costs should not exceed 30% of a household's income. It is important to specify between housing that is broadly affordable based on market conditions, and housing that is affordable to low- and very-low-income families. Deed- and Income-Restricted housing has funding or regulatory requirements that owners / renters meet certain income thresholds. "Workforce Housing" in Anne Arundel County is a type of income- and deed-restricted housing defined in County Code, with requirements for rental properties to be occupied by households making no more than 60% of the area median income (AMI) or owner occupied properties to be occupied by households making up to 100% of AMI<sup>1</sup>. Approximately 18% of Region 6 households are considered to be very low-income as defined by the US Department of Housing and Urban Development (HUD), making less than \$58,050 annually (family of four). About one in five (21%) of Region 6 households qualify for rental workforce housing units per County Code.

Housing costs in Region 6 are high relative to the rest of the County, and the average price of a home sale in Region 6 rose nearly 75% since 2010 to \$738,915 in 2022. Average income in the Region grew 45% comparatively, not keeping up with the pace of home price growth. The average monthly rent was \$1,650 in 2022 with 79% of households paying more than \$1,500 a month.

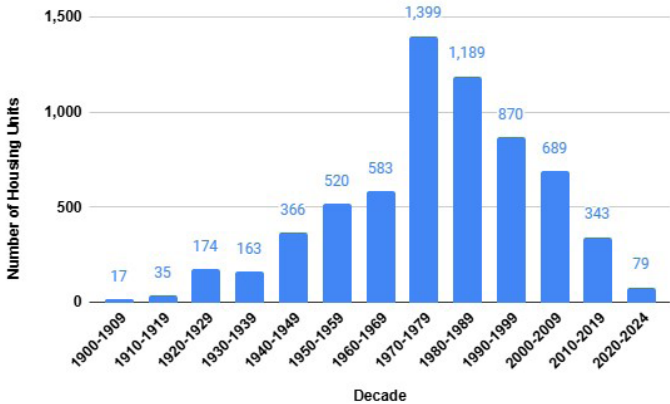
<sup>1</sup> Workforce and affordable housing program income numbers for the County are based on AMI at the Baltimore Metropolitan Statistical Area level, where the median income for a family of four is \$116,100.



Housing Types in Region 6



Homes Built by Decade (Region 6)



Source: Anne Arundel County Address Point and Parcel Data, September 2023



Epping Forest Community in Region 6



Housing Diversity and the "Missing Middle"

Missing Middle Housing refers to the range of housing types that exists between single-family detached homes and mid-to high-rise apartment buildings. These housing types are called 'missing' because, while they were common historically, few have been constructed since the 1940s and adoption of modern zoning ordinances. Examples include duplexes, triplexes, townhomes, and more. Used in this context, "middle" references the size and type of a home, relative to its location – in the middle – on a housing scale spectrum.

Strategies adopted with Plan2040 and prior rounds of Region Plans encourage the development of more missing middle housing types within the County, with design guidelines to ensure compatibility with existing neighborhoods and Code changes to address impediments to their construction

Region 6 provides fewer opportunities for the construction of missing middle housing types than other areas of the County, as forms such as townhouses and garden-style apartments are too intensive for the rural character of much of the Region. However, small scale missing middle opportunities may exist in some areas. Some potential examples could include:

- conversion of an existing detached garage into an in-law unit for aging parents or early career professionals,
- conversion of a large single family home into a duplex for child-free retirees, or
- a new small business retail building within a community hub that offers a second-floor apartment.

Such examples could provide new housing options for Region 6 residents that blend into the existing fabric of local neighborhoods. Recent legislation, such as Bill 72-24 (the Housing Attainability Act) and Bill 6-23 enables several new forms of missing middle housing and requires a percentage of new units to be affordable to moderate income residents, under certain circumstances. Additional policies should be considered to further ensure such housing forms are compatible with neighborhoods within Region 6 and do not detract from the physical character that makes the Region special.



Duplex example. Credit: Anna Fahey

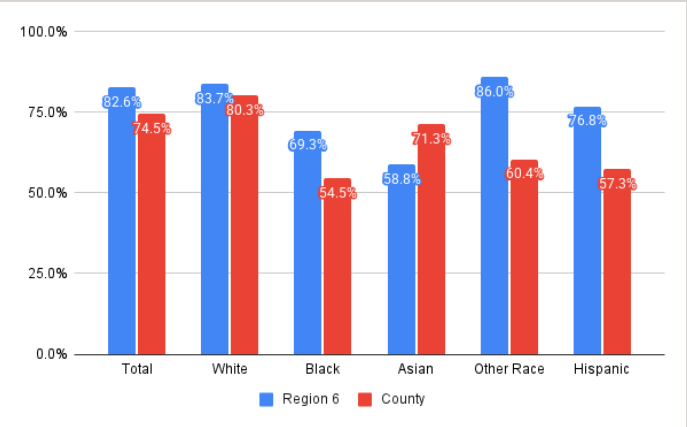
Equity in Housing

There is a history of unequal access to homeownership in the United States, which continues to have ramifications today. Policy initiatives such as historic Federal lending guidelines ('red lining') avoided providing federally-backed loans in Black communities, and private lending practices such as contract loans, where the borrower risked loss of their home with any missed payment, restricted Black access to homeownership. Land use controls such as restrictive covenants in certain neighborhoods prohibited Black people from purchasing a house in many areas. Many summer beach communities were closed to Black community members.

This history of unequal access to homeownership can be seen today. According to the U.S. Census Bureau American Community Survey 5-Year Data (2009-2021):

- Approximately 83% of White households are homeowners, while only 69% of Black households and 76% of Hispanic householders are homeowners.
- Approximately 25% of White householders are considered cost-burdened compared to 32% of Hispanic households.

Homeownership by Race



Source: U.S. Census Bureau American Community Survey 5-Year Data (2009-2021)



Holding Capacity

A residential Holding Capacity Analysis was conducted to provide an estimate of the additional housing units that could be built under the existing zoning, adopted zoning, and development Code as of March 2024.

The analysis considered zoning, development regulations, regulated natural features, and land values to provide an estimated number of residential units that could be achieved under the current adopted zoning. Because many factors contribute to determining if and how a property is developed, including market changes, finances, private agreements and leases, and personal preferences of property owners, the Holding Capacity Analysis is not a parcel-specific feasibility study or a guarantee that development would occur.

- Key steps in the Holding Capacity Analysis include:
- 1. Identifying parcels with development or redevelopment potential,
  - 2. Calculating the actual yield of recent development in each zone,
  - 3. Applying density to developable parcels, and
  - 4. Comparing results with growth forecasts and infrastructure capacity.

Forecast and Holding Capacity

	Countywide	Region 6
Household Forecast (Change from 2020 to 2040)	31,612*	205
Total Estimated Holding Capacity	28,283	535
Difference	-3,329	330
Pipeline - Number of housing units approved, but not constructed	4,612	17

These statistics are estimates, not growth targets.  
\*Excluding City of Annapolis  
Source: 2024 Holding Capacity Analysis and Round 10 BMC Forecast  
Pipeline data accessed May 13, 2024., <https://aacounty.shinyapps.io/PipelineApp/>

Challenges and Opportunities for Housing



Discussions of housing are complex in Region 6. Public comments and SAC discussions have expressed concern about the rising price of housing and the lack of options for young adults and senior citizens. They have also expressed strong concerns about the impacts of new housing on the environment, traffic, and the rural character of the area, and have sought to find a balance that addresses the challenges and leverages opportunities. The following summarizes the Region's key housing challenges and opportunities which provide direction for this Plan's strategies found in the implementation matrix.

Challenges

- Increasing cost of housing.
- Limited range of housing options in Region 6.
- Maintaining the Region's rural and low density character limits certain Missing Middle housing forms.
- Fewer job and transportation options within Region 6.
- Constraints under current land use policies and zoning to support historic rural crossroad communities.

Opportunities

- Maintain opportunities for limited and sensitive infill of housing, principally along transportation corridors and near shops and services
- Leverage housing options to support activity in community hubs, where appropriate.
- Recent Missing Middle legislation supports modest housing opportunities in certain circumstances.
- Renovate and maintain existing housing stock.



Land Use and Zoning

Plan2040 provides a Countywide policy framework for managing and guiding growth and development, primarily through the Development Policy Areas map and the Planned Land Use map. The Planned Land Use map guides development patterns based on the Plan2040 vision, goals, and policies, as well as the Development Policy Areas map. The map provides general guidance in the density, character and location of various land uses, and is implemented primarily through the tools of Zoning regulations and the Subdivision and Development provisions of the County Code. Plan2040, in outlining the Region Planning process, provided for the Region 6 Plan to include recommendations for land use that would amend the Plan2040 Planned Land Use map, and Comprehensive Zoning that would update the Region's zoning to be consistent with the Planned Land Use map. The Development Policy Area map identifies areas where development and redevelopment are encouraged, as well as areas where preservation of lower density, suburban character and natural features are prioritized.

Plan2040 sets a vision for Region 6 as a rural and low density residential part of the County, with minimal low intensity commercial uses. The majority of the Region is located within either the Rural and Agricultural or Neighborhood Preservation Development Policy Area.

The Rural and Agricultural Policy Area aims to limit development to protect the rural and agricultural heritage and economy and limit the costly extension of public facilities and services. Some of the more developed areas within Region 6 are in the Neighborhood Preservation Policy Area,

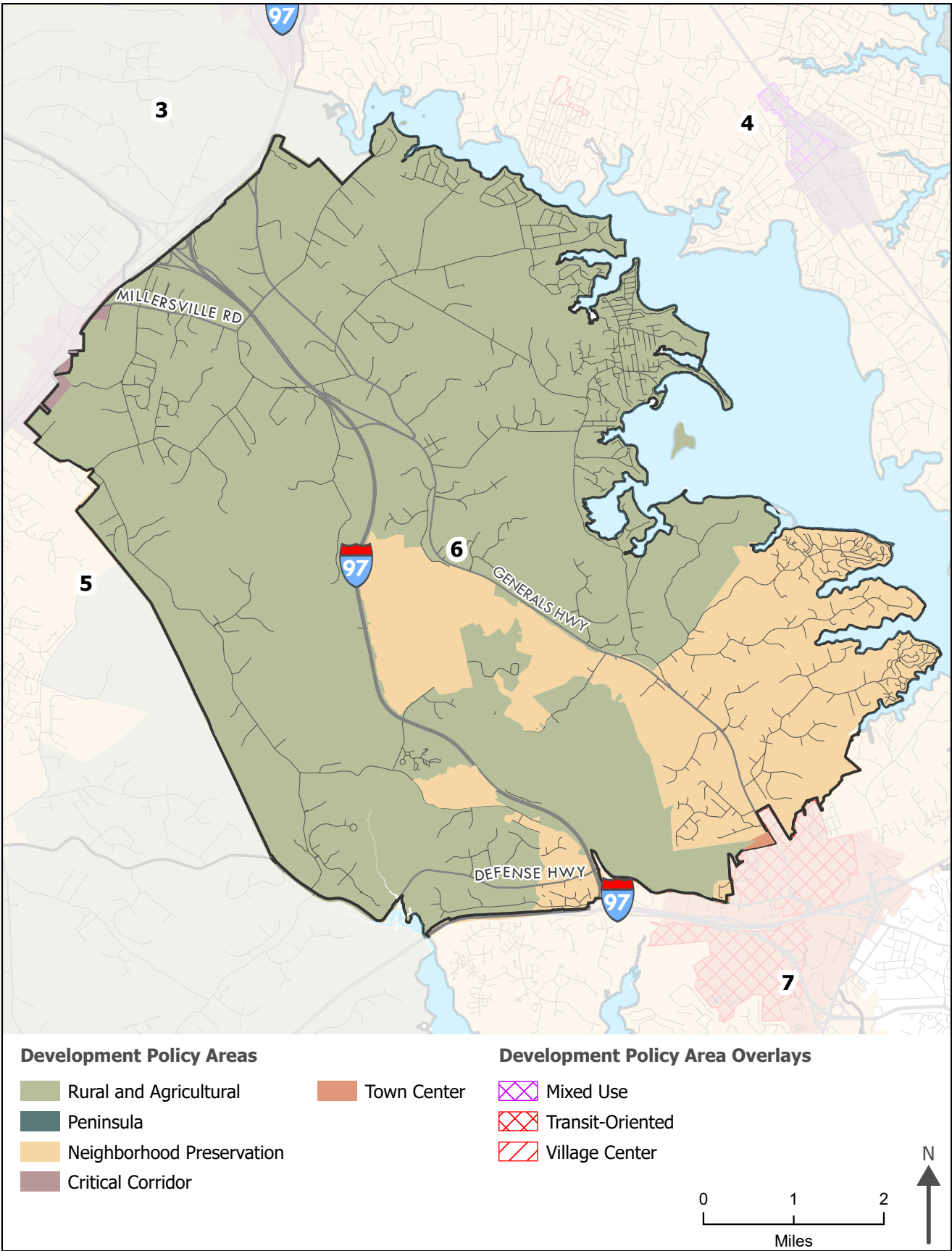
which aims to limit development to infill and the addition of accessory dwelling units; and redevelopment that is compatible with the existing neighborhood character. Higher intensity land uses, including large commercial and service uses, are anticipated for areas outside of Region 6, such as the Parole Town Center and along MD 3.

There are a few properties within Region 6 along the MD 3 corridor that are within the Critical Corridor Policy Area. This Policy Area includes existing, developed areas along major roads where redevelopment is encouraged to improve multi-modal outcomes and preserve adjacent neighborhoods. Four properties on the east side of Generals Highway at the southern edge of the Region were added to the Parole Town Center with the adoption of the Parole Town Center Master Plan in 2023. These are now recommended to move into the Town Center Development Policy Area, consistent with their location within the Parole Town Center boundary; the 11-acre County-owned site of the water tank remains within the Neighborhood Preservation Policy Area.

Planned Land Use and Comprehensive Zoning

The Planned Land Use Map in Plan2040 establishes a general Countywide framework to guide the pattern of development in different areas in terms of density, character and location of certain land uses. Plan2040 established that the Region Plans would provide for community-level planning and outreach that would amend the Plan2040 Planned Land Use Map, with a Comprehensive Zoning process to update the Regions' zoning for

Figure 5: Development Policy Areas





consistency with the Planned Land Use Map. Implementation of Planned Land Use occurs primarily through Zoning regulations, as well as the Subdivision and Development provisions of the County Code.

The Region Plans are the fifth time Anne Arundel County has conducted comprehensive zoning since the first zoning map was introduced in 1952. Comprehensive zoning is typically conducted after a major planning process that has analyzed land use, development activity, and holding capacity to provide recommendations for achieving the goals of the Plan, including accommodating forecasted growth. The comprehensive zoning process also provides an opportunity to more closely align zoning with on-the-ground development; to allow property owners or persons that have a financial, contractual, or proprietary interest in a property to apply for a zoning change; and to ensure that zoning is consistent with Planned Land Use as required by the Maryland Code, Land Use Article (§ 1-303).

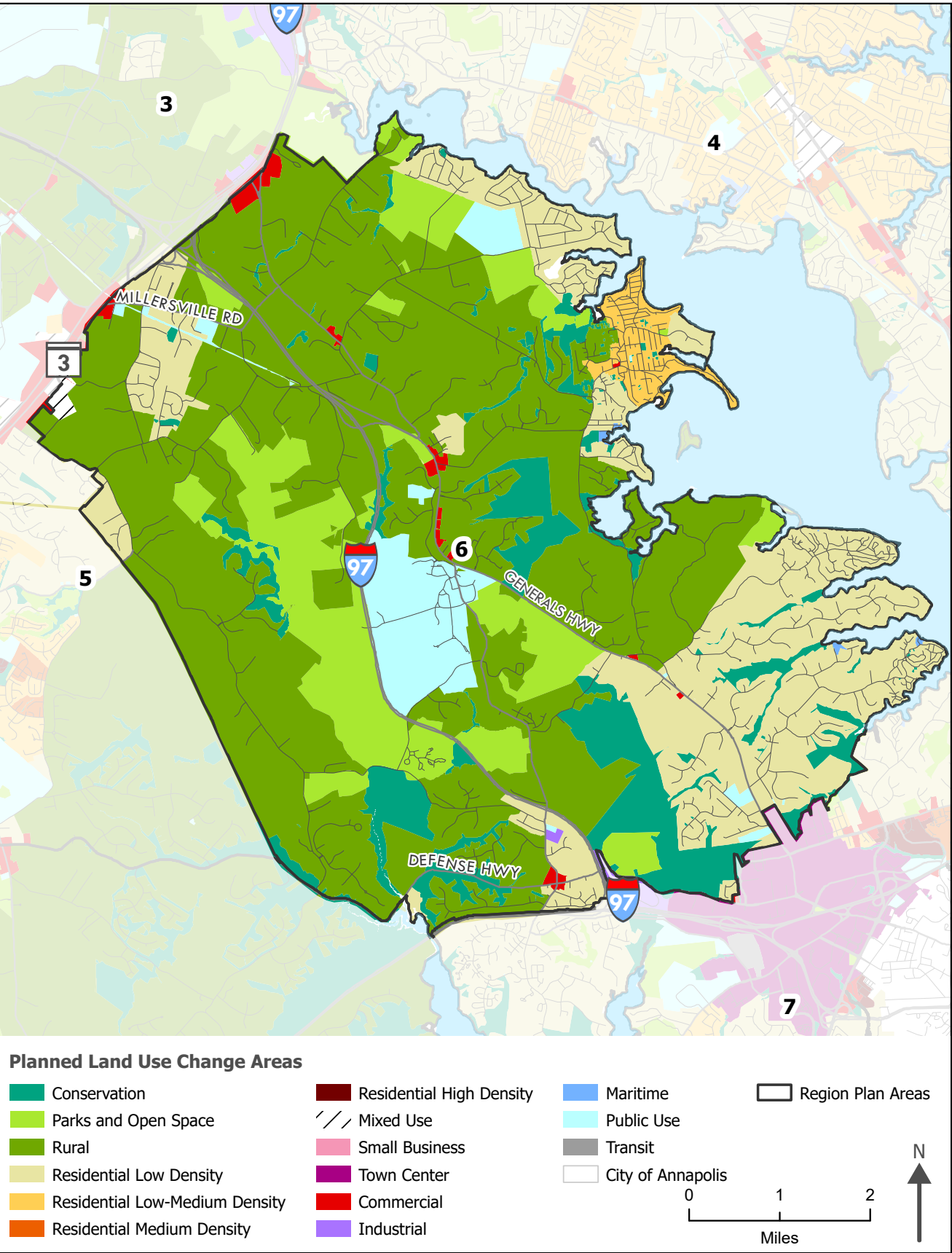
Staff have proposed consistency changes to more closely align zoning with the adopted Plan2040 Development Policy Areas Map and the adopted Planned Land Use Map. Consistency changes include updates to align the zoning with the actual development of built communities to protect the physical character of an area and better predict infrastructure needs. Additionally, consistency changes include updates so that the OS zoning district applies to public parks and privately owned areas that provide active and passive recreational amenities, platted floodplains, conservation easements and other preservation areas that are primarily used for floodplains, natural areas, public open spaces, and public parks and recreation facilities.

During the planning process for Regions 1, 3 and 9, the County received many comments concerned about the potential impacts of removing the OS zone from properties. Due to these concerns, OPZ is recommending parcels that are over 20% split-zoned with OS and have environmental features, including floodplains, wetlands, and/or stream buffers as mapped by Federal, State, or County guidance maps, retain the current OS zoning until changes are made to the County Code that reduce or eliminate modifications to Article 17 that allow development in areas with environmental features. For areas that are under the 20% threshold, the County is applying the zoning district that is predominant to the entire property. In both scenarios, the County Code will regulate protection of environmental features on the site. The OS zone will also continue to be applied to properties that meet the definition of public parks and natural areas, lands that have been dedicated to open space, recreation, and floodplain protection in the subdivision process, and lands covered by conservation easements. These changes result in an overall increase in the amount of land in the OS zoning district.

Because the current OS zoning district boundary is based on County environmental guidance maps that are not field-verified, staff is continuing to recommend retaining the adopted Plan2040 Planned Land Use and recommends revisiting this issue during the next Region 6 planning and comprehensive zoning processes.

Other OPZ-recommended zoning changes are made after analysis of requests by community members through public comments, zoning change applications by property owners or their agents, or to address challenges and opportunities throughout Region 6.

Figure 6: Planned Land Use





Rural Community Hubs in Region 6

There are six small, existing small business and service nodes within Region 6 that serve local residents. While the Region 6 Plan does not apply a separate Policy Area designation to them, these Community Hubs are unique areas that contribute to the Region's way of life.

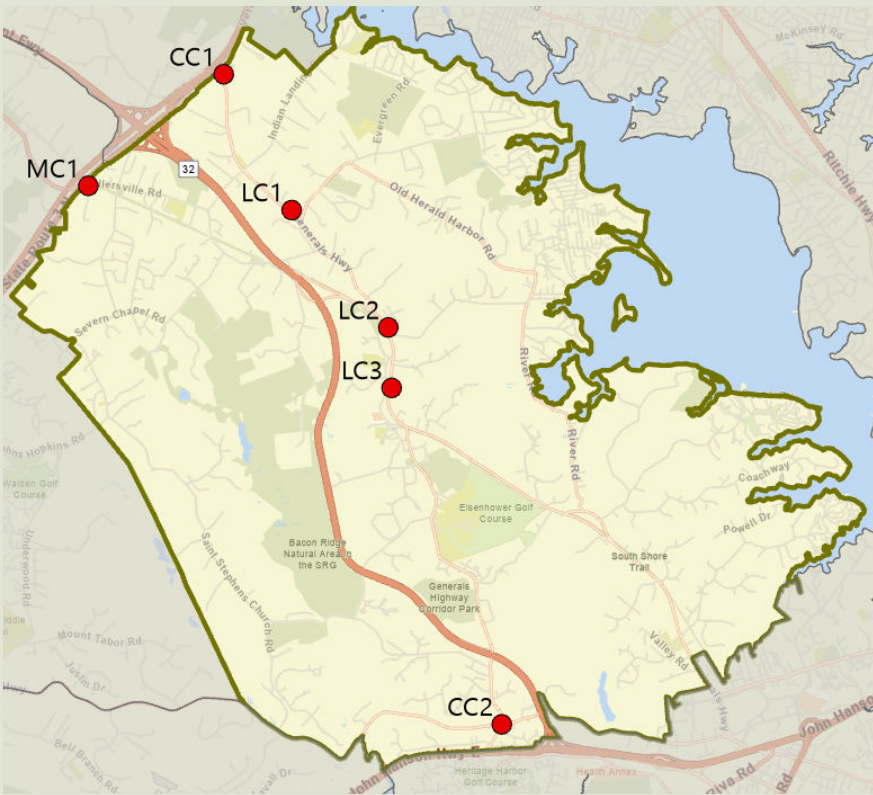
The Region's community hubs are divided into three types - Local Crossroads, Multimodal Crossroads, and Connecting Corridor - to distinguish between the unique patterns of development and future visions for these areas.

The three community hubs located within the interior of the Region will be designated as Local Crossroads community hubs (LC1, LC2 and LC3). These community hubs—located along Generals Highway, a designated Scenic and Historic Road—currently exist as small-scale developments that serve surrounding residential neighborhoods. The Local Crossroads hubs will continue to serve as small-scale commercial assets for the local community, with enhanced multimodal connectivity within and between these areas.

The Multimodal Crossroads hub (MC1) is located at the convergence of MD 3 with the future South Shore Trail, creating a multimodal link between Region 5 and Region 6. While the Maryland State Highway Administration is still

at the outreach and design phase for the multimodal crossing across MD 3, current plans include a proposed shared-use path running perpendicular across MD 3 from MD 175 to Millersville Road. The addition of this shared-use path introduces the potential for "Trail-Oriented Development" at this intersection (see inset), drawing in a variety of multimodal travelers to the hub.

The two Connecting Corridor hubs (CC1 and CC2) are both adjacent to medium- to high-intensity use thoroughfares, and the development patterns and current land uses at the sites reflect their locations at intersections with medium to heavy automobile traffic that draw from a wider area.



Local Crossroads Community Hubs

Due to the historic nature of the Generals Highway corridor and the crossroads communities located along the corridor, future development and redevelopment within these community hubs should respect and reinforce the corridor's rural heritage and the surrounding residential and natural character, as well as foster the growth of pedestrian and multimodal connections throughout the Region.

Trail-Oriented Development

Various communities in the United States and beyond have embraced opportunities for "trail-oriented development," which envisions a pattern of development promoting a compact built environment oriented toward and embracing an adjacent bicycle and walking trail. Redevelopment in areas adjacent to such trails typically includes a walkable, human-scaled built environment, often with a mix of uses. Studies of trail-oriented projects in other parts of the nation point to a range of benefits including:

- expanded transportation options beyond the automobile (especially important in areas with limited transit);
- health benefits, including promoting active movement and expanding access to nature and green areas;
- economic impact from business revenue and increased property values along the trail.

The South Shore Trail extending through Region 6 provides an opportunity for new development or redevelopment within the Local Crossroads and Multimodal Crossroads community hubs to capitalize on a vision for trail-oriented development within these areas, drawing trail users to businesses and providing local residents with vibrant civic nodes in the heart of Crownsville.



Local Crossroads Hubs	
Vision	Small-scale, local retail, service, and mixed use community hubs serving surrounding residential neighborhoods and reflecting the area's natural heritage, rural landscape, and the historic nature of Generals Highway
Scale	New buildings or additions should maintain a compatible height of one- to three-stories. Large buildings should be designed to break up the mass to reduce the visual bulk and reinforce a more human scale.
Compatible Use	Lower-intensity commercial, office, or civic uses oriented to serve surrounding neighborhoods (rather than attracting residents from beyond the Region). Auto-oriented design features such as drive-throughs and front parking areas should be limited or prohibited.
Landscape	Preserve and/or incorporate canopy trees where possible to integrate these areas into the Region's wooded character. Provide landscaping for both stormwater mitigation and visual enhancement.
Connections	Where possible, provide safe pedestrian links between properties within these hubs and prioritize bicycle and other multimodal connections to surrounding residential communities, regional shared use paths, recreational areas, and other amenities. Prioritize public access points to the South Shore Trail.



LC1: Generals Highway and Sunrise Beach Road

This community hub is small, with seven properties that have Commercial Planned Land Use. Business uses include a restaurant, a coffee shop, and small businesses based in small-scale strip developments. The new Crownsville Fire Station 6 is being constructed at the intersection of Sunrise Beach Road and Generals Highway, with amenities including a community engagement room. Bicycle links between this hub and surrounding residential neighborhoods, parks, and amenities, particularly along Sunrise Beach Road, should be prioritized.



Small scale shopping center offering various local small businesses to serve surrounding neighborhoods

LC2: Generals Highway at Herald Harbor Road

This neighborhood node includes twelve properties that have Commercial Planned Land Use, with business uses including two gas and service stations, a bank, and businesses based in residential structures. Several of the properties with commercial zoning are undeveloped or have potential for additional development. A new retail complex is proposed on the southeast corner of Herald Harbor Road, to be located behind the existing historic house. Additionally, a master planning effort is underway for the adjacent South Shore Park, with a concept for multipurpose athletic fields, a basketball court, a fieldhouse, and other amenities. Links and public access points between the neighborhood node and South Shore

Park and the South Shore Trail should be prioritized. Surrounding residential neighborhoods should also be connected with safe bicycle and pedestrian links via Herald Harbor Road, Paul Birch Drive, and Fairfield Loop Road.

LC3: Generals Highway, East of Fairfield Loop

This small community hub includes eight properties that have Commercial Planned Land Use, with business uses including restaurants, a gas station, the Crownsville Post Office, and other small businesses, arranged only along the east side of Generals Highway. The hub lacks cross streets, making links to surrounding neighborhoods challenging; however, the South Shore Trail is planned through the area. Crownsville Hospital Memorial Park is directly south of the community hub, with Generals Highway connecting to Crownsville Road and the Hospital entrance south of the hub. The design for the Memorial Park prioritizes community uses, from commemorating former patients and building out community recreation opportunities to providing a location for community health services. Future bicycle and pedestrian links from this community hub to these amenities and to the South Shore Trail should be prioritized, including safe links over Generals Highway such as a pedestrian bridge.

The limited size and low density character of Region 6 makes the area a very small market for commercial and service uses, and this Plan recommends maintaining a limited commercial footprint within the Region. In turn, this can make it challenging to attract retail and encourage redevelopment of underutilized properties, particularly for recouping investment in property improvements. However, many

small business and service properties have developed or improved in recent years in an attractive manner that enhances these areas and reinforces the rural nature of Region 6; these may serve as models for other properties in the Region's commercial nodes. Business owners, County decisionmakers, and the community should look for collaborative opportunities in these commercial areas, especially where public sector investments may kickstart private-sector investment in these areas. Projects like park and roadway improvements, as well as implementation of projects such as the South Shore Trail or the Crownsville Hospital Plan may initiate additional revitalization in these areas.

Multimodal Crossroads Community Hub

The Multimodal Crossroads hub, located at the intersection of MD 3 and Millersville Road, is a unique area within the Region. Highway commercial development along MD 3 directly abuts low-density residential neighborhoods adjacent to Millersville Road. More critically, the hub will contain a major County shared-use path, the South Shore Trail, connecting Odenton and Annapolis upon completion. Additionally, the hub lies within the Jabez Branch subwatershed, an environmentally sensitive stream complex, which creates additional considerations and actions for development in the hub.

The Multimodal Crossroads hub lies at the Region 6 and Region 5 boundary. Approximately 4 properties within Region 6 (east side of MD 3) have Commercial Planned Land Use, with additional heavy commercial uses on the west side of northbound MD 3, including a gas station and other auto-oriented properties. Several of the Region 6 properties are currently undeveloped or underutilized.

Multimodal Crossroads Hub	
Vision	Small- to mid-scale retail and service community hub serving multimodal users along the South Shore Trail and surrounding neighborhoods.
Scale	New buildings or additions should maintain a compatible height of one- to three-stories. Development should serve as a transition between high intensity commercial uses and residential neighborhoods.
Compatible Use	Lower-intensity commercial, office, or civic uses oriented to serve South Shore Trail users and surrounding neighborhoods. Provide strong buffers to protect residential neighborhoods to the east and south from new uses on the site.
Landscape	Enact enhanced stormwater mitigation and proactive restoration activities to preserve the Jabez Branch. Preserve and/or incorporate forest stands and canopy trees where possible to integrate these areas into the Region's wooded character.
Connections	Serves as a public waystop for South Shore Trail users. Prioritize implementation of a safe pedestrian and bicycle crossing on MD-3 for the South Shore Trail, and mitigate potential conflict between automobile and bicycle traffic.

The South Shore Trail will extend northward from its current terminus on Millersville Road, and careful planning and investment in a safe route across MD 3 will be critical. Future uses within this hub should embrace the trail and its users, with lower intensity development and careful consideration of potential traffic impacts. Additionally, the area is within the environmentally sensitive Jabez Branch watershed, and any development or redevelopment must prioritize enhanced stormwater mitigation activities, restoration best practices, and other environmentally sensitive features. These enhanced environmental practices



could provide a basis for incorporating environmental and historical education into the site. Many public comments support the County acquiring the southeast corner of MD 3 and Millersville Road for conservation and/or park use.

Connecting Corridor Community Hubs

Land uses within these two community hubs are typically more intense than in other parts of Region 6, owing to the location along larger transportation corridors. Viable existing businesses within these hubs should be sustained, while future development or redevelopment should incorporate upgrades to road, bicycle, and stormwater infrastructure, as well as visual quality.

Connecting Corridor Hubs	
Vision	Regional commercial and service nodes on high traffic highways.
Scale and Uses	Commercial and non-residential uses, in line with proximity and growth along commercial corridors. Redevelopment should maintain compatible height and scale with surrounding areas and complement existing uses.
Landscape	Use redevelopment as an opportunity to introduce landscaping to soften hardscape, screen service areas, and improve stormwater management.
Connections	Where possible, consolidate safe access points to area businesses along the highway corridor to mitigate traffic congestion and improve safety.

CC1: Generals Highway at Veterans Highway

This commercial node crosses the Region 6 and Region 3 boundary, with approximately 13 properties within Region 6 (on the west side of Veterans Highway). There are additional commercial, office, and light industrial properties on the west side of I-97 in Region 3, but despite a road link beneath I-97, these are not part of the same node.

Uses within this area vary in character and include larger office or strip office/retail spaces, older motels and restaurants dating to the 1950s, and various contractor, trucking or auto-oriented properties. This commercial node is not linked to nearby residential neighborhoods, and due to its existing development pattern and location along I-97, it will likely retain this more auto-oriented character with regional draw in the future. Redevelopment should prioritize stormwater upgrades and other environmental considerations to improve the health of the Jabez Branch watershed.

CC2: Crownsville Road at Defense Highway

This commercial node includes eleven properties with Commercial Planned Land Use. The properties vary in character and include small office or strip office/retail spaces, various contractor, trucking, or auto-oriented properties, and sites that are undeveloped or have additional development potential. This area is surrounded by small residential neighborhoods south of Bacon Ridge Natural Area and bounded on the east by I-97. A bike lane is planned along Defense Highway, adding a multimodal element and potential connection to other shared use and bicycle paths in the Region.

Challenges and Opportunities for Land Use and Zoning

The following are the key challenges and opportunities in the area of land use and zoning within Region 6:

Challenges

- Balancing the rural, low-density character with the need for revitalization of older developed areas.
- Ensuring infill development complements the existing community's character.

Opportunities

- Maintaining the character. Conserving Region 6 as a rural buffer between surrounding Growth Areas.
- Conserving and expanding natural areas throughout the Region.

Transportation

Plan2040 sets a Countywide framework for transportation that calls for multimodal options, emphasizes safety and reliability, and calls for the transportation system to be well-maintained, environmentally sensitive, and resilient. Move Anne Arundell, the County's Transportation Functional Master Plan; Walk and Roll, the County's Pedestrian and Bicycle Master Plan; and the Transit Development Plan, contain various recommendations for making the County's communities more walkable, better connected for pedestrian and bicycle mobility, better served by transit, and suggest key upgrades to several Region 6 corridors.

Transportation in Region 6 can be summarized as "car-centric" due to the rural, low density, suburban development pattern. Throughout the planning process, members of the SAC and the public expressed a desire to reduce traffic congestion and increase overall safety in the Region's transportation network for automobiles, pedestrians, and bicyclists. Commuting patterns within Anne Arundel County contribute significantly to congestion on Region 6 roadways. Over 62% of County residents commute to work outside of the County, while 63% of workers employed in the County commute from outside the County. Trends over the last ten years have shown this pattern worsening. The percentage of workers who both live and work within the County has trended downward, while the percentage of County residents commuting to work outside the County, as well as County workers commuting in from outside the County, have both trended upward. With Crownsville located at the center of the County, the Region's roadways are impacted as Generals



Highway (MD-178), the major road arterial through the Region, becomes an informal traffic overflow route for I-97.

Transportation Network and Safety

Region 6 is bisected by I-97 and Generals Highway and connected at its edges by MD 3, MD 32, and MD 450. The County maintains local roads, such as St. Stephens Church Road, Crownsville Road, Severn Chapel Road, and Herald Harbor Road. The Region also has small private roads.

While there is a mixture of State and County roads within Region 6, there are limited roadway connections in many areas. Traffic collisions can block roads and can cause extensive backup resulting in isolating rural communities for significant periods of time.

The most significant transportation improvement underway in the Region is the Maryland Department of Transportation's (MDOT's) I-97 road widening project. The purpose of the project is to reduce vehicle travel times and congestion and provide a state of good repair for fixed assets by ensuring positive drainage and rehabilitating the existing pavement. The scope of the project includes:

- An additional travel lane for both northbound and southbound on I-97 from US 50/US 301 to MD 3/MD 32;
- An additional travel lane on US 50/US 301 collector/distributor roadway from MD 655 to I-97 northbound;
- Widening of the I-97 northbound bridge over MD 450;
- Widening of the I-97 northbound and southbound bridges over Crownsville Road; and
- Stormwater management facilities.

The project is currently in the design phase,

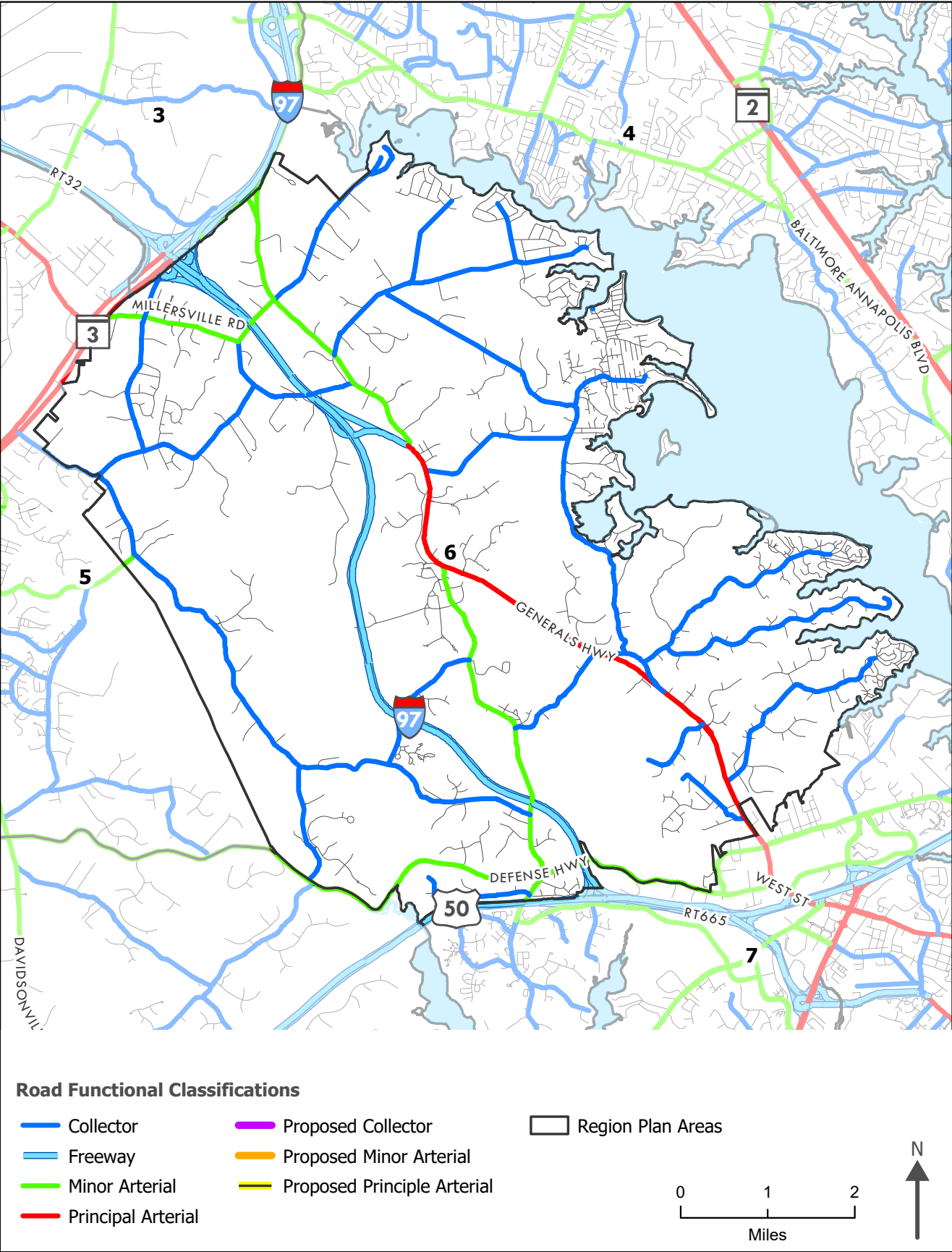
and SHA announced State and County funding for the project in October of 2025. Major construction is anticipated for 2028. Additionally, the Crownsville Hospital Memorial Park (CHMP) Master Plan, released in February 2025, suggests realigning Crownsville Road with MD 178 at Wild Cranberry Drive, which would be signalized. The CHMP Master Plan calls for the County to coordinate with MDOT on project design, traffic engineering, and landscape design studies over the next five years.

Throughout the planning process, road safety was a consistent topic mentioned by the members of the community as well as the SAC. Many of the roads in Region 6 are narrow, winding, and lacking shoulders. Speeding and reckless driving were referenced by many members of the community as key issues that frequently result in collisions. Enhanced speed limit and safety enforcement, as well as enhanced awareness and safety campaigns, is encouraged.

Bicycle and Pedestrian Network

In addition to providing safe multimodal connections to and from schools, a multi-modal network can be beneficial for different areas in Region 6. The transportation network in Region 6 currently includes bicycle infrastructure and few sidewalks, however, there are significant gaps in the bicycle and pedestrian network. While community hubs in Region 6 provide small nodes for the community, access to these areas is difficult without an automobile. Providing multi-modal transportation improvements, particularly bicycle infrastructure and sidewalks or trails where logical, would be an added benefit to providing additional accessibility for residents, workers, and tourists alike.

Figure 7: Current Road Network





Walk & Roll Anne Arundel! provides a framework for improving multimodal transportation conditions Countywide, and a prioritized list of proposed projects, both of which County leaders, residents, and stakeholders can use to advance safe and accessible active transportation infrastructure that enables people to move around the County and get where they need to go.

The goals and strategies in Walk & Roll Anne Arundel! are to:

- 1. Prioritize a safe and comfortable – low-stress –walking and rolling network between essential destinations throughout the County.
- 2. Ensure that vulnerable populations have access to active transportation infrastructure.
- 3. Recommend infrastructure proven to reduce crashes, especially at intersections and along corridors with high rates of crashes resulting in death or serious injury.
- 4. Identify policy recommendations to promote the construction of safe, accessible, and direct walking and rolling infrastructure.

The following are some of the priority projects in Walk & Roll for Region 6:

- 1. South Shore Trail: The South Shore Trail is an existing, multi-phased project that is a priority for the County. Once complete, the trail would connect Odenton to Annapolis and the communities in between. The South Shore Trail generally follows the abandoned roadbed of the WB&A Railroad between Annapolis and Odenton. Once complete, it will provide about 14 miles of paved pathway for people on foot, bicycle, and wheelchair.

- It will connect with the WB&A Trail in Odenton on the western end, the Colonial Annapolis Trail in Annapolis on the eastern end, and the B&A Trail. One priority connection along the South Shore Trail includes a shared-use path along Housley Road and Honeysuckle Lane to connect to Waterworks Park. The constructed portion of the South Shore Trail begins along MD 175 (Millersville Road) close to MD 3, and ends at Waterbury Road. Another completed portion runs between Anne Arundel Medical Center and Annapolis Plaza in Annapolis.
- 2. Crownsville Road: A proposed shared use path would provide walking and bicycling access between Generals Highway and Marbury Road.

Public Transit

Public transit options within the Region are limited compared to other areas of the County. Transit in the Region includes the new fixed Silver Route bus service linking Parole to Crownsville Hospital, as well as the Countywide paratransit services available to all County residents.

Public comments in the Region 6 Planning process and the Transit Development Plan process indicated that public knowledge of these services is very low, and that there is interest and a need to provide more frequent and reliable public transit. The Region 6 Plan encourages residents, County officials, and all other stakeholders to distribute information on the current services and benefits of using public transportation.

Figure 8: Existing, Planned, and Programmed Bicycle/Pedestrian Network

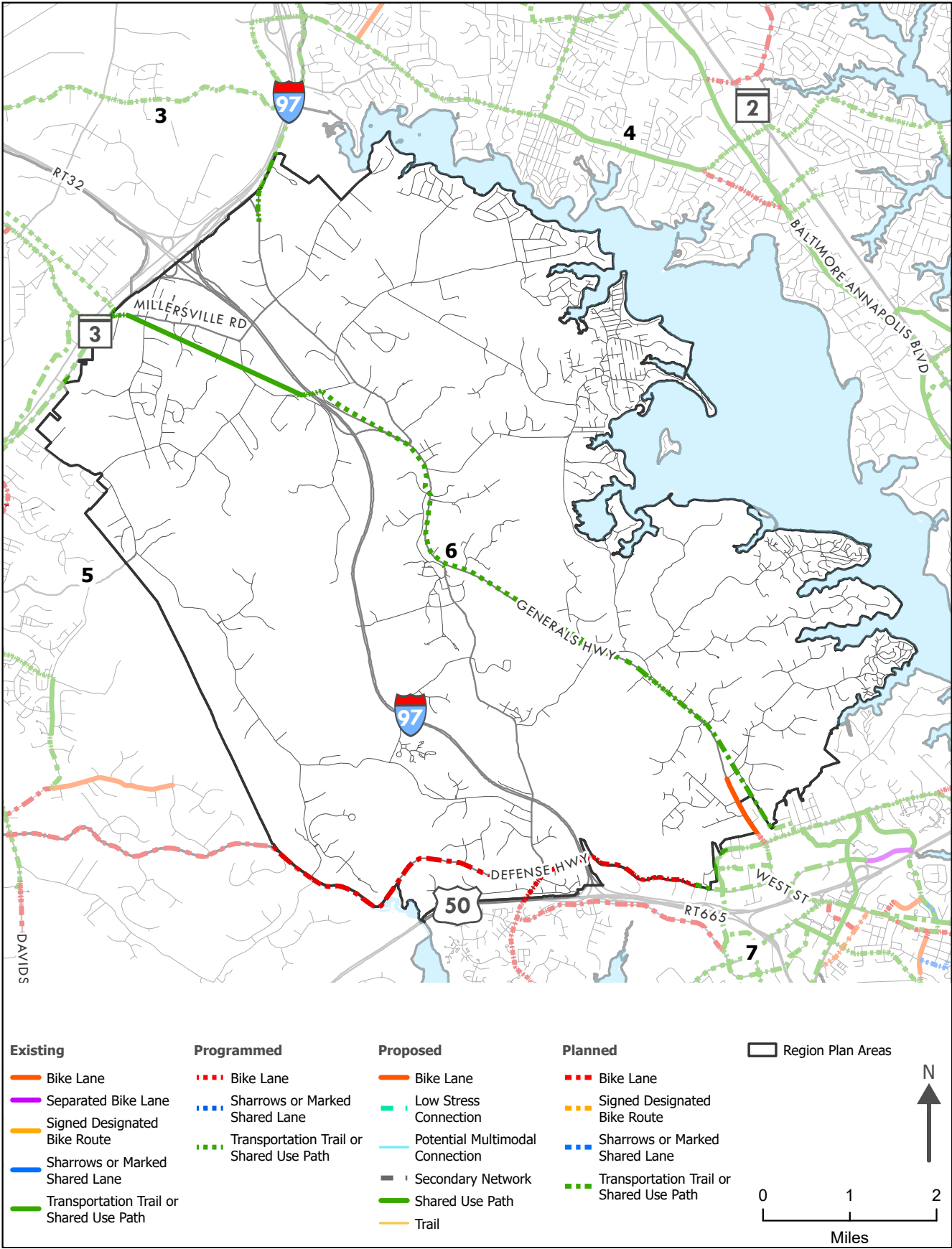
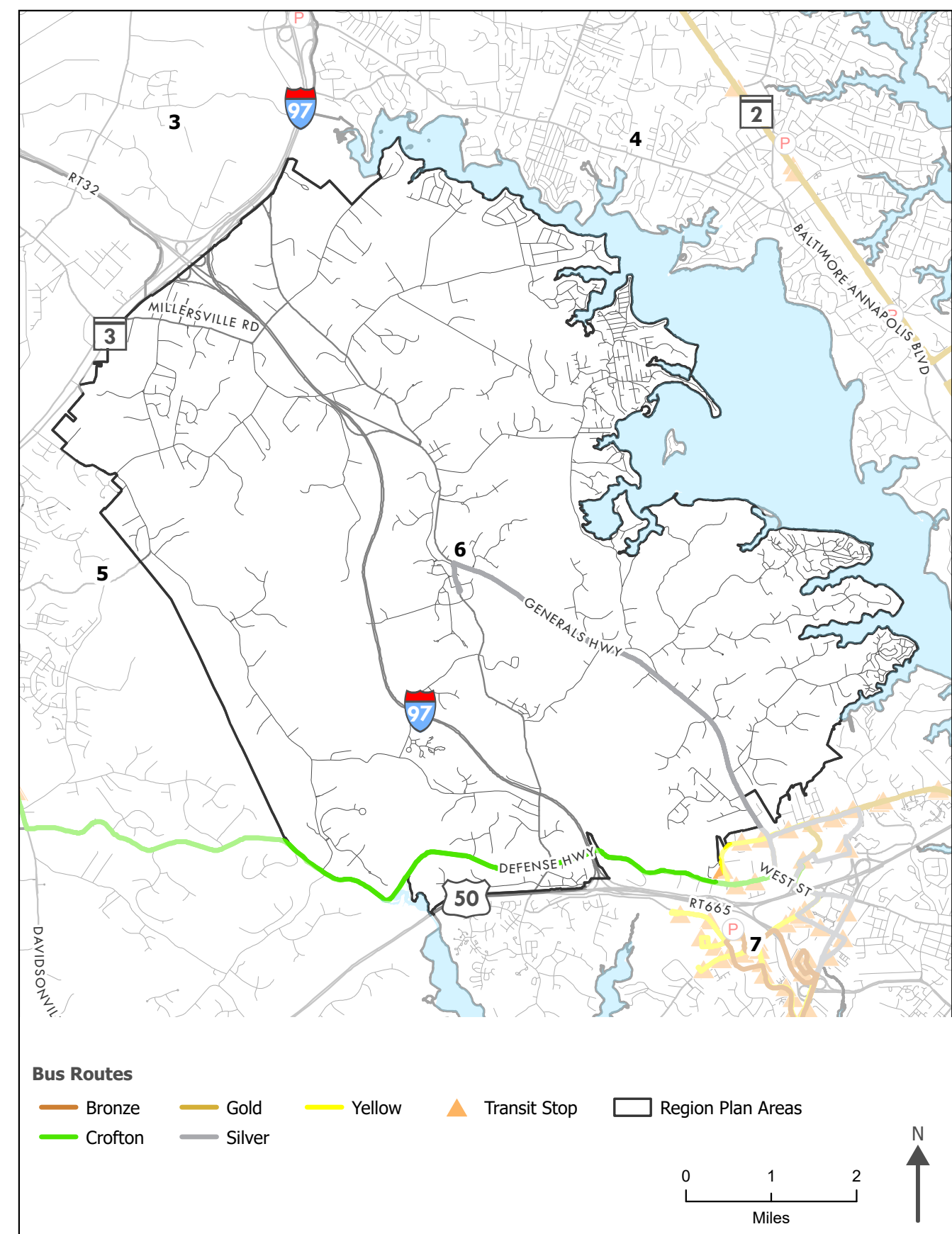




Figure 9: Existing Transit Network



# Challenges and Opportunities for Transportation

The following summarizes the Region's key transportation challenges and opportunities which provide direction for this Plan's strategies found in the implementation matrix:

## Challenges

- Traffic congestion on Generals Highway and spillover from Route 3 and I-97 corridors.
- Traffic impacts from large events, like the County Fair and Renaissance Festival.
- Managing bicycle and automobile traffic and safety on narrow local roads.
- Limited reliable public transit options and routes.
- Limited bicycle and pedestrian infrastructure.

## Opportunities

- Maintain Generals Highway as a two-lane road and preserve the character of current rural roadways.
- Roadway improvements to increase safety, including improvements for multimodal road use.
- Continued development of shared use paths, including the construction of the South Shore Trail.
- Create connections between residential neighborhoods key regional amenities, including community hubs and the South Shore Trail.



# Cultural Resources

Region 6 has a myriad of historic resources, including historic properties, archaeological sites, and historic cemeteries. Many of the extant historic structures in the region reflect a continuum of its historical development, from early colonial settlement, to agricultural land use in the 18th and 19th centuries, and to suburban growth in the late 19th and early 20th centuries with the expansion of railroad transportation and later the road systems that would bring visitors from Baltimore, Washington, DC, and beyond to enjoy the region's shoreline along the Severn River. The biggest boom in development in Region 6, particularly along the Generals Highway corridor, happened after the establishment of the Crownsville State Hospital in 1911. The County is currently in the process of memorializing and reimagining the Crownsville site as a County park.



Plan2040, under Goal BE14, establishes several policies to promote stronger protection for historic and archeological resources, increase the understanding and appreciation of the County's history and preservation, and promote the stewardship of historic resources.

The Cultural Resources Section (CRS) of OPZ administers the County Code provisions to protect archeological sites, historic buildings, cemeteries and scenic and historic roads whenever development is proposed. This work is important to safeguard the County's heritage, which in turn stabilizes and improves property values, fosters civic pride, protects and enhances the County's resources for citizens and visitors, serves as a stimulus to economic development, and ultimately strengthens the economy of the County. CRS staff also administer the County's Historic Preservation Tax Credit Program and Easement Program as well as the County's agricultural preservation program, provide technical guidance and support to citizens and nonprofits, conduct outreach and education programs, manage volunteer efforts in preservation, and manage archival and archeological collections through the Archeology Lab and Curation Facilities.

The Cultural Resources Section maintains the County's Historic Resources Inventory, which documents the value and significance of historic buildings and sites using an established framework of the following broad heritage themes:

- Growing a County: Agricultural Heritage in Anne Arundel
- Economic History: Commerce, Trade, & Industry
- Government, Politics, & the Military Presence in AACo
- The Basis for a Community: Social, Religious, & Civic Life
- A Landscape Evolves: Settlement & Development Patterns in AACo
- Gone but not Forgotten: Archaeology, Cemeteries, & Lost Places
- Horses, Boats, Trains, Cars, & Planes: Transportation in AACo
- A Diverse Melting Pot: Immigration & Migration

Historic Resources in Region 6

Historic/Cultural Resource Type (Region)	Number of Resources in Region 6
Historic Buildings	74
Archaelology	75
Cemeteries	33
Scenic & Historic Roads	18

The site of the former Crownsville Hospital is a sprawling campus with an emotional history for the State of Maryland. Since its decommissioning in 2004, the more than 500-acre site has been underutilized, and its future will be a key element shaping Region 6. The Crownsville Hospital Master Plan was finalized in February 2025 following an extensive planning process that engaged a wide range of stakeholders. The Master Plan provides a detailed roadmap for redeveloping portions of the site in a manner that respects and preserves its history, repurposes many existing facilities, and updates the campus's amenities to serve local and Countywide needs. The Region 6 Plan supports the implementation of this Master Plan, including by recommending land use changes to support anticipated future uses and outlining strategies to prioritize next steps. The final Crownsville Hospital Master Plan is available at [aacounty.org/crownvillepark](http://aacounty.org/crownvillepark).

Potential Expansion of Roots and Tides Scenic Byway

Maryland's Scenic Byways program recognizes travel routes that seek to enhance community pride and visitor appeal by promoting and preserving the state's most scenic, cultural and historic roads. The Roots and Tides Scenic Byway currently extends from Annapolis through the coastal areas of South County to promote the area's maritime heritage. Visit Annapolis & Anne Arundel County is exploring a northern expansion of the Roots and Tides Byway, with a spur following Generals Highway and showcasing the history of Crownsville. The expansion would support the preservation of the Region's heritage and help bring economic benefits to the Region.

The preservation of the Region's significant historic properties, sites, and locations is an important aspect of maintaining the Region's character. Several historic sites have been well preserved over the years, with examples including the Rising Sun Inn and Baldwin Hall, among many others. Successful preservation often includes adapting a property for modern use and establishing an effective management structure to ensure sensitive maintenance of the site's character-defining features.

water treatment building, and engineer's house to facilitate future investment as a potential educational facility, small craft brewery or distillery, or other similar use for the community.

The County should continue to work with and support historic property owners, community groups, and other stakeholders to identify opportunities and funding for the preservation and management of the Region's cultural resources.

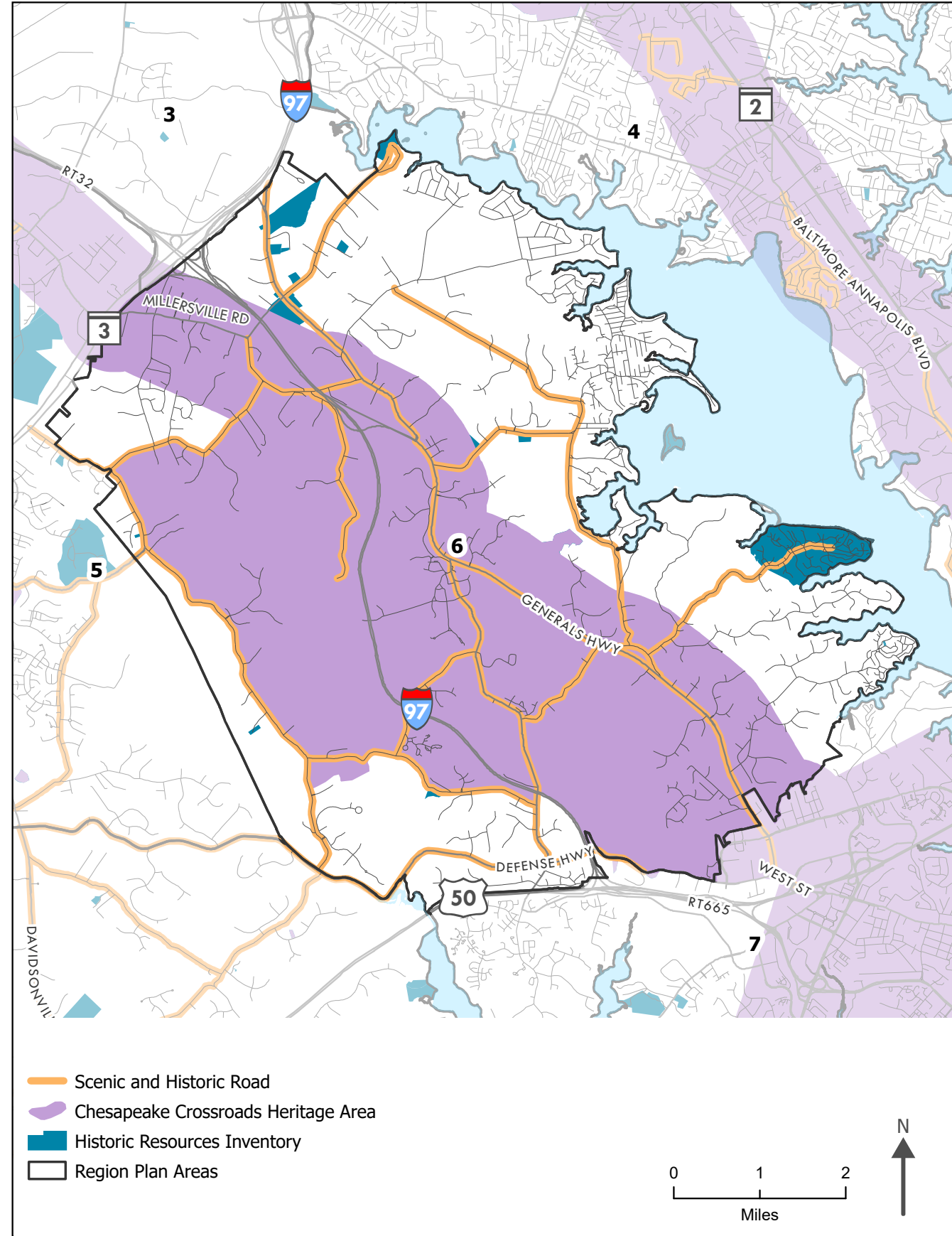
Other historic properties remain that need a purpose and plan for preservation going forward. The Crownsville Hospital campus, discussed above, is the most prominent in the Region, but many others also warrant creative ideas and investment. Belvoir is a former tobacco plantation with a complex historical narrative of its former white and black residents; efforts to secure preservation funding and effective management of the site should be explored. The historic buildings associated with the Annapolis Water Company, located on the north side of Defense Highway and owned by the City of Annapolis, are cited as priorities for restoration and repurposing in the City's 2040 Comprehensive Plan. The Region 6 Plan recommends a change in Planned Land Use for the pump house,



Photo of Baldwin Hall



Figure 10: Cultural Resources



# Cultural Resources Challenges and Opportunities

The following are the key challenges and opportunities facing the preservation of the remaining cultural resources in Region 6:

## Challenges

- Limited protections in County Code adversely impact Historic Resources by allowing loss of historic integrity or destruction.
- The County Inventory of Historic Resources includes less representation of minority populations who have contributed to the development of our local heritage.
- The County Code is outdated, inconsistent, and inadequate in the designation and protection of scenic and historic roads.
- Historic cemeteries are neglected, in disrepair, and being actively vandalized amid a lack of legal protections.

## Opportunities

- Improved preservation of historic resources to maintain and promote ties to the Region's history.
- Expanded representation in the Historic Inventory of the contributions of traditionally underrepresented communities and groups to the Region.
- Reformed and enhanced County Code provisions and regulatory tools to improve protection of the full range of historic resources.
- Collaboration with State and regional partners to expand historic designations and increase appreciation for the Region's heritage.
- Expanded representation in the Historic Inventory of the contributions of traditionally underrepresented communities and groups to the Region.
- Reformed and enhanced County Code provisions and regulatory tools to improve protection of the full range of historic resources.
- Collaboration with State and regional partners to expand historic designations and increase appreciation for the Region's heritage.



Photo of Historic Belvoir



## Climate Change and Sea-Level Rise

The impacts of climate change are becoming more and more apparent in Anne Arundel County, with increasing temperatures, more frequent heat waves and extreme weather events, coastal flooding exacerbated by sea-level rise, and inland flooding related to heavier precipitation events. In 2011, the County published the first Sea Level Rise Strategic Plan and in 2023, an update, the Sea Level Rise Strategic Plan Update, Phase 1 Vulnerability and Risk Assessment, was shared with the public. The Plan Update identified areas at particular risk over the span of three time horizons, including Indian Creek and Herold Harbor, as well as scenic and historic roads that would be exposed. Sea Level Rise (SLR) flood extents for 2050, 2065, and 2100 for Region 6 are detailed in the table below.

Plan2040 is the first General Development Plan for Anne Arundel County to address sea level rise. Goal NE6 broadly calls for strategies to create resilient, environmentally-sound and sustainable communities, while Goal BE16 calls for increasing the County's resilience to climate changes. Goal BE16 also includes strategies to support the transition to renewable energy sources. Several other individual strategies focus on addressing and/or adapting to sea level rise, including in Maritime use requirements (BE4.2c), in adopted plans (BE16.1c), and in targeting at-risk properties for easement or acquisition (NE3.1e).

In 2021, Anne Arundel County and the City of Annapolis established a joint Resilience Authority to provide a mechanism to manage and fund projects to increase the County's resilience to climate change. The powers of the Resilience Authority are outlined in the Section § 3-18-110 of the County Code. The Resilience Authority partners with County agencies and local communities to provide technical assistance and obtain grants to support projects to reduce flood risk and improve water quality and habitat.



Projected Sea-Level Rise Estimates above 2000 levels for Maryland

Community/ Asset	Acreage of Flood Extent		
	2050 SLR Increment (1.6 feet)	2065 SLR Increment (2.5 feet)	2100 SLR Increment (5.3 feet)
Crownsville	20.34	57.10	221.04

## Introduction

The health of a community is highly correlated with the quality of the environment, access to recreation opportunities, safe walking and biking infrastructure, availability of housing, and employment opportunities, and community services. This chapter focuses on community services provided by the County, while those related topics are addressed in other chapters of this Region Plan. Most of these services are planned and provided for at a Countywide scale, and Plan2040 outlines ten broad healthy communities goals that relate to land use:

- Goal HC1: The County's community facilities and services will meet the needs of all residents.
- Goal HC2: Provide the highest quality education for all County residents and strive for equity among all schools.
- Goal HC3: All County residents will have access to high-quality, lifelong learning opportunities that transform lives to ensure an engaged and inclusive society.
- Goal HC4: Transform library facilities and services to maximize benefits (outcomes and effectiveness) for the County's communities.
- Goal HC5: Provide services and opportunities for older adults, individuals with disabilities, caregivers and anyone wishing to plan for the future to lead healthy, independent and fulfilling lifestyles.
- Goal HC6: Enhance accessibility of all programs, services, and activities offered by Anne Arundel County Government.
- Goal HC7: Support diverse, flexible food models that provide healthy, culturally-relevant and sustainable food in every community.
- Goal HC8: Provide a diverse range of accessible public recreational facilities to

- serve the needs of all County residents.
- Goal HC9: Efficiently manage, reduce and recycle residential solid waste.
- Goal HC10: Provide a high-level of emergency medical care, fire protection, police protection, emergency management and an all hazards response to all residents and visitors of the County, including a comprehensive evacuation plan with adequate evacuation shelters.

There are a number of County facilities and services provided throughout Region 6 that contribute to the health and well-being of community members, including but not limited to schools, parks, and fire stations. It is challenging to provide these public facilities and services in a rural area, with low population density and far distances between communities and neighborhoods. Community feedback during the Region 6 process indicated that people generally value maintaining the rural character of the Region over providing more public facilities and services. With its proximity to Annapolis and other more developed areas, Region 6 residents can access services in a relatively short distance.

Public feedback received during the Region 6 planning process included the following comments on ways to improve community health:

- Residents value the Region's passive recreation opportunities, and some cite a need for active recreation opportunities in Region 6.
- The South Shore Trail is often cited as a key asset to the Region, but there are some concerns with public safety on the trail.
- Desire for expanded access to natural areas and water.



Recreation and Park Facilities

The Department of Recreation and Parks (DRP) manages 11 County parks in Region 6 that cover approximately 1,626 acres of land. County park facilities in Region 6 include the Bacon Ridge Natural Area, Generals Highway Corridor Park, South Shore Park, and Eisenhower Golf Course. The Region also includes the Anne Arundel County Fairgrounds and parts of Severn Run Natural Area which are owned by the State of Maryland, and Waterworks Park which is owned by the City of Annapolis. Approximately 1.6 miles of the South Shore Trail have been constructed. The trail will eventually connect Annapolis to the WB&A trail in Odenton.

In 2022, the County Council adopted the latest update of the Land Preservation, Parks, and Recreation Plan (LPPRP); a five-year master plan for park improvements and program development. The LPPRP process included analysis of demographics, existing park facilities, and extensive public outreach to understand the needs for recreation and open space. Facility updates scheduled for Region 6 improvements to Millersville Park, South Shore Park, and continuation of the South Shore Trail. Other recreation priorities in the Region include the continued

*"Would love to see the completion of the South Shore Trail! Easy walking/ biking access to downtown Annapolis from the communities on the south shore of the Severn would be very welcomed"*

improvement of trails and increasing public water access.

The LPPRP included an analysis of proximity of the County's population to parks. The proximity analysis indicates that most residents of Region 6 live within a half mile of at least one public park or recreation facility and within five-miles of a regional multi-use trail. People living west of the Crownsville Hospital are typically more than five miles away from a public water access opportunity.

The Park Equity Analysis evaluates the degree to which parks and recreation facilities are accessible to populations that are typically underserved, including areas of high population density, high concentrations of poverty, and high concentrations of children. No areas in Region 6 were identified as Medium or High Need based on the Equity Analysis.

The following park improvements are currently underway or have been recently completed in Region 6. The SAC urges these and other projects to be developed with significant input and support from the surrounding neighborhood.

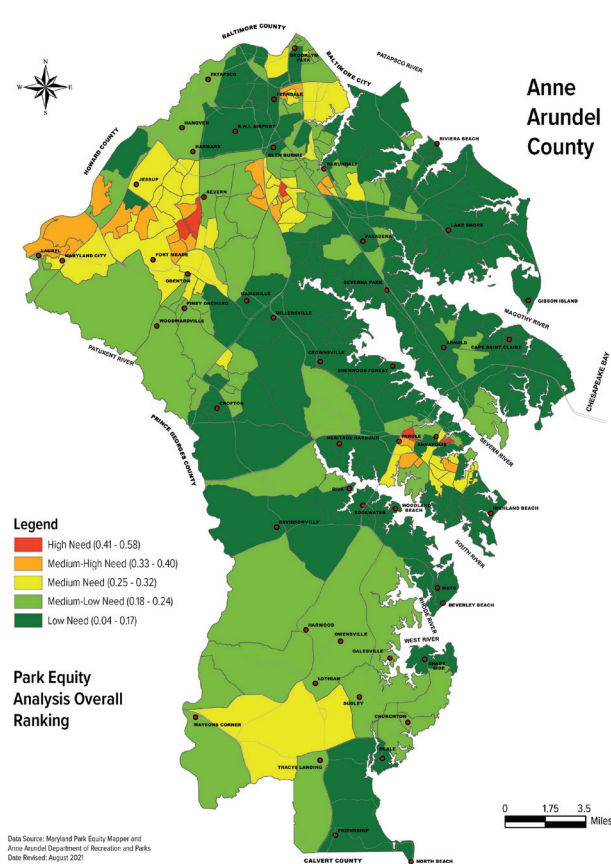
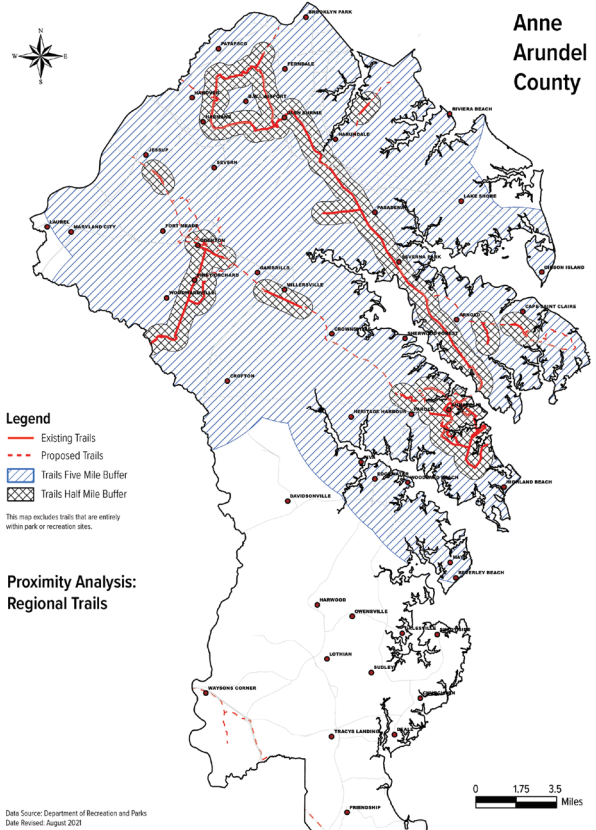
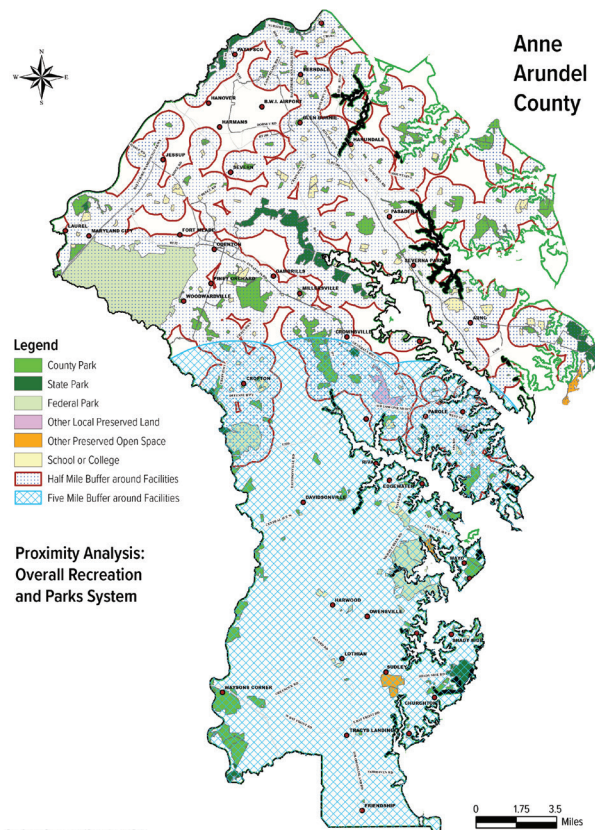
- Eisenhower Golf Course was renovated and re-opened in 2021. Design of a clubhouse is underway
- Planning studies are underway to improve Waterbury and Arden Parks
- Master Plan for improvements to South Shore Park is underway
- Design for improvements on the 150-acre Forney property addition to Bacon Ridge Natural Area, including hiking and equestrian trails, historical interpretation, and park ranger facilities
- Millersville Park construction, including

- multi-purpose sports fields, dog park, and playground
- South Shore Trail:

- Phase 1: Completed
- Phase 2: Under construction in 2025
- Phases 3 and 4: In Design in 2025, construction scheduled for 2026-27
- Phase 5: Design to start in 2026

- Design for public water access at Valentine Creek Park focused on a fishing pier and cartop boat launch

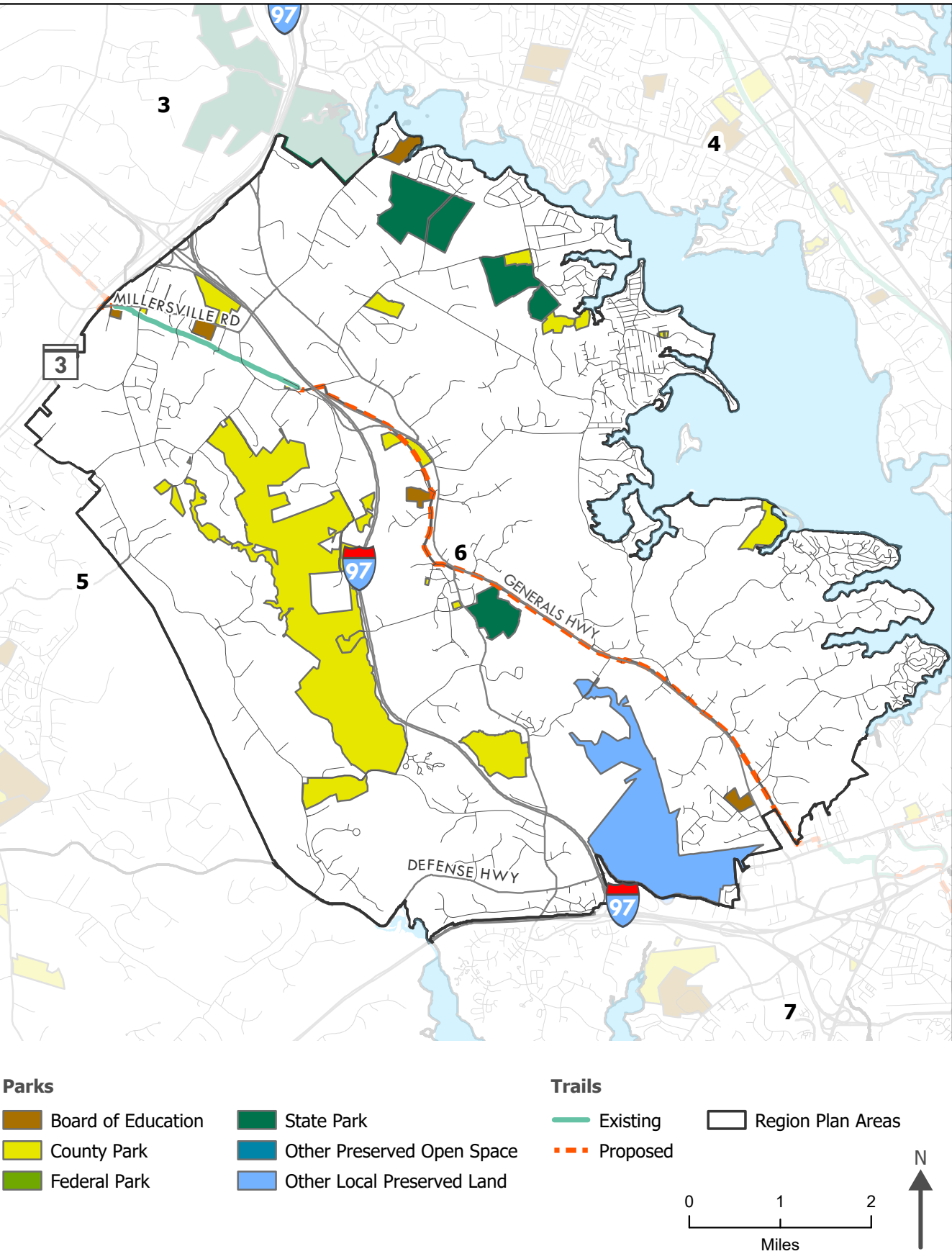
Because waterways and the Bay are such important natural and cultural features of the County, the Department of Recreation and Parks is working to increase public water access. Most water access in the County is not public and is limited to private owners or residents of private communities with access. The County should continue to increase public water access including facilities for launching car top boats, swimming, and fishing.



Proximity Analysis and Park Equity maps from the 2022 Land Preservation, Parks, and Recreation Plan; please see source document for original images



Figure 11: Parks, Open Space, and Trails

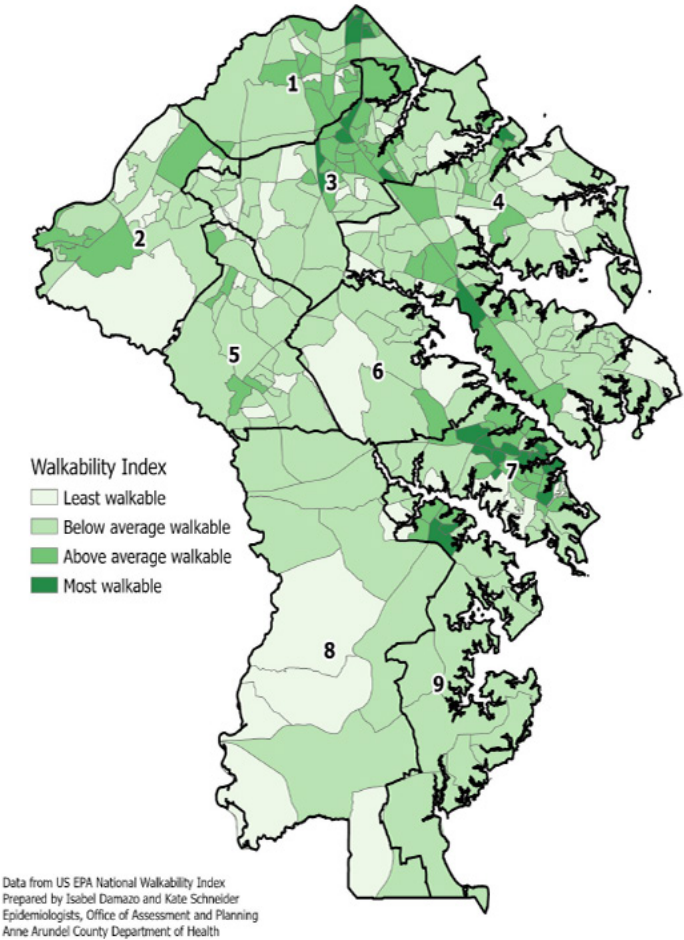


### Health, Aging and Disability Services

The built environment has a strong correlation to public health, including adult and childhood obesity, heart disease, cancer, and respiratory problems. The Anne Arundel County Department of Health (DOH) manages community, school, behavioral, and environmental health programs and initiatives critical to chronic disease prevention and safety. The DOH operates several health centers near Region 6 including, the Annapolis and the Parole Health Centers. DOH also provides various health-related services such as environmental programs (well and septic approvals, residential inspections, and food service licensing and inspection) and healthy living outreach. The DOH tracks various health indicators and produces regular Community Health Needs Assessment Reports. Heart disease is the leading cause of death in the County, followed closely by cancer. While there are few medical, dental, and mental health providers located in Region 6, there are facilities in close proximity, notably the Anne Arundel Medical Center in Parole, the Johns Hopkins center in Odenton, and the Baltimore Washington Medical Center in Glen Burnie.

As a predominantly rural community, there is limited ability for residents to walk to destinations such as schools, shops, or employment centers. The "walkability index" combines a variety of factors that affect whether residents of an area can safely walk around their neighborhood and access businesses and transit. Region 6's walkability scores range widely, with the most walkable areas near Parole. Most of the public comments from Region 6

residents related to walking focus on the trails and access to parks. The Region 6 Plan supports the County's pedestrian and bicycle master plan, "Walk and Roll! Anne Arundel" to create a low stress walking and rolling network that better connects residential neighborhoods in Region 6 with places of interest, such as parks, schools, and community hubs.



### Public Schools

Region 6 is home to three public schools, and is served by the Annapolis High School and the new Severn Run High School feeder districts. Anne Arundel County Public Schools (AACPS) tracks population growth in feeder districts to anticipate



growth in student enrollment and plan for capacity improvements and other renovations at the schools. Based on the 2024 Education Facilities Master Plan, schools serving Region 6 are within their State Rated Capacity currently and, except for Annapolis High School, are projected to stay at or below 100 percent of capacity over the next ten years. Annapolis High School was near 100 percent of capacity in the 2023-24 school year and is forecasted to reach 106 percent of capacity by 2033. It is important to note that enrollment in Annapolis High School includes the Apex Arts and International Baccalaureate magnet programs that include students from outside of the geographic feeder district. Those programs provide AACPS with greater flexibility to adjust enrollment than schools that solely serve students in the feeder district. While Millersville Elementary was at 89.5 percent of capacity in the 2023-24 school year, it is forecasted to reach 100 percent of capacity by 2033.

AAPCS is undertaking a redistricting process for the entire County to address the discrepancy in school seat vacancies

and school capacity issues. According to AAPCS, from 2002 to 2022 there was an annual average of 11,616 vacant seats in Anne Arundel schools throughout the County, indicating significant untapped capacity within the overall school system. The redistricting process is addressing the entire County in two phases. Phase 1, now complete, addressed North County and created districts for the new Severn Run High School and Two Rivers Elementary School both of which opened for the 2024-2025 school year. The Phase 1 redistricting plan was adopted by the Board of Education on November 15, 2023. It brings all of the public schools in that area below 100 percent of State Rated Capacity and went into effect for the 2024-2025 school year.

The Phase 2 redistricting effort focused on the Annapolis, Arundel, Broadneck, Crofton, Severna Park, South River, and Southern feeder districts. The redistricting plan adopted by the Board of Education in November of 2025 did not directly impact Region 6.

Two Phase Redistricting

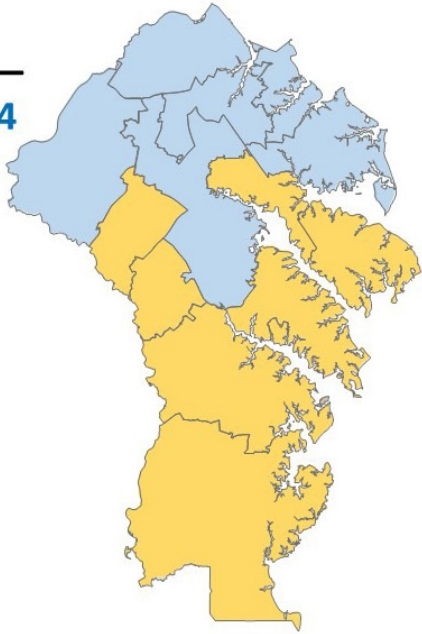
Phase 1  
Northern Redistricting—  
Implementation SY2024

Existing Clusters

- Chesapeake
- Glen Burnie
- Meade
- North County
- Northeast
- Old Mill

New Schools

- Severn Run HS
- Two Rivers ES



Phase 2  
Southern Redistricting—  
Implementation SY2026

Existing Clusters

- Annapolis
- Arundel
- Broadneck
- Crofton
- Severna Park
- South River
- Southern

The Relationship between Adequate Public Facilities for Schools and Development

The County is responsible for providing and funding adequate infrastructure consistent with the General Development Plan (Plan2040) through the Capital Improvement Program. Adequate Public Facilities (APF) standards ensure there is sufficient infrastructure and service for fire safety, roads, schools, and sewer and water facilities by requiring each proposed development to be tested to determine whether the proposal may be approved, would require redesign to mitigate the impact on infrastructure, or would require a mitigation plan be prepared by the developer and approved by the County. APF manages the pace and distribution of development and directs growth to areas where adequate public infrastructure exists or will exist.

Article 17, Title 5 of the County Code sets APF standards that test for adequacy of school facilities. The County Council adopted reforms to the APF standards in 2023. OPZ reports the number and type of dwelling units approved to the Board of Education, who develop an annual "Utilization Chart" showing all vacant seats in the school system and the number of students that are forecasted in those seats. This informs maps and charts indicating which school feeder districts are open or closed for residential subdivisions. The Utilization Chart also includes a "wait list" for closed feeder systems, where a development project's approval may be postponed for up to six years, allowing the Board of Education time to invest in capacity improvements in schools through the Capital Improvement Program (CIP). If a school in a geographically contiguous district has enough capacity to move a school below 100%, then it can remain open to development. APF school standards are not applicable for deed-restricted affordable housing, workforce housing, age-restricted subdivisions, housing for the elderly of moderate means, agricultural preservation subdivisions, town centers, and low-income tax credit developments.

Other Public Facilities and Services

Library Facilities and Services

Anne Arundel County Public Libraries (AACPL) system consists of sixteen branch locations throughout the County. The closest libraries to Region 6 are the Discoveries Library at Annapolis Mall, the Crofton Community Library, and the Odenton Regional Library. For planning purposes, AACPL serves the County through four regions: North, East, West, and South<sup>1</sup>. Region 6 is split between the

East and West Regions. AACPL has set an objective that there should be a minimum of 0.5 gross square feet (GSF) of library space per capita in the County overall and 0.5 GSF per capita in the planning regions where the population density exceeds 1,000 people per square mile. This standard is based on the performance and comparison of peer libraries nationwide and Maryland libraries overall. Both the East and West regions meet this threshold.

Public Safety Facilities and Services

Region 6 is served by the Western and Southern Police Districts. Average response

1. AACPL Facilities Master Plan: 2024-2029. [https://www.aacpl.net/sites/default/files/content/minutes/AACPL%20](https://www.aacpl.net/sites/default/files/content/minutes/AACPL%20FMP%20FY%2024-29.pdf)

[FMP%20FY%2024-29.pdf](https://www.aacpl.net/sites/default/files/content/minutes/AACPL%20FMP%20FY%2024-29.pdf)



times for County Police have decreased slightly since 2018 to just under 4 minutes for priority #1 calls (which involve loss of life and/or a serious crime in progress); this is notable despite staffing challenges experienced overall.

The County's Office of Emergency Management (OEM) actively implements plans and programs to assess and prepare for future emergencies; educate the public on preparedness, mitigation, and recovery; activate plans and support functions in an event; and rebuild following an event. The County's Hazard Mitigation Plan (HMP) assesses what natural hazards we face, the risks these hazards pose, and what actions the County will take to prepare for and respond to these hazards. In September, the County Council adopted the 2025 update of the HMP, which ensures compliance with Federal and State mitigation planning requirements and maintains participation in the National Flood Insurance Program. The biggest hazards to consider in land use policy in this area include flooding, erosion, drought, and extreme heat. OEM is partnering with DPW to conduct a Countywide Roadway Vulnerability Study to inform mitigation and response measures for road and bridge flooding.

A new Crownsville fire station is under construction to replace the existing Herald Harbor Station. Located at the corner of Generals Highway and Sunrise Beach Road, the new station will allow for quicker response times than the current location and is scheduled to be completed and operational in 2025. A Joint 911 Public Safety Center is in design for a 95-acre site in the 1700 block of Generals Highway, with construction anticipated to begin in 2027. A new Fire Training Academy is also proposed for the site, with construction anticipated for 2030.

# Challenges and Opportunities for Healthy Communities

The following summarizes the Region's key challenges and opportunities which provide direction for this Plan's strategies found in the implementation matrix.

## Challenges

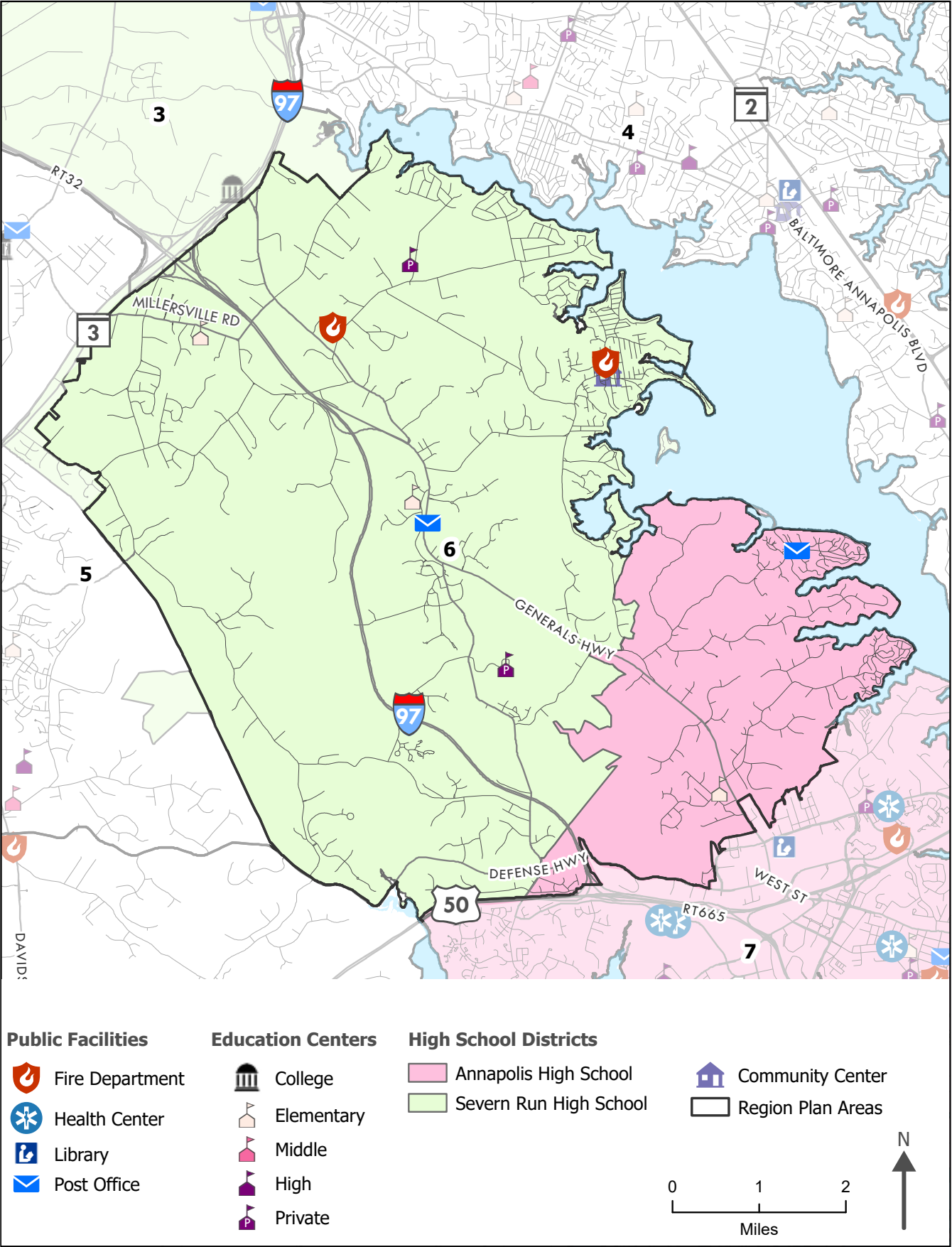
- Limited infrastructure for safely walking and biking in Region 6.
- Access to health services typically requires travel for medical, dental, and mental health services, which is a challenge for autoless households.

## Opportunities

- Expansion and improvements to existing parks, including increased parking and more trails to connect parks to neighborhoods.
- Pedestrian infrastructure improvements, especially to support walking and biking to schools and to parks.



Figure 12: Schools and Public Facilities





Introduction

Region 6 is a predominantly "bedroom community" with some limited employment within the Region. Many residents commute to major employment centers outside of Region 6, including Parole and Annapolis, Washington DC, and Baltimore City. Issues related to economic and community development in the Region include maintaining the Region's rural and residential character while supporting existing small business, limited public transportation options to get to work and services, and limited availability and high costs of child care. Economic development strategies will need to address the needs of a rural, residential community.

Plan2040 established several economic development goals that are relevant to Region 6.

- Goal HE1: Promote economic development that supports smart growth and provides opportunities for all County residents.
- Goal HE2: Attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income, and a tax base that is sustainable and meets the needs of all residents.
- Goal HE5: Enhance commercial hubs and corridors to create thriving and attractive centers that serve both local communities and regional needs.

Public input during the development of the Region Plan showed support for these economic goals. Public comments specific to Region 6 included:

- Concerns about commercialization along transportation corridors,

*"Commercial zoning needs to consider community needs and more narrowly define what is commercial in our area"*

- including Route 3 and Generals Highway, leading to congestion.
- Appreciation for economic hubs and growth outside but adjacent to the Region, including the Parole Town Center.
- Encouragement for small business development.
- Concerns regarding loss of retail services, including small businesses, in the area.

Plan2040 outlines Healthy Economy goals, policies, and strategies focused on promoting economic development through smart growth decision making.

- Goal HE1: Promote economic development that supports smart growth and provides opportunities for all County residents.
- Goal HE2: Attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents.

Additional economic strategies specific to Region 6 are listed in the Implementation Matrix.



Existing Conditions

Overall, Region 6 is a relatively resource-rich area of the County. The median household income for Region 6 is approximately \$138,450. Over 67% of households in the Region have a median income of \$100,000 or greater. However, 18% of Region 6 households are considered to be very low income as defined by the US Department of Housing and Urban Development (HUD), making less than \$58,050 annually (family of four).

Employment

Region 6 provides approximately 3,996 jobs, making up just under 2% of jobs in the County<sup>1</sup>. Only approximately 3.6% of the people living in the Region are also employed in the Region; approximately 96.4% of those living in Region 6 are employed outside the Region.

<sup>1</sup> (2020 Census On the Map LEHD; All Primary Jobs)

The largest employers in Region 6 include:

- State of Maryland (1,058)
- Anne Arundel County (780)
- Opportunity Builders, Inc. (150)
- Brightview Annapolis (120)
- Greater Annapolis Veterinary Hospital (100)
- Indian Creek School (100)

Source: Data Axle Reference Solutions

Retail/Office/Industrial Properties

The vacancy rate is a key indicator for commercial and industrial properties. When vacancy rates are low, prices for rent tend to increase and market demand leads to construction of more building space. Despite the impacts of Covid-19, vacancy rates in commercial real estate (retail and office) in Region 6 and the County have remained relatively low. With the growing market for online shopping and next-day delivery, the industrial market, and warehousing in particular, has been in high demand locally and nationwide. Given the

Commercial Real Estate Metrics

Building Type	Retail	Office	Industrial
Current Vacancy Rate	3.6%	1.9%	0.0%
10 Year Average Vacancy Rate	3.9%	4.3%	6.0%
Inventory	98,200 square-feet 24 buildings	276,000 square-feet 17 buildings	57,800 square-feet 8 buildings

Industry Sector	Jobs	% of Region
Public Administration	635	15.9%
Health Care and Social Assistance	566	14.2%
Construction	462	11.6%
Professional, Scientific, and Technical Services	435	10.9%
Administration & Support, Waste Management and Remediation	327	8.2%



small number of commercial properties in Region 6, the available real estate market data has limited accuracy.

Current Economic Development Programs

Anne Arundel Economic Development Corporation (AAEDC)

The Anne Arundel Economic Development Corporation (AAEDC) is a quasi-governmental non-profit organization with a mission to support business and catalyze business growth in Anne Arundel County, thereby increasing job opportunities, expanding the tax base, and improving quality of life. AAEDC provides investment and technical assistance and fosters community revitalization initiatives. The organization is vital in enhancing commercial districts, improving County infrastructure, increasing agriculture-based business, and promoting high-value business sectors such as technology and national security. AAEDC also helps business owners navigate the permit process.

AAEDC offers many programs to assist existing business owners such as the Inclusive Ventures Program (IVP), which seeks to help small, minority-owned, woman-owned, and Veteran-owned businesses in Anne Arundel County succeed and grow. The program offers business education, mentorship, and access to capital. The goal is to help small business owners maximize opportunity, create jobs, and grow our local and State economy. Other financial assistance programs include the Arundel Business Loan Fund and the Arundel Community Reinvestment Fund.

Additionally, AAEDC partners with the Anne Arundel Workforce Development Corporation (AAWDC) and others to promote workforce programs to strengthen the capacity and skills of local workers and job seekers based on the needs of business and industry in the Region and Countywide. The Anne Arundel Community College (AACC) provides career-focused educational programs, including recently expanded programs in health and life sciences and skilled trades including electrical, plumbing, and carpentry. The strategies in this Region Plan support the work of these organizations.

Community Revitalization

The County has a set of programs and initiatives to facilitate revitalization and promote reinvestment in some of the County's older communities and commercial corridors. These initiatives include the Sustainable Communities program, the Baltimore Regional Neighborhood Initiative, and the Commercial Revitalization Areas program. None of these programs or commercial corridors are located within Region 6, reflecting the limited commercial development in the Region.



Challenges and Opportunities

The following summarizes the Region's key economic challenges and opportunities which provide direction for this Plan's strategies found in the implementation matrix.

Challenges

- Limited public transit options, including to employment centers
- Few options for child care, and high cost associated with it
- Housing affordability

Opportunities

- Strong foundation of major employers in the surrounding area
- Proximity to urban centers of Washington DC and Baltimore
- Attractiveness of the area based on natural environment and landscape
- Local residential communities form a small consumer base for local retail businesses



Photo Credit: Heather Page, Region 6 SAC Member



The Region 6 Plan consists of a coordinated set of implementation strategies for decision-making that will guide future growth and development in the Region. Strategies are specific actions for further study and consideration by the County government to address challenges and opportunities identified in the Region or Countywide and to further the Vision of the Region. The strategies are not mandatory directives. The implementation matrix at the end of this section identifies strategies by the four themes of the Plan and are separated into Region-specific and Countywide. The matrix also identifies the related Plan2040 goal or policy, the implementing mechanism, time frame expected to implement the strategy, the lead departments responsible for implementation along with key supporting departments and the performance measure used to monitor the success of the strategy. Partnerships with Federal and State agencies, non-profit organizations, and other stakeholders in the Region are key to successful implementation, however to focus on the County's commitments, only the County department and agencies are listed in the matrix.

The successful implementation of the Region 6 Plan depends on the coordinated and collaborative effort of various parties, including the County Administration and County agencies, the County Council, various advisory boards and commissions, and a Region Plan Implementation Action Committee. The Implementation Matrix in this chapter lists the implementation strategies of this Plan that support and advance the goals and policies of Plan2040. The matrix focuses on the County's commitments, identifying the lead departments responsible for implementation, along with key supporting

departments. Partnerships with Federal and State agencies, non-profit organizations, and others are key to successful implementation of this Plan.

**Roles and Responsibilities**

The roles and responsibilities of the departments and/or organizations in the implementation of the Region Plan are described below.

The County Executive is responsible for recommending the priorities for the implementing strategies and time frames in the Region Plan. The County Executive is also responsible for recommending the budget resources that are needed for implementation.

The County Council is responsible for establishing the priorities for the implementing strategies, and the time frames for accomplishing them. It is also responsible for ensuring that the budget resources needed for implementation are available, including capital and/or operating funds, staffing resources, and other programmatic needs. As the County's legislative body, the County Council adopts the Region Plan, zoning maps, as well as the annual operating budgets for County departments, the Capital Program and Budget, and any legislation needed to implement the strategies. All plans, maps, and rules and regulations adopted or amended by the Planning and Zoning Officer are approved by ordinance of the County Council prior to taking effect as law.

The Planning Advisory Board (PAB) is responsible for advisory recommendations to the County Executive, the Planning and Zoning Officer, and the County Council relating to the master plans, the zoning maps, and the rules and regulations relating

to zoning. In addition, the PAB makes recommendations regarding the proposed Capital Budget and Program, as well as amendments to the approved Capital Budget and Program. The PAB also reviews the annual report on development measures and indicators that is submitted to the Maryland Department of Planning.

The County intends to create an Implementation Advisory Committee (IAC) that will be responsible for monitoring the progress of implementation of the Region Plans. The committee will help to ensure transparency and accountability and provide advice and guidance to the County on public outreach, implementation and performance monitoring related to the Region 6 Plan.

**Implementing the Region Plan's Recommendations**

The strategies and recommendations of this Region Plan, or of any master plan or general development plan, are aspirational, but they should be reasonably attainable for decision makers and County staff to implement over the short-, medium- and long-term. The process of implementing a strategy varies based on the type of recommendation, the implementing agency, and the complexity of implementation. The following examples show how different types of strategies in this Plan, once adopted by the County Council, could be realized.

**Example Strategy #1:**

**Work with property owners in Region 6 to conserve land within the Green Infrastructure Network.**

1. Areas are prioritized for potential preservation based on ecological value, potential for water quality improvement, and other factors.
  - A. The Green Infrastructure Master Plan identifies these potential areas.
    - i. As needed, responsible agencies add to their work program developing or updating such studies.
2. Land that is identified as a priority for conservation may be acquired or conserved through various means. Some examples include:
  - A. The Department of Recreation and Parks uses a portion of funding from the State's Program Open Space for the fiscal year to purchase a key property that has become available. Large portions of the property are conserved as woodland, with public access to trails and other passive recreation areas.
  - B. Non-profit entities, such as Crownsville Conservancy, purchase a key property that becomes available. The entire portion is conserved as woodland.
  - C. The Scenic Rivers Land Trust acquires a conservation easement from a willing landowner on several acres of their privately-owned property. The landowner continues to own the property, but agrees to extinguish future development rights in exchange for a property



tax reduction and various other tax benefits.

- D. A private developer redeveloping a vacant retail property, in the process of site design, subdivides a portion of the property adjacent to an intermittent stream as a protected floodplain parcel.

Example Strategy #2:

Implement recommendations for pedestrian and bicycle infrastructure in the Walk and Roll Plan in Region 6. Prioritize completion of the South Shore Trail, as well as routes that link neighborhoods to community amenities such as the Crownsville Hospital site and identified community hubs.

- 1. Walk and Roll Anne Arundel! prioritizes needed bicycle and pedestrian facilities within the Region.
  - A. The DPW Bureau of Engineering requests funding in the upcoming Capital Budget to study and develop plans for an identified bicycle and/or pedestrian facility segment, as recommended in Walk and Roll Anne Arundel!. Subsequent fiscal year budgets include requests for construction funding.
  - B. A private developer submits a development application for a property along one of the priority bicycle or pedestrian project segments identified in Walk and Roll Anne Arundel!. OPZ staff reviews the proposal and requires, as a condition of approval, pedestrian sidewalks and dedication of right-of-way for a bicycle lane.

Measuring Our Success

Annual Monitoring

Annual monitoring will provide an accountability framework for reporting progress on implementing the Region 6 Plan strategies. Annual compilation of this information will promote inter-departmental coordination as each department shares and can view the progress made on the strategies. It also clearly demonstrates to elected officials and the public that their local government is following through on the commitments made in the Region Plan. The Office of Planning and Zoning will take the lead in coordinating the Region Plan annual monitoring report. The Region Plan monitoring report will complement the Plan2040 annual report and the land use measures and indicators report that the County currently prepares as required by Maryland State law.

Four-Year Performance Measures

The performance measures report analyzes the County's progress toward addressing the challenges and opportunities and furthering the Region Plan's Vision in four-year intervals. This analysis will include evaluation of the effectiveness of the strategies in achieving the desired outcomes of the goals and policies. To the extent possible, the performance measures are quantified so that trends can be statistically analyzed. Qualitative measures will be used if there is no clear, reliable quantitative metric. The performance measures report will inform minor plan amendments and modifications that may be needed. The annual monitoring reports and four-year performance measures report will also provide a foundation of information to support the next update of the Region Plan.

Not all strategies in a Region Plan will ultimately be implemented, and a number of issues can arise that prevent implementation. These can include issues such as:

- an economic downturn that limits State or Federal funding, or local agency staffing, to carry out certain projects;
- subsequent discussions with property owners or the community indicate resistance to details of implementing the recommendation;
- general constraints within the County budget;
- a change in property ownership to a new owner who has a different vision for the property;
- a change in political priorities of elected officials;
- subsequent feasibility studies that determine a potential recommendation is not technically or economically feasible; and
- a recommendation is only partially implemented, such as a road connection that is implemented as a bicycle/pedestrian link.

Stay Involved

Stay informed of efforts to implement the Region 6 Plan, as well as future planning work and development activity in the area. Here are several key ways for individuals and communities to remain aware of the County's work and advocate for their community's needs:

1. Organize

Neighborhoods and communities that are organized and well-connected to each other are best poised to stay informed, share information, and advocate for their needs.

- Plug into existing community groups

in the area, such as the neighborhood homeowner's association (HOA) or civic association. Well-established, active groups monitor local government work and share relevant information with members.

- Take part in bettering the community by joining one of nearly 60 established boards or commissions. Volunteers serve many purposes, such as providing oversight and recommendations, and make significant contributions to the operation of County government. Learn more at [aacounty.org/boards-commissions](http://aacounty.org/boards-commissions).

2. Connect

Getting information directly from the local government helps ensure residents have accurate, applicable information to share with neighbors. Sign up for digital updates from local government sources.

- Anne Arundel County's Office of Community Engagement and Constituent Services (CECS) publishes regular e-newsletters with current information, news, and opportunities from throughout the County. Sign up at [aacounty.org/county-executive-cecs/newsletter](http://aacounty.org/county-executive-cecs/newsletter).
- The Anne Arundel County Council provides frequent updates on relevant issues specific to their Districts through constituent email lists and social media. Register to receive updates and connect with your representative online; visit [aacounty.org/county-council](http://aacounty.org/county-council) to find your Councilmember.
- Register for updates on specific planning efforts from the Office of Planning and Zoning at [aacounty.org/opzsignup](http://aacounty.org/opzsignup).



- Follow other County agencies on social media and receive newsletter updates directly to your inbox. Opt in through the County Social Media Guide at [aacounty.org/county-executive/cecs/engagearundel/quick-resource-guide](http://aacounty.org/county-executive/cecs/engagearundel/quick-resource-guide).
- Utilize the EngageArundel Quick Resource Guide: [aacounty.org/county-executive/cecs/engagearundel/quick-resource-guide](http://aacounty.org/county-executive/cecs/engagearundel/quick-resource-guide)

3. Monitor


Keep an eye on government operations and look for important opportunities to weigh in on what matters most for your community.



- Engage in the County budget process each spring, when elected officials choose what to fund over the upcoming fiscal year. This is when individuals and communities can advocate, in writing and in person, for priority investments. Learn more at [aacounty.org/budget](http://aacounty.org/budget).
- Follow and comment on development projects in your area. Review the list and mapping of proposals at [aacounty.org/planning-and-zoning/development/development-activity](http://aacounty.org/planning-and-zoning/development/development-activity). Find a calendar of community meetings and submit comments for eligible projects at [aacounty.org/planning-and-zoning/development/community-meetings](http://aacounty.org/planning-and-zoning/development/community-meetings).
- Review local information and statistics. County agencies maintain data sets and reports available to the public. Increase what you know about your community through ongoing projects and studies. Browse available resources such as mapping, dashboards, and meeting recordings.
  - **OpenArundel data and tools** [aacounty.org/openarundel](http://aacounty.org/openarundel)
  - **Public Works Capital Projects** [aacounty.org/public-works/engineering/capital-projects](http://aacounty.org/public-works/engineering/capital-projects)
  - **Office of Transportation projects, plans, and reports** [aacounty.org/transportation/projects-plans-reports](http://aacounty.org/transportation/projects-plans-reports)
  - **Department of Health statistics and reports** <https://www.aahealth.org/about-us/statistics-and-reports>
  - **Partnership for Children, Youth, and Families reports** [aacounty.org/partnership-for-children-youth-and-families/reports-and-publications](http://aacounty.org/partnership-for-children-youth-and-families/reports-and-publications)
  - **Bureau of Watershed Protection and Restoration reports and projects** [aacounty.org/public-works/bwpr/annual-reports-land-rivers](http://aacounty.org/public-works/bwpr/annual-reports-land-rivers) [aacounty.org/public-works/bwpr/watershed-restoration-projects](http://aacounty.org/public-works/bwpr/watershed-restoration-projects)
  - **Office of Equity and Human Rights data and reports** [aacounty.org/county-executive/oehr/relevant-data-reports](http://aacounty.org/county-executive/oehr/relevant-data-reports)
  - **Anne Arundel Economic Development Corporation** [aaedc.org/data-resources/](http://aaedc.org/data-resources/)
  - **Arundel Community Development Services, Consolidated Annual Performance and Evaluation Report (CAPER)** [acdsinc.org/community-planning-development/caper/](http://acdsinc.org/community-planning-development/caper/)
  - **Housing Resource Portal** [aacounty.org/housing-resource-portal](http://aacounty.org/housing-resource-portal)
- Is there no organization in your neighborhood? Start one! A simple email list or social media group of your neighbors is a great way to share information and help mobilize community response when necessary.

Acronyms

AACC:	Anne Arundel Community College	DPW-BWPR:	Anne Arundel County Department of Public Works, Bureau of Watershed Protection and Restoration
AACPS:	Anne Arundel County Public Schools	GDP:	General Development Plan, also known as Plan2040
AAEDC:	Anne Arundel Economic Development Corporation	HUD:	U.S. Department of Housing and Urban Development
AAWDC:	Anne Arundel Workforce Development Corporation	I&P:	Anne Arundel County Department of Inspections and Permits
ACDS:	Arundel Community Development Services	LPPRP:	Anne Arundel County Land Preservation, Parks, and Recreation Plan
ACS:	American Community Survey	OEM:	Anne Arundel County Office of Emergency Management
AMI:	Area median income	OOF:	Anne Arundel County Office of Finance
APA:	American Planning Association	OOT:	Anne Arundel County Office of Transportation
APF:	Adequate Public Facilities	OPZ:	Anne Arundel County Office of Planning and Zoning
BMC:	Baltimore Metropolitan Council	PHA:	Public housing agencies
CEN:	Anne Arundel County Office of Central Services	PLU:	Planned Land Use
CHMP:	Crownsville Hospital Master Plan	RA:	Resilience Authority
DOAD:	Department of Aging and Disabilities	REAL:	Anne Arundel County Office of Central Services, Real Estate Division
DOH:	Department of Health	SAC:	Stakeholder Advisory Committee
DRP:	Anne Arundel County Department of Recreation and Parks	SHA:	Maryland Department of Transportation, State Highway Administration
DPA:	Development Policy Area	SUP:	Shared-use path
DPW:	Anne Arundel County Department of Public Works	TFMP:	Transportation Functional Master Plan
DPW-BH	Anne Arundel County Department of Public Works, Bureau of Highways		



Implementation Matrix		Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead agency in bold; see Acronym List)	Timeframe (Short-Term 0-5, Mid-Term 5-10, Long-Term 10+ yrs)	Performance Measures
<div> <b>Natural Environment</b></div>						
<b>Region 6 Strategies</b>						
NE1	Work with property owners in Region 6 to conserve land within the Green Infrastructure Network.	NE3.1	PPI	<b>DRP</b> , BWPR, I&P, OPZ	Short - Mid-Term	Acres of land conserved
NE2	Support efforts to protect and restore bog, wetland, and environmentally sensitive areas, particularly in areas identified as priorities by the County Bureau of Watershed Protection and Restoration.	NE1	PPI	<b>BWPR</b>	Short - Mid-Term	Acres of bog, wetlands, and sensitive areas restored.
NE3	Prepare a Conservation Plan for the Jabez Branch subwatershed that would identify Critical Aquifer Recharge areas, additional properties to include in the Green Infrastructure Network, feasibility of a Jabez Branch Overlay Zone, strategies to protect and restore the Jabez Branch, and study viable goals for reducing impervious surface and increasing forest cover.	NE1.4	PPI	<b>BWPR</b> , OPZ	Short Term	Adoption and implementation of Jabez Branch Conservation Plan.
NE4	Prioritize implementation of stormwater management and stream restoration projects in watersheds identified as priorities by the County Bureau of Watershed Protection and Restoration, including Valentine Creek, Fox Creek, Little Round Bay, Broad Creek, Brewers Creek, Clements Creek, Saltworks Creek, Jabez Branch, Bacon Ridge, and Indian Creek.	NE4	CI	<b>BWPR</b> , DRP, I&P	Short - Mid-Term	Number of stormwater best management practices implemented and linear feet of stream restoration completed.
NE5	Identify and pursue additional resources to help implement watershed restoration initiatives in Region 6, including partnerships with local non-profit organizations and the Resilience Authority of Annapolis and Anne Arundel County.	NE4	PPI	<b>BWPR</b> , DRP, I&P	Mid-Term	Expanded resources for watershed restoration.
NE6	Provide funding resources and technical support for communities to design and implement living shoreline projects, with a focus on areas at greatest risk of sea-level rise impacts such as Maynadier Creek, Herald Harbor and Valentine Creek, and Plum Creek.	NE1.3	PPI	<b>BWPR</b> , RA, OPZ	Mid-Term	Number of projects funded, amount of grants awarded and linear feet of shoreline enhanced.



Implementation Matrix		Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead agency in bold; see Acronym List)	Timeframe (Short-Term 0-5, Mid-Term 5-10, Long-Term 10+ yrs)	Performance Measures
<div> <b>Built Environment</b></div>						
<b>Countywide Strategies to amend Plan2040 Implementation Matrix</b>						
NE2.1m	Expand efforts to share technical resources and funding opportunities to support HOAs, non-profit organizations, and private property owners to plant and maintain native trees and vegetation on their properties.	NE2	PPI	<b>BWPR</b>	Short Term	Number of HOAs and community organizations engaged and number of trees planted.
<div> <b>Built Environment</b></div>						
<b>Region 6 Strategies</b>						
BE1	Maintain and enhance existing community hubs in the Region to serve surrounding local neighborhoods. Limit expansion or intensification of these areas.	BE8	PPI	<b>OPZ</b>	Short - Mid-Term	Zoning changes and/or revitalization initiatives
BE2	Consider targeted design guidelines and/or other tools to maintain and enhance the Region's low-intensity and natural character. Prioritize certain community hubs and Scenic and Historic Roads.	BE3.2	PPI	<b>OPZ</b>	Mid-Term	Development of design guidelines
BE3	Implement Code revisions that limit or prohibit drive-through restaurants along Generals Highway to mitigate traffic congestion and maintain the rural character and small town feel of Crownsville.	BE3.2	LEG	<b>OPZ</b>	Short - Mid-Term	Code provisions adopted
BE4	Prohibit for additional interchanges or access ramps to I-97 to be constructed in Region 6.	BE15	CI	<b>OOT</b> , SHA, OPZ	Short - Mid-Term	No additional access ramps or interchanges constructed.



Implementation Matrix		Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead agency in bold; see Acronym List)	Timeframe (Short-Term 0-5, Mid-Term 5-10, Long-Term 10+ yrs)	Performance Measures
BE5	Improve roadway safety and operations throughout Region 6, particularly on identified roadways including River Road, Indian Landing Road, Honeysuckle Lane, Millersville Road, Cecil Avenue, Severn Chapel Road, Old Herald Harbor Road, Epping Forest Road, Sunrise Beach Road, and the intersection of Valentine Creek Drive at Old Herald Harbor Road. <ul style="list-style-type: none"><li>Implement wider road shoulders, traffic calming, enhanced enforcement, or other measures as appropriate to the context on neighborhood roads.</li><li>Partner with the State Highway Administration (SHA) to improve safety, add capacity, improve traffic operations, and improve pedestrian and bicycle connectivity at the MD 3 and Millersville Road intersection.</li><li>Evaluate safety needs for Generals Highway, particularly for neighborhood accessibility. Work with SHA on a corridor safety study to identify and implement effective safety improvements.</li></ul>	BE15.1	CI	<b>OOT</b> , DPW	Mid-Term	Status of implementation of improvements
BE6	Partner with the State Highway Administration to improve traffic flow in Region 6. <ul style="list-style-type: none"><li>Implement improvements such as intelligent transportation systems (ITS) and other practices where appropriate.</li><li>Improve traffic operations on MD 3 and I-97 to reduce overflow traffic on other Region 6 roadways, including Generals Highway, Millersville Road, and others.</li></ul>	BE15	CI	<b>OOT</b> , SHA, DPW	Mid-Term	Status of implementation of improvements
BE7	Identify roads with repetitive flooding such as River Road, Defense Highway, and Sunrise Beach Road. Implement road improvements to reduce flooding potential.	BE15.3	CI	<b>DPW</b>	Mid-Term	Number of roadway improvements constructed
BE8	Prioritize maintaining the historic character of Generals Highway when implementing improvements. Limit widening, except for safety and multimodal improvements such as shoulders and bike lanes to maintain the rural and scenic nature of the road.	BE14	PPI	<b>OOT</b> , SHA, OPZ, DPW	Short - Mid-Term	Status of historic character following roadway improvements
BE9	Convene relevant agencies and organizations to design effective roadway improvements at the proposed new entrance of the Crownsville Hospital Memorial Park, including any updates to Crownsville Road or Fairfield Loop Road. Ensure safe bicycle and pedestrian links are included.	BE15	PSI	<b>OOT</b> , SHA, DPW	Mid-Term	Status of planning effort for roadway entrance into Crownsville Hospital Memorial Park.

Implementation Matrix		Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead agency in bold; see Acronym List)	Timeframe (Short-Term 0-5, Mid-Term 5-10, Long-Term 10+ yrs)	Performance Measures
BE10	Explore commuter service options between transit hubs throughout the County that would alleviate congestion along the I-97 and Generals Highway corridors.	BE15.2	PSI	<b>OOT</b>	Short Term	Planning status for new commuter options.
BE11	Continue to explore innovative solutions to increase transportation options in Region 6, with a focus on serving seniors, low-income, and disabled people.	BE15.2	PPI	<b>OOT</b>	Mid-Term	Status of new transit initiatives
BE12	Implement recommendations for pedestrian and bicycle infrastructure in the Walk and Roll Plan in Region 6. <ul style="list-style-type: none"><li>Prioritize completion of the South Shore Trail.</li><li>Implement safe links from neighborhoods to the Trail, including on Millersville Road, Severn Chapel Road, Cecil Avenue, and Waterbury Road.</li><li>Prioritize links between neighborhoods and other community amenities, such as the Crownsville Hospital site and identified community hubs.</li></ul>	BE15.2	CI	<b>DPW</b> , <b>OOT</b>	Mid - Long Term	Status of South Shore Trail and completion of other bike/ped projects through Region 6.
BE13	Implement pedestrian safety priorities around Rolling Knolls, Millersville, and South Shore Elementary Schools, including sidewalk improvements, to enhance student safety and provide additional mobility.	BE15.1	CI	<b>DPW</b> , BOE, <b>OOT</b>	Short - Mid-Term	Status of pedestrian improvement projects around Rolling Knolls and Millersville Elementary.
BE14	Support the creation of multimodal and pedestrian links between community hubs and Crownsville Hospital Memorial Park, including a safe multimodal crossing on Generals Highway between Crownsville Road and Herald Harbor Road.	BE15.2	PSI	<b>OOT</b> , OPZ	Mid - Long Term	Quality and quantity of multimodal links between community hubs and CHMP.
BE15	Support the designation of Generals Highway and Millersville Road as a Scenic Byway to promote the historic character of these roads and the surrounding community, and to bring economic benefits to the Region's community hubs.	BE14	PPI	<b>OPZ</b> , <b>OOT</b> , EDC	Short Term	Status of Byway designation
BE16	Adhere to or expand buffer requirements in developments oriented toward MD 3 to screen low density and rural neighborhoods from more intensive land uses.	BE2	OP	<b>OPZ</b>	Short Term	Status of buffers for new development
BE17	Partner with State, Federal, community groups, and other stakeholders to identify funding sources, potential uses and effective management structures for key historic sites in Region 6. Prioritize implementation of the Crownsville Hospital Master Plan, as well as preservation of Belvoir and the historic properties of Waterworks Park.	BE14	PPI	<b>OPZ</b>	Mid - Long Term	Status of resource preservation



Implementation Matrix		Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead agency in bold; see Acronym List)	Timeframe (Short-Term 0-5, Mid-Term 5-10, Long-Term 10+ yrs)	Performance Measures
<div> <b>Healthy Community</b></div>						
<b>Region 6 Strategies</b>						
HC1	Support the implementation of the Crownsville Hospital Memorial Park Master Plan.	BE1.5	CI	<b>CEN</b> , DPW, DRP	Long Term	Completion of elements in Crownsville Hospital Memorial Park Master Plan.
HC2	Evaluate opportunities for additional locations of non-motorized boat ramps and cartop boat launches on the Severn River. Coordinate with neighborhood groups to enhance community benefits and mitigate neighborhood impacts.	HC8.2	PSI	<b>DRP</b>	Short Term	Status of planning effort for boat ramps and boat launches.
HC3	Continue to expand the Bacon Ridge Natural Area, including land acquisition, trail network expansion, and access.	HC8	CI	<b>DRP</b>	Mid-Term	Number of acres acquired and linear feet of trail expansion
HC4	Prioritize implementation of future phases of the South Shore Trail through Region 6. Expand connections to trails and parks in the Region.	HC8.2	CI	<b>DRP</b>	Short - Mid-Term	Completion of bicycle and pedestrian improvements, trail spurs, and other connections.
HC5	Provide additional parking at Arden on the Severn Park.	HC8.1	CI	<b>DRP</b>	Short - Mid-Term	Status of implementation of additional parking at Arden on the Severn Park.
HC6	Engage diverse members of the community to explore the potential for a public pool in the Region.	HC8	PSI	<b>DRP</b>	Short Term	Status of planning effort for public pool.
HC7	Study, design, and construct spurs and connections to the South Shore Trail from Region 6 communities, including peninsula communities along the Severn River.	HC8.2	CI	<b>DPW</b> , DRP, OOT	Mid - Long Term	Status of spur design and construction in the Region.
<div> <b>Healthy Economy</b></div>						
<b>Region 6 Strategies</b>						
HE1	Continue to provide technical support to local businesses and business groups to collaborate on marketing, hosting events, and making improvements in the community hubs in Region 6.	HE2.1	PPI	<b>AAEDC</b> , OPZ	Short - Mid-Term	Support measures carried out

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Glossary

**Adequate Public Facilities (APF):** Ordinance to provide a growth management process that will enable the County to provide adequate public schools, roads, and other infrastructure facilities in a timely manner and achieve General Development Plan (GDP) growth objectives.

**Affordable Housing:**

Defined in the County Code as:

Housing that complies with the requirements for workforce housing listed in Title 10 of Article 18 of the County Code; or for which there are recorded restrictive covenants on the property for at least 30 years restricting occupancy to income eligible households; and the housing is financed, in whole or part, through the U.S. Department of Housing and Urban Development funding, low income housing tax credit program, Maryland Community Development Administration's Rental Housing Development Programs, Anne Arundel County Affordable Housing Trust Funds, or a combination of these funds and programs.

**Bulk Regulations:** Controls on building size, placement and coverage through floor-area ratio (FAR), height, setback, and open area regulations as set forth in Article 18 of the County Code.

**Conservation Easement:** A voluntary legal agreement between a landowner and a government agency or land trust that permanently limits future development of the land to protect its conservation values.

**Critical Corridor Development Policy Area:** Existing, developed areas along major roads where opportunities to improve safety and mobility exist. These areas often form the economic center of a community. Redevelopment that improves multi-modal outcomes and preserves adjacent neighborhoods is encouraged.

**Density:** The number of residential dwelling units per acre of land.

**Design Guidelines:** Standards for architecture and site design that allow for diversity of development while promoting specific qualities that are unique to a given neighborhood or community.

**Equity:** A condition of parity between different demographic and socioeconomic groups that is achieved by intentionally improving quality of life for populations that are underserved, under-resourced, and vulnerable.

**Functional Road Classification:** The grouping of highways, roads and streets by the character of service they provide.

**Goal:** A general, overall, and ultimate purpose, aim, or end toward which the County will direct effort. Goals should seek to provide an answer to the question: "What does this Region community want to be?"

**Green Infrastructure Network:** The largest, connected natural areas and open spaces in the County. The Network includes both public and private land. Some private properties in the Network are conserved through agricultural and conservation easements or through the development review

process as open space and floodplains and forest conservation easements. The Network also includes privately owned land without special protections.

**Growth Tiers:** In 2012, the Maryland General Assembly passed the Sustainable Growth and Agricultural Preservation Act to address major developments served by on-site sewage disposal systems and their impact on the Chesapeake Bay and its tributaries. The legislation requires all local jurisdictions in Maryland to develop and adopt a system of Growth Tiers for future residential development. Four tiers were established to identify where major and minor residential subdivisions may be located in a jurisdiction and what type of sewerage system can serve them.

**Historic Preservation Tax Credit Program:** Established "Landmark" buildings and districts and provides a property tax credit in the amount of 25% of qualified expenses for certain historic residential or income-producing properties, or 5% for a qualified new construction in a Landmark Historic District. See § 4-2-312 of the County Code.

**Historic Resources, County Inventory of:** Properties listed on the Maryland Inventory of Historic Properties, the National Register of Historic Places or the National Register of Historic Landmarks. Historic resources consist of properties, buildings, structures, districts, and archaeological sites that represent County history, that are associated with the lives of historically significant persons, that have historically significant architectural value, or that are capable of yielding information important to the County's history or prehistory.

**Homeowners Property Tax Credit:** Provides property tax credits for homeowners who qualify on the basis of a comparison of their tax bill to their income. See § 4-2-204 of the County Code and Maryland Code, Tax Property Article §9-104.

**Impact Fee:** Any person who improves real property and thereby causes an impact upon public schools, transportation, or public safety facilities shall pay development impact fees as provided in § 17-11-203 of the County Code. Impact fees collected under § 17-11-203 are deposited into appropriate special funds to ensure the fees and all interest accrued are designated for improvements reasonably attributable to new development and are expended to reasonably benefit the new development.

**Inclusive Ventures Program:** An Anne Arundel Economic Development Corporation (AAEDC) program that seeks to help small, minority, woman, and Veteran-owned businesses in Anne Arundel County succeed and grow.

**Income-Restricted Housing:** Housing that is required by Federal, State, and/or other funding or regulatory requirements to be affordable to households with limited incomes. Income restrictions are often deeded to a housing unit for a period of 10 to 40 yeas, depending on State and Federal funding structure and whether the units are rentals or owned.

**Infill or Infill Development:** Residential infill is the development of vacant, buildable lots within an existing subdivision or existing developed area, or the creation of new lots within a previously approved residential plan of subdivision or an existing developed area. This is the most prevalent type of infill.

Commercial infill occurs on vacant commercial sites. In designated Mixed-Use zones, infill development may combine a variety of different uses (for example, residential, commercial, institutional).



**Landscape Manual:** governs the landscaping, screening, and buffering of development in the County.

**Land Use, Existing:** Existing land use in the County reflects how land is currently being used. It establishes a reference point for identifying areas suitable for change and redevelopment or areas appropriate for preservation.

**Land Use, Planned:** Planned land use is a policy guide for how the County and its residents envision the future use of the land to be in order to promote a more desirable outcome. State law mandates that zoning be compatible with planned land use.

**Living Shoreline:** The result of applying erosion control measures that include a suite of techniques which can be used to minimize coastal erosion and maintain coastal process.

**Low Income Housing Tax Credit:** The low-income housing tax credit (LIHTC) program is the federal government's primary policy tool for encouraging the development and rehabilitation of affordable rental housing. The program awards developers federal tax credits to offset construction costs in exchange for agreeing to reserve a certain fraction of units that are rent-restricted for lower-income households. Though a federal tax incentive, the program is primarily administered by state housing finance agencies (HFAs) that award tax credits to developers.

**Market-Rate Housing:** indicates housing (rented or sold) that is based on existing area market values and demand, rather than any kind of subsidies or government assistance.

**Microtransit:** Smaller-scale transit services that can fill service gaps in public transportation routes. Micro-transit routes can be flexible and on-demand, or operate along a fixed route and schedule.

**Missing Middle Housing:** "Missing middle" is a commonly-used term that refers to the range of housing types that fit between single-family detached homes and mid-to-high-rise apartment buildings. Examples include duplexes, triplexes, townhomes, and more. Used in this context, "middle" references the size and type of a home, relative to its location – in the middle – on a housing scale spectrum. The cost of these homes vary based on style, size, location, and market forces; therefore missing middle housing types do not correlate with a specific income bracket.

**Mixed-Use:** A development or project that blends two or more residential, civic/institutional, commercial, office, or other uses. Vertical mixed-use refers to one building that includes two or more uses. Horizontal mixed-use refers to a site or area that may have multiple uses, such as when the uses are in individual buildings located near each other.

**Moderately Priced Dwelling Unit (MPDU):** Housing unit developed under governmental programs or private initiatives to assist families of low or moderate income, which is sold or rented at a cost that does not exceed a maximum price or rent established by the County.

**Move Anne Arundel Plan:** Anne Arundel County's Transportation Final Master Plan (TFMP). The goal of the TFMP is to identify, analyze and understand the relationship between land use patterns and the mobility and accessibility constraints and opportunities within the County. The document provided by this effort shall be a logical, cohesive and comprehensive assessment of multimodal transportation issues, opportunities and recommendations in Anne Arundel County that will be programmed to the year 2045.

**Multimodal Transportation:** Consideration for multiple modes of transportation, including bus, train, bicycling, walking, rolling, ride-hailing, and/or other means of mobility, including automobile.

**Neighborhood Preservation Development Policy Area:** Existing, stable residential communities and natural areas (may include local commercial and industrial uses) that are not intended for substantial growth or land use change, but may have specific areas targeted for revitalization. Development is limited to infill and redevelopment that must be compatible with the existing neighborhood character. Public infrastructure exists but may need capacity improvements.

**Nuisance Flooding:** High-tide flooding that causes public inconvenience.

**Paratransit:** Transportation services, primarily for older adults and individuals with disabilities, that supplement fixed-route mass transit by providing individualized rides without fixed routes or timetables.

**PILOT Agreement:** In the context of housing, this refers to an agreement between a property owner and the County to exempt the owner from payment of County real property taxes in exchange for a negotiated fee. PILOT agreements can be used to facilitate or expedite the development of housing that is affordable to limited-income households.

**Placemaking:** The concept of strengthening the connection between people and the places they share. Placemaking facilitates creative patterns of use of space, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing activation.

**Plan2040:** Anne Arundel County's General Development Plan, which sets the 20-year policy framework to protect the County's natural environment, shape development of the built environment, provide public services to promote healthy communities, and support a diverse, resilient economy. The County Council adopted Plan2040 in May 2021.

**Property, Underutilized:** Those with an assessed value of improvements over \$10,000 but less than the base land-assessed value.

**Property, Vacant:** Those with an assessed value of improvements of less than \$10,000.

**Public Facility:** Essential facilities provided to the public. Some, such as public roads, emergency services, stormwater management systems, and public schools, are part of Adequate Public Facilities (APF) testing in the development process. Other public facilities, such as public libraries, the community college, and parks, are not part of APF testing, but are still monitored by the government to ensure their ability to meet the needs of residents.

**Redevelopment:** New construction on a site that has pre-existing uses or renovation of existing uses on a site.

**Road Functional Classification:** Identifies current and future highway and road proposals throughout the County. Roadways are identified by their functional classification, which is the grouping of highways, roads and streets by the character of service they provide. These classifications reflect the utility of various facilities and generally determines the design of the roadway.

**Safe Routes to School:** These programs are federally-funded, sustained efforts by community members and governments to enable and encourage children to safely walk, roll, or bicycle to



school. Federal funds allocated to this program are reimbursable and available for infrastructure and non-infrastructure projects that benefit elementary and middle school children in grades K-8.

**Scenic and Historic Roads:** A road shown on the official map entitled "Scenic and Historic Roads, 2006" adopted by the County Council. Legislation protects the scenic and historic fabric of the landscape of Anne Arundel County through regulating development along the County's 150+ designated Scenic and Historic Roads.

**Sense of Place:** A feeling of connection to a place, where people have positive associations with and ascribe meaning to a place based on memorable experiences; a "community feel."

**Setback:** The minimum distance between a lot line and a structure.

**Strategy:** A specific action to be taken by the County government to implement the Region Plan goals, such as the adoption of a new ordinance or implementation of a new County program. Strategies should be in response to the question, "How does this help implement the goals?"

**Subdivision:** Involves the process of dividing property into two or more lots of record. Applications are classified as either Subdivision or Minor Subdivision. Minor subdivisions are those that generally consist of five residential lots or fewer (including any existing developed lot). Subdivisions are generally those existing or proposed subdivisions that consist of more than five residential lots.

**Targeted Development, Redevelopment and Revitalization Development Policy Area:** A County designation that promotes public and private investment in designated Town Centers, Commercial Revitalization Areas and Sustainable Communities. Also known as "Targeted Growth Areas."

**Town Center Development Policy Area:** As designated in Plan2040, existing or planned compact, walkable, pedestrian-oriented, higher-density residential and nonresidential mixed-use areas within the Priority Funding Area that take the most urban form in character within the County. Town Centers are focused and encouraged to take advantage of existing infrastructure. Implementation is guided by a town center master plan.

**Traffic Analysis Zones (TAZ):** The unit of geography most commonly used in conventional transportation planning models.

**Use, Conditional:** A use that is permitted subject to compliance with a set of conditions or requirements set forth in the zoning ordinance.

**Use, Permitted:** A use that is permitted by right within a zoning district.

**Use, Special Exception:** A use permitted within a zoning district, but subject to certain specific conditions. An applicant must demonstrate compliance with the conditions during a public hearing before the County Administrative Hearing Officer.

**Vision of the Region:** A statement of philosophy and basic community values and aspirations for the future of the Region that sets the overall goals, policies, and strategies in Region Planning. The Vision is supported by the five Plan2040 Themes.

**Walk & Roll Anne Arundel! Plan:** The plan builds on recommendations established in Move Anne Arundel, Transportation Functional Master Plan (TFMP). The goals and strategies are to prioritize a safe and comfortable walking network between essential destinations throughout the County, ensure that vulnerable populations have access to active transportation infrastructure, recommend

infrastructure proven to reduce crashes, and to identify policy recommendations to promote the construction of safe accessible, and direct walking and rolling infrastructure.

**Wastewater Management Problem Areas:** The Anne Arundel County Health Department has identified on-site wastewater management problem areas within Anne Arundel County that show indication of operational problems. These areas have problems such as high water table, small lot size, impermeable soil or excessive slope.

**Workforce Housing:** A conditional use, requiring deed-and income-restricted dwelling units wherein 60% of rental units are occupied by households whose income does not exceed 60% Area Median Income, and 40% of homeowner units are occupied by households whose income does not exceed 100% Area Median Income. Area Median Income is adjusted for household size for the Baltimore Primary Metropolitan Statistical Area, as defined and published annually by the United States Department of Housing and Urban Development.

**Zoning:** Requirements in County Code that specifies allowed types of uses, regulates the bulk and shape of buildings, and where buildings can be situated on property lots, among other characteristics of development. For example, different zoning allows for different uses, setbacks from the street, maximum heights of buildings, or minimum sizes of lots. Comprehensive Zoning is a legislative process that classifies land into different zones consistent with the adopted land use plan as required by State law.



Relevant Plans

This section includes additional reports and plans that have been adopted or are in progress since Plan2040.

**Plan2040 Annual Progress Report:** The Annual Progress Report provides summary statistics on the status of the Plan2040 Goals, Policies, and strategies as of the end of calendar year 2022. It also highlights some of the achievements that occurred in 2022. The appendix provides a brief update on all of the 400+ strategies with descriptions and performance measures.

**Vision Zero:** Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all. In January 2022, the Office of Transportation released a Vision Zero Draft Plan.

**Walk & Roll Anne Arundel! Plan:** The recent update to the Pedestrian and Bicycle Master Plan, is a vision for walking, bicycling, and rolling (using a connected network of streets and trails where it's safer, easier, and more comfortable to get around outside of a vehicle. The plan builds upon Move Anne Arundel!, the County's recently adopted transportation master plan, as well as the previous 2003 and 2013 Pedestrian and Bicycle Master Plans.

**Land Preservation, Parks, and Recreation Plan (LPPRP):** Developed by the Anne Arundel County Department of Recreation and Parks, the LPPRP serves as a guide for land preservation and for parks and recreation planning, park development, program improvements, and decision making.

**Green Infrastructure Master Plan:** The County's Green Infrastructure Master Plan supports the LPPRP and is a technical guide to conserving and adding green spaces throughout the County. The plan identifies a Green Infrastructure Network— large, connected, natural lands that work together to protect environmental and community health— and identifies strategies to maintain and expand the Network where possible.

**Poverty Amidst Plenty:** The purpose of this report is to provide an overview of the issues in Anne Arundel County that impact the economy and quality of life. The report intends to increase knowledge and awareness as well as to frame informed discussions about persistent local trends and needs.

**Water and Sewer Master Plan:** The Water and Sewer Master Plan is a document that is required by Maryland State Law for all Counties to monitor, manage and plan for the orderly development within each County that coordinates the goals and policies of the current Comprehensive Plan(s), serves to protect and care for the surface and sub-surface environmental resources and provides a tool for the daily management of the support infrastructure.

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# DPA, DPAO, and PLU Changes

The following tables detail the key changes to the Development Policy Area Overlays and Planned Land Use maps from the maps in Plan2040. Changes initiated by owner application, by OPZ staff recommendation, and by public comments to the preliminary land use plan shared via the Online Open House web tool are included. The land use changes set forth in the columns entitled "Final Recommendation" shall become effective upon approval and enactment of this Plan, except where the land use is amended in the column entitled "Council Amendments". In that case, the land use changes that become effective upon approval and enactment of this Plan shall be those set forth in the column entitled "Council Amendments".

This Region Plan and amendments to the maps herein shall be considered amendments to Plan 2040, until adoption of the next General Development Plan in accordance with § 18-2-103(e)(5) of the County Code.

## Development Policy Area and Development Policy Area Overlay Changes

	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 Rec. DPA/O	SAC Justification	PAB Rec. DPA/O	OPZ Rec. DPA/O	OPZ Justification	Council Amendment
CROWNSVILLE	6	DPA-R6-CRV-0100	Community Use, Annapolis	44	165		2.84	Rural and Agricultural	--	--	Neighborhood Preservation	Neighborhood Preservation	This change to add this area to the Neighborhood Preservation Development Policy Area is consistent with the Plan2040 definition for the policy area for existing residential areas that are not intended for substantial growth or land use change and where public infrastructure exists but may need capacity improvements.	
	6	DPA-R6-CRV-0102	986 Bramleigh Lane 980 Bramleigh Lane 968 Bramleigh Lane 974 Bramleigh Lane 973 Bramleigh Lane 979 Bramleigh Lane 961 Bramleigh Lane 965 Bramleigh Lane 985 Bramleigh Ln 904 River Falls Court 897 Hunters Ridge Lane 896 Hunters Ridge Lane 901 Barbury Place Open Space 901 River Falls Court 899 Hunters Ridge Lane 902 Barbury Place 903 Barbury Place 1812 Crosspointe Drive 904 Barbury Place 905 River Falls Court 898 Hunters Ridge Lane 1810 Crosspointe Drive 900 Barbury Place 1818 Crosspointe Drive 1816 Crosspointe Drive 1813 Crosspointe Drive 902 River Falls Court 1801 Crosspointe Drive 1814 Crosspointe Drive 903 River Falls Court 1808 Crosspointe Drive 906 River Falls Court 1811 Crosspointe Drive Recreation Area Open Space Open Space Chesterfield Road 922 Chesterfield Road 918 Chesterfield Road 940 Chesterfield Road 950 Chesterfield Road Chesterfield Road 934 Chesterfield Road 948 Chesterfield Road	44	275 121 169 307 186 185 188 277		113.9	Rural and Agricultural	Neighborhood Preservation	SAC agrees with OPZ recommendation	Neighborhood Preservation	Neighborhood Preservation	This change to add this area to the Neighborhood Preservation Development Policy Area is consistent with the Plan2040 definition for the policy area for existing residential areas that are not intended for substantial growth or land use change and where public infrastructure exists but may need capacity improvements.	
	6	DPA-R6-CRV-0103	St Helena Island	38	133		16.91	Peninsula	--	--	Rural and Agricultural	Rural and Agricultural	This change to Rural and Agricultural Development Policy Area is a correction aligning St. Helena Island with the Policy Area of surrounding properties in Crownsville.	

Development Policy Area and Development Policy Area Overlay Changes

	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 Rec. DPA/O	SAC Justification	PAB Rec. DPA/O	OPZ Rec. DPA/O	OPZ Justification	Council Amendment
CROWNSVILLE	6	DPA-R6-CRV-0105	41, 45 Community Place 1505, 1520, 1570, 1581 Crownsville Rd 1454 Fairfield Loop Rd 1400, 1576 Generals Hwy 22 Hawkins Rd 26, 120 Marbury Drive	38 44	11, 13, 84, 85 B, 243, 301, 364, 368  45, 94, 150		918.36	Rural and Agricultural	--	--	Neighborhood Preservation	Neighborhood Preservation	This change to Neighborhood Preservation Development Policy Area is consistent with the Plan2040 definition for the policy area as existing areas that are not intended for substantial growth or land use change and where public infrastructure exists but may need capacity improvements. In December 2022, the County took over ownership, operation and maintenance of the wastewater system that served the Crownsville Hospital site and vicinity. The existing wastewater treatment plant was determined to be ineffective and beyond repair. The County has been pumping and hauling sanitary flows to the Annapolis Sewer System since 2024. The County initiated several capital projects in 2024 to abandon and decommission the existing Crownsville Wastewater Treatment Plant and construct a new sewage pump station and force main to convey sanitary flows to the Annapolis Sewer Service Area for treatment and disposal at the Annapolis Water Reclamation Facility. This change would ensure that the Development Policy Area is consistent with the intention of the County to continue serving the Crownsville Hospital site and vicinity with public sewer without expanding the availability or capacity of sewer service in the Crownsville area.	
	6	DPA-R6-CRV-0106	1723 Crownsville Road	44	41		42.88	Rural and Agricultural	--	--	--	Neighborhood Preservation	This change to Neighborhood Preservation Development Policy Area is consistent with the Plan2040 definition for the policy area as existing areas that are not intended for substantial growth or land use change and where public infrastructure exists but may need capacity improvements. The existing wastewater treatment system serving Summerhill Mobile Home Park is reaching the end of its effective life, and this change would ensure that the Development Policy Area is consistent with a future restricted access force main to serve the mobile home park residents without expanding the availability or capacity of sewer service in the Crownsville Area.	
	6	DPA-R6-CRV-0200	2040 - 2042, 2050 Generals Highway	45	351 457 338 372		10.87	Neighborhood Preservation	No consensus	--	Town Center	Town Center	This change to add this area to the Town Center Development Policy Area is consistent with Plan2040 Goal BE7 to promote vibrant, high-quality development in Town Centers and aligns with the parcels' location within the Parole Town Center.	
MILLERSVILLE	6	DPA-R6-MRV-0101	2 Church View Road	37	14		198.8 *0.86	Rural and Agricultural	--	--	Critical Corridor	Critical Corridor	This change to Critical Corridor Development Policy Area for a 0.85-acre portion of the property is consistent with the existing zoning and with the surrounding properties along the MD 3 corridor.	

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Planned Land Use Changes

	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	Final Rec. PLU	Final Justification	Council Amendment
CROWNSVILLE	6	PLU-R6-CRV-0100B	Route 50, Annapolis Solar Farm, Annapolis Abandoned Road Crownsville Road	44	p/o 105 p/o 226		462.19	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Public Use Land Use is consistent with Table 17 in Plan2040, Volume II for the existing and intended future use of the parcel as a renewable energy production facility. The change is also consistent with Plan2040 Policy 16.3 to support transition to renewable energy sources. The parcel is owned by the City of Annapolis.	
	6	PLU-R6-CRV-0101	1557 Severn Chapel Road	37	p/o 105 p/o 226 98 51		3.44	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities. The change is also consistent with the existing and intended future use of the property as part of Bacon Ridge Natural Area.	
	6	PLU-R6-CRV-0104	427 Scoffern Path	38	p/o 226	16	0.06	Conservation	Low Density Residential	SAC agrees with OPZ recommendation	Low Density Residential	Low Density Residential	This change to Low Density Residential is consistent with Table 17, in Plan2040 Volume II for residential density between 1 to 2 units per acre and with the other lots designated as Low Density Residential Planned Land Use that have been merged and are under this same tax account. Additionally, the change is compatible with the surrounding residential neighborhood.	
	6	PLU-R6-CRV-0105A/B	PI 5 Open Space	50	350 371		19.72	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17, in Plan2040 Volume II for privately-owned areas that provide active and passive recreational amenities. This parcel is platted open space for the North River Forest subdivision and in accordance with the plat, development of the open space is only permitted in accordance with land uses appropriate for open space and recreational uses.	
	6	PLU-R6-CRV-0107	Private R/W Annapolis	44	82		0.15	Low Density Residential	Rural	SAC agrees with OPZ recommendation	Rural	Rural	This change to Rural Planned Land Use is consistent with Table 17, in Plan2040 Volume II for residential density between 1 to 1 unit per 5 acres. This change is also consistent with the existing zoning and the remainder of the Rural Planned Land Use on the site.	
	6 and 7	PLU-R6-CRV-0108	Open Space D-E-F	37	314		14.92	Rural	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17, in Plan2040 Volume II for privately-owned areas that provide active and passive recreational amenities. This parcel is platted open space used for forest conservation, protection of the floodplain and for passive recreation in the Penderbrook community.	
	6	PLU-R6-CRV-0109	1614 Turks Cap Lily Lane	44	62		3.33	Parks and Open Space	Rural	SAC agrees with OPZ recommendation	Rural	Rural	This change to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II for parcels having a density averaging or lower than 1 unit per 5 acres and with the existing RA zoning . The parcel is privately owned and includes a house.	
	6	PLU-R6-CRV-0111	Gottwals Property, Generals Highway	38	214		8.99	Conservation	Rural	SAC agrees with OPZ recommendation	Rural	Rural	This change to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II for parcels having a density averaging or lower than 1 unit per 5 acres and with the existing RA zoning. The parcel is privately owned and does not appear to have a conservation easement in perpetuity.	
	6	PLU-R6-CRV-0112	Open Space, Carriage Hills	45	746		18.01	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17, in Plan2040 Volume II for privately-owned areas that provide active and passive recreational amenities. This parcel is platted open space to be used for parks, conservation, recreation, gardening and similar uses for he Carriage Hills community.	

Planned Land Use Changes

	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	Final Rec. PLU	Final Justification	Council Amendment
CROWNSVILLE	6	PLU-R6-CRV-0113	986 Bramleigh Lane 980 Bramleigh Lane 968 Bramleigh Lane 974 Bramleigh Lane 973 Bramleigh Lane 979 Bramleigh Lane 961 Bramleigh Lane 965 Bramleigh Lane 985 Bramleigh Lane 904 River Falls Court 897 Hunters Ridge Lane 896 Hunters Ridge Lane 901 Barbury Place Open Space 901 River Falls Court 899 Hunters Ridge Lane 902 Barbury Place 903 Barbury Place 1812 Crosspointe Drive 904 Barbury Place 905 River Falls Court 898 Hunters Ridge Lane 1810 Crosspointe Drive 900 Barbury Place 1818 Crosspointe Drive 1816 Crosspointe Drive 1813 Crosspointe Drive 902 River Falls Court 1801 Crosspointe Drive 1814 Crosspointe Drive 903 River Falls Court 1808 Crosspointe Drive 906 River Falls Court 1811 Crosspointe Drive Recreation Area Open Space Open Space Chesterfield Road 922 Chesterfield Road 918 Chesterfield Road 940 Chesterfield Road 950 Chesterfield Road 934 Chesterfield Road 948 Chesterfield Road	44	275 121 169 307 186 185 188		115.1	Rural	Low Density Residential	SAC agrees with OPZ recommendation	Low Density Residential	Low Density Residential	This change to Low Density Planned Land Use is consistent with Table 17 in Plan2040, Volume II for parcels having a density between 1 to 2 units per acre and with the existing R1 zoning .	
	6	PLU-R6-CRV-0114	Bestgate Road 2129 Moran Drive	45	668 300		46.03	Low Density Residential	Conservation	SAC agrees with OPZ recommendation	Conservation	Conservation	This change to Conservation Planned Land Use is consistent with Table 17 in Plan2040, Volume II for easements and other preservation areas where the primary function is conservation in perpetuity. These parcels have been acquired by the Chesapeake Conservancy for conservation purposes.	
	6	PLU-R6-CRV-0115	Open Space B, Annapolis	45	743		11.67	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17, in Plan2040 Volume II for privately-owned areas that provide active and passive recreational amenities. This parcel is platted open space to be used for parks, conservation, recreation and like uses for the Epping Forest community.	
	6	PLU-R6-CRV-0116	Robin Hood Rd, Annapolis	45	42	1	0.12	Conservation	--	--	Low Density Residential	Low Density Residential	This change to Low Density Planned Land Use is consistent with Table 17 in Plan2040, Volume II for parcels having a density between 1 to 2 units per acre and with the existing R1 zoning . The property has a conservation easement with the Scenic Rivers Land Trust however the agreement allows some uses that would be prohibited in the OS zone..	

Planned Land Use Changes

	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	Final Rec. PLU	Final Justification	Council Amendment
CROWNSVILLE	6	PLU-R6-CRV-0117	Severn Road, Annapolis	45	351 457 338 372	1, 5, 8A, 9, 14	0.65	Conservation	--	--	Low Density Residential	Low Density Residential	This change to Low Density Planned Land Use is consistent with Table 17 in Plan2040, Volume II for parcels having a density between 1 to 2 units per acre and with the existing R1 zoning . The property has a conservation easement with the Scenic Rivers Land Trust however the agreement allows some uses that would be prohibited in the OS zone..	
	6	PLU-R6-CRV-0118	Recreation Area, Annapolis	45	594		1.13	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17, in Plan2040 Volume II for privately-owned areas that provide active and passive recreational amenities. This parcel is platted open space for the Saefern community.	
	6	PLU-R6-CRV-0119	Open Space By Plat, Annapolis	44	265		1.79	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17, in Plan2040 Volume II for privately-owned areas that provide active and passive recreational amenities. This parcel is platted open space to be used for parks, conservation, recreation, gardening and similar uses for he Carriage Hills community.	
	6	PLU-R6-CRV-0120A/B	PI 4 Open Space, PI 1 Open Space	44 50	273 346		19.69	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17, in Plan2040 Volume II for privately-owned areas that provide active and passive recreational amenities. This parcel is platted open space for the North River Forest subdivision and in accordance with the plat, development of the open space is only permitted in accordance with land uses appropriate for open space and recreational uses.	
	6	PLU-R6-CRV-0121	Open Space And Recreation Area, Crownsville	31	128		66.8	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17, in Plan2040 Volume II for privately-owned areas that provide active and passive recreational amenities. This parcel is platted open space to be used for parks, conservation, recreation, gardening and similar uses for the Valentine Creek community.	
	6	PLU-R6-CRV-0123	PI 1 Recreation Area, Annapolis	50	337, 347		9.04	Rural	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17, in Plan2040 Volume II for privately-owned areas that provide active and passive recreational amenities. This parcel is platted open space for the North River Forest subdivision and in accordance with the plat, development of the open space is only permitted in accordance with land uses appropriate for open space and recreational uses.	
	6	PLU-R6-CRV-0124	Open Space, Annapolis	45	735		16.53	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17, in Plan2040 Volume II for privately-owned areas that provide active and passive recreational amenities. This parcel is platted open space to be used for parks, conservation, recreation, gardening and similar uses for the Saltworks on the Severn community.	
	6	PLU-R6-CRV-0125	Recreation Area, Annapolis	45	300		2.06	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17, in Plan2040 Volume II for privately-owned areas that provide active and passive recreational amenities. This parcel is platted open space to be used for parks, conservation, recreation, gardening and similar uses for the Monticello community.	
	6	PLU-R6-CRV-0126	Open Space, Annapolis	45	737		9.84	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17, in Plan2040 Volume II for privately-owned areas that provide active and passive recreational amenities. This parcel is platted open space to be used for parks, conservation, recreation, gardening and similar uses for the Saltworks on the Severn community.	

Planned Land Use Changes

	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	Final Rec. PLU	Final Justification	Council Amendment
CROWNSVILLE	6	PLU-R6-CRV-0127	Recreation Area, Crownsville	38	81		5.02	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17, in Plan2040 Volume II for privately-owned areas that provide active and passive recreational amenities. This parcel is platted open space to be used for parks, conservation, recreation, gardening and similar uses for the Belvoir Farms community.	
	6	PLU-R6-CRV-0128	Recreation Area, Annapolis	45	562		2.21	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17, in Plan2040 Volume II for privately-owned areas that provide active and passive recreational amenities. This parcel is platted open space for the Saefern community.	
	6	PLU-R6-CRV-0129	Lots 20 to 29 Bk 50 S	38	24		0.67	Public use	--	--	Low-Medium Density Residential	Low-Medium Density Residential	This change to Low-Medium Density Residential is consistent with Table 17, in Plan2040 Volume II for residential density between 2 to 5 units per acre and with the remaining Low-Medium Density Planned Land Use on the property. Additionally, the change is compatible with the surrounding residential neighborhood.	
	6	PLU-R6-CRV-0130	Retaining Wall R/W	31	128		0.76	Conservation	Rural	SAC agrees with OPZ recommendation	Rural	Rural	This change to Rural Planned Land Use is consistent with is consistent with the existing zoning and is compatible iwth the surrounding community. This is a County-owned property used as a retaining wall and not an easement or other preservation area where the primary function is conservation in perpetuity which would have been consistent with the existing designation of Conservation Planned Land Use.	
	6	PLU-R6-CRV-0131	22 Hawkins Rd	44	150		22.8	Public use	Rural	SAC agrees with OPZ recommendation	Rural	Rural	This change to Rural Planned Land Use is consistent with is consistent with Table 17, in Plan2040 Volume II for density averaging or lower than 1 unit per 5 acres. The change is also consistent with the existing zoning and is compatible with the surrounding community.	
	6	PLU-R6-CRV-0133	PI 2 Open Space North River Forest	50	338		7.87	Rural	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17, in Plan2040 Volume II for privately-owned areas that provide active and passive recreational amenities. This parcel is platted open space for the North River Forest community.	
	6	PLU-R6-CRV-0135	574A Palisades Boulevard, Palisades On Severn	38	113		11.97 *7.04	Conservation	--	--	--	Low Density Residential	This change to Low Density Planned Land Use is consistent with Plan2040 Goal BE2 to maintain limited development patterns and with the existing R2 zoning. Scenic Rivers Land Trust holds a conservation easement on this property but the easement does not extinguish the rights to build some structures and allows uses not consistent with Conservation Planned Land Use and the OS zone.	
	6	PLU-R6-CRV-0137	Sherwood Forest	39	295		1.95	Low Density Residential	Maritime	SAC agrees with OPZ recommendation	Maritime	Maritime	This change to Maritime Planned Land Use is consistent with Table 17 in Plan2040, Volume II for marinas and other maritime uses and with the existing MA1 zoning. The property is an existing marina owned by the Sherwood Forest Club.	
	6	PLU-R6-CRV-0138	Route 50, Annapolis	44	p/o 226		11.4	Conservation	Public use	SAC agrees with OPZ recommendation	Public use	Public use	This change to Public Use Planned Land Use is consistent with Table 17 in Plan2040, Volume II for the existing and intended future use of this portion of the parcel and supports the City of Annapolis Comprehensive Plan vision for rehabilitating and repurposing the historic structures for reuse.	
	6	PLU-R6-CRV-0140	Pt Residue Parcel, Crownsville	37	81		5.97	Conservation	Rural	SAC agrees with OPZ recommendation	Rural	Rural	This change to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II for parcels have a density that is less than 1 unit per 5 acres. The change is also consistent with the existing use, RA zoning and is compatible with the surrounding area.	
	6	PLU-R6-CRV-0141	101 Edge Hill	39	295		0.1	Maritime	--	--	Low Density Residential	Low Density Residential	This change to Low Density Planned Land Use is consistent with Table 17 in Plan2040, Volume II for parcels having a density between 1 to 2 units per acre and with the existing R2 zoning .	



Planned Land Use Changes

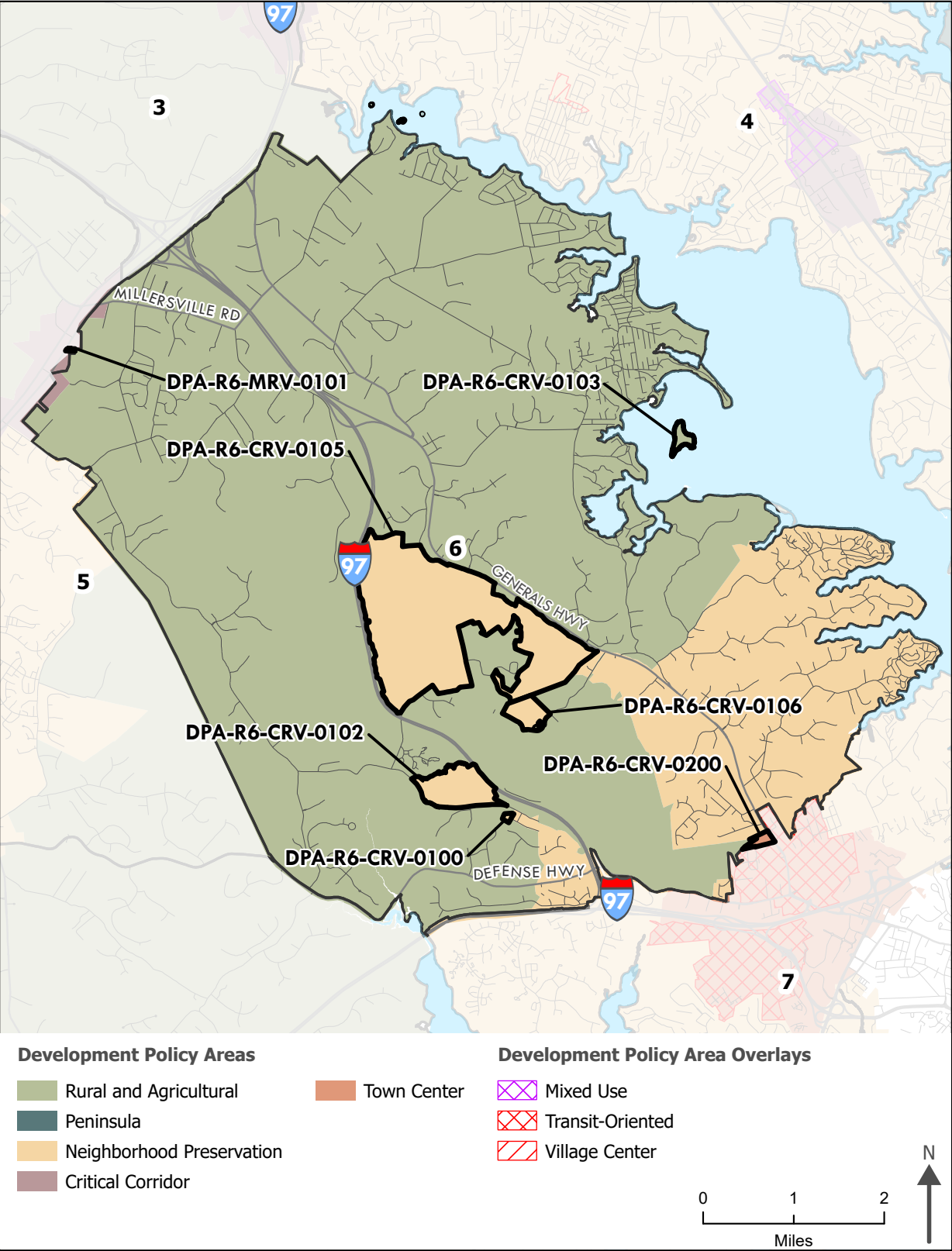
	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	Final Rec. PLU	Final Justification	Council Amendment
CROWNSVILLE	6	PLU-R6-CRV-0142	Open Space By Plat, Annapolis	45	745		19.13	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17, in Plan2040 Volume II for privately-owned areas that provide active and passive recreational amenities. This parcel is platted open space to be used for parks, conservation, recreation, gardening and similar uses for the Carriage Hills community.	
	6	PLU-R6-CRV-0143	Open Space, Annapolis	45	732 731		24	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goal BE3 by providing an opportunity for the community to participate in the planning process. The property owner expressed their desire to have OS zoning on the property.	
	6	PLU-R6-CRV-0144	Open Space By Plat, Annapolis	44	265		8.26	Conservation	Low Density Residential	SAC agrees with OPZ recommendation	Low Density Residential	Low Density Residential	This change to Low Density Residential Planned Land Use is consistent with Plan2040 Goal BE3 by providing an opportunity for the community to participate in the planning process. The property owners expressed their desire to retain R1 on the property.	
	6	PLU-R6-CRV-0145	Pl 2 Park Area, Crownsville Lot 921 1170 Oak View Drive	31	143		1.79	Conservation	Low Density Residential	SAC agrees with OPZ recommendation.	Low Density Residential	Low Density Residential	This change to Low Density Residential Planned Land Use is consistent with Plan2040 Goal BE3 by providing an opportunity for the community to participate in the planning process. The property owners expressed their desire for R2 on the property.	
	6	PLU-R6-CRV-0146	920 Woodward Lane	37	81	3	3.34	Rural	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goal HC8 to provide public recreational facilities for all County residents, and the change is compatible with the surrounding area.	
	6	PLU-R6-CRV-0147	924 Woodward Lane	37	81	4	2.84	Rural	Parks and Open Space	SAC agrees with OPZ recommendation	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goal HC8 to provide public recreational facilities for all County residents, and the change is compatible with the surrounding area.	
	6	PLU-R6-CRV-0200	2040 - 2042, 2050 Generals Highway	45	351, 457, 338, 372		10.33	Low Density Residential	No consensus	--	Town Center	Town Center	This change to Town Center Planned Land Use is consistent with Table 17, in Plan2040 Volume II for areas located in the designated Town Centers. These properties are located within the Parole Town Center.	
	6	PLU-R6-CRV-0300	1505 Crownsville Road, Crownsville	38	243		2.85 *2.81	Public use	--	--	Rural	Rural	This change to Rural Planned Land Use is consistent with Plan2040 Goal BE2 to preserve the Rural and Agricultural Development Policy Area and with the existing RA zoning. Additionally, the change is compatible with the surrounding area.	
	6	PLU-R6-CRV-0301	1341 Sunrise Beach Road	31	381		1.71	Rural	Rural	Retaining Rural Planned Land Use is compatible with the surrounding residential area. Commercial land uses within this community hub should not extend south of Sunrise Beach Road.	Commercial	Commercial	This change to Commercial Planned Land Use for the parcel is consistent with Plan2040 Goal BE8 that encourage hubs of limited commercial and community services for rural or suburban area residents. The property has frontage on Generals Highway and the change is compatible with the commercial uses to the north.	
MILLERSVILLE	6	PLU-R6-MRV-0100	993 Indian Landing Road	31	483		0.93	Rural	Conservation	SAC agrees with OPZ recommendation	Conservation	Conservation	This change to Conservation Planned Land Use is consistent with Table 17 in Plan2040, Volume II for platted floodplains where the primary function is conservation in perpetuity. This property is a platted floodplain for the Higgs Family subdivision and the existing and intended future use of the property is conservation of the floodplain.	

Planned Land Use Changes

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MILLERSVILLE	6	PLU-R6-MRV-0101	2 Church View Road	37	14		0.86	Rural	--	--	Commercial	Commercial	This change to Commercial Planned Land Use for a portion of the parcel is consistent with Plan2040 Goal HE2 by retaining appropriately zoned land for commercial office uses to maintain a balanced tax base and meet current employment projections. The property has frontage on MD 3 and the change is also consistent with the existing C2 zoning and with Amendment 153 to Comprehensive Zoning Bill 5-89 to change this portion of the property to Commercial zoning. Additionally, the change is compatible with the surrounding area.	
	6	PLU-R6-MRV-0102	802 Brandy Farms Lane	37	141		14.5	Mixed Use	Rural	SAC agrees with OPZ recommendation	Rural	Rural	This change to Rural Planned Land Use is consistent with Plan2040 Goal BE2 to preserve the Rural and Agricultural Development Policy Area and with the existing RLD zoning. Additionally, the change is compatible with the surrounding area.	
	6	PLU-R6-MRV-0103	Recreation Area, Millersville	31	456		4.64	Conservation	Rural	SAC agrees with OPZ recommendation	Rural	Rural	This change to Rural Planned Land Use is consistent with Plan2040 Goal BE3 by providing an opportunity for the community to participate in the planning process. The property owner expressed their desire to retain RLD on the property.	
	6	PLU-R6-MRV-0300	679 MD-3 North Lane	30	357		0.75	Rural	Rural	Retaining Rural Planned Land Use is compatible with the residential and rural nature of the surrounding Millersville community.	Commercial	Commercial	This change to Commercial Planned Land Use for this parcel is consistent with Plan2040 Goal BE8 that encourages hubs of limited commercial and community services for rural or suburban area residents. The property has frontage on MD 3 and the change is consistent with the proposed C2 zoning. Additionally, the change is compatible with the surrounding commercial land uses on the MD 3 corridor.	

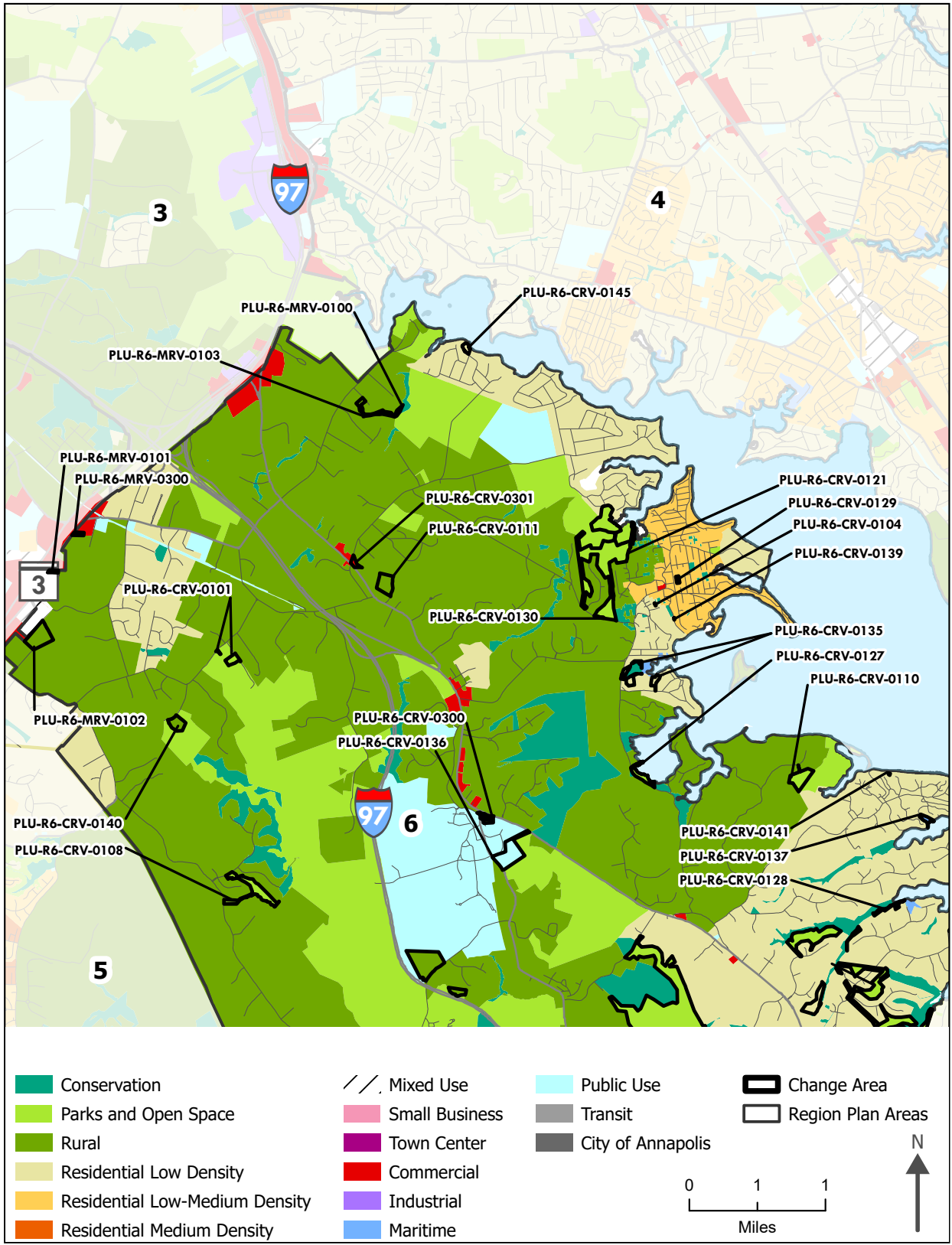
# Development Policy Area & Development Policy Area Overlay Change Areas Map

Since Plan2040



# Planned Land Use Change Areas Map - North

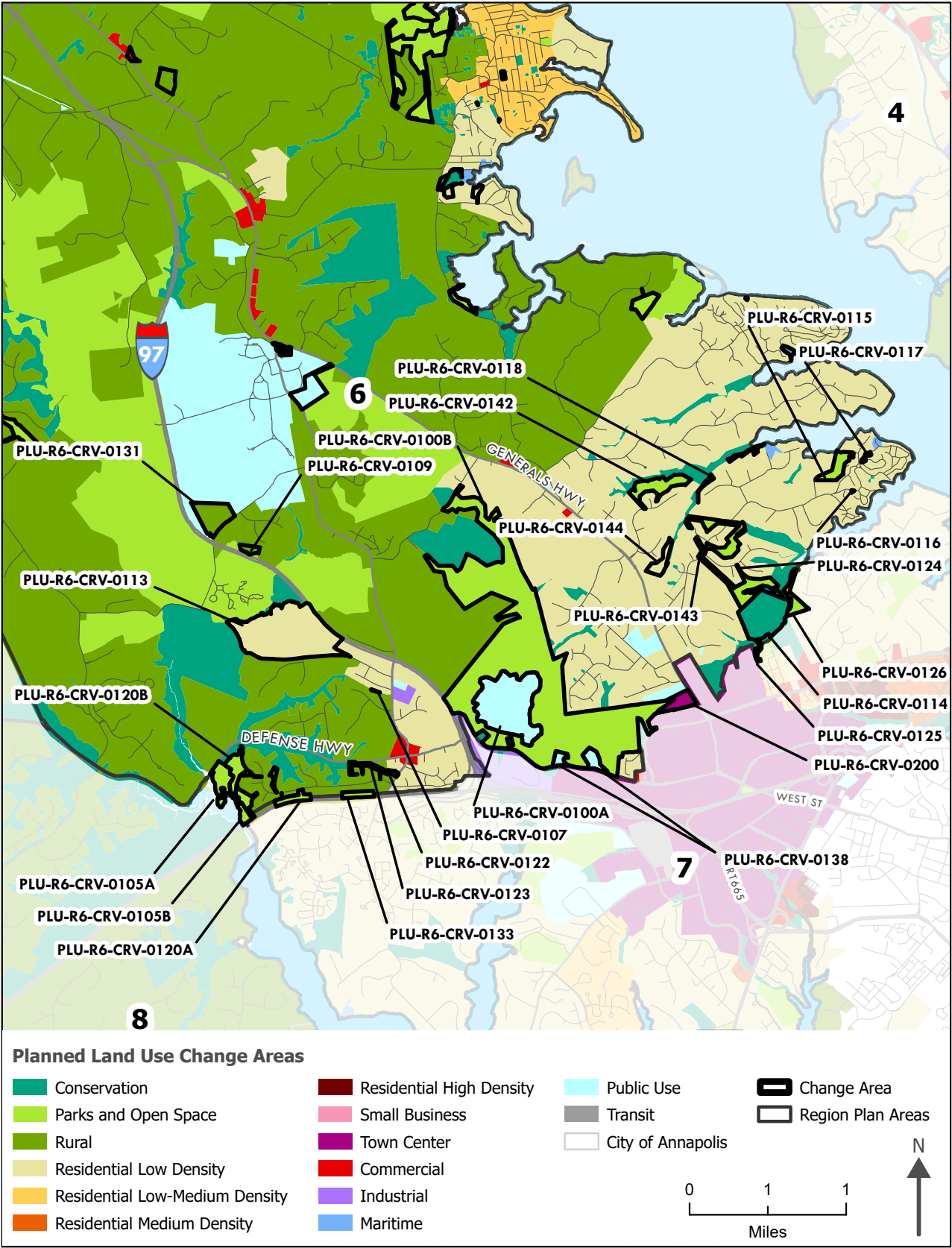
Since Plan2040





Planned Land Use Change Areas Map - South

Since Plan2040



Public Involvement & Planning Process

The Region 6 planning process kicked off in April 2024 with the launch of the Region 6 Hubsite ([aacounty.org/region6](http://aacounty.org/region6)) and the opportunity for the public to provide feedback through two questionnaires about what they love about their community and what changes they would like to see in their community in the future. OPZ received 235 responses from the dropdown menus and 70 written responses during the comment period, which ran from April 1 to May 31, 2024. The public also had the opportunity to identify locations on an interactive map, including features of the region that they love, those that need to be fixed, and those they would like to see in the future. Community members left 169 unique comments and 206 replies to comments on the interactive map during the feedback period of June 1 through August 31, 2024.

The Office of Planning and Zoning (OPZ) staff conducted multiple research interviews with community members and promoted the launch of the region planning process at community events. Staff conducted in-person and virtual interviews with individuals or small groups as an opportunity for open-ended comments and nuanced discussion of issues with local community leaders. When possible, staff scheduled meetings with stakeholders in the communities they represent. Staff asked participants what they thought were the most important issues relative to topics relevant to the Region Plan: environment, development, housing, public health, transportation, and economic development. Staff also asked for recommendations on the most effective approaches to engaging with the community.

To meet people who may not typically participate in local government planning efforts, OPZ staff hosted information tables at community events, including Walk in the Woods/Say My Name (April 27, 2024); Crownsville Hospital Memorial Park Affected Communities Workshop Meeting (May 16, 2024); Rolling Knolls Elementary School Open Event (July 11, 2024); Community Resource Fair (September 23, 2024); Langton Green 10th Anniversary (September 28, 2024); and Walk for the Woods (April 26, 2025). During these events, staff provided information on the region planning process, recommended applications for the Stakeholder Advisory Committee, and requested attendee comments on community assets and needs on detailed local maps and display boards.

At the beginning of October 2024, OPZ opened the application period for property owners to submit an application requesting a change to their zoning. This application period ran from October 1 to December 16, 2024. OPZ held a public forum on October 24, 2024, to showcase the online tool about the comprehensive zoning process and how to prepare a comprehensive zoning application.

In October 2024, the Stakeholder Advisory Committee (SAC) met to review the scope of work, the process, and the Committee's roles and responsibilities at a kickoff meeting with the other Round 3 Region Plan SACs. From November 2024 to August 2025, the SAC met in a public setting to learn about various County initiatives from department staff, exchange ideas, examine documents created by OPZ staff, and build consensus on ideas that will shape the future of Region 6.

A third public questionnaire launched during the fall of 2024 to collect input to help inform a vision statement and strategies to achieve the vision. A vision statement provides direction for a master plan and describes how the Region will grow, preserve its resources, and capitalize on its assets for future generations. The Region 6 Vision Statement Questionnaire was available from October 1 to November 1, 2024. The public input on the visioning questionnaire as well as the previous six months of listening, analyzing, and researching allowed the SAC to develop a vision statement at their November 2024 public meeting.

In conjunction with the SAC, OPZ staff developed draft strategies to address the issues that were discussed during SAC meetings, incorporating relevant public comments collected during the various outreach events held to date. The draft strategies are specific actions for further study and consideration by the County government and its partners to accomplish the Plan's goals and policies and address challenges and leverage opportunities.

In order to solicit public feedback, OPZ created online questionnaires to gather resident opinions and comments on the proposed draft strategies. The following is a list of the questionnaires and the comment dates:

- February 20, 2025 - March 20, 2025: Draft strategies for the Natural Environment, Parks, and Recreation Questionnaire available
- April 24, 2025 - May 15, 2025: Draft strategies for Transportation Questionnaire available
- May 19, 2025 - June 9, 2025: Draft strategies for Economic Development available

Between April and June 2025, the SAC met three times to review draft zoning, planned land use, and development policy area maps. Similar to the draft strategies process, these maps were then shared with the public to receive feedback. The public comment period ran from June 17 to July 14, 2025. Additionally, OPZ provided a virtual tutorial on using the online zoning tool. Region 6 staff held two drop-in sessions at Baldwin Hall (June 24, 2025 and July 10, 2025) to allow for in-person review of these maps.

The last SAC meeting was held in August 2025 to review public feedback on the preliminary draft zoning map. Based on the comments from the SAC, the Office of Planning and Zoning finalized draft elements that would become the Planning Advisory Board Draft of the Region 6 Plan and comprehensive zoning map.

For a complete list of meetings, the meeting minutes, recordings, and questionnaire summaries, please visit the Region 6 Hub Site.

## Public Outreach Summaries

Please visit the Region 6 Hub Site at [www.aacounty.org/region6](http://www.aacounty.org/region6) to review the following outreach summaries:

- [Initial Community Outreach Findings](#)
- [Vision Statement Questionnaire Summary](#)
- [Summary of Public Comments on Draft Natural Environment, Parks, and Recreation Strategies](#)
- [Summary of Public Comments on Draft Transportation Strategies](#)
- [Summary of Public Comments on Draft Economic Development Strategies](#)