

# R8

## Anne Arundel County **Region 8** Plan

County Council Draft | January 5, 2026

Davidsonville • Harwood • Lothian • Ownesville •  
Owings • Waysons Corner • Parts of Friendship and  
Edgewater



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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 goals, policies, and land use decisions of Plan2040—the Countywide General Development Plan—in smaller areas. The Region 8 Plan (the 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, and transportation improvements. 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 8 planning process began in January 2024 with research and community outreach to solicit information on the assets and needs of the community. This included, but is not limited to:

- Launch of a dedicated website for Region 8 (known as the Region 8 Hub site)
- Notification to over 7,000 property owners informing of the process and a link to the Region 8 Hub site
- Research interviews with community members
- Outreach at community events
- Questionnaire and Feedback Map on Region 8 Hub site.

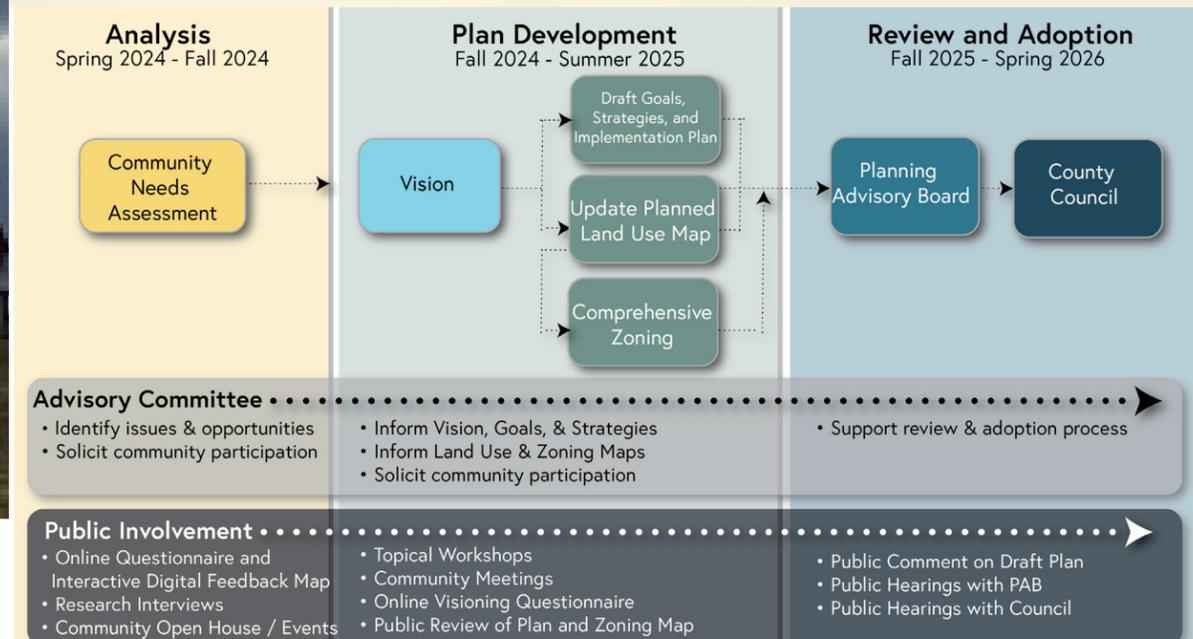
In the spring and summer of 2024, the Office of Planning and Zoning (OPZ) solicited applications for the Stakeholder Advisory Committee (SAC), a group of 15 individuals representing a variety of interest groups to provide further insights on their communities and the Region as a whole. The SAC first met in October 2024, and met nine 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 8 Hub site, [www.aacounty.org/Region8](http://www.aacounty.org/Region8), 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 over 25 public events, met with farmers, students, and other stakeholders in Region 8, and conducted other outreach efforts. A detailed list of outreach efforts is in Appendix 8.2: Public Involvement & Planning Process.

## Plan Purpose

The Region 8 Plan provides regional and community scale perspectives on the rural and agricultural areas south of MD 450 and MD 214 to the County boundary. Region 8 is east of the Patuxent River and west of MD 2; it does not include the Chesapeake Bay waterfront areas. This rural and agricultural region comprises numerous scenic and historic roads and various communities including Davidsonville, Harwood, Owensville, Lothian, Waysons Corner, Owings, and parts of Edgewater and Friendship. The Region Plan implements and enhances the goals, policies, and strategies of Plan2040 and informs a shared vision for the next 20 years. It identifies specific recommendations about land use, zoning, environmental protection, transportation improvements, public facilities, and community design throughout Region 8. Ultimately, the goal of the Plan is to enhance the quality of life of residents and visitors in Region 8 by working towards the shared vision for the Region.

The other key component of the Region 8 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 8 will preserve its rural, agricultural, historical, and natural landscape while facilitating responsible redevelopment to sustain its communities and the quality of life for all residents. Targeted efforts will be made to improve roadway safety, revitalize commercial areas, encourage local businesses, increase recreational opportunities, and support housing options.

## Developing the Vision

The Region 8 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 8. The Region 8 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 8. The vision statement is reflected throughout the content of this Plan, and will guide implementation of the Region 8 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 how and where the Region should grow based on public engagement. This data sets the foundation for understanding the issues that face Region 8. 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 Region 8. 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 the specific strategies. Strategies, also called Implementation Strategies, are specific actions for further study and consideration by the County to accomplish the Plan's goals and policies, address the challenges, and leverage the opportunities. These strategies are listed in the Implementation Matrix found in Chapter 7. In order to facilitate the implementation of this Plan, each strategy includes a performance measure, an implementation mechanism, and a responsible agency so progress can be tracked.

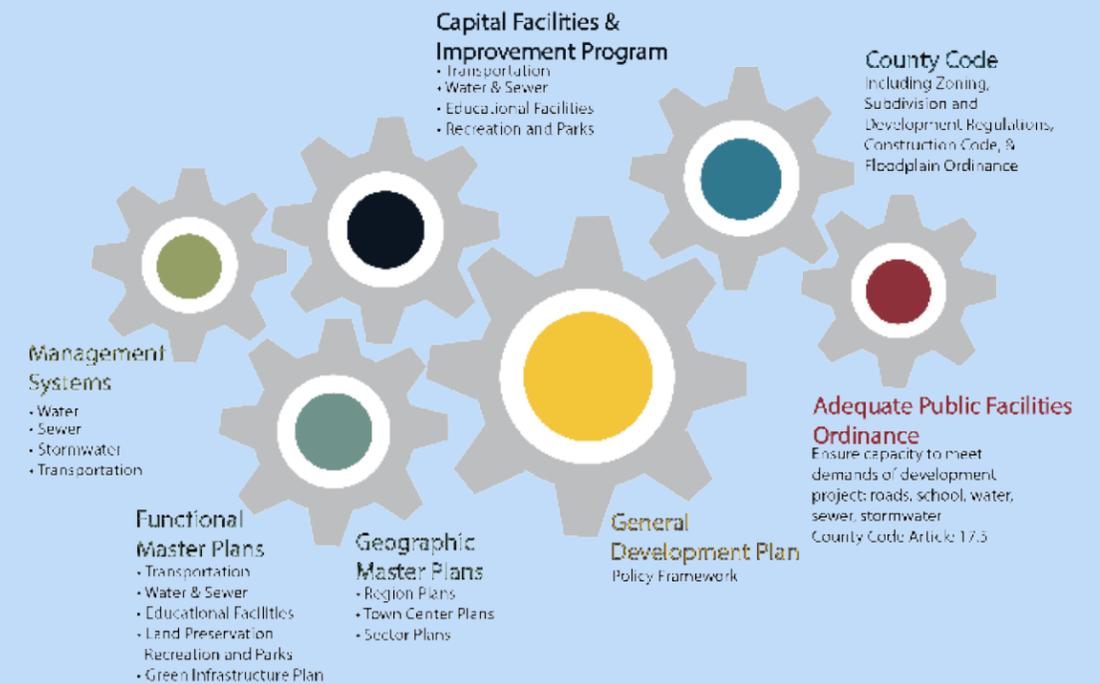
It should be noted that some strategies may refer to other topics. In these situations, some topics, such as housing and jobs, are referenced in multiple goals and policies.

## Relationship to Plan 2040 and other plans

The Region Plan is intended to guide County policies and decisions. In accordance with the Land Use Article of the Maryland Code, policies and implementation actions are required to be consistent with or have consistency with Plan2040. The Region 8 Plan furthers the implementation of Plan2040 by providing Region specific recommendations and policies that are consistent with Plan2040. The elected officials and County staff will use the plan to:

- Provide a framework and common goals for all County plans
- Guide policy decisions
- Inform changes to County laws
- 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 use. For a brief description of the relevant plans, please see Appendix 8.5.



## Equity in Region 8

Public policy, including policy related to land use, housing, public infrastructure, and public services, has contributed to inequality across the County. Following the recommendations of the Planning for Equity Policy Guide prepared by the American Planning Association (APA), Anne Arundel County has tried 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. Region 8 has the opportunity to provide additional access to better schools, employment, transportation alternatives, safe neighborhoods and public amenities. While all of the strategies can be seen in the implementation section, some of the strategies that strive to provide greater equity throughout the Region include:

NE5: Improve efforts to engage Hispanic and African American/Black farmers in agricultural preservation programs.

BE5: Support Arundel Community Development Services (ACDS) in acquiring and rehabilitating properties in the Region for affordable rental and ownership opportunities.

HC5: Explore the potential to establish a public resource center or community center in Wayson's Corner. The facility should meet community needs such as access to social services and education and recreation programs for youth and seniors.

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.

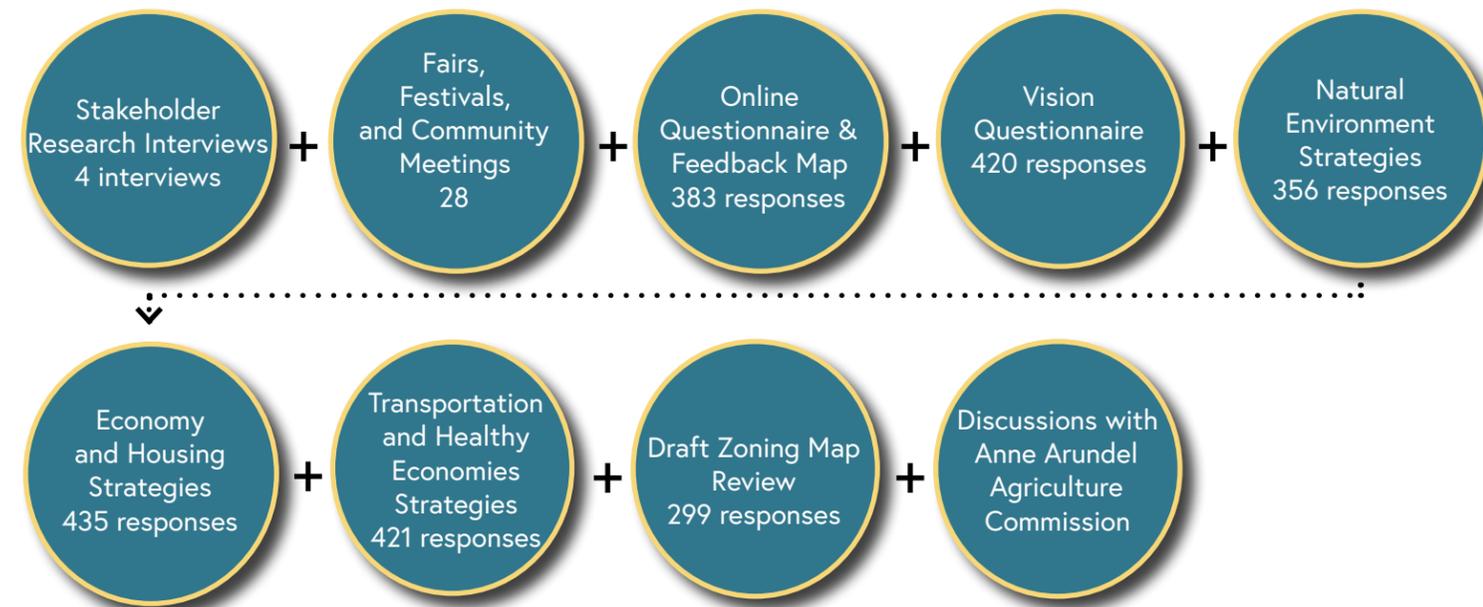


## Our Community, Our Voice

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 letters to over 7,000 property owners in Region 8 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 Appendices A-E.

In addition to engaging the general public, a Stakeholder Advisory Committee was appointed through County Council Resolution 36-24 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 the agricultural industry. Committee members represented communities throughout Region 8.

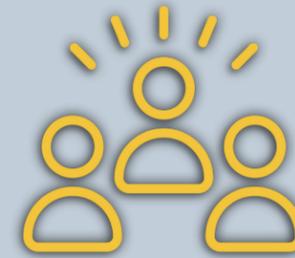
Members of the public also provided testimony to the Planning Advisory Board and the County Council through their public hearings and review processes. Key themes from public input are summarized below. Summaries of the different outreach efforts are provided in the Appendices.



## Key Issues and Recommendations

Several key issues emerged from the Region 8 SAC members and input from residents that were addressed within Region-specific strategies.

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



### WHAT WE HEARD

*Stormwater management, habitat and wildlife protection, protection of forested areas, siltation of creeks, and pollution from septic tanks are priorities for Region 8 community members.*

*Region 8 has a unique struggle of developing and maintaining affordable housing stock given the desirability of the area and the limited forecasted development. The rural development pattern also creates traffic congestion as transportation is limited to personal vehicles.*

### WHAT WE HEARD

*There are few essential public services provided in South County, such as health providers, social services, or recreational facilities. Partner with the State Highways Administration to improve public safety and traffic flow in Region 8 through improvements such as traffic circles, intelligent transportation systems (ITS), and other practices.*

*Maintain heritage industries and revitalize underperforming commercial buildings and areas.*

### WHAT WE RECOMMEND:

*Incentivize stormwater management improvements, retrofit and redevelop aging properties, maintain the rural and agricultural landscape. Increase forest conservation, especially in areas within the Green Infrastructure Network and near sensitive environmental areas.*

*Support ACDS in acquiring and rehabilitating properties in the Region for affordable rental and ownership opportunities.*

### WHAT WE RECOMMEND:

*Collaborate with the Department of Health and private medical providers to increase the number of medical, dental, vision, and mental health service providers in Region 8. Explore the potential to establish a public resource center or community center that focuses on access to social services and education and recreation programs for youth and seniors.*

*Work with Anne Arundel Economic Development Corporation to explore the potential to establish a special designation that supports public financing for local businesses to invest in building improvements and reuse vacant buildings in the Wayson's Corner village center. Collaborate with the Agricultural Commission, partner organizations, and agricultural businesses and owners to develop and implement a strategy for sustaining agriculture in Anne Arundel County.*

## Region at a Glance

Region 8 spans approximately 63,400 acres and contains the rural and agricultural areas south of MD 450 and MD 214 to the County boundary. Region 8 is east of the Patuxent River and west of MD 2. This rural and agricultural region comprises numerous scenic and historic roads and various communities including Davidsonville, Harwood, Owensville, Lothian, Waysons Corner, Owings, and parts of Edgewater and Friendship.

The population in Region 8 has been relatively stable since 2010 as the population has remained around 21,000 residents, according to estimates from the US Census Bureau. In small, rural communities Census data can have limited accuracy and should be considered approximate. The population of Region 8 is forecasted to increase to approximately 22,000 by 2040.

Region 8 has strong ties to its agricultural heritage and the area is primarily rural with pockets of low density residential development, primarily from family conveyance and subdivision prior to the updated provisions in the County Zoning Code. Today, the majority of land in Region 8 is zoned RA (Rural Agricultural), which generally limits subdivision to one house per 20 acres. Additionally, much of Region 8 is in Growth Tier IV, which prohibits the subdivision of property to create over five lots total, regardless of the size of property. These land use regulations and others in the Code have significantly slowed the growth rate in Region 8.

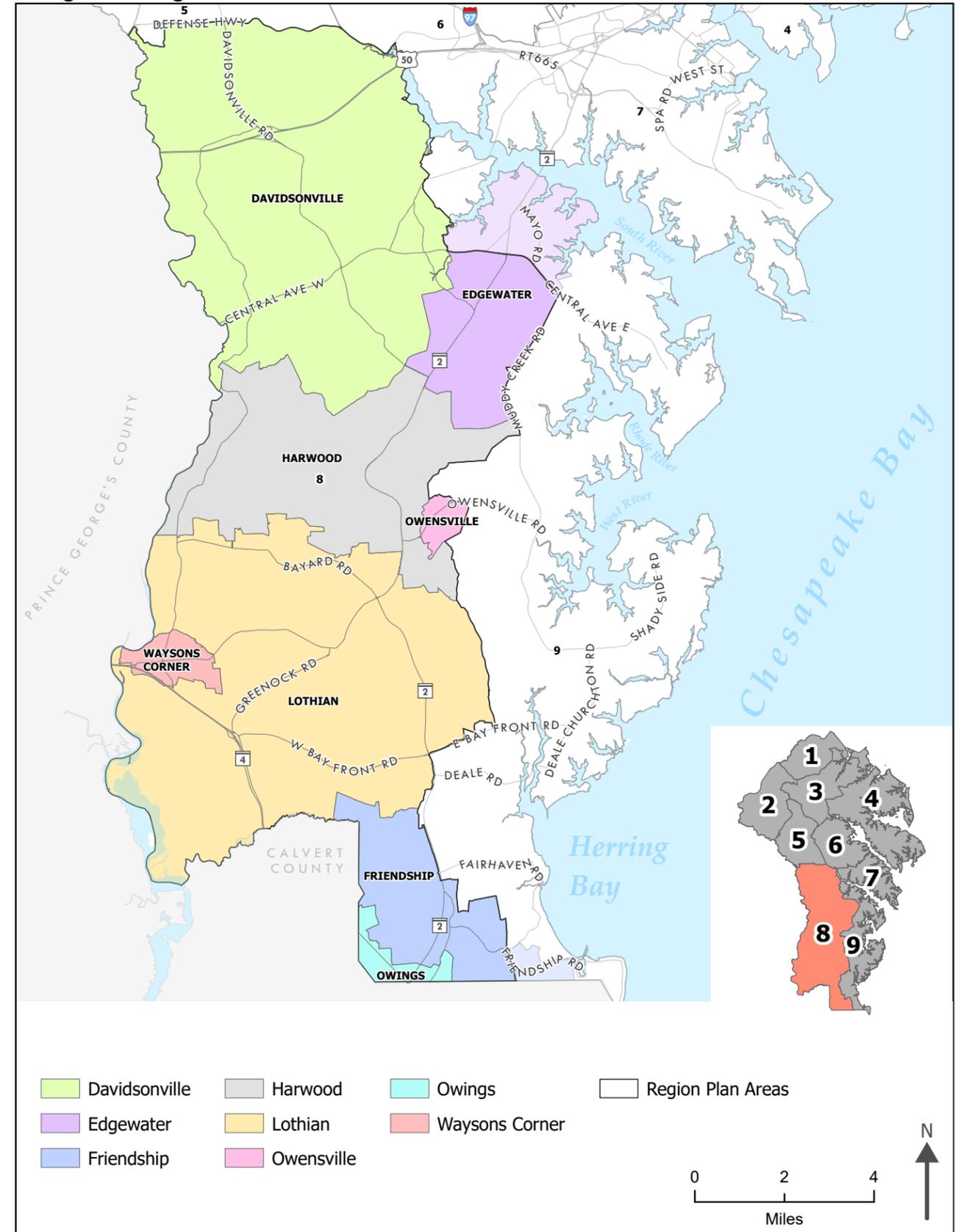
There are a few, small commercial nodes throughout the Region typically located at crossroads, such as Waysons Corner and Davidsonville. These commercial businesses

are predominantly locally-owned or regional chains. There are few vacant commercial buildings in the Region. There is an opportunity to explore financial incentives for commercial redevelopment and facade improvements in some of these areas, which can lead to more vibrant local businesses, improved stormwater management, and more efficient parking facilities.

There are large County parks in Region 8, including Jug Bay Wetlands Sanctuary and Glendening Nature Preserve that are regionally important ecologically and draw people to the area. The local community is served by two fire stations, Arundel Fire Co. 7 and Harwood/Lothian Fire Co. 9, the Davidsonville Recreation Center, the South County Recreation Center, and the Ralph J. Bunche Community Center.



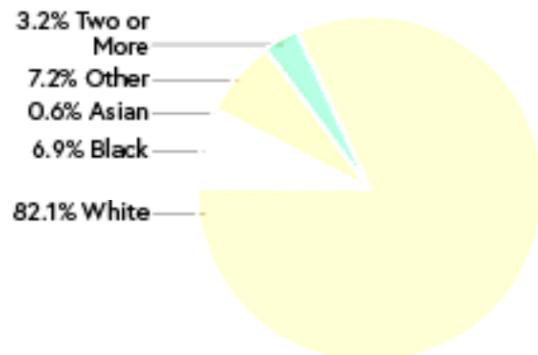
Figure 1. Region 8



# Population

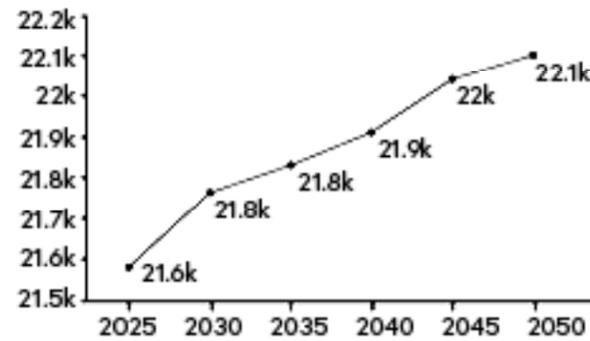
**21,147**  
Region 8

**584,064**  
Anne Arundel County

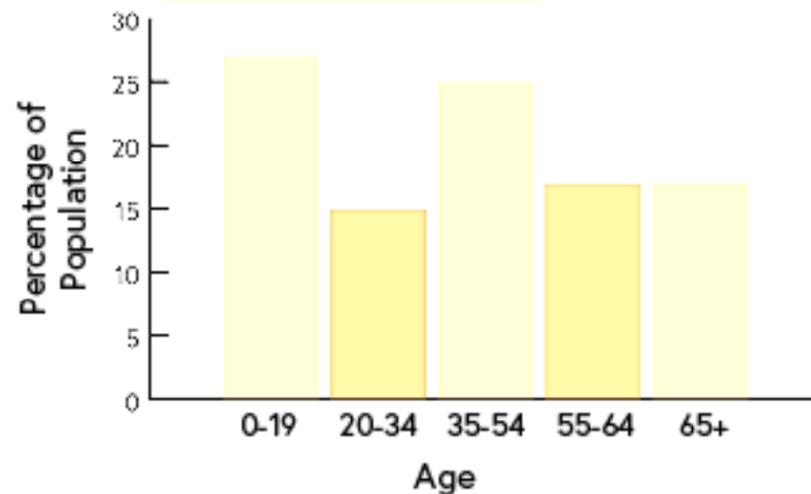


**Race/Ethnicity  
Region 8  
(2021)**

## Population Growth Forecast



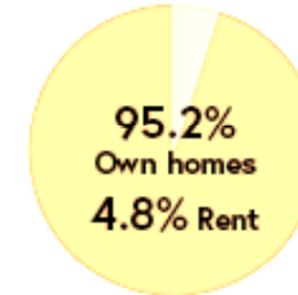
## Age of Population



**Median Age  
(2021)  
48.7 yrs**

# Economics

**Employment Rate (2021)**  
5.2% Unemployed  
94.8% Employed



**Median Home Value (2021)**  
\$476,617

**Average Monthly Rent (2021)**  
\$343

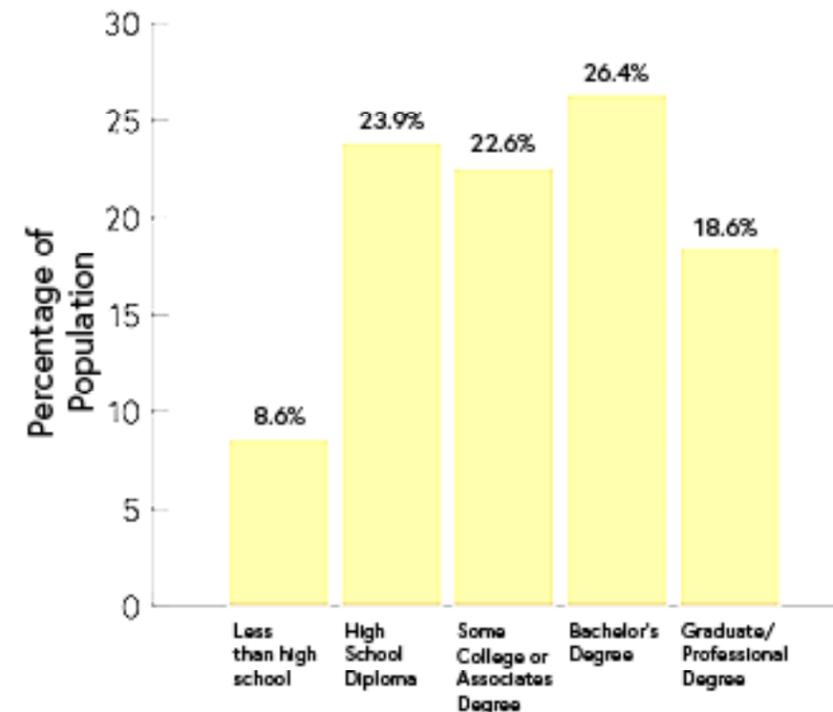
**Median Household Income (2023)**  
\$145,448



Employers	Employees
All American Ambulance	350
Homestead Gardens	100
TLC Custom Lawn Sprinklers Inc	99
Cannon Club	85
Renditions Golf Course	70

**Percentage of Population with Income Below Poverty (2021)**  
4.6% Region 8  
5.3% County

## Educational Attainment (25+)



The COVID-19 pandemic has had a dramatic impact on the County prior to the development of this plan. While the long-term ramifications of the pandemic are uncertain at this point, the policies of the Region Plan will support recovery and resilience.

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

Source: 2023 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 8 Communities

Region 8 is largely rural and agricultural areas from MD 450 and MD 214 south to the County boundary, east of the Patuxent River and west of MD 2. It does not include the Chesapeake Bay waterfront areas. This rural and agricultural region comprises numerous scenic and historic roads and communities. There are dense woodlands and the area has been agrarian for centuries. Small commercial areas exist at the nodes of these rural roads, including Waysons Corner, South County's major hub and eastern gateway, and the Davidsonville area.

## Davidsonville

At the north of Region 8 is Davidsonville, which starts on the southside of MD 450 and stretches down to Harwood Road. Like many of the communities in Region 8, Davidsonville is known for its agricultural heritage and rural character. Many businesses in Davidsonville support the agricultural community, including the Maryland Farm Bureau, a nonprofit organization which offers educational programs and resources for farmers.

Davidsonville started as a crossroads community at the intersection of Davidsonville Road (MD 424) and Central Ave (MD 214), and the Davidsonville Historic District located at this intersection is listed in the National Register of Historic Places. While most of the existing historic structures in Davidsonville date back to the 1800s, the Anne Arundell County Free School was built in 1724. This school was a result of the Act of the General Assembly of Maryland in 1723 that provided a school for each of the twelve counties at that time in the colony.

While Davidsonville has relatively few commercial businesses, there are plenty of recreational opportunities through local community parks and the Davidsonville Recreation Center, which is anticipated to be renovated in 2026.

There are several major roadways that connect Davidsonville to South County and the communities beyond: US 50 allows east-west travel from the Chesapeake Bay to Prince George's County, MD 214 cuts across Davidsonville connecting the Mayo Peninsula to Prince George's County, and MD 424 connects South County to Crofton. The only County bus route in Region 8 is the Anne Arundel County Crofton Express Shuttle, which runs along MD 450 at the north end of Davidsonville.

Overall, the land use and zoning recommendations in this Region Plan reflect the community's desires to improve transportation safety while maintaining the rural character of the area. Strategies in the Region Plan focused on Davidsonville include:

- Renovate or replace the Davidsonville Recreation Center and the South County Recreation Center and evaluate the potential for updated programming of the facilities.
- Provide off-road bikeways and pedestrian trails to support bike riding and tourism in South County and reduce the risk of collisions with cars and trucks.



Driveway, Davidsonville

## Edgewater

East of Davidsonville is the Edgewater community, which is divided between Region 8 and Region 9 at MD 214. While the northern part of Edgewater in Region 9 is more commercial and has a variety of housing types, the portion of Edgewater south of MD 214 in Region 8 is mainly built with low density housing and pockets of agricultural uses. The Region 9 Plan was adopted by the County Council in April 2025. For more information on the portions of Edgewater outside of Region 8, please refer to the Region 9 Plan.

Edgewater has a long history given that the northern portion was a port town that served as the County seat from 1684-1695 and as a trade center long after. The southern parts of Edgewater in Region 8 have just as much history. The South River Club has evidence that it existed as early as 1732 and served as a social club for early English settlers, including prominent landowners, merchants, and the local doctor and clergyman. The club house was constructed in 1742 and serves as one of the oldest, continuously active social clubs of its type in America and perhaps the oldest one-room schoolhouse in Maryland.

As public institutions were not available to African Americans prior to the Civil Rights Movement, they established their own communities which often revolved around a church, school, or their place of work. The Mill Swamp community, also historically known as Water Loo, was established at the junction of Mill Swamp Road and Muddy Creek Road (MD 468) in the 1830s by freedmen.

The village continued to grow into the 20th century, as evidenced by the growth



Ralph J. Bunche Community Center, Edgewater

of institutions, including the Chew Chapel parsonage, cemetery, and schools. The Freedmen's Bureau established one of the first schools for African American children in the County in 1865 in the Mill Swamp community; it operated until 1870. In 1930, the two-room Ralph J. Bunche School was built. Today, the building serves as a community center.

Educational facilities are still integral to the landscape of Edgewater. Several schools are clustered at the south east intersection of MD 2 and MD 214 including Central Elementary, Central Middle, South River High School, and the Center for Applied Technology (CAT) South. CAT South is one of two public vocational trade schools in the County and offers courses in 17 technical and traditional programs such as automotive service technology, culinary arts, cosmetology, and welding, among others.

Strategies in the Region Plan focused on Edgewater include:

- Complete renovation of the Ralph J. Bunche Community Center
- Partner with the State Highways Administration to improve public safety and traffic flow in Region 8, and Cultural Resources if that road is classified as Scenic and Historic.

## Friendship and Owings

The communities of Friendship and Owings are in the southeast corner of Region 8. Friendship is split between Region 8 and Region 9, with the coastal areas in Region 9 and the areas west of MD 261 in Region 8. The Region 9 Plan was adopted by the County Council in April 2025. For more information on the portions of Friendship outside of Region 8, please refer to the Region 9 Plan. Due to the rural nature of the area, there tends to be few community oriented spaces such as schools or parks and few commercial and retail options as well.

Throughout the Colonial period, the area remained a strong agricultural Hub with tobacco as its chief crop well into the 19th century. During the Colonial period, farms were dependent on enslaved labor to make the plantations profitable. Today, much of the area is still used for agricultural production and there are pockets of undeveloped land. This area is prime for preservation, but there are relatively few properties participating in the County and State agricultural and woodland preservation programs. This area may benefit from expansion of the Rural Legacy Area and Priority Preservation Area boundaries so that more properties are eligible for a variety of preservation programs.

There are roads throughout the southern portion of Region 8 deserving of the highest level of protection, and may require additional regulation beyond what currently exists in the County Code. These are referred to as scenic and historic roads. The scenic and historic roads within Friendship and Owings include MD 261, MD 2, Jewell Road, and McKendree Road.

Any development along these roadways

would require additional review from the Cultural Resources Section of the Office of Planning and Zoning.

The land use and zoning recommendations in this Region Plan reflect the community's desire to maintain the rural landscape by preserving the environment and supporting agricultural production. Strategies in the Region Plan focused on Friendship and Owings include:

- Provide grants to nonprofit organizations, community associations, and homeowner associations for open space conservation. The intent of these grants would be to support conservation of properties that are not appropriate to include in the County parks system.
- Evaluate and, if feasible, expand the Rural Legacy Area and Priority Preservation Area boundaries to include more land, particularly in the southeast corner of the County.



Church, Friendship

## Harwood and Owensville

Directly south of Davidsonville and Edgewater are the Harwood and Owensville communities. Owensville has a long history as a rural crossroads community and the Owensville Historic District is listed in the National Register of Historic Places. This small community at the intersection of MD 255 and Owensville-Sudley Road has 27 historic buildings dating back to the early 1800s, but mostly constructed between 1825 and 1875.

Although only Owensville is listed as a Historic District, both Harwood and Owensville have plenty of history. Like much of Region 8, this area was known for agriculture, and during the 18th and 19th centuries the area had significant economic prosperity reflected in a number of plantations. While the key crop was tobacco, other crops such as corn, grains, vegetables, and fruits were grown well into the 20th century, and many farms continue to prosper in the area today.

As the landscape of Harwood and Owensville, and Region 8 in general, is intertwined with agricultural history there are a number of historic structures throughout the area. One resource type that has all but disappeared from the cultural landscape is historic Black housing structures — those of the enslaved and tenant housing that was typically associated with many of the plantation properties. The preservation, study, and interpretation of these resources has often been neglected. Many of these structures have been lost over the years to natural decay, some have been encased within other structures and are not easily recognizable, while others have been demolished to make way for new development. Black housing sites have historically

not been commonly researched and properly documented and are an underrepresented cultural resource.

One such resource that was documented as part of the Lost Towns Project is the Arden Slave House in Harwood. This site contains the remains of a house that was inhabited by Black families who were enslaved, then later by tenant farmers until the 1940s. All that remains today are the ruins of the foundation, fireplace/chimney, and a 20th century kitchen addition.

Strategies in the Region Plan focused on Harwood and Owensville include:

- Enforce permit requirements and support reclamation efforts for closed sand and gravel operations to restore natural habitat, provide recreational opportunities, and potential opportunities for renewable energy generation.
- Engage diverse members of the community to explore the potential for additional recreational amenities at Sands Road Park and Wooton's Landing Park.



Home in Historic District, Owensville

## Lothian

In the southwest of Region 8 and Anne Arundel County is Lothian, a rural community with strong agricultural and environmental ties. This community has a number of County and State Parks along the Patuxent River including Jug Bay Wetlands Sanctuary, Glendening Nature Preserve, and the House Creek Natural Resource Management Area.

Lothian is connected to the rest of the Region and surrounding communities by several state roads. While many of the state roads in North County follow former railroad tracks, there was only one railway built in South County. The Chesapeake Beach Railway ran from Washington, D.C. to the resort community of Chesapeake Beach in Calvert County, and the only stop in Anne Arundel County was at Pindell in Lothian. Steamboat transportation had a

bigger impact on the region. In the 1830s, a large wharf and warehouse were built at Pig Point on the Patuxent to accommodate the increased freight traffic from the steamboats; and Pig Point soon became the largest shipping point on the river.

One of the oldest communities in Lothian is the Mt. Zion community which clusters around Ark Road. The community took root after the Civil War and thrived into the 20th century. Many of the residents' ancestors are historically connected to nearby plantations on which they were enslaved. Significant community landmarks include the Mount Zion United Methodist Church and Cemetery that was established in 1874 and two former Rosenwald School buildings. The first Lothian Rosenwald School was built circa 1921 as part of the Julius Rosenwald campaign for the education



Chicken coop, Lothian

of African American children in the early 20th century. A second Lothian Rosenwald School (now a private residence) was built in the community in 1931 to support the overcrowded first school.

Today, Lothian is a thriving rural community. It is home to a number of mobile home communities that provide an important source of affordable housing. Key community concerns in Lothian include impacts from sand and gravel operations on Sands Road and pollution from small wastewater treatment systems at some of the mobile home communities that are not meeting their discharge permit requirements. These areas are also home to a relatively high proportion of low-income households and people of color. Studies have found adverse impacts in the Lothian area and along Sands Road associated with gravel pits and truck traffic<sup>1</sup>.

The land use and zoning recommendations in this Region Plan reflect the community's desires to improve transportation safety while maintaining the rural character of the area to support the local community through improved public facilities and to maintain the rural landscape by preserving the environment

Strategies in the Region Plan focused on Lothian include:

- Promote conservation of land in the Green Infrastructure Network with a focus on property along the Patuxent River Greenway and land adjacent to existing public parks such as the Glendening Nature Preserve and Jug Bay Wetlands Sanctuary.
- Enforce permit requirements and

support reclamation efforts for closed sand and gravel operations to restore natural habitat, provide recreational opportunities, and potential opportunities for renewable energy generation.

- In partnership with adjacent jurisdictions, evaluate the need and potential for additional boat ramps and cartop boat launches on the Patuxent River.
- Renovate or replace the Davidsonville Recreation Center and the South County Recreation Center and evaluate the potential for updated programming of the facilities.

<sup>1</sup> Health Impact Assessment, Lothian, MD 20711. Prepared by N. Boonchaisri et al. December 2015.

## Waysons Corner

Waysons Corner is nestled along the Patuxent River and completely surrounded by Lothian. While the majority of Region 8 is rural with low density residential and agricultural developments, Waysons Corner is one of a rare few areas in Region 8 where there is a commercial enclave. For this reason, Waysons Corner has the only Village Center Development Policy Area in Region 8. More information on this village center is in the Built Environment chapter.

The area of Waysons Corner has had commercial uses for decades. During the late 19th century and early 20th century, farmers began selling their tobacco at large auction warehouses in Waysons Corner. Often the tobacco was transported by steamboat along the Patuxent River.

The community of Waysons Corner existed long before the 19th century. The Drury area was named after a family who settled in the area in the 17th century. The community expanded and by the 18th century it was home to a significant African American population, most were enslaved, but as a result of self-purchase and manumission, a free-black community also emerged. After Emancipation, many formerly enslaved African Americans remained in the area, working as tenant farmers or for themselves on purchased land. Though the postal village of Drury has vanished, this African American enclave still exists in the area and important resources that were significant in the community, especially during the Civil Rights Era can still be seen today, such as the Drury baseball park and a building that housed the River Bend Inn Club.

In addition to a commercial area, current day Waysons Corner also has low-medium

density residential developments. Although there is commercial development in the area, there are relatively few services or community oriented facilities for folks living in the area. Additionally, there is not a grocery store in this community or in this area of the County. There is an opportunity to redevelop some of the lots in the area to provide updated amenities that reflect the small-scale historic village center. Strategies in the Region Plan focused on Waysons Corner include:

- Provide grants to nonprofit organizations, community associations, and homeowner associations for open space conservation. The intent of these grants would be to support conservation of properties that are not appropriate to include in the County parks system.
- Evaluate opportunities for the County to partner with the operators of the small wastewater treatment systems serving mobile home communities in Region 8 to meet discharge permit requirements through technical and financial support. County support for these treatment systems should balance meeting the needs of public and environmental health, fiscal responsibility, and avoiding supporting additional development and potential displacement of low income households.
- Explore the potential for zoning changes to allow small-scale missing middle housing types in certain communities where there is existing commercial development and public services such as the Waysons Corner village center.

- Construct sidewalks or other pathways to improve the safety of walking and biking in Waysons Corner and to nearby residential communities.
- Partner with private landowners to renovate or redevelop vacant and underutilized commercial properties in Waysons Corner and other locations.
- Explore the potential to establish a public resource center or community center in Waysons Corner. The facility could meet community needs such as access to social services and education and recreation programs for youth and seniors.



*Glendening Preserve, Lothian*

## Introduction

Region 8 is the most rural part of Anne Arundel County. Approximately 64% of the land area has an existing use of agriculture, parks, or is undeveloped. The Patuxent River forms the western boundary of the County and the Region is crossed by numerous creeks. Environmental resources are cherished by the community and also threatened by habitat loss and pollution from development and agricultural practices. 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.

Prioritizing environmental conservation is a fundamental principle of the Region 8 Plan. This underlies strategies related to land use, development, and transportation as well as strategies related to forests and water quality.

This chapter will focus on sensitive areas; including streams and their buffers, the 100-year floodplain, wetlands and steep slopes, forests, land conservation, water quality, and climate change.

Relevant goals from Plan2040:

- **Goal NE1:** Preserve, enhance, and restore sensitive areas, including habitats of rare, threatened, and endangered species, streams, floodplains, tidal and non-tidal wetlands, bogs, shorelines, steep slopes, and all applicable buffers.
- **Goal NE2:** Improve and protect surface water quality by reducing impacts from stormwater runoff, wastewater discharge, and septic systems.
- **Goal NE3:** Retain existing forest cover, increase forest replanting efforts and increase urban tree canopy.
- **Goal NE4:** Expand, enhance and continue to protect the County's greenways, open space, rural areas and the Priority Preservation Area.
- **Goal NE5:** Ensure the safe and adequate supply of groundwater resources and wastewater treatment services for current and future generations.
- **Goal NE6:** Create resilient, environmentally-sound and sustainable communities.



*"We love our farms and nature and wildlife."  
-Community member*

*"Quiet, friendly balance between human communities and nature."  
-Community member*



## Sensitive Areas

Region 8 includes portions of the Upper Patuxent, Middle Patuxent, Lower Patuxent, South River, Rhode River, and Herring Bay Watersheds. The landscape of the Region is largely rural with forest and agricultural lands, with relatively small developed communities.

Protection of the Region's streams and their associated buffers, floodplains, wetlands and steep slopes are important in providing aquatic and wildlife habitat, stormwater management, filtration, flood and erosion control, and storage capacity for high rain flows; protecting surface and ground water quality; reducing nutrients from runoff; and recharging groundwater.

The County protects its natural resources through a series of development requirements, which are outlined in Table 2. While there are thousands of acres of sensitive environmental features that are protected through the Critical Area program (See Figure 3) and development regulations for streams and floodplains, there is still untreated stormwater runoff that travels downstream to the Chesapeake Bay. Much of this runoff comes from the residential, commercial, and industrial properties that were developed before modern stormwater management practices, as well as from agricultural operations.

*Table 1. Key Environmental Characteristics of the Region*

Characteristic	Region 8	Countywide
Tree Canopy	56% (35,928 acres)	57% (150,372 acres)
Impervious Surface	5% (3,517 acres)	16% (43,808 acres)
Land In Green Infrastructure Network	56% (36,011 acres)	40% (107,509 acres)

## Water Quality

The primary water quality impacts in Region 8 are from excessive inputs of nutrients (nitrogen and phosphorus) and sediments. Nutrients in the river contribute to large algae blooms that decrease 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 agricultural runoff. Sediments in the rivers also decrease the water clarity and impair habitat for fish and invertebrates. The major sources of sediments are from construction sites, stormwater runoff, and erosion of stream banks. Approximately 9.3% of the total length of streams in Region 8 are considered moderately to extremely eroded (compared to 7.2% of the length of all streams in the County). In the future a public education campaign in multiple languages, including English and Spanish, would be beneficial to explain the dangers of eating fish caught in the Patuxent River, especially fish caught near minor wastewater treatment plant discharge sites. To address water quality challenges, 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 Total Maximum Daily Load (TMDL). The Phase III WIP provides a road map for the numeric and programmatic commitments of the County 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 67 stormwater retrofit projects and 23 stream restoration projects in Region 8 (see Figure 2) in addition to working with agricultural property owners and the Anne Arundel County Soil Conservation District to effectively manage farm runoff.

Figure 2. Watersheds

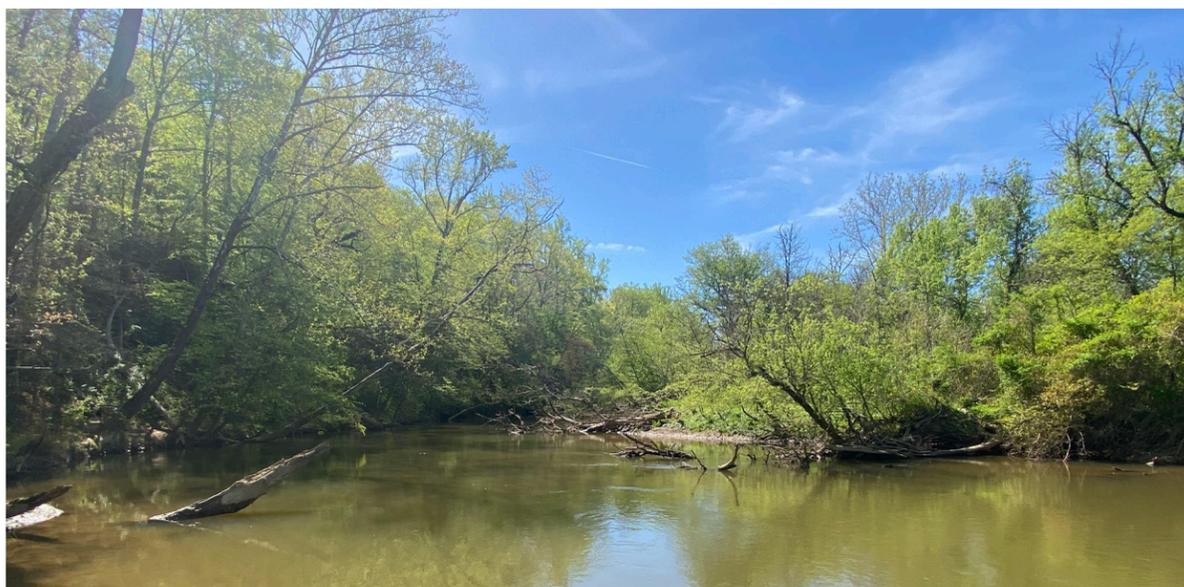
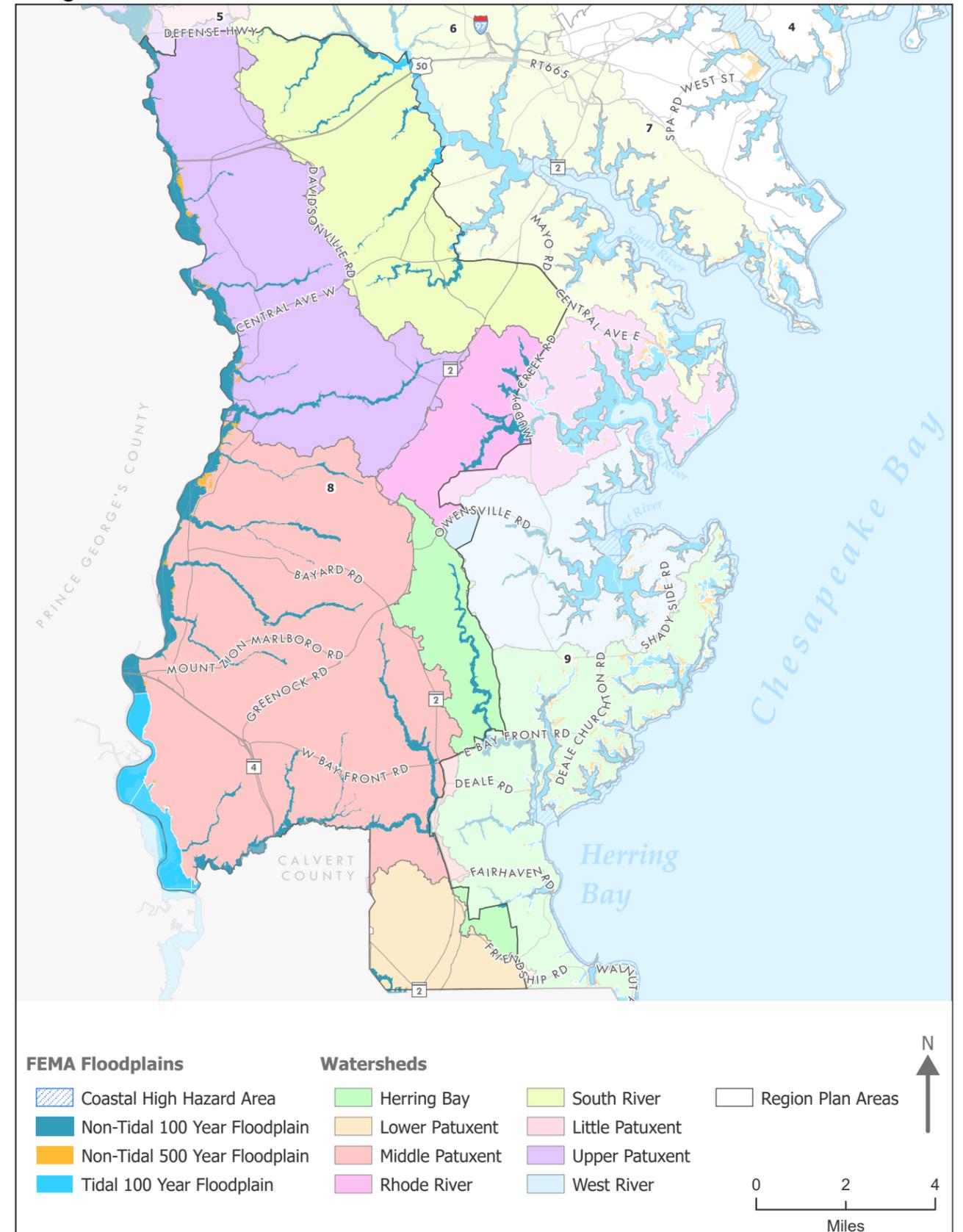
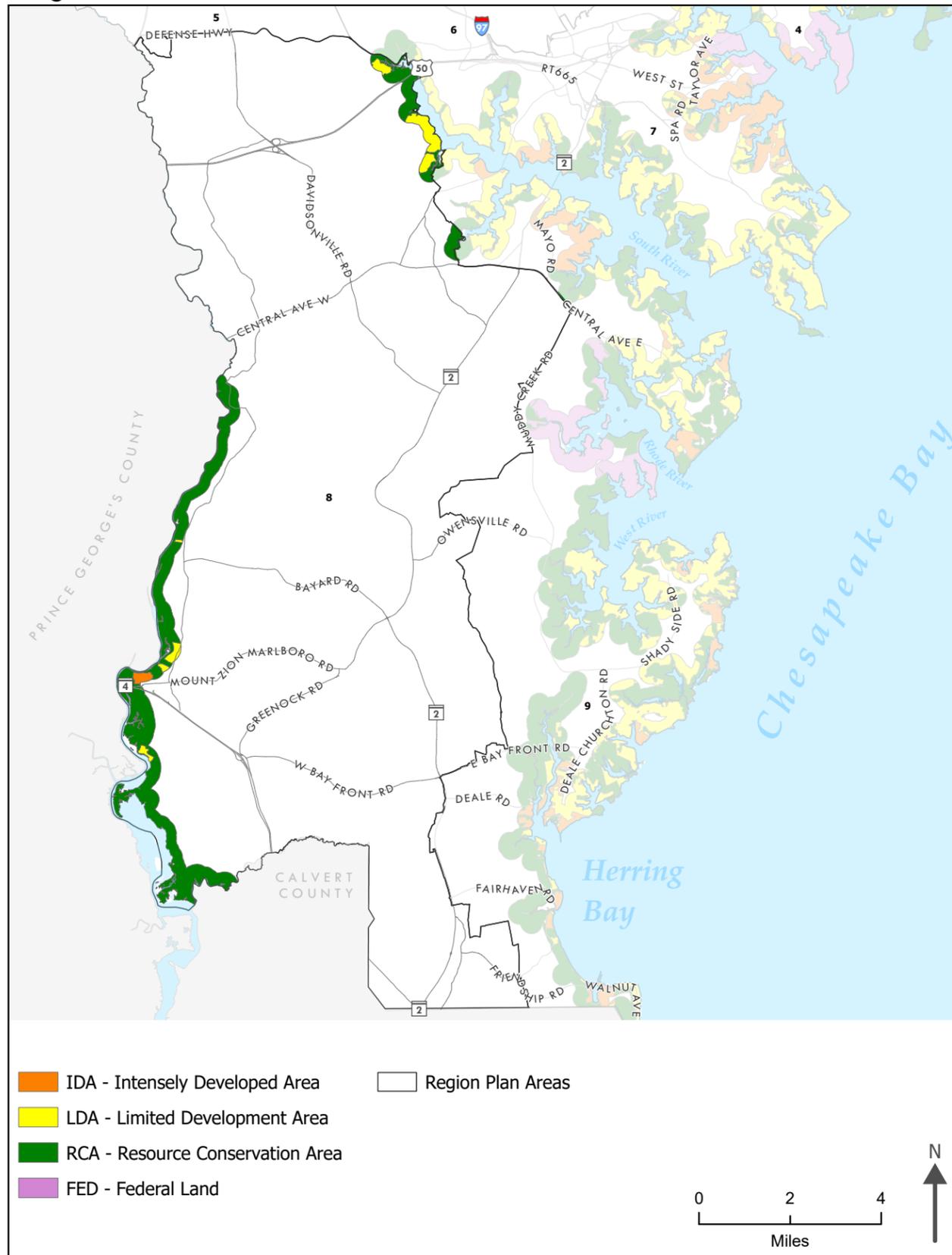


Figure 3. Critical Area



The County provides funding assistance to local property owners to upgrade septic systems to reduce nitrogen pollution or connect to public sewer if it is available.

The Anne Arundel Soil Conservation District works with agricultural landowners to provide guidance and engineering services to keep soil and nutrients on the land. The Soil Conservation District assists agricultural landowners with creating soil conservation and water quality plans, providing technical assistance in design of agricultural best management practices (BMP), and assisting with funding programs to implement BMPs. The office currently works with approximately 400 agricultural operators throughout the County.

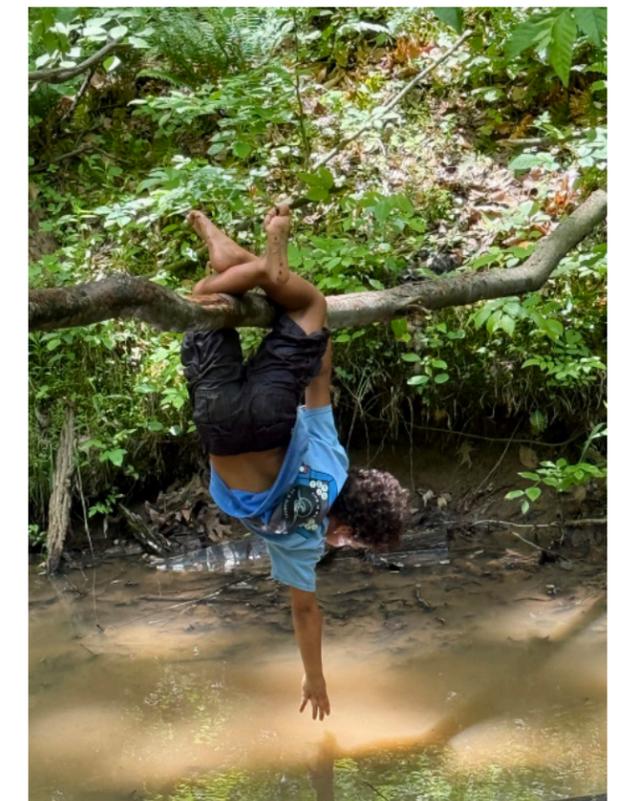
The County's General Development Plan (Plan2040) established goals and policies to address water quality Countywide. Goal NE4 focused on improving and protecting water quality by reducing impacts from stormwater runoff, wastewater discharge, and septic systems. There are also specific policies and strategies within Plan2040 to implement that goal.

### Land Conservation

Region 8 includes several large protected natural areas located along the Patuxent River corridor including the Jug Bay Wetlands Sanctuary, Glendening Nature Preserve, and multiple Patuxent River Greenway parcels. Large areas of privately owned land are also conserved through agricultural or conservation easements.

The Department of Recreation and Parks' Land Preservation, Parks and Recreation Plan (LPPRP) is a Countywide master plan for land preservation, recreational programming, park acquisition, and facility devel-

opment. The Green Infrastructure Master Plan identifies a network of the largest, contiguous natural areas in the County as a tool to prioritize land conservation. The Green Infrastructure Network in Region 8 includes large parks and areas conserved by agricultural and conservation easement and identifies opportunities to protect connected natural areas between them (see Figure 4 below). Private organizations, including the Scenic Rivers Land Trust, also play an important role in land conservation by working with private landowners to voluntarily enter into conservation easements to conserve natural lands in perpetuity.



## Agriculture and Woodland Preservation Program

### Designated Preservation Areas

Anne Arundel County established two agricultural land preservation designations to focus land conservation efforts: the Priority Preservation Area (PPA) and the Rural Legacy Area (RLA). Both designations are based on State law and requirements.

### Priority Preservation Area

The PPA was established following specific State guidelines and was first adopted in the 2009 GDP. Establishment of the PPA provides an opportunity for the State and local jurisdiction to better target preservation funds to those areas that will provide the most benefit toward meeting a county's preservation goals. The County retains the ability to purchase easements outside of the PPA using the three existing easement acquisition programs, but additional State funding, when available, will be targeted toward preservation within the PPA.

The County's PPA is divided into two main areas, both located within South County. The PPA contains 40,390 acres and includes the entire RLA. The County established a goal of conserving 80% of the undeveloped land in the PPA through easements, public lands, and zoning. Approximately 14,661 acres are protected within the PPA by agricultural and woodland easements and districts. An additional 5,035 acres are County, State, and Federally-owned land, and approximately 500 acres are preserved by the Maryland Environmental Trust or private land trusts.

With the addition of the protections of RA and OS zoning and floodplain development restrictions, a total of approximately 75% of land in the PPA is currently conserved.

An additional 5,265 acres are County, State, and Federally-owned land, and approximately 653 acres are preserved through conservation easements with land trusts.

Anne Arundel County established an Agricultural and Woodland Preservation Program in 1993 to maintain farms and working forests as a viable and sustainable sector of the economy and as a key element of character in rural areas. The County designated a Priority Preservation Area and a Rural Legacy Area to focus agriculture and woodland preservation efforts. These two areas are similar in geography and complement each other, but are established per guidelines from two different State programs.

The County uses three voluntary easement acquisition programs to purchase development rights and keep lands in agriculture and forestry use. Each of these programs have slightly different eligibility criteria and application processes.

- Maryland Agricultural Land Preservation Foundation (MALPF) program: State-funded program, minimum property size of 50 acres. The program purchases easements on farms based on 75% of fair market value.
- Rural Legacy Program: State-funded program that involves designating a Rural Legacy Area (RLA) to focus

conservation efforts. The RLA is approximately 37,381 acres in size and is located in South County. The Rural Legacy program incorporates preservation of natural, scenic, and historic resources as well as agricultural land.

- Agricultural and Woodland Preservation Program: County-funded program, minimum property size of 50 acres. The program purchases easements on farms based on 60% of fair market value. For a time, the County program paid in installments over 30 years, but returned to paying cash at settlement in 2017 due to lack of interest in installment payments.

The program's goal, when it was established in 1993, was to preserve 20,000 acres of farm and forest. In total, these programs have protected approximately 14,800 acres of agricultural lands as of December 2025 (See Figure 5).

### Temporary Agricultural Districts

The District Program provides a tax credit in exchange for a property owner making a 10-year commitment to not exercise development rights. As of December 2025, approximately 2,700 acres of land are enrolled as County Agricultural or Woodland Districts.

### Rural Legacy Area

The RLA was proposed by the County and approved by the State in 1998, as an approximately 32,550-acre portion of South County. The Rural Legacy Program, run by the Maryland Department of Natural Resources, consists of two concepts: delineating a specific geographic area of a county in need of focused land conservation efforts, and acquiring easements from willing landowners within that area.

Key goals of the RLA are to complete a greenway of rolling farmland, preserving views from some of the County's most scenic and historic roads, and to protect multiple other scenic, historic and natural resources. The RLA is part of a large multi-county swath of land designated for preservation. It connects to the Patuxent RLA that extends through Prince George's County along the Patuxent River, and to the North Calvert RLA.

Despite the number of conservation tools available, there are gaps when it comes to preserving smaller farms or farms that engage in more modern activities, like agritourism. The Natural Environment strategies in this Plan include recommended actions to improve the effectiveness of these existing land conservation efforts.



Figure 4. Green Infrastructure Network

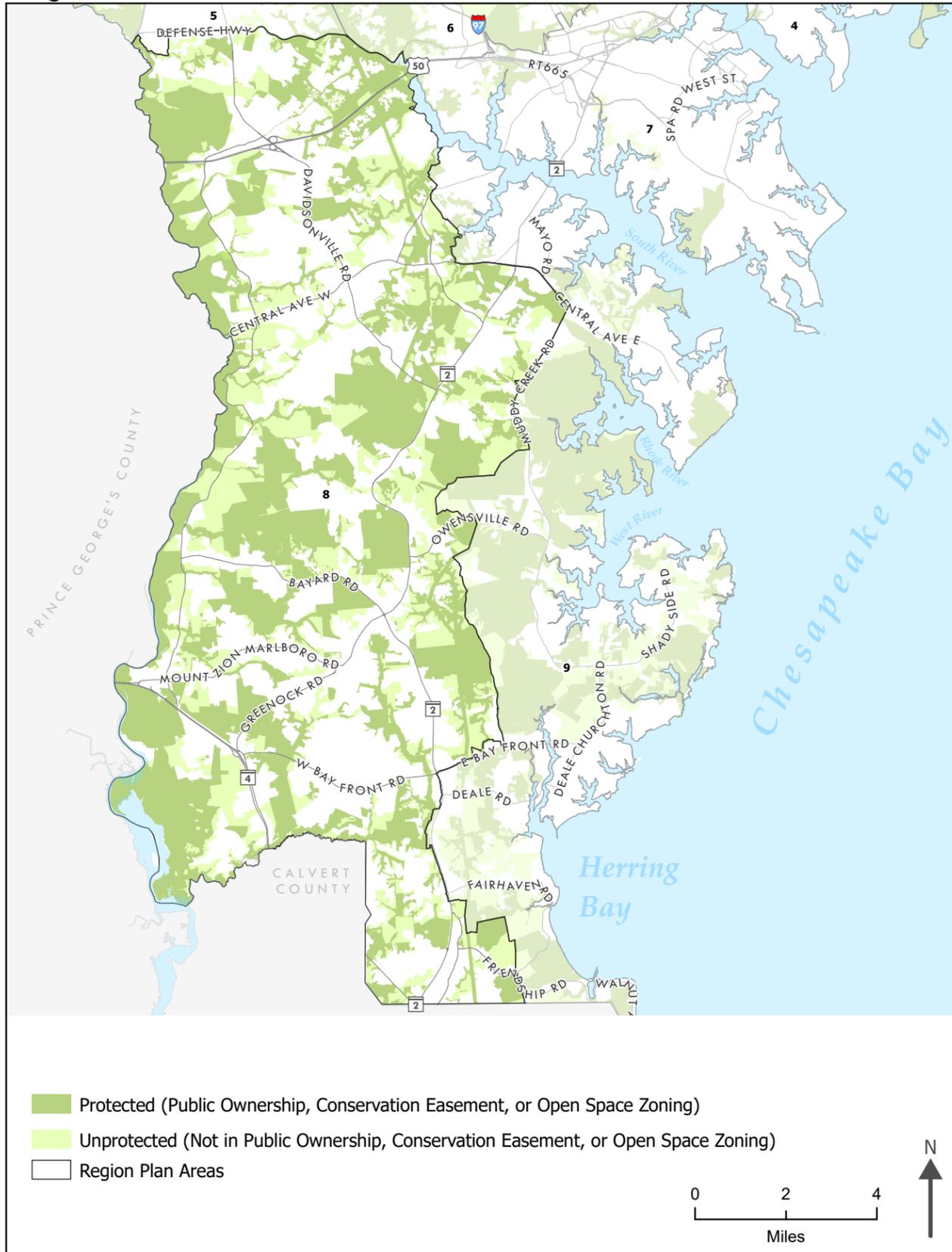
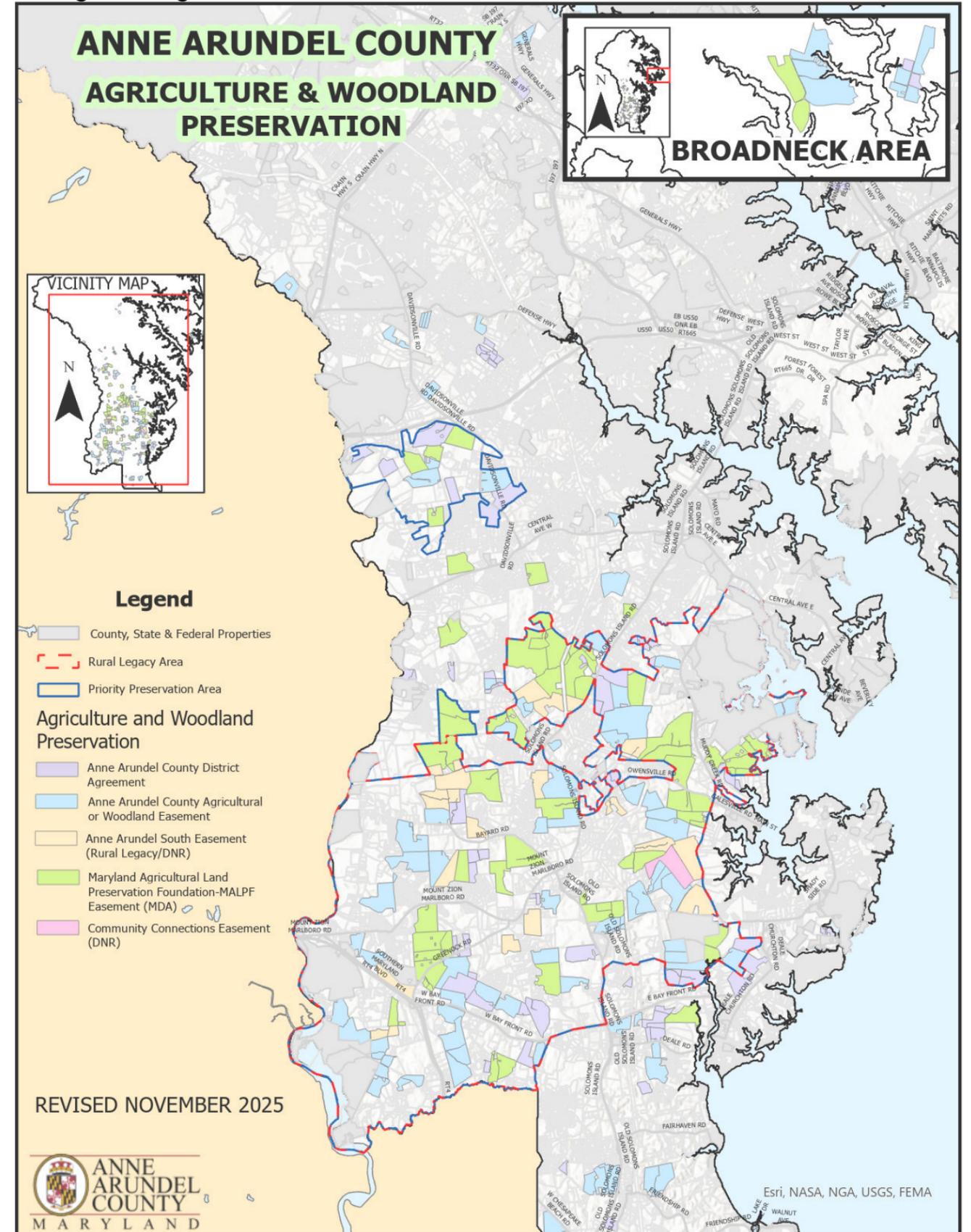


Figure 5. Agricultural Land Preservation



### Helping Property Owners and Communities Care for the Environment

There are multiple nonprofit organizations and State and County programs that provide resources for private property owners and community groups to manage their land to improve water quality and wildlife habitat. These include:

- The [Watershed Stewards Academy](#) provides training, technical assistance, and funding to plant native trees, shrubs, and wildflowers and install rain gardens on private property and congregational grounds.
- The [Patuxent Riverkeeper](#) monitors water quality and partners with communities to implement stream and shoreline restoration projects.
- [Maryland Department of Natural Resources](#) provides technical assistance to prepare management plans for forests over five acres. Participation leads to reduced property tax assessment.
- [Watershed Protection and Restoration Fee Credit Program](#): Eligible property owners have the opportunity to reduce their watershed fees by up to 50% for proactive stormwater runoff controls like installing rain gardens or cisterns.
- [Scenic Rivers Land Trust](#): Private, nonprofit organization that helps land owners conserve the legacy of their land through conservation easements, which can provide Federal, State, and County tax benefits.
- [Agricultural and Woodland Preservation Program](#): County program provides funding to conserve working farms and forests.
- While Anne Arundel County's Department of Recreation and Parks provides assistance to help address the deer population by focusing efforts on County owned land, the Wildlife and Heritage Service (WHS) at the Maryland Department of Natural Resources (DNR) uses Deer Management Permits to help landowners and farmers resolve legitimate damage to commercial farm crops, orchards, nurseries and certain managed forests. The WHS staff responsible for these permits, by county. Staff should only be contacted during normal business hours for calls regarding deer management permits.

For an explanation of the Deer Management Permit Process, please contact WHS at 410-260-8540.



## Equity in the Natural Environment

Across Anne Arundel County, community members have expressed support for protecting forests and water quality. The presence of trees and quality of water varies across the County. Overall, Region 8 has more extensive natural lands compared to other parts of the County. However, water quality in parts of the Region, including areas near Lothian and Waysons Corner are impacted by pollution from small wastewater treatment systems that are not meeting their discharge permit requirements. These areas are also home to a relatively high proportion of low-income households and people of color. Studies have also found adverse public health impacts in the Lothian area and along Sands Road associated with gravel pits and truck traffic.

### Mining and Reclamation Sites

The underlying geology of Anne Arundel County contains large quantities of unconsolidated sedimentary materials that are available for productive extraction and processing via surface mining operations. Surface mining operations within the County concentrate on the extraction of sand and gravel. There are currently five permitted sand and gravel mining sites in Region 8, located along Sands Road and Patuxent River Road.

Mining operations are regulated through a set of Federal, State, and local laws. The Surface Mining Control and Reclamation Act of 1977 regulates surface and subsurface mining as well as reclamation activities. The Code of Maryland Title 26 regulates non-coal surface mining activities and operations. Maryland Department of the Environment (MDE) requires all surface

mining applications to include a reclamation plan and expected timeline for terminating mineral extraction activities. MDE requires that a permitted operator begin reclamation of the site as soon as feasible once mining operations begin, continuing concurrently with mineral extraction and, upon termination of mining, until the entire permit area is reclaimed.

Anne Arundel County's primary means of regulating surface mining operations is through zoning, Article 18 of the County Code as the County is largely preempted from regulating sand and gravel operations and that those facilities are permitted and regulated by the State. These zoning regulations apply the intent of Federal and State law. Clay and 'borrow' pits or sand and gravel pits are uses allowed by special exceptions in in the Rural Agricultural (RA), Light Industrial (W2), and Heavy Industrial (W3) zoning districts. Processing facilities for clay, sand and gravel is another distinct use within surface mining operations. Clay, sand, or gravel processing is allowed as a conditional use in W3 zones only. However, a processing plant can be part of the actual extraction site, which requires special exception approval.

There are several mining sites that were successfully reclaimed through various public and private partnerships. The former "Mardis Pit" operated by Chaney Enterprises was converted to the Renditions golf course. The Sand Roads Park and Davidsonville Park are also former surface mining sites that are now used for athletic and recreation fields and walking paths.

## Current Environmental Regulations

The County Code contains requirements related to natural features including streams, wetlands, floodplains and forests. Many of these requirements were updated and made more rigorous in the last twenty years. The following table lists some, but not all, key natural features requirements. The County requirements complement Federal and State laws and regulations.

**Table 2. Summary of Key Natural Features Requirements in County Code**

Feature	Regulations	County and/ or State Code Reference(s)
<b>Critical Area</b>	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 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
<b>Steep slopes</b>	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.
<b>Forests</b>	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.
<b>Nontidal wetlands</b>	Development prohibited in wetlands and 25-foot wide buffer.	17-6-402, et seq.
<b>Streams</b>	Development prohibited in 100-foot wide buffer for perennial and intermittent streams.	17-6-403, et seq.
<b>Bogs</b>	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
<b>Floodplains</b>	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.
<b>Stormwater Management</b>	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. Code of Maryland Regulations 26.17.02.08
<b>Forest Interior Dwelling Species (FIDS)</b>	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.

## Drinking Water and Wastewater

With the exception of a portion of the South River Colony development adjacent to South River High School, all of Region 8 relies on groundwater wells for drinking water. Most private wells in Region 8 pump from the Aquia aquifer.

Nearly all of Region 8 relies on septic systems to manage wastewater<sup>1</sup>. The designation of the vast majority of South County as "No Public Sewer Service" is a significant control on development potential and a financially prudent policy to avoid the costs of extending public sewer infrastructure.

There are several privately-owned wastewater collection and treatment systems in Region 8 including: Boone's Mobile Estates, Adventure Bound Camping Resorts, Lyons Creek Mobile Home Estates, Maryland Manor Mobile Home Park, Patuxent Mobile Home Park, Rio Vista Plaza Mobile Home Park, Waysons Mobile Home Park, and Renditions Golf Course. In 2024, the US Environmental Protection Agency issued Clean Water Act violations and fines for the wastewater treatment plants servicing Boone's Estates, Patuxent, Lyons Creek, and Maryland Manor for exceeding permitted pollution discharge limits. The County is conducting a study of options to partner with the private operator to address these wastewater treatment systems.

In addition to the wastewater treatment challenges associated with the privately operated systems, residents of the mobile home parks have also noted challenges with their drinking water. Although the operators of the mobile home parks are

required by MDE to provide annual Consumer Confidence Reports with information on the contaminants in the drinking water, these reports are vague. The Patuxent River Keeper is aware of these challenges and is working with the impacted communities and State officials to address these concerns. While the Region Plan does not include a strategy specific to this challenge, Plan2040 strategy NE4.1e instructs the County to work with local watershed and other environmental organizations to monitor and restore local water quality.

<sup>1</sup> Anne Arundel County Master Plan for Water Supply and Sewerage Systems, 2022.

## Challenges and Opportunities

The following challenges and opportunities summarize the Region's key natural environment issues, and provide direction for this Plan's strategies found in the implementation matrix.

### Challenges

- **Impaired water quality:** Old septic systems, developments that predate modern stormwater management requirements, and agricultural runoff are key pollution sources.
- **Impacts** from failing small-scale wastewater treatment plants.
- **Loss and fragmentation of natural lands:** Impacts wildlife and the physical character of communities.
- **Loss and fragmentation of agricultural lands:** impacts long-term viability of agriculture.

### Opportunities

- **Community collaboration:** Increase community education and engagement on environmental issues. Continue to build partnerships among community groups and nonprofit organizations, schools, and the County to achieve environmental goals.
- **Forest Conservation and Re-forestation:** Encourage opportunities to increase forest conservation especially in areas within the Green Infrastructure Network and to reforest areas that are not in productive agricultural use or natural meadow habitat.
- **Improved stormwater management:** Implement stormwater management and stream restoration projects that improve water quality and habitat, and provide public education and recreational benefits.
- **Environmental site design:** Promote redevelopment of aging properties over greenfield development to meet housing and economic needs while minimizing environmental impacts.
- **Increased implementation** of soil erosion and water quality best management practices on agricultural lands.

## Introduction

Region 8 has historically been developed with farms and other agricultural uses. As mentioned in the previous chapters, tobacco farming was integral for shaping Region 8's future. Although tobacco farming is no longer a major industry, the area still has strong ties to the agricultural past with many active farms for crops, livestock, trees, and more. There are also several State and County roads that helped create small crossroads communities. The lack of major transportation infrastructure and the reliance on septic systems have played a key role in maintaining the rural character of Region 8.

This chapter focuses on housing, land use, zoning, transportation, climate change and sea-level rise, and cultural resources within Region 8.

Throughout the planning process, members of the public and the Region 8 SAC discussed multiple aspects of the built environment. The most common statements from the public on Region 8's built environment are as follows:

*"Keep South County rural and in active agriculture" -Community member*

*"There are some roads, such as MD-424, that are choked with traffic at rush hour." -Community member*

*"Additions and remodels altering historically unique homes should require county oversight." -Community member*

*"Investment in more areas where bikers can travel off of the main highways." -Community member*

*"The citizens of South County Maryland Region 8 want to keep the area rural without a lot of new building of rec centers, houses, stores, etc." -Community member*

*"We need to aid seniors so they can age in place. There's no real way to survive in South County without driving." -Community member*



Relevant goals from Plan2040:

- **Goal BE1:** Align development regulations and review practices with Plan2040, that recognizes the importance of the County's environmental features; limitations on infrastructure; and the desire to focus development, redevelopment and revitalization in the Targeted Development, Redevelopment and Revitalization Policy Areas; enhance quality of life; and protect and enhance neighborhoods.
- **Goal BE2:** Preserve the agricultural and rural character of the County's Rural and Agricultural Policy Area.
- **Goal BE3:** Preserve and strengthen the County's existing and historic communities by encouraging resident-participation in planning processes, with particular emphasis on involvement of historically underrepresented and marginalized communities.
- **Goal BE8:** Encourage hubs of limited commercial and community services for rural or suburban area residents in locations where such uses exist or have traditionally existed.
- **Goal BE11:** Provide for a variety of housing types and designs to allow all residents housing choices at different stages of life and at all income levels.
- **Goal BE12:** Ensure the County's workforce, elderly and other vulnerable populations have access to an adequate supply of housing in a variety of neighborhoods that is affordable for a range of income levels. Particular attention should be given to meeting the needs of renter households earning 60% and below of the Area Median Income (AMI) and homebuyer households earning below 120% AMI.
- **Goal BE14:** Protect and preserve the significant historic and archaeological resources and cultural heritage of the County; and promote public awareness of the County's history and the stewardship of historic assets.
- **Goal BE15:** Provide a well-maintained multimodal transportation network that is safe, efficient, environmentally sensitive, and provides practical and reliable transportation choices and connections for all users.
- **Goal BE16:** Increase the County's resilience to future changes in climate and reduce emissions of greenhouse gasses.

The Region 8 SAC supports the Plan2040 Built Environment goals, policies, and strategies. They emphasized the importance of the following strategies:

**Policy BE2.1:** Maintain limited development patterns compatible with and intrinsic to the rural parts of the County by using the Rural and Agricultural land use designation as the primary planning mechanism for preserving the character of the County's Rural and Agricultural Policy Area. Limit development to rural densities beyond the boundary of County's public sewer service area.

**Policy BE11.1:** Ensure the quality of the County's existing housing stock is maintained.

**Policy BE13.3:** Facilitate, encourage, and incentivize redevelopment and revitalization of underutilized properties, particularly older and declining commercial and industrial properties

**Policy BE15.3:** Provide a transportation network that is environmentally sensitive and resilient.

## Housing

The housing options in Region 8 reflect the rural character of the area. This can be seen through the single-family homes, along with the Region's older, historic homes, throughout the region. These homes can generally be found on larger parcels of land as compared to other areas of the County. The age of many homes presents a need for ongoing maintenance, repair, and, in some cases, substantial rehabilitation.

With goals of preserving farm land, agriculture character, and protecting the natural

environment, the density in the Region is much lower than the rest of the County. In addition, Region 8 is almost entirely within the "No Public Service" Sewer category, meaning most residential units rely on septic systems for wastewater disposal. This provides a constraint on future density.

Approximately 82% of the housing stock in Region 8 is single-family, compared to approximately 63% Countywide, while the remaining housing options are mobile homes (see Figure 6). Approximately 95% of households own their own home, compared to approximately 75% Countywide (see Figure 7). In addition, the housing stock in Region 8 is typically older, with many of the residential units being built prior to 1980 (Figure 8).

Housing costs in Region 8 are high relative to the rest of the County, driven in part by large lot sizes and the lack of townhomes and apartments. The average home price in Region 8 has more than doubled from \$214,000 in 2000 to \$552,00 in 2023. Housing affordable to low- and middle-income earners is scarce.

More than one third of all renters in Region 8 are considered 'cost-burdened' (spend more than 30% of their income on rent) with nearly half of those households being severely cost-burdened (spending more than 50% of their income on rent) (see Figure 9). Market dynamics, including interest rates and the cost of land, labor, and materials, make delivery of affordable housing challenging. There are existing County programs that provide financial support for affordable housing development projects and homeowners/renters, and advising, but demand outstrips available resources.

Figure 6. Housing Stock Diversity

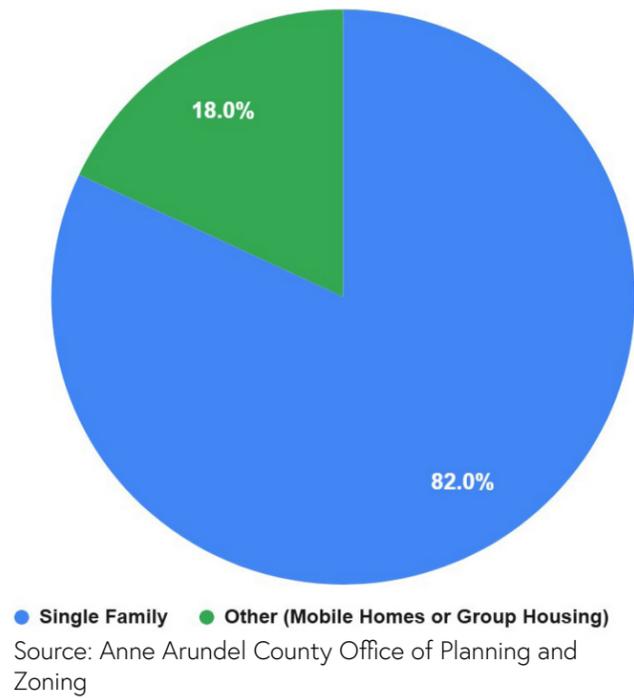


Figure 7. Housing Tenure

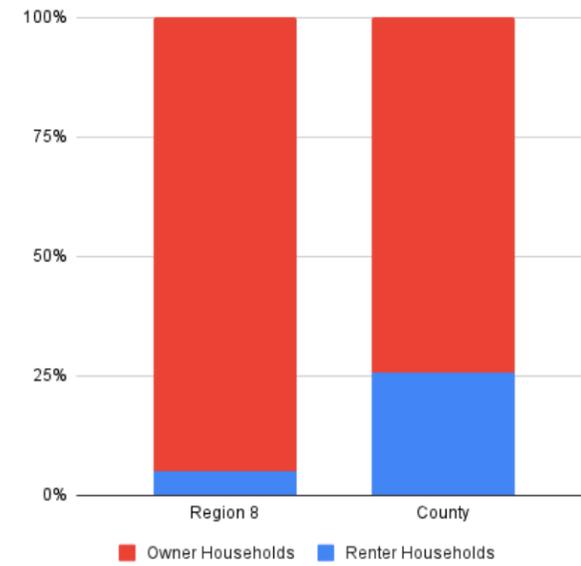
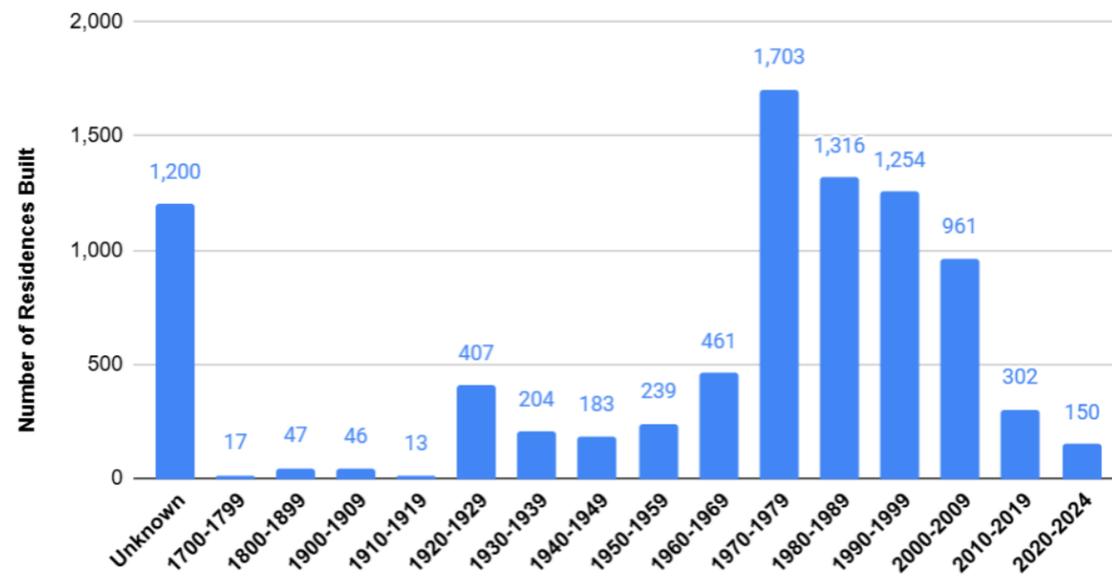


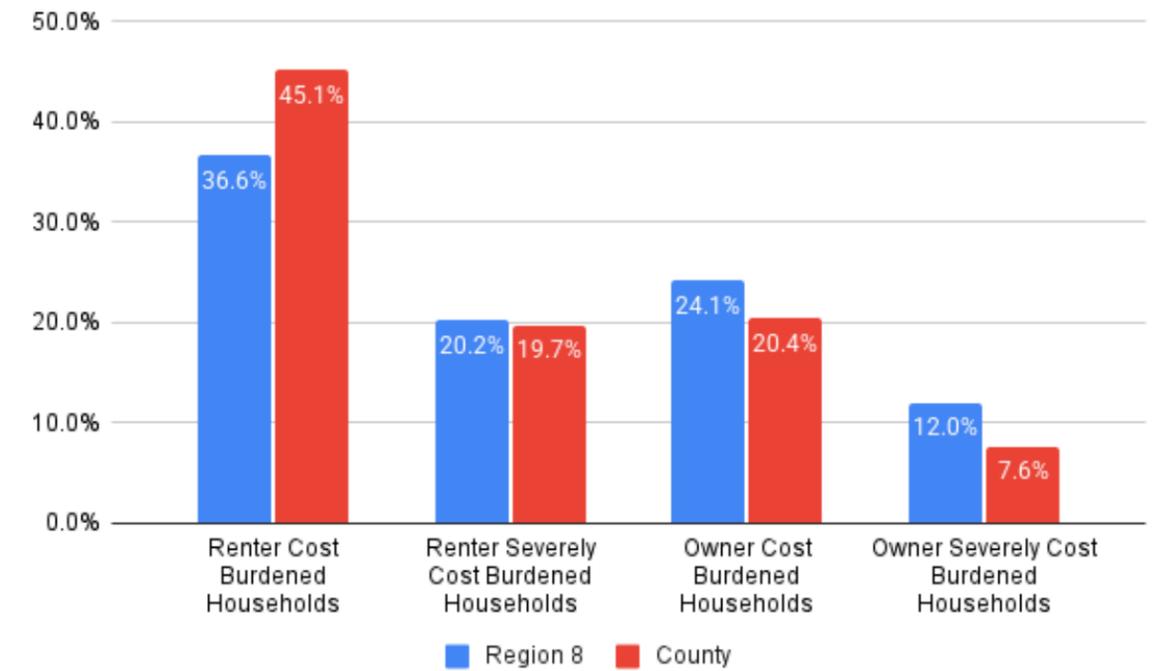
Figure 8. Homes Built by Year in Region 8



Based on Census and American Community Survey data, the average number of people living together in a household has increased slightly over time from 2.3 in 2010 to 2.6 in 2021. Yet, approximately 23% of all homes are occupied by one person living alone, and about half of those living alone are over the age of 65.

These statistics point to a mismatch in people's needs and housing options. Those who can't find an attainable home to suit their needs are forced to double up or live alone in a home they can't afford as indicated by the cost burdened data presented in the next section. This is indicative of a need for smaller, more affordable housing units for residents to stay in the community.

Figure 9. Cost Burdened Households



## Housing Affordability

The County has a very strong demand for housing, which ultimately affects pricing. The median price for an owned unit and average rent continues to increase at a rate higher than household income. While there are many market factors driving the price of housing, including costs of land, labor, and materials, County policy can also affect land cost through its 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, and housing that is affordable to low- and very-low-income families. Naturally occurring affordable housing is housing that is affordable based on market conditions. 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. For rental properties, greater than 60% of units must be occupied by households making no more than 60% of area median income (AMI). For owner occupied properties, more than 40% of units must be occupied by households making no greater than 100% of AMI. 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 Diversity and the "Missing Middle"

Missing Middle Housing 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. These housing types are called 'missing' because, while they were common historically, very few of these housing types have been constructed since the 1940s and adoption of modern zoning ordinances. 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. Public comments and SAC discussions expressed interest in the potential for the smaller forms of missing middle housing in Region 8, such as accessory dwelling units and cottages on a shared greenspace, in locations that already have development and areas that could benefit from redevelopment. These types provide the benefit of being compatible in appearance and design with detached single-family homes, but are also able to accommodate a moderately higher number of residents than large lot dwellings. In doing so, they enable better access to daily services for more people.



Accessory Dwelling Unit



Duplexes



Multiplex Medium



## Equity in Housing

Historic Federal lending guidelines, called 'redlining,' that avoided providing Federally-backed loans in Black and minority communities as well as predatory private lending practices, such as contract, rather than standard loans where the borrower risked loss of their home with any missed payment, have historically contributed to inequities with home ownership and affordability.

Within Region 8, some of the most affordable housing stock is located within the mobile home communities. As previously mentioned, the mobile home communities face difficult and problematic issues with the wastewater collection and treatment systems. Residents of these communities also face challenges with clean water. Housing is often referred to as a basic need and a necessity for life. Region 8, and Anne Arundel County as a whole, should prioritize not only housing options for all, but ensure adequate water and sanitation for every person regardless of where they live.

Throughout housing discussions in Region 8, the SAC expressed maintaining the rural character of the community while also providing equitable opportunities for all residents, regardless of income. One example is through the use of accessory dwelling units (ADU). The SAC encourages these types of more affordable housing opportunities while preserving the rural nature of the region. The SAC also encourages the County to explore options to help provide assistance to homeowners who need to rehabilitate their existing dwelling structures. The idea focuses around providing an opportunity for current residents to revitalize their current home without the fear of being priced out of the community from a new development.

## 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, adopted zoning and County 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 conditions, finances, private agreements and leases, and personal preferences of property owners, the Holding Capacity Analysis is neither a parcel-specific feasibility study nor a guarantee that development will 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.

The result is an estimate of the number of potential units that can be built if all of the available land, excluding natural features, is developed. Plan2040 provides an in-depth description of each step in this process (Volume II, Page 111).

The results of the Holding Capacity analysis for Region 8 are shown in the table below. Growth projections anticipate that

Region 8 will add approximately 203 new households over the next 20 years. The Holding Capacity analysis indicates that there is sufficient capacity under the Region's adopted zoning to accommodate this projected household growth for the Region utilizing vacant and redevelopable land. The maximum number of additional housing units that could be built in Region 8 under current zoning and development regulations is estimated at 851. Therefore, the Region has excess housing capacity to accommodate forecasted growth, if all land were to be built out.

**Table 3. Household Forecast and Holding Capacity**

	County	Region 8
Household Forecast (Change from 2020 to 2040)	31,612	203
Total Estimated Holding Capacity	28,283	851
Difference Between Forecast and Capacity	-3,329	648
Pipeline - Number of housing units approved, but not constructed	4,612*	55*

\*As of May 13, 2024

Source: 2024 OPZ Holding Capacity Analysis; Baltimore Metropolitan Council Cooperative Forecast (Round 10 ). Pipeline data accessed May 13, 2024., <https://aacounty.shinyapps.io/PipelineApp/>



## Challenges and Opportunities for Housing

Discussions of housing are complex and full of tension in Region 8. Public comments and SAC discussions expressed concern about the rising price of housing and the lack of options for young adults and senior citizens. They 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.** The housing shortage has driven up the price of rental units and homes, while wages have not kept pace. This makes homeownership difficult for low-income families and young professionals.
- **Limited choice of housing** options and styles under current zoning.
- **Strong desire to limit future housing development in the Region.**
- **Lack of diversity of workforce housing types.**
- **Policy restrictions.** Constraints under current land use policies limit support for historic rural crossroad communities and small villages.
- **Balance between housing and conservation.** Tradeoffs between providing more housing opportunities and maintaining rural development patterns and environmental quality.

### Opportunities

- **Leverage housing options** to support activity in small villages and rural crossroad communities.
- **Code revisions** to allow different housing types that would be compatible with the rural character of the Region
- **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.

Plan2040's 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 8 Plan to include recommendations for land use that would amend the Plan2040 Planned Land Use map, and a Comprehensive Zoning process 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, rural character and natural features are prioritized. Region 8 is predominantly within the Rural and Agricultural Policy Area, which 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 8 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. There is also a

small area in Edgewater along Central Avenue (MD 214) with Critical Corridor Policy Area, which signifies developed areas along major roads where opportunities to improve safety and mobility exist.

Region 8 has one designated Village Center Development Policy Area Overlay (Village Center) that was adopted in Plan2040 located in Waysons Corner. A Village Center provides an opportunity for walkable, pedestrian-oriented, mixed-use development that is compatible with the underlying Policy Area and surrounding community. It also encourages development and redevelopment that is oriented toward the community and enhances community heritage. The SAC discussed the area of the Waysons Corner Village Center as it exists today, but also to develop a vision for the future and offered the following recommendations.



## Waysons Corner Village Center

Region 8's only Village Center is located close to the Anne Arundel and Prince George's County boundary along both sides of Mt. Zion Marlboro Road (MD 408) ending at Sands Road.

There are three natural areas bordering the Village Center including the Patuxent Wetlands Park to the west and both the Nature Preserve at Waysons Corner and the Glendenning Nature Preserve to the south. Within the village center, there is a post office, a Park and Ride, a few commercial sites, and numerous residences. The residential units in the Village Center are some of the most affordable housing options in the Region and include single-family homes, as well as a mobile home community. Waysons Corner is considered a Rural Crossroads Village Center due to it being a small-scale, low-density commercial and civic node with services for the surrounding community.

The Waysons Corner Village Center is envisioned as a small-scale node with commercial, residential, and other uses to serve the community that provides an opportunity to improve the area's pedestrian access. The SAC recommends supporting redevelopment that improves walkability and connectivity within the Village Center and to the surrounding area, especially the neighboring park properties and commercial areas. This should be done in conjunction with safety and visibility improvements at MD 408 and Sands Road.

Additional improvements should support the existing community and the history of southern Anne Arundel County. Community members noted this area could benefit from

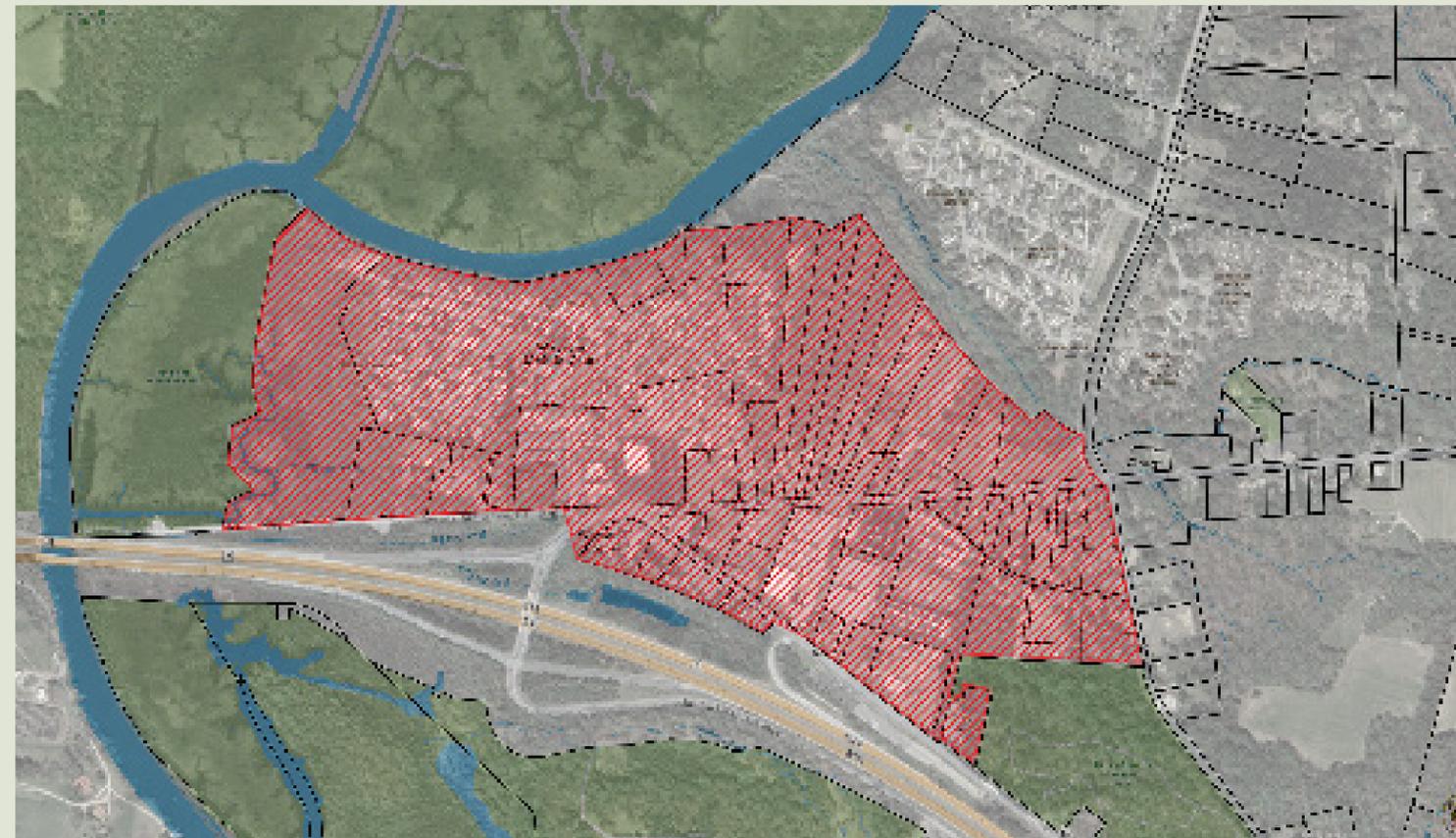
a playground and a full grocery or market with more diverse and fresh food options. SAC discussions noted that this area could benefit from a farmers market, community center, a local museum or cultural center with information on the history of South County, and commercial redevelopment with a focus on serving the needs of the local community. The SAC stressed that improvements within the Village Center should enhance quality of life for community members while maintaining the rural crossroads feel of the area.

The Region Plan builds on the concepts identified in previous master plans as well as local community planning efforts. The Waysons Corner Village Center is an area that should retain its small-town scale while at the same time allow for redevelopment and revitalization. Recommendations for the future of this area include, but are not limited to:

- Emphasize the local culture and heritage by providing improvement and redevelopment projects focused on the local community such as providing local business opportunities, a regional agricultural center, and community spaces.
- Continue to provide affordable housing options without increasing the current amount of density by exploring the potential for Zoning Code changes that would allow small-scale missing middle housing types in certain communities where there is existing commercial development and public services.
- Provide access to local community health services.
- Construct sidewalks or other pathways

to improve the safety of walking and biking in Waysons Corner and to nearby residential communities. Consider the following sites for improvements:

1. MD 408 from Sands Road to Main Street
  2. MD 794 from MD 408 to MD 4
  3. Crosswalk infrastructure connecting MD 408 and MD 794
- Implement recommendations for pedestrian and bicycle infrastructure in the Walk and Roll Plan in Region 8 including, but not limited to, improvements along Davidsonville Road and Mt Zion Marlboro Road and explore options to create walking and biking pathways that do not follow roadways to separate walkers and bikers from cars and trucks.
  - Explore the potential to establish a special designation that supports public financing for local businesses to invest in building improvements and reuse of vacant buildings in the Wayson's Corner village center.
  - Explore the potential to establish a public resource center or community center in Waysons Corner. The facility could meet community needs such as access to social services and education and recreation programs for youth and seniors.



## Comprehensive Zoning

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 Land Use Code (§ 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.

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 8.

Figure 10. Development Policy Areas

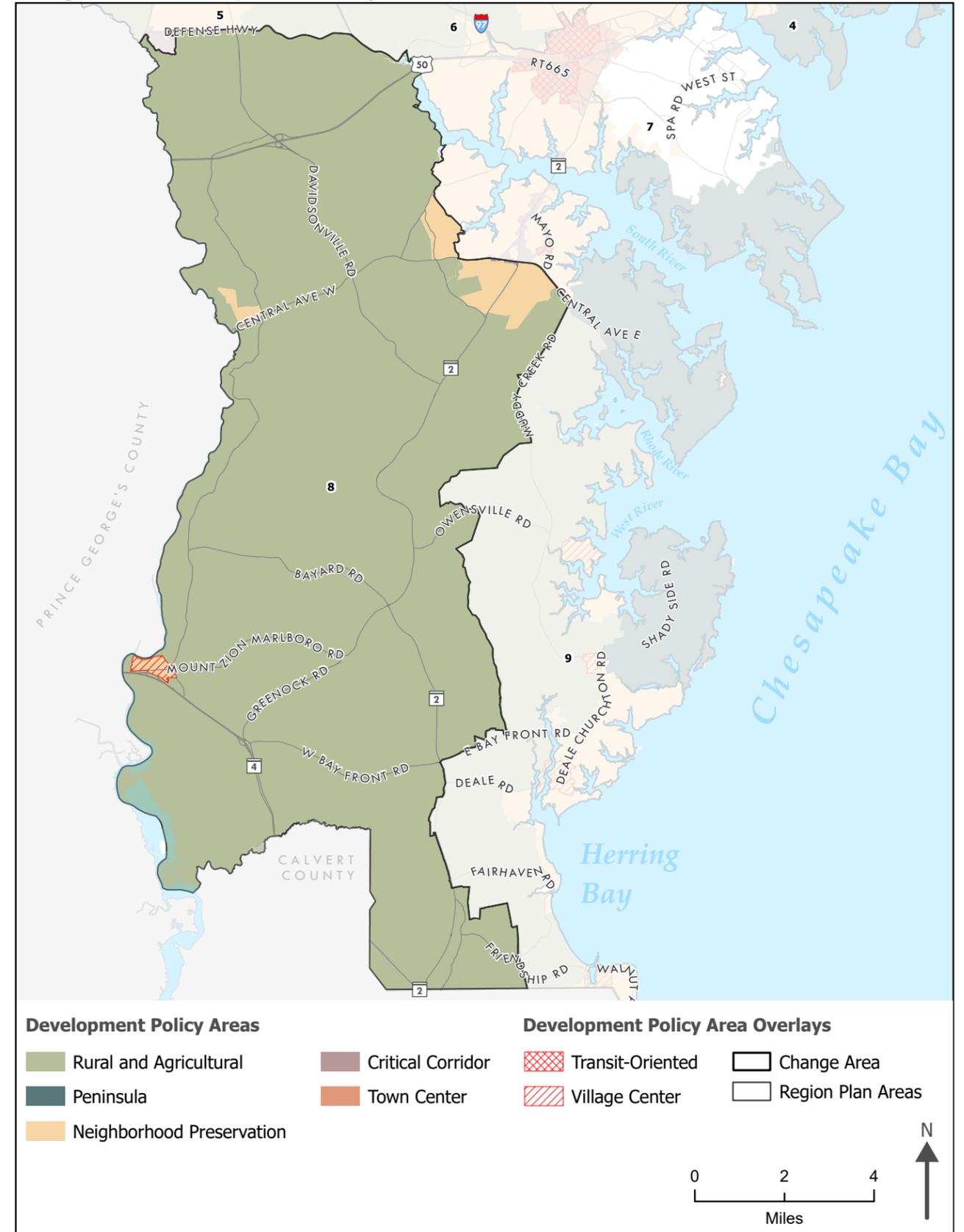
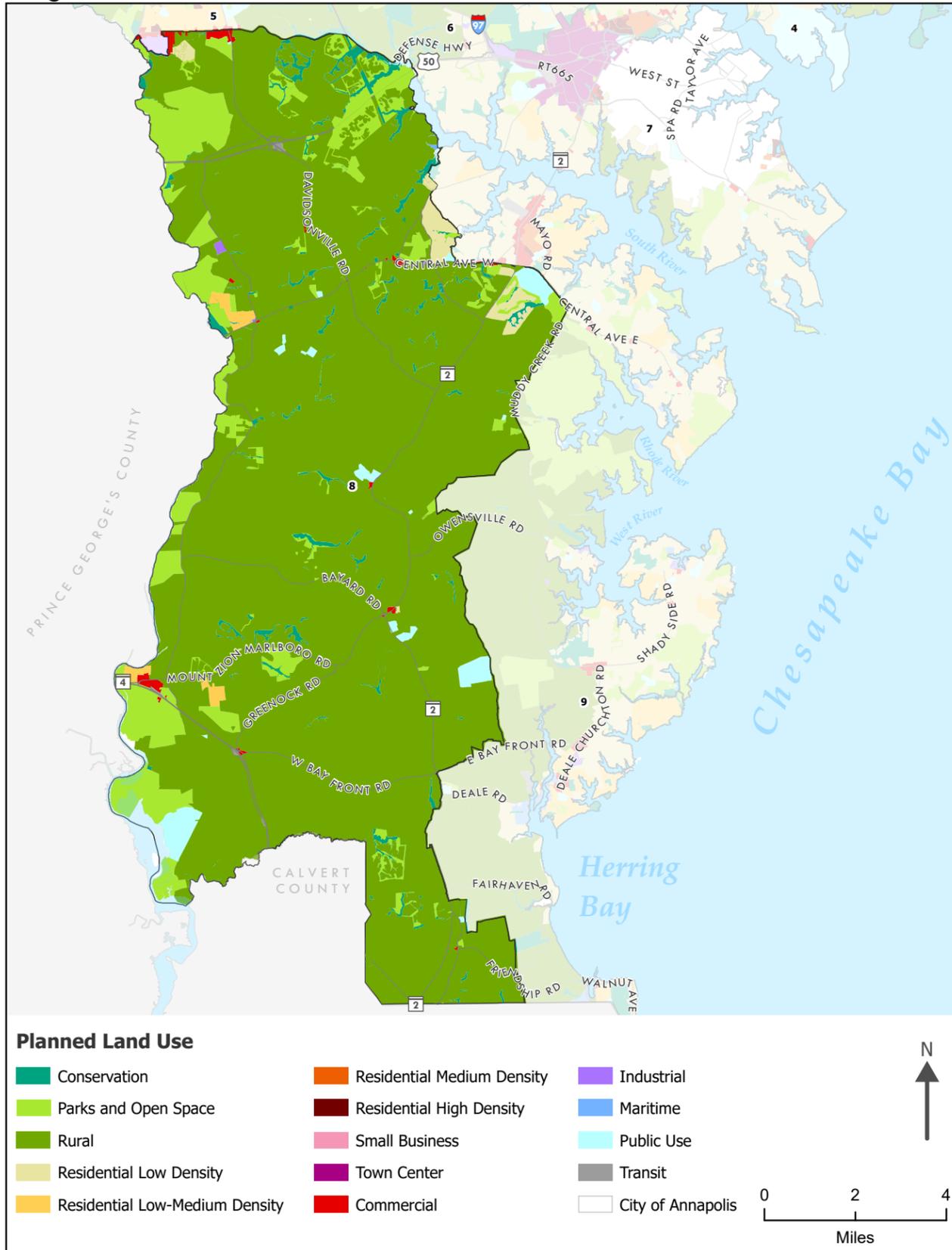


Figure 11. Planned Land Use



## 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 8:

### Challenges

- Balance future growth with maintaining the existing character of the region
- Transportation improvements, including vehicle and multi-modal, are needed to better connect people to places in a safe manner.

### Opportunities

- Redevelopment and revitalization potential in many areas of the Region.
- Ensure new development and redevelopment complement the existing community's character.

## Transportation

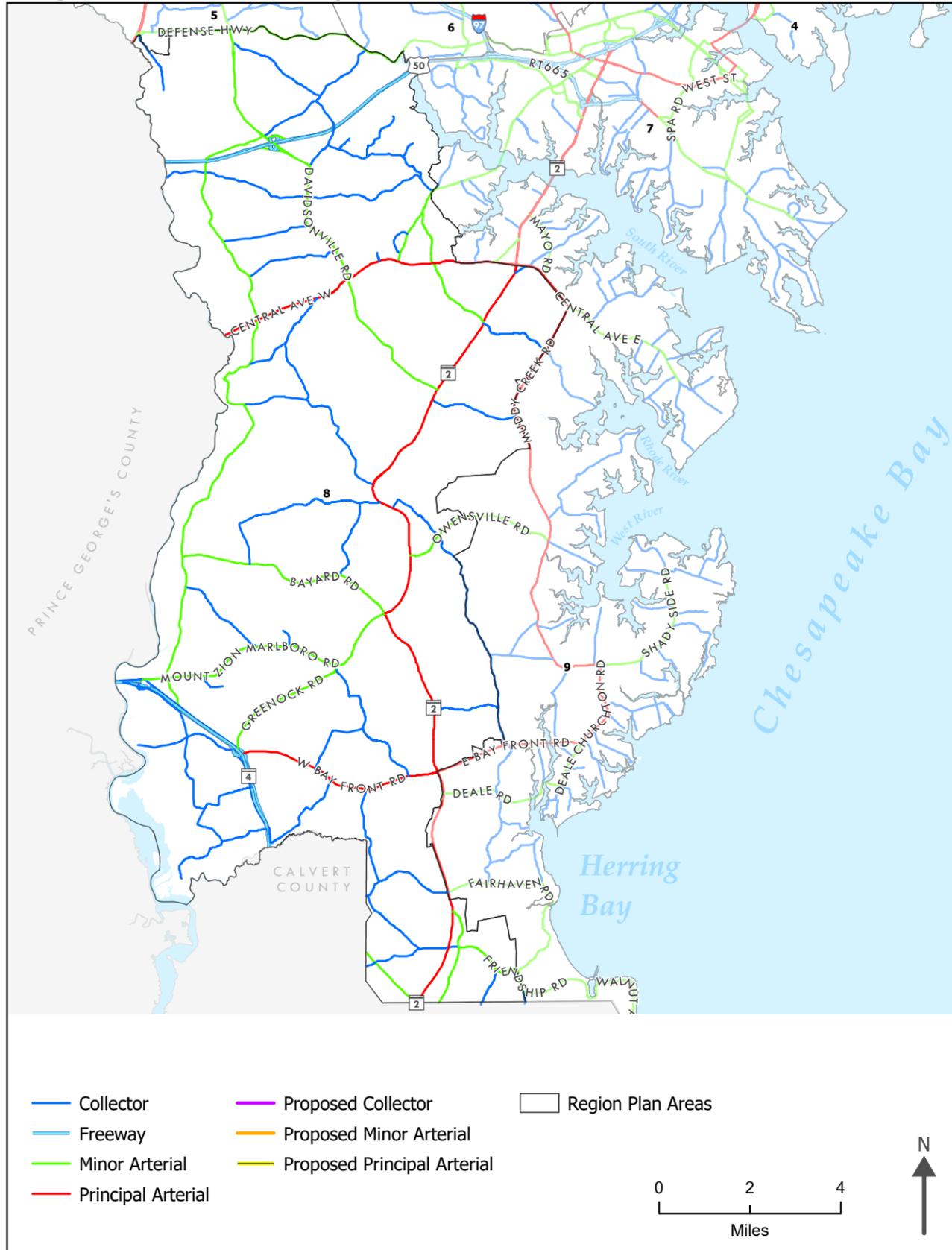
Plan2040 sets a Countywide framework for transportation that calls for multimodal options, emphasizes safety and reliability, and calls for the transportation system to be well-maintained, environmentally sensitive and resilient. Move Anne Arundell, the County's Transportation Functional Master Plan, Walk & Roll Anne Arundell, the County's Pedestrian and Bicycle Master Plan, and the Transit Development Plan, contain various recommendations for making the communities more walkable, better connected for bicycle mobility, better served by transit and key upgrades to several Region 8 corridors.

Similar to Region 9, transportation in Region 8 can be summarized as "car-centric" and has limited to transportation options for residents, workers, and visitors. The rural, low density development pattern for this area has primarily focused on automobile transit over other multi-modal options.

Commuting patterns within Anne Arundel County contribute significantly to congestion on Region 8 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. The County and State roadways in Region 8 are impacted from commuters to and from Prince George's County and Calvert County, as well as individuals who wish to gain access to US 50 to reach other areas of the State, Virginia, and Washington D.C. on a daily basis.

The transportation infrastructure in Region 8 faces significant challenges in ensuring efficient and safe movement for all users. Safety and reliability within Region 8 are key concerns due to increasing traffic volumes and the potential for weather-related disruptions. 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.

Figure 12. Current Roadway Network



**Transportation Network and Safety**

Different State and County Roads provide access to and from different areas of Region 8 (See Figure 10). Some key thoroughfares include MD 2, MD 214, MD 258, MD 424, and US 50. The County maintains local and collector roads in the Region.

State roads such as MD 2 and MD 214 serve as vital north-south and east-west arteries which provide regional connectivity for commuters, commercial traffic, and access to larger employment centers and amenities outside of Region 8. County roads on the other hand, form the essential local network, providing access to residential neighborhoods, agricultural areas, schools, and local businesses within Davidsonville, Harwood, and surrounding communities. They support internal circulation, connect residents to local services, and are critical for maintaining the rural character by providing access to farms and less densely populated areas. The efficient and safe operation of both State and County roads is critical for the quality of life, economic activity, and the preservation of the rural landscape within Region 8.

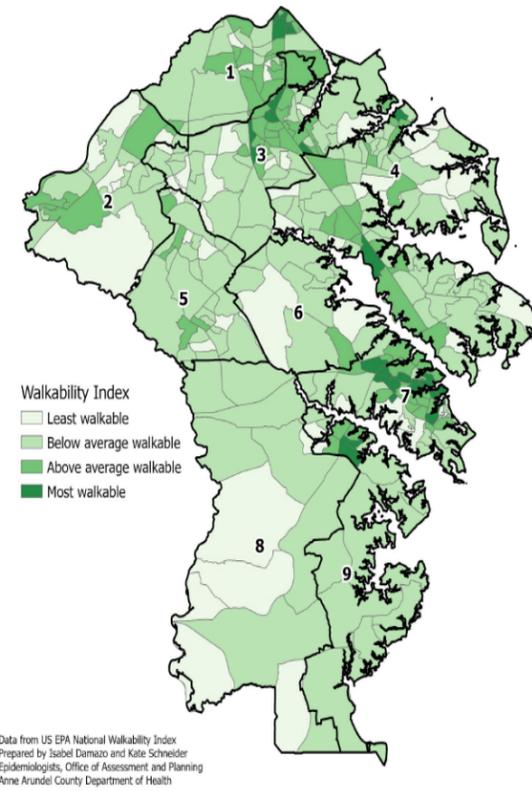
Road safety and maintenance was consistently mentioned by the members of the community as well as the SAC throughout the Region 8 planning process. Several roads in Region 8 are narrow, winding, and lack shoulders. There are often roadside drainage ditches with no separating guardrails, overgrown vegetation, or amounts of debris that provide obstacles to the transportation network. The SAC strongly supports the Region 8 Plan to recommend that the County better maintain the upkeep of roadside ditches in order to help with pedestrian, bicyclist, and automobile safety.

**Bicycle and Pedestrian Network**

The transportation network in Region 8 is mostly focused on the automobile. While some sidewalks exist in parts of the Region, sidewalk infrastructure is often incomplete and there is little infrastructure to support multi-modal transportation. Multi-modal transportation improvements, including sidewalks and bicycle infrastructure, would provide additional accessibility for residents, workers, and tourists alike. Many comments from the public and the SAC stressed the need for multi-modal transportation improvements that are protected from or separate from the roadway as there are many narrow, winding roads in the Region that can be dangerous for pedestrians or cyclists.

The "walkability index" in Figure 11 combines a variety of factors that affect whether residents of an area can safely walk around their neighborhood and access businesses and transit. Region 8's walkability scores are low, given the rural development pattern and limited sidewalks. As a general rule, designing streets, paths, and buildings that are accessible by a community's youngest and oldest residents leads to communities that are accessible for all. This is especially meaningful as Region 8 includes many seniors and families. The Region 8 Plan supports the Walk and Roll Plan to create a low stress walking and rolling network that better connects residential neighborhoods in Region 8 with places of interest, like parks, schools, and commercial areas. The Region Plan implementation strategies identify specific areas where investments in walking and biking infrastructure is likely to provide the most public benefit while also maintaining the rural landscape of the area.

Figure 13. Walkability Index



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 8:

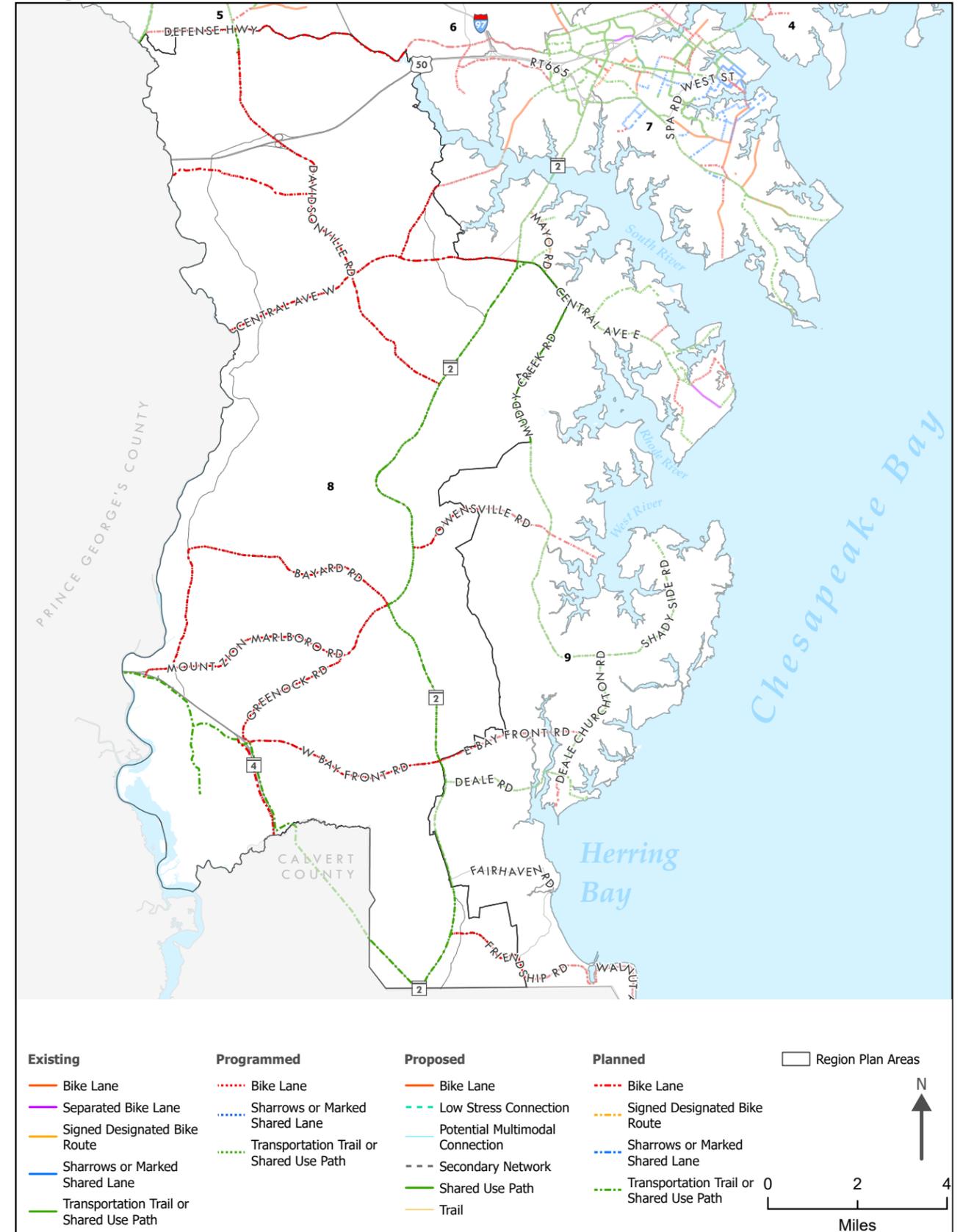
1. A shared use path<sup>1</sup> on MD 2 between MD 214 and the intersection with Admiral Cochrane Drive and Lake Shore Road would provide a walking and bicycling connection between Parole, Edgewater, and Harwood.
2. A shared use path along Davidsonville Road from MD 3 to Barbara Swann Way would better connect residents to local parks, restaurants, and local businesses.
3. A bike lane along Birdsville Road from MD 214 to MD 2 would provide an opportunity for residents to be connected to different areas of the region by using safe bicycling friendly infrastructure.

**Public Transit**

Individuals who wish to access public transit in Region 8 are limited, as there is one County serviced transit option for South County. The South County Call N' Ride provides on demand service throughout South County. Riders make a reservation two hours in advance for the shuttle van service. This service will pick up and drop off riders at any location in South County (generally south of MD 214). Service is provided Monday through Friday from 7:00 AM to 7:00 PM.

<sup>1</sup> A shared use path is a right-of-way, separated from a road, that is designed to accommodate pedestrians, bicyclists, wheelchair users, and skaters. etc.

Figure 14. Bike and Pedestrian Network



Public comments during the Region 8 Planning process and the Transit Development Plan process indicated that public knowledge of these services is very low, and that there is interest and need to provide more frequent and reliable public transit. The Region 8 Plan encourages residents, County officials, and all other stakeholders to distribute information on the current services and benefits of using public transportation.

## 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

- Access to and from the Region rely on a small number of major roadways which can lead to bottlenecks and traffic congestion.
- Ensuring safety for all transportation network users.
- Limited reliable public transit options and routes.
- There are a number of areas with incomplete or missing bicycle and pedestrian infrastructure.

### Opportunities

- Roadway improvements for safety and drainage.
- Sidewalks and paths to connect walkers and bikers to local businesses and parks.
- Provide marketing and education on alternative transportation options.
- Study public transit options to assist with providing safe and reliable systems around Region 8.



## Cultural Resources

Region 8 holds significant historic importance within Anne Arundel County, primarily rooted in its long-standing agricultural heritage. Historic and scenic roads have connected communities since the 19th century. The presence of numerous historic homes, some dating back to the Colonial era, highlights the region's deep historical roots and its role in the early development of the County. This enduring connection to agriculture and its well-preserved historic character make Region 8 a valuable area for understanding the history of Anne Arundel County.

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 County's Archeology Lab and Curation Facilities. On April 8, 2021, the Annapolis, London Town, and South County Heritage Area's boundary amendment was approved by the Maryland Heritage Areas Authority (MHAA). This amendment expanded the boundary of the former Four Rivers Heritage Area. The goal of the expansion was to provide additional heritage experiences that include historical, cultural, and natural resources that exist beyond the original heritage area boundary and to support partners of these resources that need the tools and services that MHAA offers. New experiences include a North County African American Heritage Trail, twelve standalone heritage sites, two recreational trails, and natural resource clusters. To reflect the new boundary, the heritage area was renamed and is now known as the Chesapeake Crossroads Heritage Area.

CRS 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

Table 4. Historic Resources in Region 8.

Resource Type	Number of Recorded Resources
Historic Buildings and Districts	160
Archeology Sites	239
Historic Cemeteries	101
Scenic and Historic Roads	43

Throughout the Region 8 planning process, many people commented on the need to preserve communities that are historically underrepresented and protect the character and diversity of these areas. CRS is working in partnership with local communities to document the African American history of Anne Arundel County, including supporting designations and interpretive signage for the Mill Swamp community.

The Region 8 Plan advocates for collaboration between County officials and community members to identify and safeguard properties, sites, and locations of historical significance. This effort aims to educate the public about the rich heritage of these communities. Implementing effective preservation strategies is crucial, as the historical integrity of the region is a valuable asset that can be lost without thoughtful consideration of preservation tools during development.

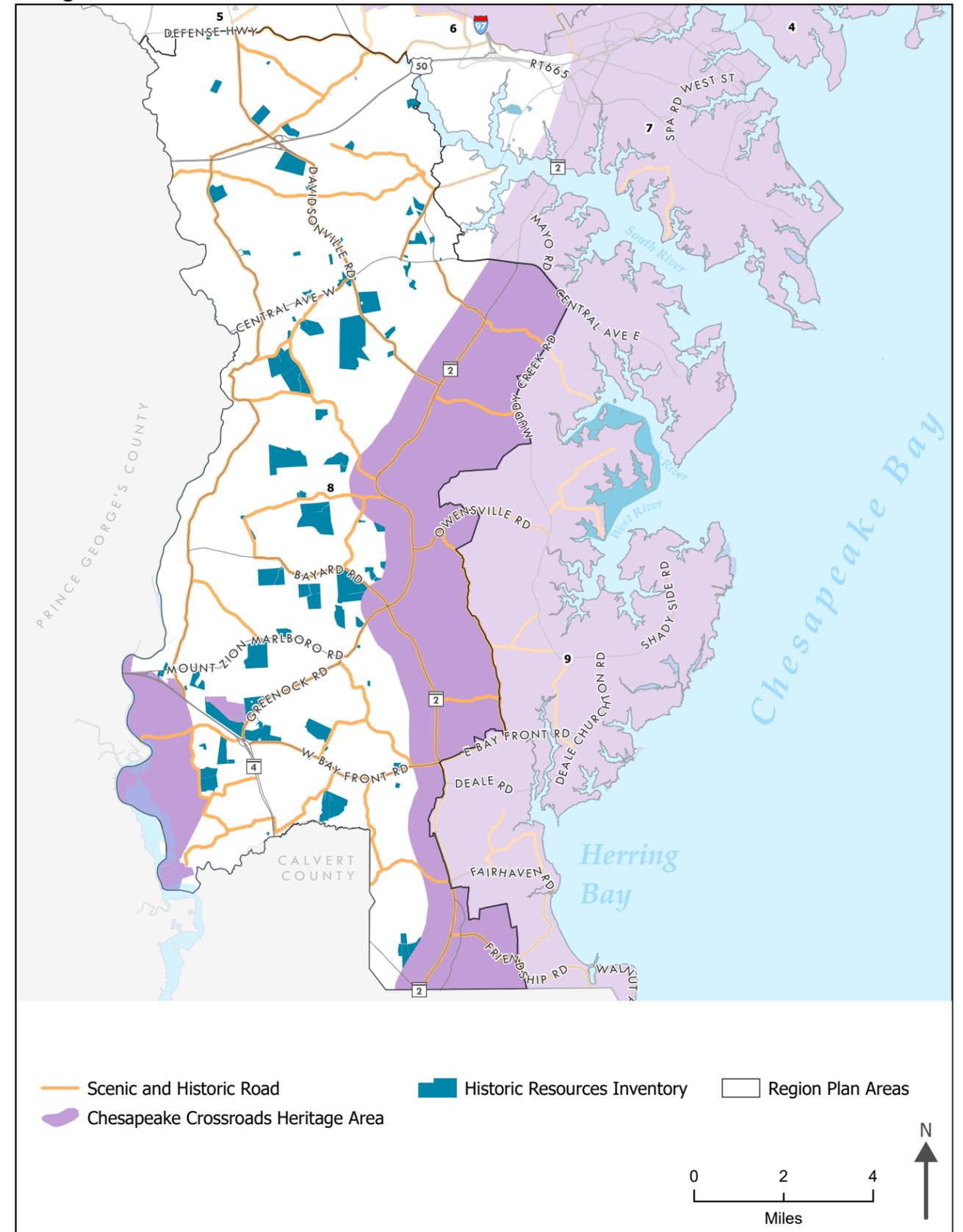
The Region 8 SAC supports the Cultural Resources goals, policies, and strategies from Plan2040 and emphasize the importance of the following strategies.

- Assess and review the existing Scenic and Historic Roads program and code (BE14.3.d). The SAC also recommends establishing clear eligibility criteria and creating a mechanism for assessing

- and listing or delisting roads. The SAC also recommends this review include study of potential appropriate safety, pedestrian and bicycle, and traffic improvements that preserve historic integrity on Scenic and Historic Roads.
- Continue to maintain and update the County's inventory of significant historic resources (BE14.2.e). The SAC recommends that the County expands the Region's listings on the Inventory of Historic Resources, with an emphasis on resources that increase the diversity of historic representation, including 20th century communities and resources and historic places associated with African American history. The County should work with those communities to design and install informational placards and identify regulatory tools or incentives to protect the community's historic fabric and cultural integrity.



Figure 15. Cultural Resources



## Challenges and Opportunities for Cultural Resources

The following are the key challenges and opportunities facing the preservation of the remaining cultural resources in Region 8:

### Challenges

- Current regulations for designating and protecting scenic and historic roads are outdated, inconsistent, and insufficient.
- The County's Inventory of Historic Resources needs to be more diverse and inclusive, recognizing the contributions of all populations to our local heritage.
- Historic communities in the region are inadequately surveyed and documented, leaving them vulnerable to development that threatens their character.
- Historic cemeteries are facing neglect, disrepair, and vandalism due to a lack of adequate legal safeguards.

### Opportunities

- Continue survey and documentation efforts of the region's historic communities and engage with their residents to assess historic district potential and their inclusion in the Historic Inventory.
- Expanded representation in the Historic Inventory of the contributions of traditionally underrepresented communities and groups to the Region.
- Improved preservation of historic resources to maintain and promote ties to the Region's history.
- Reformed and enhanced Code provisions and regulatory tools to improve protection of the full range of historic resources.

## Climate Change and Sea-Level Rise

Anne Arundel County is increasingly experiencing the effects of climate change, including rising temperatures, more frequent heat waves and extreme weather, intensified coastal flooding due to sea level rise, and greater inland flooding from heavier rainfall<sup>1</sup>. A 2018 analysis by the Maryland Commission on Climate Change provided updated sea-level rise projections for the State, incorporating different greenhouse gas emissions and their probabilities. The study's findings highlight the increasing likelihood of accelerated sea-level rise, with tangible effects already observed such as shoreline erosion, the decline of tidal wetlands, and saline contamination affecting coastal farmlands.

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. While there are only a few areas of Region 8 which are projected to be at significant risk from sea-level rise, neighborhoods along South River in Davidsonville are at risk for future impacts. Sea Level Rise

<sup>1</sup> Maryland Department of the Environment, 2021. <https://mde.maryland.gov/programs/air/ClimateChange/Documents/2030%20GGRA%20Plan/THE%202030%20GGRA%20PLAN.pdf>

flood extents for 2050, 2065, and 2100 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 § 3-8A-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.

**Table 5. Projected Sea-Level Rise Estimates above 2000 levels for Maryland**

Year	Emissions Scenario	Likely Range (67% Probability)	Central Estimate (50% probability)	1 in 20 chance (5% probability)
2050		0.8 - 1.6 ft.	1.2 ft.	2 ft.
2100	Growing	2.0 - 4.2 ft.	3.0 ft.	5.2 ft.
	Stabilized	1.6 - 3.4 ft.	2.4 ft.	4.2 ft.
	Paris Agreement	1.2 - 3.0 ft.	2.0 ft.	3.7 ft.

Source: Sea-level rise projections for Maryland 2018. University of Maryland Center for Environmental Science.

## 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, employment opportunities, and community services. This chapter focuses on community services provided by the County, while the above-mentioned 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.

*"Southern Middle is the oldest school in the County and there have been no recent major renovations." -Community member*

There are a number of County facilities and services provided throughout Region 8 that contribute to the health and well-being of community members, including but not limited to schools, parks, community centers, 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. Community feedback during the Region 8 process revealed a tension between people wanting to see more public facilities and services provided in the area and others who felt additional facilities could compromise the rural character.

The strategies recommended in this Plan reflect a balanced approach to improve existing public facilities and services and make targeted investments in new facilities without compromising the rural character of the area such as:

- Renovating the existing Davidsonville Recreation Center and South County Recreation Center.
- Exploring the potential to develop a new multiple-service community center near Lothian and Waysons Corner.
- Continuing to invest in fire, police, and emergency services.

This chapter focuses on the following services and facilities: parks and recreation; health, aging and disabilities; public schools, libraries, police, fire and emergency management.

*"My top priority is expansion of trails and sidewalks will make it more accessible to walk and bike to schools, commercial areas, and parks." - Community member*

## Recreation and Park Facilities

The Department of Recreation and Parks (DRP) manages 18 County parks in Region 8 that include approximately 2,866 acres of park land and over 2,200 acres of natural area. County park facilities in Region 8 include the Davidsonville and South County Recreation Centers, Riva Area Park, Davidsonville Park and Sands Road Park, and extensive natural areas such as Jug Bay Wetlands Sanctuary, Glendening Nature Preserve, and the Patuxent Greenway. Three County parks in the Region provide water access to the Patuxent River for cartop vessels and five additional sites provide recreational access to rivers. The Region also includes the State-owned Natural Resource Management Areas and federally-owned open space.

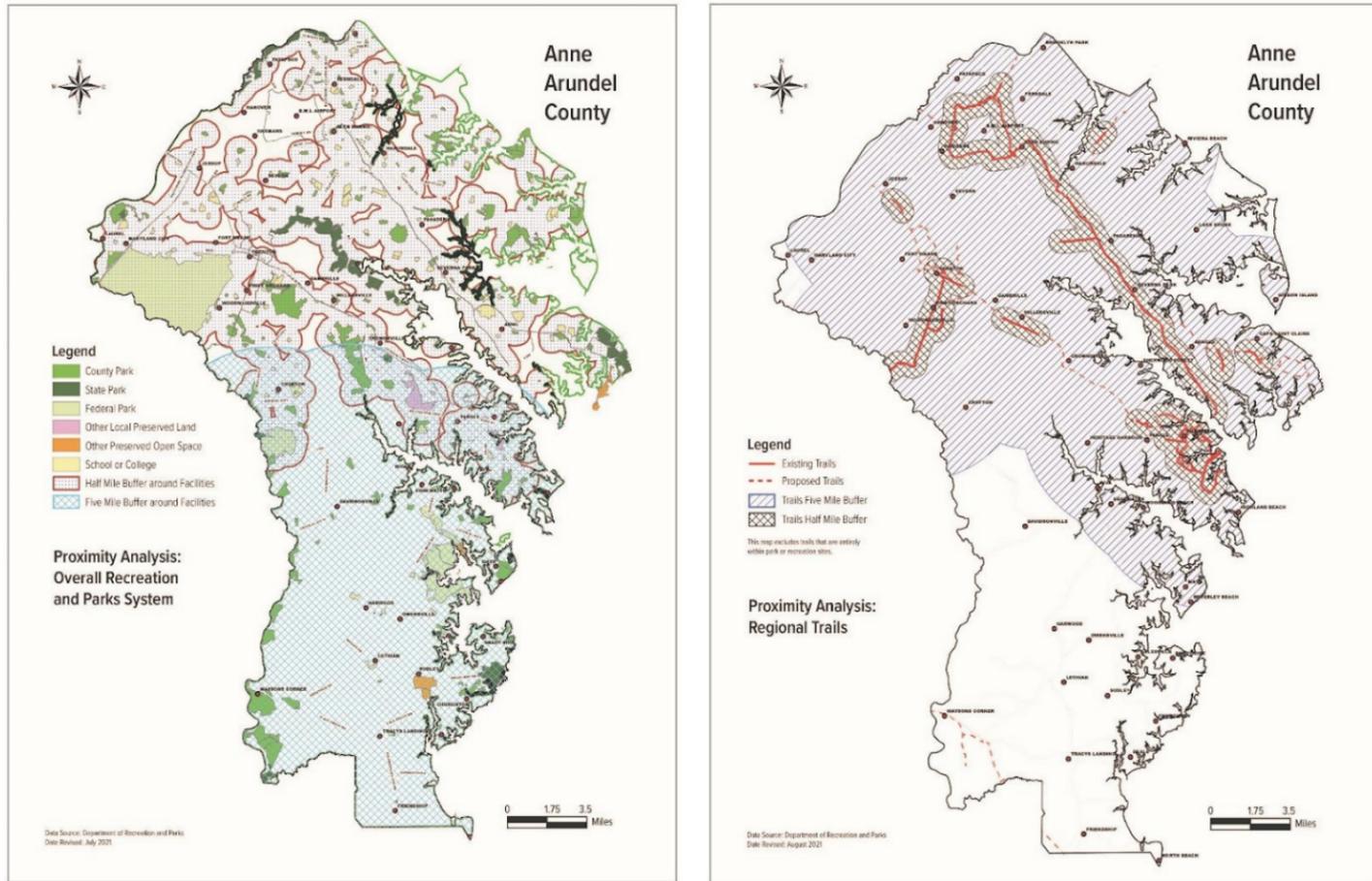
In 2022, the County Council adopted the latest update of the Land Preservation, Parks, and Recreation Plan (LPPRP),

which is a five-year master plan for parks improvements and program development. The LPPRP process included analysis of demographics, existing parks facilities, and extensive public outreach to understand needs for recreation and open space. Top public priorities in South County included walking and hiking trails, access to natural areas, public water access, and community or recreation center, among other needs.

The LPPRP proximity analysis, Figure 13, shows that Region 8 residents are all within five miles of a public park. Notably, Region 8 lacks a regional biking and walking trail like the Baltimore and Annapolis Trail. The popularity of cycling in the Region leads to strategies in the transportation section to build safe biking infrastructure. The LPPRP also includes an equity analysis that uses the Maryland Park Equity Mapping Tool, developed by the Maryland Department of Natural Resources in partnership with the University of Maryland School of Public Health, which tracks eight factors, including socio-economic data, to determine if there is equitable public access to parks. The results can be seen below in Figure 14 and show that most of Region 8 is identified as "Low Need" and "Medium-Low Need" which indicates that there is equitable access in those areas (and therefore low need for additional parks). An area of "Medium Need" is identified near Lothian and Waysons Corner. This finding aligns with public comments received in the Region 8 planning process that indicated a desire for more recreation opportunities for youth and families in close proximity to the mobile home communities. While some

*"South County, i.e. Lothian is basically a food desert. Residents have to leave the county to find major retailer or travel 15 miles to Edgewater." -Community member*

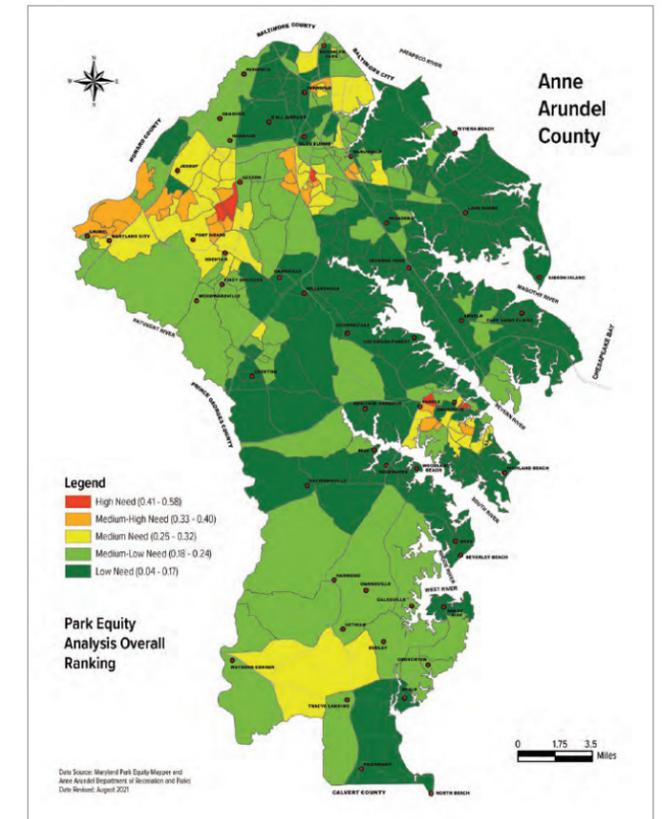
Figure 16. Overall and Trail Proximity Analyses



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



Figure 17: Park Equity Analysis



Park Equity Analysis map from the 2022 Land Preservation, Parks, and Recreation Plan; please see source document for

of the mobile home communities provide a playground or basketball court, there are no publicly accessible sports fields near them.

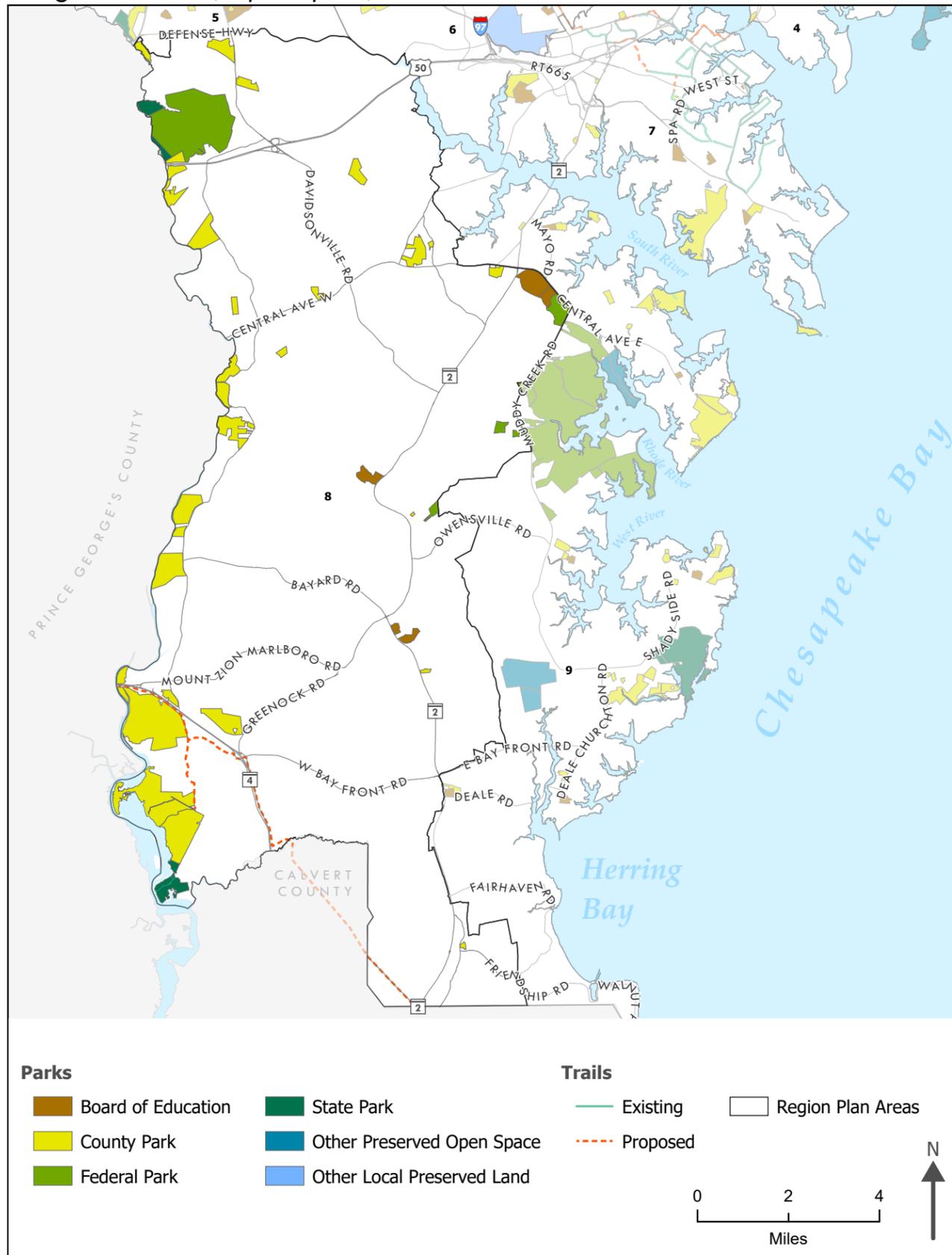
The following park improvements are currently underway or have been recently completed in Region 8:

- Boardwalk repairs at Jug Bay Wetlands Sanctuary have been completed. Other improvements are in construction or design including overlook repairs, cabins, and kayak storage.
- A conditions assessment of the Davidsonville Recreation Center was completed in March 2024. Planning for improvements to the facility is underway.
- The County is partnering with a nonprofit organization and providing funding to renovate the Ralph J. Bunche Community Center.
- The new Deale Community Park, which is just outside of Region 8, opened in 2025.
- In 2024, the County acquired the former Giant store on MD 2 in Edgewater, just outside of Region 8, and plans are underway to renovate the site as a recreation center.

*"Have a meaningful park/playground anywhere south of Central Avenue. South County is currently a desert when it comes to parks."  
-Community member*



Figure 18. Parks, Open Space, and Trails



**Public Water Access**

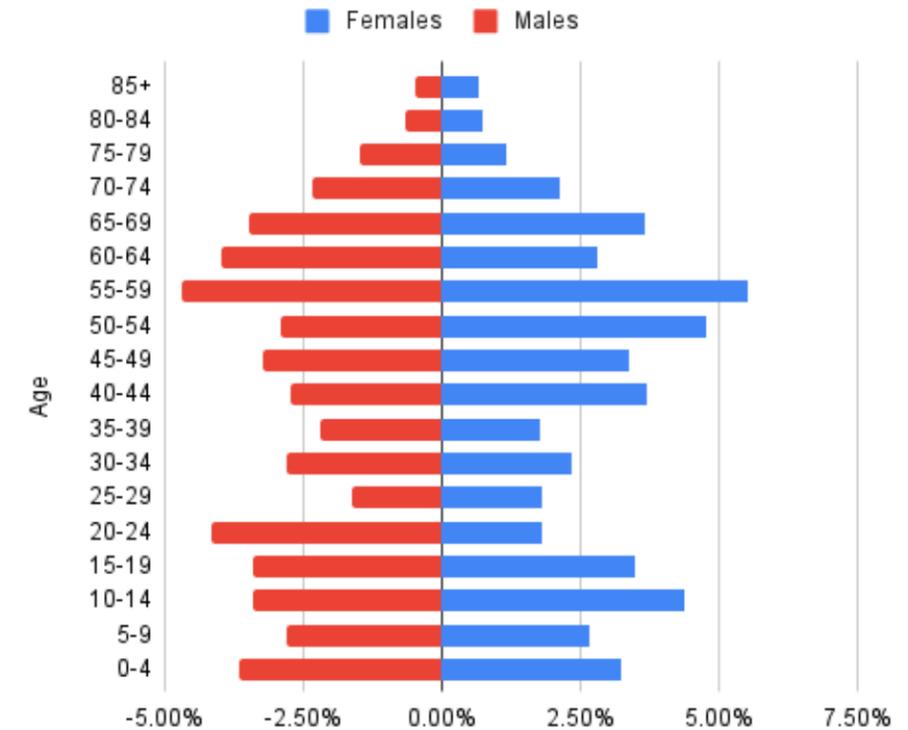
Knowing that rivers and the Chesapeake Bay are such an important natural and cultural feature of the County, the DRP is working to increase public water access. In Region 8, the major waterbody is the Patuxent River, which runs south from Anne Arundel through Prince Georges, Calvert, and St. Mary's Counties. The Maryland Department of Natural Resources and the Patuxent Riverkeeper created maps of water access locations along the Patuxent River. Recognizing that the County already provides three cartop boat launches in Region 8, the SAC recommends the County partner with other jurisdictions to study the potential to provide more public water access points for trailerable boats along the Patuxent River.

**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 Department of Health (DOH) manages community, school, behavioral and environmental health programs and initiatives that are critical to chronic disease prevention and safety. DOH operates facilities throughout the County, including the Lula G. Scott Community Center and provides services through the Deale Library, as well as a mobile wellness unit. DOH also provides various other 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 indicators of health and produces

*"Keep the city life out but provide reasonable amenities & access to residents." -Community member*

Figure 19. Age Pyramid for Region 8



regular Community Health Needs Assessment Reports.

Heart disease is the leading cause of death in the County, followed closely by cancer. Most of Region 8 has been identified as having shortages of primary medical care, dental and mental health providers. Bay Community Health, a Federally Qualified Health Center with locations in Waysons Corner and West River provides primary care and behavioral health services.

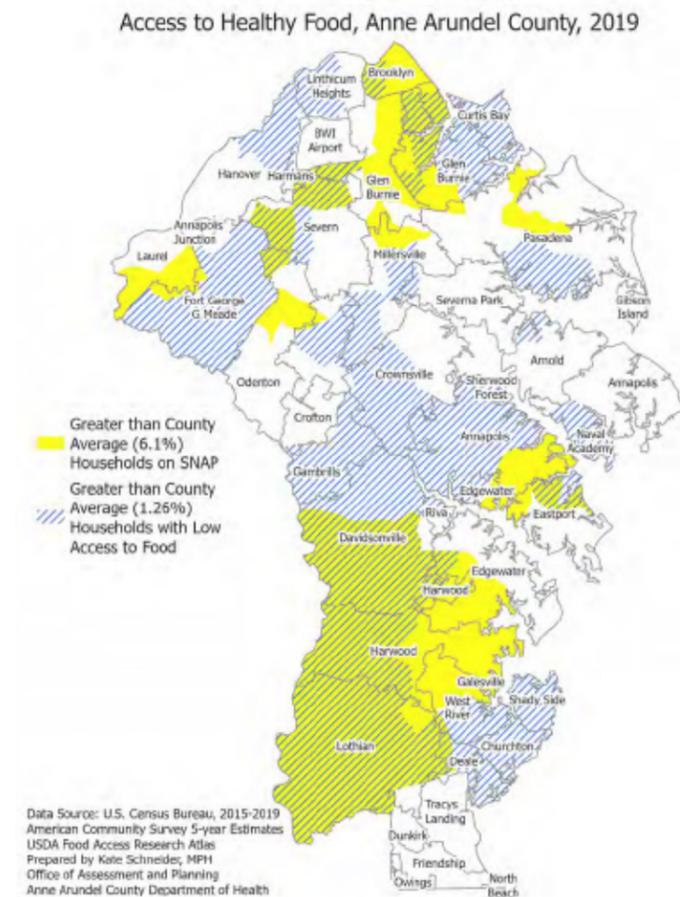
The population of Region 8 has a higher percent of older adults than most of the County. Approximately 16.8% of the population of Region 8 is 65 or older, compared to 14.8% for the entire County (See Figure 15). The Department of Aging and Disabilities (DOAD) administers a wide range of services to older adults, individuals with disabilities, caregivers, and veterans. Many of these programs assist residents to live independently in their homes, age in place, remain socially and civically engaged, and maintain optimal physical and mental health. The South County Senior Center is located in Edgewater. Expansion and renovation of the South County Senior Center was completed in 2023. The project added more than 2,000 square feet for classroom space and included a fitness room and accessibility improvements.

Comments from medical and social service organizations in Region 8 identified a need for a public resource center or community center in the Waysons Corner - Lothian area. There is a need for low-income households in that area to engage with government agencies and social and public health services. It is difficult for those residents to travel to offices in distant locations like Annapolis. A public building in the Waysons Corner - Lothian area could potentially

house government services and provide space and programming to meet educational, recreational, and other community needs.

Portions of Region 8 have an above average number of households with low food access or greater than average percentage of households receiving Supplemental Nutrition Assistance Program (SNAP) benefits. DOH works to support land use policies that promote better community health outcomes, such as the expansion of pedestrian and bicycle networks and facilities, enhanced transit and mobility access, expanded acceptance of food and nutrition benefits at farmers markets, community gardens, and Countywide food policy.

Figure 20. Food Desert



## Public Schools

Region 8 is within the South River and Southern High School feeder districts, along with a portion of the Crofton High School district. 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 Educational Facilities Master Plan, schools serving Region 8 are currently within their State Rated Capacity and are projected to stay below 100 percent of capacity over the next ten years, except for Davidsonville Elementary and Tracey's Elementary. Davidsonville Elementary was near 100 percent of capacity in the 2023-24 school year and is forecasted to reach 104 percent of capacity by 2033. Tracey's Elementary was also near 100 percent of capacity in the 2023-24 school year and is forecasted to reach 109 percent of capacity by 2033. The opening of the new Crofton High School in 2020 significantly reduced enrollment at South River High School, which was previously at capacity.

AAPCS recently completed 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 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 occurred in two phases. Phase 1, which was adopted by the Board of Education in 2023, addressed North County and created districts for the Severn Run High School and Two Rivers Elementary School. The Phase 1 redistricting plan brought 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 process focusing on Annapolis, Arundel, Broadneck, Crofton, Severna Park, South River, and Southern feeder districts was adopted by the Board of Education in 2025 and will go into effect for the 2026-2027 school year.

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 adequate 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 subdivision. The Utilization

Chart also includes a "wait list" for feeder systems that are closed, where a development project's approval may be postponed for up to six years, allowing time for the Board of Education to invest in capacity improvements in schools through the Capital Improvement Program (CIP). Note that schools APF testing is not required or is partially waived for certain projects, including non-residential developments,

age-restricted developments, housing for the elderly of moderate means, or projects funded in part by low-income housing tax credits.

### Other Public Facilities and Other Public Facilities and Services

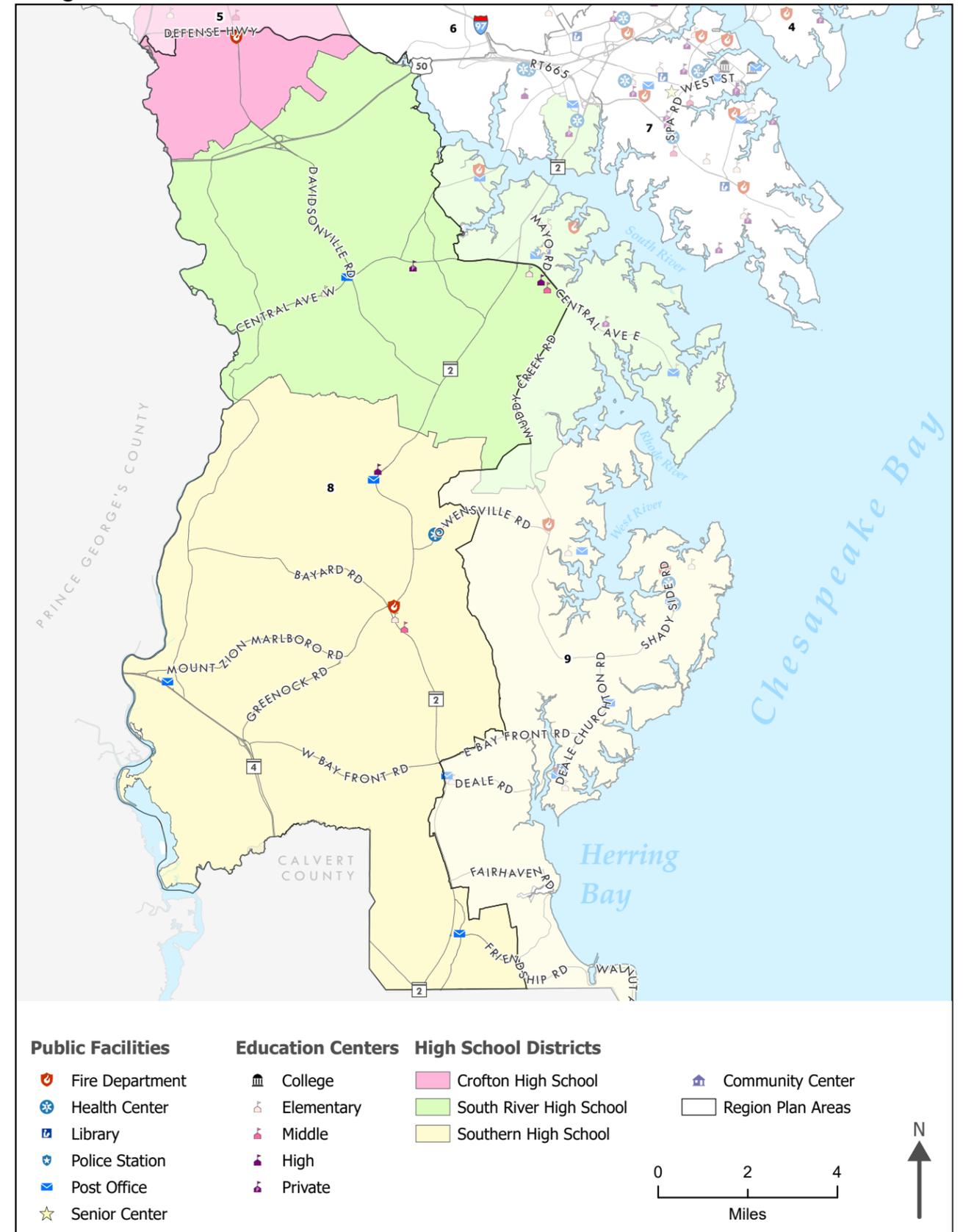
## The Relationship between Adequate Public Facilities for Schools and Development

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.

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, most areas within town centers, and low-income tax credit developments.

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

Figure 21. Schools and Public Facilities as of 2025



### Library Facilities and Services

There are no public libraries in Region 8. The nearest Anne Arundel County Public Libraries (AACPL) are in Deale, Edgewater, and Crofton. For planning purposes, AACPL serves the County through four regions: North, East, West and South<sup>1</sup>. Region 8 is in the Southern Region. AACPL set an objective that there should be a minimum of 0.5 square feet 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. In the Southern Region there is currently 0.38 square feet of library per capita, slightly below the goal of 0.5 square feet per capita. AACPL plans to renovate and expand the Deale library to meet this goal and address desires expressed by community members for more meeting and gathering space.

While the area's libraries manage access to the system's 750,000 books, CDs, DVDs and more, the facilities partner with other agencies to provide other community outreach services such as vaccine clinics, internet access kits, and community pantry services.

### Public Safety Facilities and Services

Region 8 is served by the Southern Police District which is located on Stepneys Lane in Edgewater. Average response times for County Police have decreased slightly since 2018 to just under 4 minutes for priority #1 calls<sup>2</sup> (which involve loss of life and/or

<sup>1</sup> AACPL Facilities Master Plan: 2024-2029. <https://www.aacpl.net/sites/default/files/content/minutes/AACPL%20FMP%20FY%2024-29.pdf>

<sup>2</sup> Open Arundel, Open Performance statistics. Accessed January 23, 2025. <https://www.aacounty.org/openarundel/openperformance/departments-performance?department=police-department>

a serious crime in progress); this is notable despite staffing challenges experienced overall.

There are two fire stations in Region 8: Harwood Lothian #9 and Arundel Volunteer Fire Department #7. Nearby stations include Riva, Galesville, Avalon Shores, and Deale. A new Galesville fire station opened in 2020.

Serving a large geographic area creates many unique challenges for first responders, and the County has provided solutions to help ensure effective service. Since public water systems are limited in South County, the County constructed a set of 164 underground water storage tanks to provide water for fire suppression. Additionally, the County provides many of these stations with additional staffing, including medical personnel.

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. OEM adopted its five-year comprehensive update to the HMP in 2025 to ensure compliance with Federal and State mitigation planning requirements and maintain 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.



Davidsonville Family Recreation Center

## 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

- Growing number of older individuals in the Region and related need for various support services.
- Pockets of low-income, underserved households
- Lack of infrastructure for safely walking and biking.
- Access to healthy food options are limited in much of the Region.
- Aging Community Centers in poor physical condition.

### Opportunities

- Desire for people to retire and age in place in their homes.
- Renovation of Davidsonville and South County Community Centers.
- Potential for a new South County community and senior center.
- Targeted investments to improve walking and biking access near schools, parks, and commercial areas.
- Partnerships with non-profit organizations, churches, and local farmers to increase access to healthy foods.
- Continue to improve County-owned facilities in Region 8.

## Introduction

Region 8 is a rural and agricultural area with small commercial businesses located primarily at crossroads, such as Central Ave (MD 214) and Davidsonville Road (MD 424) in Davidsonville, Solomons Island Road (MD 2) and Harwood Road in Harwood, and Mt. Zion Marlboro Road (MD 408) and Southern Maryland Boulevard (MD 794) in Waysons Corner. These small commercial areas serve local needs, and people often travel outside of Region 8 for groceries and large purchases. The traditional foundation of the economy in Region 8 is agriculture. Today, many employees work remotely or commute outside of the Region for work.

Overall, Region 8 is an affluent community. Approximately 63% of households earn an annual income above \$100,000 and 31% of households earn above \$200,000 per year. While the household median income in Region 8 is higher than the County overall, there is a significant number of low-income households, concentrated around the mobile home communities in Lothian and Waysons Corner. As described in detail in the Poverty Amidst Plenty report, these low-income households are predominantly Hispanic and multiple negative health indicators correlate with this low-income area<sup>1</sup>.

Relevant goals from Plan2040:

- **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.

<sup>1</sup> U.S. Census Bureau American Community Survey 5-Year Data (2009-2021)

- **Goal HE5:** Enhance commercial hubs and corridors to create thriving and attractive centers that serve both local communities and regional needs.
- **Goal HE6:** Promote prudent use of mineral resources for economic use while maintaining the quality of life of surrounding residents.

The Region 8 SAC supports the Plan2040 Healthy Economy goals, policies, and strategies focused on promoting redevelopment of vacant buildings and supporting agricultural businesses.

### Employment

Based on data from the US Census, over 90% of employed people that live in Region 8 have their primary place of employment outside of the Region<sup>2</sup>. It should be noted that for rural areas with a relatively small population, Census data has limited accuracy. The most common commuting destinations for workers living in Region 8 are Washington, DC, Annapolis, and Columbia. Of the jobs based in Region 8, approximately 22% are in construction and 19% are in administration and support. Professional services, retail trade, and health care each represent approximately 9% of jobs. Jobs directly involved in agriculture and forestry account for only approximately 2% of jobs in the Region, however they support a number of other jobs.

### Agricultural Industry

Agriculture serves a dual role of providing a direct economic benefit as well as preserving the quality of life that is reflected in a rural environment. Farms in the County produce crops (including soybeans, corn, hay, sod, nursery and greenhouse), livestock, horses, timber, and vineyards. In

<sup>2</sup> 2020 Census On the Map LEHD; All Primary Jobs

recent years, farms have increasingly diversified their operations including on-farm events, overnight stays, breweries, and value-added production. Many farms remain family operations.

Agriculture has changed significantly in Anne Arundel County in the last 50 years. Tobacco was historically the dominant crop in the County. Funded by a legal settlement with the tobacco industry at the end of the 1990s, the State initiated the Tobacco Buyout Program in 2001 to offer monetary incentives to growers who produced tobacco if they ceased production for human consumption. The Program entered into contracts with 64 growers in the County representing approximately 4,204 acres. Under the contract, the grower agreed to remain in agriculture for the ten years of the payment. During that time, landowners who took the buyout and wished to place their land in a County or State farmland protection program, received a 10 percent bonus.

While it is not a ground-truthed survey, the best data on trends in agriculture come from the US Department of Agriculture "Census of Agriculture" which is conducted every five years. In 1959, there were 961 farms in Anne Arundel County covering approximately 81,000 acres. The 2022 Census of Agriculture counted 454 farms covering approximately 36,000 acres of land. Over time the median size of a farm in the County has decreased from 35 acres (in 2002) to 25 acres (in 2022).

Challenges to sustaining viable farms include the rising cost of land, generational transfer of farmland, pressure to convert farmland to solar power facilities or houses, and adapting to changing market opportunities, including the diversification of

activities to make farms profitable.

### Commercial and Industrial Real Estate

There are small nodes of commercial real estate in Region 8, typically located at crossroads, such as Waysons Corner and Davidsonville. Recently, new retail stores were developed near the traffic circle at the intersection of MD 2 and MD 408. Other businesses, such as lumber operations, landscaper and contractor yards, and veterinarians are located throughout the region. Across Region 8, vacancy rates are low, but in some locations commercial buildings have been vacant or underutilized for years. Residents in Region 8 typically travel outside of the area for major purchases to shopping centers in Edgewater and Annapolis, or Prince George's and Calvert County.

## Current Economic Development Programs

### Anne Arundel Economic Development Corporation (AAEDC)

The Anne Arundel Economic Development Corporation (AAEDC) is a quasi-governmental nonprofit organization with a mission to support business and serve as a catalyst for business growth in Anne Arundel County, thereby increasing job opportunities, expanding the tax base and improving quality of life. AAEDC provides various forms of support to businesses including marketing, investment and funding programs, and technical assistance. AAEDC also helps businesses navigate the permit process.

AAEDC offers many programs to assist existing business owners such as the Inclusive Ventures Program, 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 with the goal of helping small businesses maximize opportunity, create jobs, and grow the economy.

Similarly, the Anne Arundel Workforce Development Corporation promotes various programs to strengthen the capacity and skills of local workers and job seekers based on the workforce needs of business and industry in the Region and Countywide. The strategies in this Region Plan seek to support the work of these organizations.

#### **Agriculture Program**

The AAEDC Agriculture Program (Arundel Ag) assists new and existing agriculture businesses in the County with interpreting code, licensing, and permitting requirements, particularly with County, State and Federal health departments. Arundel Ag has partnered with the Farm Bureau, and various other agencies to change legislation to better serve farmers.

Arundel Ag assistance programs include:

- Farmers Markets - marketing and logistical support for farmers markets in the County
- Agricultural Equipment Rental Program
- Scrap Tire collection and disposal program
- Arundel Grown - certification and promotional program working with restaurants to use ingredients from farms in Anne Arundel County
- Agricultural education programs - including support for the Ag Education program in Southern High School and the Future Farmers of America
- Marketing the Agricultural Sector

#### **Maritime Industry**

AAEDC also supports a Maritime Industry Advisory Board. The Board represents and promotes Anne Arundel County's maritime industry and offers guidance and advises the County Executive and County officials in matters concerning the commercial and recreational maritime industries.

Access to waterways, fishing, and water recreational opportunities are more limited in Region 8 than Region 9. However, residents can be found fishing in, boating on, and enjoying the Patuxent River throughout the year. While most of South County's maritime industry can be found in Region 9, many residents of Region 8 benefit through the impact the maritime industry brings to the southern portion of the County. The positive economic impact and recreational opportunities connected to the maritime industry provides opportunities for all residents of Region 8. While access to water, commercial fishing, and other maritime trades are not commonly found throughout the region, it is important to support the continued growth and success of the maritime industry throughout the County, especially in South Anne Arundel County.

## Challenges and Opportunities for Healthy Communities

The following summarizes the Region's key economic challenges and opportunities which provide direction for this Plan's strategies found in the implementation matrix. The Region 8 specific economic strategies focus on:

- Supporting local businesses in existing commercial areas including Waysons Corner, Davidsonville, and Harwood.
- Sustaining the agricultural industry.
- Promoting responsible, sustainable tourism that highlights the natural, historical, and recreational assets of the Region.

#### **Challenges**

- Sustaining businesses with relatively small population in market area
- Housing affordability, makes it difficult to people to live near where they work
- Loss and fragmentation of farmland over time
- Increasing price of land, especially for young farmers who may not have the advantage of generational transfer of farmland.
- Loss of farm economy infrastructure (such as grain elevators and large animal veterinarians)
- Pressure to develop solar power on agricultural land
- Regulatory barriers in County Code to some traditional farm operations and emerging agri-tourism activities
- Deer management
- Roadway safety for operations of farm vehicles
- Costs of implementation of soil conservation and water quality best management practices

#### **Opportunities**

- Improvements to education and training programs for youth and new farmers
- Increase financial support and technical resources available for new farmers by partnering with existing state and regional programs.
- Establishing a food hub and distribution center to support storage, marketing, and value-added processing
- County Code and policy reforms
- Increased marketing and promotion of buy local food programs and farmers markets
- Public education and signage on roadway safety and farm vehicles
- Explore opportunities to use publicly owned lands to support new farmers and community gardens
- Explore opportunities to redevelop some lots in the Waysons Corner area to provide updated amenities, like a grocery store, that reflect the small-scale historic village center

## Introduction

The Region 8 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 8 Plan will be a collaborative effort between 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 relat-

ing 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) for Region 8 that will be responsible for monitoring the progress of implementation of the Region Plan. 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 8 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 Region 8 strategies, once adopted by the County Council, could be implemented. Please note: these are examples of possibilities on how each strategy could be implemented. Any mentioning of time, cost, or consultants would not be official until approved through the County budget and planning process.

### Example Strategy #1:

Prioritize sidewalk and trail connections separate from narrow roadways, between public parks and residential neighborhoods, to increase opportunities for people to safely walk and bike to parks.

1. Walk & Roll Anne Arundel!, the County's pedestrian and bicycle master plan, has a goal to "prioritize a safe and comfortable - low stress - walking and rolling network between essential destinations throughout the County" and includes both parks and residential areas in the list of essential destinations. The Walk and Roll Plan also proposes a number of shared-use paths, bike lanes, and areas for future study in Region 8. Some of these proposals include a shared-use path along MD 2 from MD 214 to the County line, Davidsonville Road from MD 3 to Barbara Swann Way, and Mt. Zion Marlboro Road from Main Street to MD.
2. OOT requests funding in the coming fiscal year's budget for a consultant to complete a feasibility study for the proposed improvements. The study determines whether the trail or path is technically feasible, meets the determined criteria, would identify a more precise alignment for the bicycle and pedestrian links, whether there are any potential environmental impacts and necessary mitigation measures, and the recommended facility and design. Responsible agencies will collaborate on signage and programming for designated locations.
3. If a property owner along the studied section of roadway proposes to develop their property, OPZ would work with OOT and the developer to ensure the design of the redevelopment project

includes the dedication of right-of-way and potential frontage improvements, such as the bicycle and/or pedestrian facility recommended in the feasibility study.

4. If the County determines the project is a priority before a property is developed, DPW requests Capital Budget funding in the coming fiscal year to begin engineering design for the roadway. Subsequent fiscal year budget requests include funding to complete the design, right of way acquisition, and construction of the roadway.

### Example Strategy #2:

Promote conservation of land in the Green Infrastructure Network with a focus on property along the Patuxent River Greenway and land adjacent to existing public parks such as the Glendening Nature Preserve and Jug Bay Wetlands Sanctuary.

1. Various plans and studies identify such areas, including the Green Infrastructure Master Plan, Watershed Studies, or a designated Habitat Protection Area. As needed, responsible agencies add to their work program developing or updating such studies.
2. Areas are prioritized for potential preservation based on ecological value, potential for water quality improvement, location within the floodplain, and other factors.
3. Land that is identified as a priority for conservation may be acquired or conserved through various means. Some examples include:
  - 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.

- 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.
- 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.

#### Annual Monitoring

Annual monitoring will provide an accountability framework for reporting progress on implementing the Region 8 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 fur-

thering 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 recommended, such as a road connection that is implemented as a bicycle/pedestrian link.

## Acronyms

**AACPS:** Anne Arundel County Public Schools  
**AAEDC:** Anne Arundel Economic Development Corporation  
**AAWDC:** Anne Arundel Workforce Development Corporation  
**ACDS:** Arundel Community Development Services  
**AMI:** Area median income  
**APA:** American Planning Association  
**APF:** Adequate Public Facilities  
**CEN:** Anne Arundel County Office of Central Services  
**CRS:** Cultural Resources Section  
**DOAD:** Department of Aging and Disabilities  
**DOH:** Department of Health  
**DRP:** Anne Arundel County Department of Recreation and Parks  
**DPA:** Development Policy Area  
**DPW:** Anne Arundel County Department of Public Works  
**DPW-BWPR:** Anne Arundel County Department of Public Works, Bureau of Watershed Protection and Restoration  
**GDP:** General Development Plan, also known as Plan2040  
**HUD:** U.S. Department of Housing and Urban Development  
**I&P:** Anne Arundel County Department of Inspections and Permits  
**ITS:** Intelligent Transportation Systems  
**LPPRP:** Anne Arundel County Land Preservation, Parks, and Recreation Plan  
**MALPF:** Maryland Agricultural Land Preservation Foundation  
**MDE:** Maryland Department of the Environment  
**MPDU:** Moderately Priced Dwelling Unit  
**OEM:** Anne Arundel County Office of Emergency Management  
**OOL:** Anne Arundel County Office of Law  
**OOT:** Anne Arundel County Office of Transportation  
**OPZ:** Anne Arundel County Office of Planning and Zoning  
**PAB:** Planning Advisory Board  
**PILOT:** Payment in lieu of taxes  
**PLU:** Planned Land Use  
**PPA:** Priority Preservation Area  
**RA:** Resilience Authority  
**REAL:** Anne Arundel County Office of Central Services, Real Estate Division  
**RLA:** Rural Legacy Area

**SAC:** Stakeholder Advisory Committee  
**SUP:** Shared use path  
**TAZ:** Traffic Analysis Zone  
**TFMP:** Transportation Functional Master Plan  
**TIF:** Tax increment financing  
**TOD:** Transit-Oriented Development

### Implementation Matrix

*Implementing Mechanism: CI - Capital Improvements; FS - Financial Strategy; LEG - Legislation; OP - Operational Procedure; RI - Public Information Initiatives; PSI - Planning Study Initiative; PPI - Program or Policy Initiative; RM - Resource Inventory and Management*

Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead in bold)	Timeframe (short 0-5, mid 5-10, long 10+ yrs)	Performance Measures
<b>Natural Environment</b>				
<i>Region 8 Strategies</i>				
NE1	Promote conservation of land in the Green Infrastructure Network with a focus on property along the Patuxent River Greenway and land adjacent to existing public parks such as the Glendening Nature Preserve and Jug Bay Wetlands Sanctuary.	DRP, BWPR, I&P, OPZ	Short-Term	Acres of land conserved
NE2	Provide grants to non-profit organizations, community associations, and homeowner associations for open space conservation. The intent of these grants would be to support conservation of properties that are not appropriate to include in the County parks system.	BWPR, I&P, OPZ	Short-Term	Number of grants issued and funding amount.
NE3	Evaluate and, if feasible, revise the County Agricultural Preservation Program to support farms under 50 acres and allow more flexibility of uses, like agri-tourism.	OPZ, BWPR, I&P, SCD	Short-Term	Status of evaluation and status of changes to County policy and/or Code.
NE4	Evaluate and, if feasible, expand the Rural Legacy Area and Priority Preservation Area boundaries to include more land, particularly in the southeast corner of the County.	OPZ, BWPR, I&P, SCD	Short-Term	Status of change of boundaries of Rural Legacy Area and Priority Preservation Area.
NE5	Improve efforts to engage Hispanic and African American / Black farmers in agricultural preservation programs.	OPZ, BWPR, I&P, SCD	Short-Term	Track and evaluate demographics of applicants for agricultural preservation programs.
NE6	Enforce permit requirements and support reclamation efforts for closed sand and gravel operations to restore natural habitat, provide recreational opportunities, and explore potential opportunities for renewable energy generation.	OPZ, MDE, BWPR, I&P, DRP	Short-Term	Track status of sand and gravel sites and progress toward reclamation.
NE7	Evaluate opportunities for the County to partner with the operators of the small wastewater treatment systems serving mobile home communities in Region 8 to meet discharge permit requirements through technical and financial support. County support for these treatment systems should balance meeting the needs of public and environmental health, fiscal responsibility, and avoiding supporting additional development and potential displacement of low-income households.	DPW, BWPR, OPZ	Short-Term	Treatment systems meeting discharge permit requirements.

### Implementation Matrix

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Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead in bold)	Timeframe (short 0-5, mid 5-10, long 10+ yrs)	Performance Measures
NE8	Coordinate with the State Legislature to amend State Law Tax Property Article to enable a change to County Code so that properties under Rural Legacy easements are eligible for a Property Tax Credit.	CE, OOL, OPZ	Short-Term	Status of evaluation and status of changes to State Law, Tax Property Article, and County Code.
<i>Countywide Strategies to amend Plan2040 Implementation Matrix</i>				
NE3.1k	Increase the value paid to property owners with County Agricultural Preservation Program easements to be more comparable to the State easement programs.	OPZ, BWPR, I&P, SCD	Short-Term	Status of evaluation and status of changes to County policy and/or Code.
<b>Built Environment</b>				
<i>Region 8 Strategies</i>				
BE1	Prepare, adopt, and implement development design standards that maintain rural character of Region 8.	OPZ, I&P, OOL	Mid-Term	Status of preparation and adoption of design standards
BE2	Study and, if appropriate, revise the zoning and development provisions for notifying adjacent property owners when a property applies for a development permit, nonconforming use permit, rezoning, special exception, and variance for a property that is currently zoned RA or RLD.	OPZ, OOL	Short-Term	Status of study
BE3	Examine the lot-merger process for improvement in efficiency.	OPZ, OOL	Short-Term	Status of study
BE4	Explore the potential for zoning changes to allow small-scale missing middle housing types in certain communities where there is existing commercial development and public services, such as the Waysons Corner village center.	OPZ, I&P	Short-Term	Status of Code changes
BE5	Support ACDS in acquiring and rehabilitating properties in Region 8 for affordable rental and ownership opportunities.	ACDS	Mid-Term	Number of housing units owned or renovated by ACDS in Region 8.
BE6	Explore strategies to preserve the affordability of mobile home communities.	OPZ, OOL	Mid-Term	Status of program

Implementation Matrix						
Implementation Matrix	Related Plan/2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead in bold)	Timeframe (short 0-5, mid 5-10, long 10+ yrs)	Performance Measures	
<p>Partner with the State Highways Administration to improve roadway safety along State routes in Region 8, and Cultural Resources if that road is classified as Scenic and Historic: MD 450 (Defense Highway) MD 424 (Davidsonville Road) MD 422 (Bayard Road) MD 408 (Mt Zion Marlboro Road).</p> <p>Partner with the State Highways Administration to improve public safety and traffic flow in Region 8, and partner with Cultural Resources if that road is classified as Scenic and Historic. Potential locations include: MD 424 and MD 214 MD 424 and MD 450 MD 424 and Rutland Road MD 450 and Rutland Road MD 214 and Riva Road MD 2 and Birdsview Road and Mill Swamp Road MD 2 and Brick Church Road and South River Clubhouse Road.</p>	BE 10.1	CI	DPW, OOT	Mid-Term	Status of implementation of improvements	
<p>Collaborate with the State Highway Administration to implement improvements to roads and bridges at risk to flooding, including MD 450 (Defense Highway), St George Barber Road, and Patuxent River Road between MD 214 and Sands Road.</p>	BE 15.3	CI	DPW, OOT, OEM, BWPR	Short-Term	Status of design and construction of improvements to flood prone roads and bridges.	
<p>Improve coordination among State and County agencies in responding to vehicle collisions on State roads to direct drivers to alternative routes to reduce backups.</p>	BE 15.1	PPI	PD, FD, DPW, OOT, OEM	Short-Term	Status of development of incident response protocols	
<p>Construct sidewalks or other pathways to improve the safety of walking and biking in Waysons Corner and to nearby residential communities. Consider the following sites for improvements: MD 408 from Sands Road to Main Street MD 794 from MD 408 to MD 4 Crosswalk infrastructure connecting MD 408 and MD 794.</p>	BE 15.2	CI	DPW, OOT	Mid-Term	Status of studies and capital projects.	

Implementation Matrix						
Implementation Matrix	Related Plan/2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead in bold)	Timeframe (short 0-5, mid 5-10, long 10+ yrs)	Performance Measures	
<p>Invest in improvements to the South County Call N Ride service including:</p> <ul style="list-style-type: none"> <li>- Increasing public awareness of the service,</li> <li>- Increasing capacity to serve more people, and</li> <li>- Providing on-demand service rather than requiring reservations 2 hours in advance.</li> </ul>	BE15.2	PPI	OOT	Short-Term	Monthly ridership for service	
<p>Support non-profit organizations that offer ride sharing services to people in need in Region 8.</p>	BE15.2	FS	OOT	Mid-Term	Annual funding from County for non-profit transportation services.	
<p>The County should continue to explore innovative solutions to increase transportation options in Region 8, with a focus on serving seniors, low-income and disabled people.</p>	BE15.2	PPI	OOT	Mid-Term	Status of new transit initiatives	
<p>Study and make recommendations to improve the ability for students to walk and bike to Davidsonville Elementary School.</p>	BE15.1	CI	DPW, OOT, AACFS	Mid-Term	Number of recommended projects in study completed.	
<p>Provide off-road bikeways and pedestrian trails to support bike riding and tourism in South County and reduce the risk of collisions with cars and trucks.</p>	BE5.2	CI	DPW, DRP, OOT	Mid-Term	Status of bike path or trails through Region 8.	
<p>Implement recommendations for pedestrian and bicycle infrastructure in the Walk and Roll Plan in Region 8 including, but not limited to, improvements along Davidsonville Road and Mt Zion Marlboro Road. Explore options to create walking/biking pathways that do not follow roadways to separate walkers /bikers from automobiles.</p>	BE5.2	CI	DPW, OOT	Long-Term	Number of recommended projects in Walk and Roll Plan completed.	
<p>Create a South County education and enforcement campaign to explain the dangers of speeding and enforce the speed limit, especially on roadways with more crashes and fatalities.</p>	BE15.1	PII	PD, FD, DPW, OOT	Short-Term	Reduced number of vehicle collisions	
<b>Countywide Strategies to amend Plan2040 Implementation Matrix</b>						
<p>Continue to support low- and fixed-income homeowners who wish to update, revitalize, or rehabilitate their current dwelling unit to help provide equitable housing options for all.</p>	BE 12.2	PPI	ACDS	Short-Term	Status of rehabilitation projects and number of units.	
<p>Conduct a study to evaluate the potential for solar and other forms of renewable energy on developed land, landfills, and brownfields, and provide recommendations for reforms to County Code and policies to meet goals for clean energy and agricultural preservation.</p>	BE16.2	PPI	OPZ, I&P, RA	Mid-term	Completion of study. Status of any recommended Code reforms	

Implementation Matrix						
Implementing Mechanism: CI - Capital Improvements; ES - Financial Strategy; LEG - Legislation; OP - Operational Procedure; PI - Public Information Initiatives; PSI - Planning Study Initiative; PPI - Program or Policy Initiative; RM - Resource Inventory and Management						
 Healthy Communities Region 8 Strategies						
Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead in bold)	Timeframe (short 0-5, mid 5-10, long 10+ yrs)	Performance Measures		
HC1	Explore opportunities to partner with private landowners and non-profit organizations to improve existing recreational facilities and develop new active recreation facilities within close proximity to mobile home communities in Region 8.	DRP	Mid-term	Number and type of renovated and new recreation facilities.		
HC2	Engage diverse members of the community to explore the potential for additional recreational amenities at Sands Road Park and Wootton's Landing Park.	DRP	Mid-term	Status of planning efforts for these parks.		
HC3	In partnership with adjacent jurisdictions, evaluate the need and potential for additional boat ramps and cartop boat launches on the Patuxent River.	DRP	Short-Term	Status of Patuxent water access study.		
HC4	Renovate or replace the Davidsonville Recreation Center and the South County Recreation Center and evaluate the potential for updated programming of the facilities.	DRP, DOAD, DOH, PCYF	Short-Term	Status of facility improvements.		
HC5	Explore the potential to establish a public resource center or community center in Wayson's Corner. The facility should meet community needs such as access to social services and education and recreation programs for youth and seniors.	DOAD, DRP, DOH, PCYF	Mid-Term	Status of study for potential public facility and implementation of recommendations.		
HC6	Collaborate with the Department of Health and private medical providers to increase the number of medical, dental, vision, and mental health service providers in Region 8.	DOH, PCYF	Short-Term	Number of physical and mental health service providers in the Region.		
<i>Countywide Strategies to amend Plan2040 Implementation Matrix</i>						
HC 8.1h	Create more opportunities to make locally grown food available to local communities, such as at farmers markets and in schools.	DOH, AAEDC, AACPS	Short-Term	Number of Farmers Markets and grocery stores in Region 8. Status of making local food available in public schools.		

Implementation Matrix						
Implementing Mechanism: CI - Capital Improvements; ES - Financial Strategy; LEG - Legislation; OP - Operational Procedure; PI - Public Information Initiatives; PSI - Planning Study Initiative; PPI - Program or Policy Initiative; RM - Resource Inventory and Management						
 Healthy Economy Region 8 Strategies						
Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead in bold)	Timeframe (short 0-5, mid 5-10, long 10+ yrs)	Performance Measures		
HC 8.1i	Create more opportunities for equitable access to locally grown food by fostering partnerships between local growers and local non-profits that serve low income families and investing in programs that provide additional money for locally grown food purchased by families receiving SNAP, WIC, and similar benefits.	DOH, AAEDC	Short-Term	Number of programs connecting low income families with locally grown food.		
<i>Countywide Strategies to amend Plan2040 Implementation Matrix</i>						
HE1	The County should establish a special designation that supports financing for local businesses to invest in building improvements and reuse of vacant buildings in the Wayson's Corner village center.	OPZ, AAEDC	Short-term	Establishment of the designation and number of projects and amount of funding provided.		
HE2	Identify gaps in the telecommunications network and increase access to high speed internet across Region 8.	DPW, AAEDC, OPZ	Short-Term	Status of study and track investments in utilities.		
HE3	Support expansion of agricultural education and professional training opportunities in Region 8 including school programs, adult education, and mentorship programs.	AACPS, AAEDC	Mid-Term	Number and type of workforce training and education programs		
HE4	Collaborate with community associations, private businesses, and groups like Chesapeake Crossroads Heritage Area and Visit Annapolis and Anne Arundel County to develop and implement a regional approach to tourism focused on nature, history, culture, and recreation that promotes and markets the small and local businesses in Southern Anne Arundel County.	AAEDC, OPZ	Short-Term	Status of development of regional tourism strategy.		
<i>Countywide Strategies to amend Plan2040 Implementation Matrix</i>						
HE2.5f	Inventory County-owned properties and identify those that could be used for local agricultural projects, such as a food hub or incubator program.	CEN, AAEDC, OPZ	Mid-Term	Status of inventory		
HE 2.5g	Partner with State and local organizations on marketing and branding locally produced foods.	AAEDC, OPZ, Visit Anne Arundel	Short-Term	Number and type of events, campaigns and marketing efforts; increase in reach of social media channels.		

## 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:** Generally, State and Federal policy say that to be considered "affordable," housing costs should not exceed 30% of a household's income. Affordable housing can be naturally occurring, or income-restricted:

**Naturally occurring:** Housing that is affordable due to market conditions such as desirability of location, age of housing stock, and condition of the housing, together with the household income of the occupant(s).

**Income-restricted:** 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 30 years, depending on State and Federal funding structure and whether the units are rentals or owned.

Note: With the adoption of Bill 52-23 Anne Arundel County Code defines "Affordable Housing" as:

1. Housing that complies with the requirements for workforce housing listed in title 10 of Article 18 of the code; OR
2. 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.

**Age-Friendly Community:** A voluntary designation from American Association of Retired Persons (AARP) that raises awareness, particularly among elected decisionmakers and community supporters, or policies and changes needed to make the community's built and social environment more livable for people of all ages, including older adults.

**Bulk Regulations:** Controls on building size, placement and coverage through floor-area ratio, height, and open area regulations.

**Car-centric planning:** Refers to urban planning that privileges the private automobile as a primary transportation mode, often to the exclusion of people who walk, bike, or use public transit.

**Commercial Revitalization Areas:** Areas adopted as overlay zones in the County Code (Article 18, Title 14, Subtitle 3). The areas are allowed expanded uses and greater development flexibility to encourage redevelopment of vacant properties.

**Communities of Opportunity:** Areas that have strong schools, strong housing markets, low concentrations of poverty, and healthy economic characteristics.

**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.

**Critical Economic Development Policy Area:** Existing or planned regional-scale destinations, employment centers, or areas supporting the County's major economic drivers. They have primarily industrial, commercial, and mixed land uses within the Priority Funding Area, with flexible land use policies to facilitate business growth and job creation.

**Demolition by Neglect:** Neglect of a building or structure to the point that restoration or rehabilitation is no longer feasible and demolition becomes necessary.

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

**Density Bonus:** An incentive-based tool that permits a developer to increase the maximum allowable development on a site in exchange for including features that help meet specified public policy goals.

**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.

**Difficult to Develop Areas:** Defined by the U.S. Department of Housing and Urban Development as areas with high land, construction and utility costs relative to the area median income and are based on Fair Market Rents, income limits, the 2010 census counts, and 5-year American Community Survey data. These designations are used by HUD to adjust grant and funding allocations.

**Enterprise Zone:** A designated area that provides real property and state income tax credits to businesses that create jobs and make capital investments.

**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.

**First/Last Mile:** This refers to the beginning and end of trips made by public transit, specifically the gap between a transit stop and a traveler's origin or destination. People will often walk or bike up to one mile to access transit; longer distances correlate with higher rates of car usage.

**Form-Based Code:** A land development regulation that facilitates predictable built results and a high-quality public realm by using physical form—rather than separation of uses—as the organizing principle for the Code.

**Full-Time Equivalent:** A unit of measurement equal to the number of hours typically worked by a single full-time employee.

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

**Gentrification:** A process in which a poor area (as of a city) experiences an influx of middle-class or wealthy people who renovate and rebuild homes and businesses and which often results in an increase in property values and the displacement of earlier, usually poorer residents.

**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.

**Headway (transit):** The measurement of time between two vehicles in a given transit system route.

**Historic Resources, County Inventory of:** means 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.

**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.

**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 § 4-2-312 of the County Code.

**Housing, Workforce and Affordable:** The term "workforce and affordable housing" is used throughout this plan to describe housing that meets the requirements of the County's Workforce Housing policy, defined above, in addition to housing that is income-restricted to serve low- and very-low income households. Low- and very-low income households are those earning less than 60% of Area Median Income as adjusted for household size for the Baltimore Primary Metropolitan Statistical Area.

**Housing Choice Voucher:** The federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. These are administered locally by public housing agencies (PHAs). This program was previously referred to as Section 8.

**Housing Trust Special Revenue Fund:** Authorized through Maryland House Bill 933, the governing body of Anne Arundel County to increase the rate of the transfer tax imposed on certain written instruments conveying title to property or a leasehold interest in real property. The revenue paid into the fund is dedicated and appropriated to provide affordable housing for moderate and low income individuals in the county.

**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 subtitle § 17-11-203 of the County Code. Impact fees collected under subtitle § 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:** Refers to housing that is limited to tenants earning below certain total household income percentages of the area median income.

**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).

**Intelligent Transportation Systems (ITS):** Systems that utilize technology, communications and information processing to improve safety and mobility and enhance productivity of transportation infrastructure.

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

**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.

**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.

**Last-Mile Connections:** Refer to "First/Last Mile"

**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 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.

**Montgomery County Green Tape Program:** A program that provides for expedited review of affordable housing projects to help address the increasing demand for such housing.

**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.

**One Seat Ride:** Allows for a passenger to reach their end destination without having to exit the mode of transit. A rider would be able to board a mode of transit (bus, train, rail, etc.) at one location and not have to de-board and transfer routes in order to get to their final destination.

**Overlay Design Guidelines:** A collection of regulations to establish architectural and landscape criteria within a defined area.

**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.

**Performance Bond:** A type of contract bond that guarantees a contractor will complete a project according to the terms outlined in a contract.

**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 real property taxes in exchange for a negotiated fee. PILOT agreements, or payments in lieu of taxes, 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.

**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. This means that new private development must show that it will not adversely impact the ability of the government to provide and maintain these facilities for the public. 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.

**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.

**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 science 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."

**Tax-Increment Financing (TIF):** A public financing mechanism for capturing the future tax benefits of community improvements—such as infrastructure or real estate—in order to pay for the present cost of those improvements.

**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.

**Transit-Oriented Development (TOD):** A dense, mixed-use deliberately-planned development within a half-mile of transit stations that is designed to increase transit ridership while reducing reliance on cars.

**Transit-Oriented Policy Development Overlay Area:** A Plan2040 designation. Compact, walkable, pedestrian-oriented, mixed-use areas that are within a half-mile of an existing or planned transit station and compatible with the underlying Policy Area and surrounding community.

**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.

**Vested (Development Rights):** Refers to an applicant's right to proceed with a development project in compliance with local ordinances, policies, and standards in effect at the time that the rights vest.

**Village Center Development Policy Area Overlay:** Existing or planned; walkable, pedestrian-oriented, mixed-use areas that are suburban or rural in character compatible with the underlying Policy Area and surrounding community; development and redevelopment is oriented toward the community, enhances community heritage, and is implemented by a village sector plan.

**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.

**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.

**Walk & Roll Anne Arundel!:** 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.

**Workforce Housing:** Defined in County Code. 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 specify allowed types of uses, 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 setbacks from the street, maximum heights of buildings, or minimum sizes of lots. Zoning must be compatible with planned land use.

## Relevant Plans

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

**Plan 2040 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:** 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.

## Planned Land Use Changes

The following tables detail the key changes to the Planned Land Use maps from the maps in Plan 2040. 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.

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	*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
Davidsonville	7	1615 Defense Hwy	42	54		0.9	Rural	Commercial	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change to Commercial Planned Land Use is consistent with Plan2040 Goal HE2 to 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.	
	7	1621 Defense Hwy 1617 Defense Hwy	42	70		11.5	Rural	Commercial	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change to Commercial Planned Land Use aligns with the existing use on the parcel. Commercial is consistent with Plan2040 Goal HE2 to 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.	
	7	1621 Defense Hwy 1617 Defense Hwy	42	71	1, 2	8.9	Rural	Commercial	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change to Commercial Planned Land Use is consistent with Plan2040 Goal HE2 to 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.	
	7	Unnumbered Cox Rd	42	72		3.8	Rural	Commercial	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change to Commercial Planned Land Use is consistent with Plan2040 Goal HE2 to 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.	
	7	1605 Polly Pl	42	108	4	4.1	Rural	Rural	The SAC notes the existing Planned Land Use is consistent with the surrounding neighborhood and the Davidsonville community.	Low Density Residential	Low Density Residential	This change to Low Density Residential (LDR) Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. LDR is compatible with the surrounding area. This neighborhood is undergoing a transition away from a rural development pattern. LDR zoning provides an opportunity for a limited number of new houses and is consistent with the surrounding community.	
	7	3102 Davidsonville Rd	54	64		2.5	Rural	Commercial	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change to Commercial Planned Land Use aligns with the existing use on the parcel. Commercial is consistent with Plan2040 Goal HE2 to 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.	
	7	Hardesty Estates Recreation Area A	55	331		5.8	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.	

## Planned Land Use Changes

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	*Change Acres (if different)	PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	Final Rec. PLU	Final Justification	Council Amendment
Davidsonville	7	PLU-R8-DSV-0101	Woodhaven Open Space	49	39	65.0	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.	
	7	PLU-R8-DSV-0102	Woodhaven Open Space	49	39	39.2	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. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.	
	7	PLU-R8-DSV-0103	Woodhaven Open Space	49	39	43.8	Conservation / 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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.	
	7	PLU-R8-DSV-0104	Ashley Open Space	55	25	38.4	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.	
	7	PLU-R8-DSV-0105	Veineade Ln Open Space B	58	204	3.2	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. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.	
	7	PLU-R8-DSV-0106	Summit at Copper Ridge Open Space A and Rec. Area	49	24	38.8	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.	
	7	PLU-R8-DSV-0107	Summit at Copper Ridge Open Space B, C, and D	49	24	28.4	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. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.	

## Planned Land Use Changes

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	*Change Acres (if different)	PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	Final Rec. PLU	Final Justification	Council Amendment
Davidsonville	7	PLU-R8-DSV-0108	Rutland Rd Open Space	49	148	2.0	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.	
	7	PLU-R8-DSV-0109	Rutland Rd Open Space	49	148	4.8	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.	
	7	PLU-R8-DSV-0110	Southern Hills Open Space	53	3	46.2	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. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.	
	7	PLU-R8-DSV-0111	Beards Creek Estates Open Space	55	129	13.4	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. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.	
	7	PLU-R8-DSV-0112	Beards Creek Estates Open Space	55	129	1.5	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.	
	7	PLU-R8-DSV-0113	Halls Grove Rd Open Space	48	20	30.1	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.	
	7	PLU-R8-DSV-0114	Chapel Hill Flood Plain	49	180	2.4	Parks and Open Space	Conservation	SAC agrees with OPZ recommendation.	Conservation	Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1 to preserve sensitive areas. The parcel is noted on subdivision plat as wetland and non-buildable. Conservation is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. This is a County-owned floodplain.	

## Planned Land Use Changes

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7	PLU-R8-DSV-0115	Lavall Open Space	49, 50	165, 167, 173		26.0	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community open space per restrictions on the subdivision plat.	
7	PLU-R8-DSV-0116	Lavall Open Space	49, 50	31, 166, 172, 325 - 327		58.4	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. Parks and Open Space is consistent with the use of the property as a community open space per restrictions on the subdivision plat.	
7	PLU-R8-DSV-0117	Eagles Passages Open Space	50	35, 107, 387		204.4	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. Parks and Open Space is consistent with the use of the property as a community open space per restrictions on the subdivision plat.	
7	PLU-R8-DSV-0118	Eagles Passages Open Space	49, 50	107, 217, 387		257.9	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community open space per restrictions on the subdivision plat.	
7	PLU-R8-DSV-0119	501 - 513 Broad Stream Ln and Right of Way	55	26, 283	1-11	17.2	Rural	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 Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area.	
7	PLU-R8-DSV-0120	Broad Stream Ln Open Space	55	26		13.0	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 Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area.	
7	PLU-R8-DSV-0121	Gravelly Open Space	49	176		15.7	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. Parks and Open Space is consistent with the use of the property as a community open space per restrictions on the subdivision plat.	
7	PLU-R8-DSV-0122	Gravelly Open Space	49	175, 177		13.7	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community open space per restrictions on the subdivision plat.	

Davidsonville

## Planned Land Use Changes

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	*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
7	PLU-R8-DSV-0123	826 Central Ave	54	245		17.8	Public use	Rural	SAC agrees with OPZ recommendation.	Rural	Rural	This change to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II and with Plan2040 Goal BE2 to preserve the agricultural and rural character of the County by limiting development patterns through maintaining Rural Agricultural (RA) zoning. The change to Rural is compatible with the surrounding area.	
7	PLU-R8-DSV-0124	Meadowlands Open Space And Rec Area	54	238, 252, 254		*2.3	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community open space per restrictions on the subdivision plat.	
7	PLU-R8-DSV-0125	Maple Creek Ln Floodplain	55	110		2.0	Rural	Conservation	SAC agrees with OPZ recommendation.	Conservation	Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1 to preserve sensitive areas. The parcel is identified as a County owned floodplain. Conservation is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.	
7	PLU-R8-DSV-0126	Friends Choice Floodplain	58	69		1.5	Rural	Conservation	SAC agrees with OPZ recommendation.	Conservation	Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1 to preserve sensitive areas. The parcel is identified as a County-owned floodplain. Conservation is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.	
7	PLU-R8-DSV-0128	1581 Defense Hwy	42	39		2.4	Rural	Commercial	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change Commercial Planned Land Use recognizes the existing commercial use on the property. This site is a restaurant. Commercial is consistent with Plan2040 Goal HE2 to 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. Commercial is also consistent with the existing PLU on the remainder of the site.	
7	PLU-R8-DSV-0129	1593 Defense Hwy	42	109		1.2	Commercial	Rural	SAC agrees with OPZ recommendation.	Rural	Rural	This change to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II and with Plan2040 Goal BE2 to preserve the agricultural and rural character of the County by limiting development patterns through maintaining Rural Agricultural (RA) zoning. The change to Rural is compatible with the surrounding area and applies one PLU to the entire parcel.	
7	PLU-R8-DSV-0130	1597 Defense Hwy	42	73		18.1	Commercial	Rural	SAC agrees with OPZ recommendation.	Rural	Rural	This change to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II and with Plan2040 Goal BE2 to preserve the agricultural and rural character of the County by limiting development patterns through maintaining Rural Agricultural (RA) zoning. The change to Rural is compatible with the surrounding area and applies one PLU to the entire parcel.	

Davidsonville

## Planned Land Use Changes

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	*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
Davidsonville	7	1543 Defense Hwy	42	116		0.9 *0.1	Commercial	Rural	SAC agrees with OPZ recommendation.	Rural	Rural	This change to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II and with Plan2040 Goal BE2 to preserve the agricultural and rural character of the County by limiting development patterns through maintaining Rural Agricultural (RA) zoning. The change to Rural is compatible with the surrounding area and applies one PLU to the entire parcel.	
	7	1541 Defense Hwy	42	113		1.7 *0.8	Rural	Commercial	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change Commercial Planned Land Use recognizes the existing Commercial Use on the property. This site is a restaurant. Commercial is consistent with Plan2040 Goal HE2 to 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. Commercial is also consistent with the existing PLU on the remainder of the site.	
	7	1563 Defense Hwy	42	16		0.9 *0.5	Commercial	Rural	SAC agrees with OPZ recommendation.	Rural	Rural	This change to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II and with Plan2040 Goal BE2 to preserve the agricultural and rural character of the County by limiting development patterns through maintaining Rural Agricultural (RA) zoning. The change to Rural is compatible with the surrounding area and applies one PLU to the entire parcel.	
	7	1551 Defense Hwy	42	124		1.1 *<0.1	Commercial	Rural	SAC agrees with OPZ recommendation.	Rural	Rural	This change to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II and with Plan2040 Goal BE2 to preserve the agricultural and rural character of the County by limiting development patterns through maintaining Rural Agricultural (RA) zoning. The change to Rural is compatible with the surrounding area and applies one PLU to the entire parcel.	
	7	Stillview Acres Rd Open Space	54	70		11.7	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community open space per restrictions on the subdivision plat.	
	7	Lake Of Pines Recreation Area	49	183		1.4	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a recreation area per restrictions on the subdivision plat.	
	7	Kings Retreat Recreation Area	54	46		1.0	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a recreation area per restrictions on the subdivision plat.	
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## Planned Land Use Changes

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	*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	
Davidsonville	7	Rutland View Dr Open Space	49	191		18.4	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. Parks and Open Space is consistent with the use of the property as a recreation area per restrictions on the subdivision plat.		
	7	Harbor Hills Recreation Area	50	323		2.5	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a recreation area per restrictions on the subdivision plat.		
	7	3601 Crater Dr	58	112		12.8	Rural	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	Low-Medium Density Residential	This change to Low Medium Density Residential Planned Land Use is consistent with the current RS zoning and is compatible with the surrounding area.		
	7	Rutland View Dr Open Space	49	189		6.7	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.		
	7	Riverwood Recreation Area	58	112		8.1	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. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.		
	7	Southwest Intersection of Central Ave and Birdsville Rd	54	237		1.2 *<0.1	Commercial	Rural	Rural	SAC agrees with OPZ recommendation.	Rural	Rural	This change to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II and with Plan2040 Goal BE2 to preserve the agricultural and rural character of the County by limiting development patterns through maintaining Rural Agricultural (RA) zoning. The change to Rural is compatible with the surrounding area.	
	7	801 W Central Ave	54	52	1	0.1 *<0.1	Rural	Commercial	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change Commercial Planned Land Use recognizes the existing Commercial Use on the property. This site is a market. Commercial is consistent with Plan2040 Goal HE2 to 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. Commercial is also consistent with the existing PLU on the remainder of the site.		
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# Planned Land Use Changes

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	*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
Davidsonville	7	2175 Cox Rd 2193 Cox Rd 2204 Cox Rd 2208 Cox Rd 2210 Cox Rd 2256 Cox Rd 1601 Polly Pl 1603 Polly Pl 1604 Polly Pl 1610 Polly Pl Polly Pl Open Space	42, 48	6, 74, 108	1, 2, 3B, 5A, 5B, 6	59.4	Rural	No Recommendation	This recommendation was proposed after the SAC zoning discussion.	Low Density Residential	Low Density Residential	This change to Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area and is consistent with the existing zoning. This neighborhood is undergoing a transition away from a rural development pattern. Low Density Residential zoning provides an opportunity for a limited number of new houses and is consistent with the surrounding community.	
	7	1629 Defense Hwy 1631 Defense Hwy 1637 Defense Hwy 1641 Defense Hwy	42	29, 30, 37, 76		3.6	Rural	Commercial	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change to Commercial Planned Land Use is consistent with Plan2040 Goal HE2 to 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.	
	7	2185 Cox Rd 2188 Cox Rd 2194 Cox Rd 2213 Cox Rd 2216 Cox Rd 2240 Cox Rd 2246 Cox Rd 1605 Polly Pl 1608 Polly Pl	42, 48	9, 11, 12, 106, 108, 111, 114, 156	3A, 4	13.5	Rural	No Recommendation	This recommendation was proposed after the SAC zoning discussion.	Low Density Residential	Low Density Residential	This change to Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area. This neighborhood is undergoing a transition away from a rural development pattern. Low Density Residential zoning provides an opportunity for a limited number of new houses and is consistent with the surrounding community.	
	7	2112 Cox Rd	42	31		1.9	Rural	Commercial	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change to Commercial Planned Land Use is consistent with Plan2040 Goal HE2 to 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.	
	7	743 W Central Ave 771 W Central Ave	54	197, 224, 230	2	40.7	Rural	Rural	SAC agrees with OPZ recommendation.	Commercial	Rural	Retaining the current Rural planned Land Use is consistent with the development on site and the surrounding area. A change to commercial Planned Land Use is not appropriate in this area considering the constraints of Rural and Agricultural Development Policy Area as outlined in Plan2040 and Policy BE2.1.	
	7	Unnumbered Muddy Creek Rd	64	267		2.5	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. Parks and Open Space is consistent with the use of the property by the Smithsonian Environmental Research Center.	
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# Planned Land Use Changes

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	*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
Edgewater	7	Southwest Intersection of MD 2 and MD 214	55	299		5.9	Small Business	Rural	SAC agrees with OPZ recommendation.	Rural	Rural	This change to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II and with Plan2040 Goal BE2 to preserve the agricultural and rural character of the County by limiting development patterns through maintaining Rural Agricultural (RA) zoning. The change to Rural is compatible with the surrounding area.	
	7	135 Steptons Ln	55, 59	176, 289 A		6.2	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 and with Plan2040 Goal BE2 to preserve the agricultural and rural character of the County by limiting development patterns through maintaining Rural Agricultural (RA) zoning. The change to Rural is compatible with the surrounding area.	
Friendship	7	6639 Old Solomons Island Rd 6679 Old Solomons Island Rd	81	135		32.2	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 and with Plan2040 Goal BE2 to preserve the agricultural and rural character of the County by limiting development patterns through maintaining Rural Agricultural (RA) zoning. The change to Rural is compatible with the surrounding area.	
	7	Tail Oaks Open Space	81	75, 264		47.8	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community open space per restrictions on the subdivision plat.	
	7	Friendship Woods Open Space	81	179		10.4	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. Parks and Open Space is consistent with the use of the property as a community open space per restrictions on the subdivision plat.	
	7	Bay Country Estates Recreation Area	77	357		1.5	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.	
7	Bay Country Estates Open Space and Rec Area	77	357		107.7	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. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.		

## 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
Friendship	7	PLU-R8-FDS-0105	81	85		0.2	Commercial	Rural	SAC agrees with OPZ recommendation.	Rural	Rural	This change to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II and with Plan2040 Goal BE2 to preserve the agricultural and rural character of the County by limiting development patterns through maintaining Rural Agricultural (RA) zoning. The change to Rural is compatible with the surrounding area.	
	7	PLU-R8-HRW-0100	63	109		2.0	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.	
	7	PLU-R8-HRW-0101	64	200		0.9	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 and with Plan2040 Goal BE2 to preserve the agricultural and rural character of the County by limiting development patterns through maintaining Rural Agricultural (RA) zoning. The change to Rural is compatible with the surrounding area.	
Harwood	7	PLU-R8-HRW-0102	63	67		32.7	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with recent County acquisition of the parcel as an addition to the Patuxent Greenway.	
	7	PLU-R8-HRW-0103	68	59		1.9	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. Parks and Open Space is consistent with the use of the property as a community open space per restrictions on the subdivision plat.	
	7	PLU-R8-HRW-0104	63	106		9.6	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a recreation area per restrictions on the subdivision plat.	
	7	PLU-R8-HRW-0105	63	19		36.8	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community-owned recreation area.	

## 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	
Lothian	7	PLU-R8-LTN-0100	75	22		7.0	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 and with Plan2040 Goal BE2 to preserve the agricultural and rural character of the County by limiting development patterns through maintaining Rural Agricultural (RA) zoning. The change to Rural is compatible with the surrounding area.		
	7	PLU-R8-LTN-0101	73	32		191.3 *21.9	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 and with Plan2040 Goal BE2 to preserve the agricultural and rural character of the County by limiting development patterns through maintaining Rural Agricultural (RA) zoning. The change to Rural is compatible with the surrounding area.		
	7	PLU-R8-LTN-0102	67	220, 221		6.4	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community open space per restrictions on the subdivision plat..		
	7	PLU-R8-LTN-0103	72	251		16.0	Parks and Open Space	Conservation	SAC agrees with OPZ recommendation.	Conservation	Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1 to preserve sensitive areas. The parcel is identified as a County owned floodplain. Conservation is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.		
	7	PLU-R8-LTN-0104	67	46		5.9	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community open space per restrictions on the subdivision plat.		
	7	PLU-R8-LTN-0105	67	46		39.6	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. Parks and Open Space is consistent with the use of the property as a community open space per restrictions on the subdivision plat.		
	7	PLU-R8-LTN-0106	75	6, 10		306.6	Parks and Open Space	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 and the existing zoning that must remain on the property due to the type of funding that was used to purchase the park area. Emory Waters Nature Preserve was purchased with federal Land Water Conservation Funds that have strict requirements. There are concerns of devaluation of the land if it was ever needed for another use. Grant agreements require that the County would need to not only reimburse the funds, but also replace the public open space elsewhere in the County.		

## Planned Land Use Changes

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	*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
7	PLU-R8-LTN-0107	Winding Booke Ln Floodplain	67	73		0.8	Rural	Conservation	SAC agrees with OPZ recommendation.	Conservation	Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1 to preserve sensitive areas. The parcel is identified as a County owned floodplain. Conservation is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.	
	PLU-R8-LTN-0108	5045 Solomons Island Rd Unnumbered Solomons Island Rd	68	127, 164		5.1	Rural	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 Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area.	
	PLU-R8-LTN-0109	870 - 882 Mt Zion Marlboro Rd 894 - 898 Mt Zion Marlboro Rd 902 - 916 Mt Zion Marlboro Rd	72	40	1, 3-7, 9-17	5.1	Rural	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 Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area.	
	PLU-R8-LTN-0400	901 Bay Front Rd	72	142		2.6	Rural	Small Business	The SAC notes the existing Planned Land Use is consistent with the surrounding neighborhood and the greater Davidsonville community.	Rural	Rural	Retaining the current Rural Planned Land Use is consistent with the development on site and the surrounding area. A change to commercial Planned Land Use is not appropriate in this area considering the constraints of Rural and Agricultural Development Policy Area as outlined in Plan2040 and Policy BE2.1.	
7	PLU-R8-OWN-0100	Bella Vista Recreation Area	83	14		0.2	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. Parks and Open Space is consistent with the use of the property as a community open space per restrictions on the subdivision plat.	
	PLU-R8-OWN-0101	946 Chesapeake Beach Rd	80	9		11.3	Conservation	Rural	SAC agrees with OPZ recommendation.	Rural	Rural	Retaining the current Rural Planned Land Use is consistent with the development on site and the surrounding area. A change to commercial Planned Land Use is not appropriate in this area considering the constraints of Rural and Agricultural Development Policy Area as outlined in Plan2040 and Policy BE2.1.	

Lothian

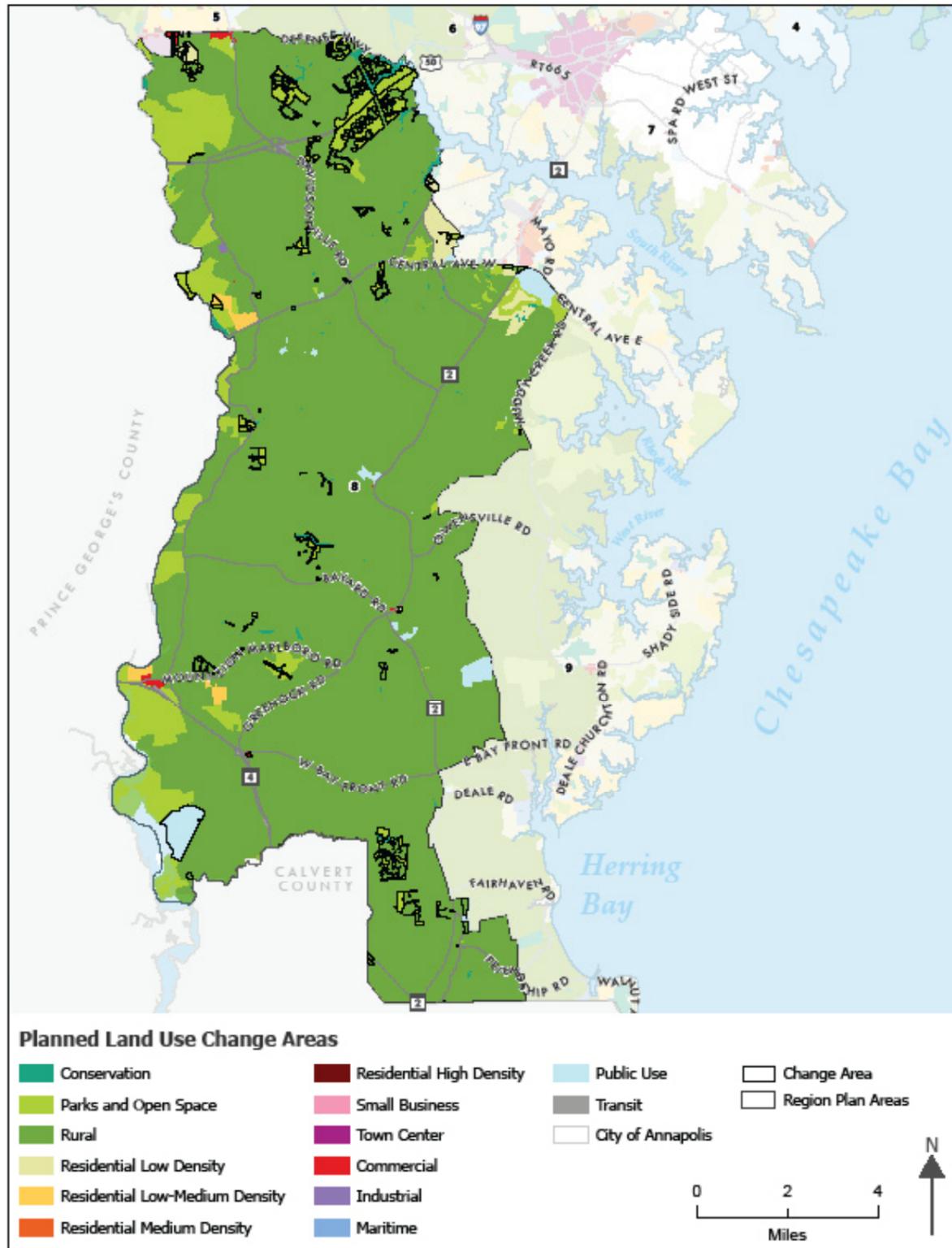
Owings

## Planned Land Use Changes

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	*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
7	PLU-R8-WCR-0100	Fox Chapel Open Space	72	30		16.4	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 public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a recreation area per restrictions on the subdivision plat.	

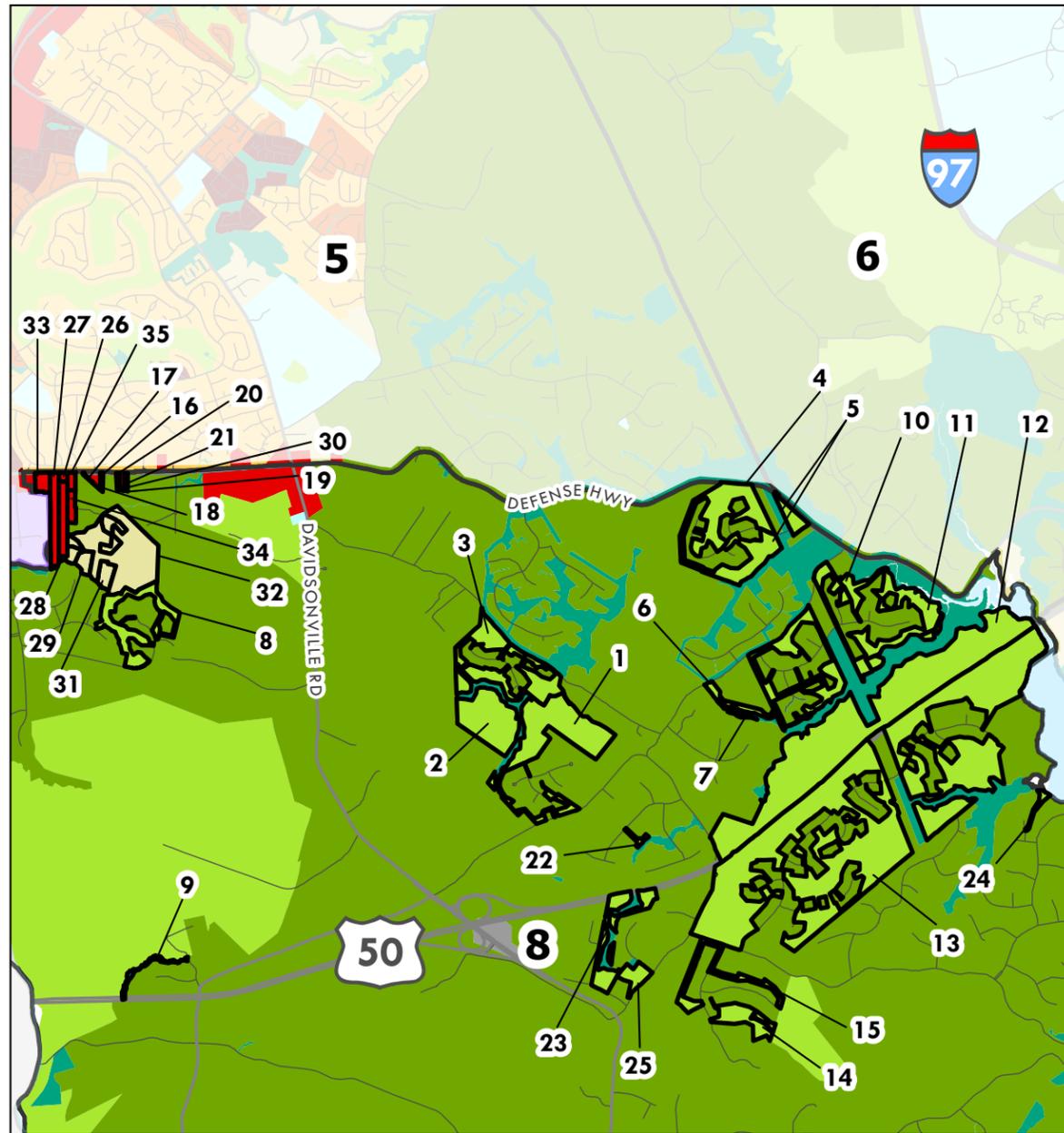
Waysons Corner

**Planned Land Use Change Areas Map**  
Since Plan2040



Reference Number	Change Number
1	PLU-R8-DSV-0101
2	PLU-R8-DSV-0102
3	PLU-R8-DSV-0103
4	PLU-R8-DSV-0106
5	PLU-R8-DSV-0107
6	PLU-R8-DSV-0108
7	PLU-R8-DSV-0109
8	PLU-R8-DSV-0113
9	PLU-R8-DSV-0114
10	PLU-R8-DSV-0115
11	PLU-R8-DSV-0116
12	PLU-R8-DSV-0117
13	PLU-R8-DSV-0118
14	PLU-R8-DSV-0121
15	PLU-R8-DSV-0122
16	PLU-R8-DSV-0128
17	PLU-R8-DSV-0129
18	PLU-R8-DSV-0130
19	PLU-R8-DSV-0131
20	PLU-R8-DSV-0133
21	PLU-R8-DSV-0134
22	PLU-R8-DSV-0136
23	PLU-R8-DSV-0139
24	PLU-R8-DSV-0140
25	PLU-R8-DSV-0142
26	PLU-R8-DSV-0001
27	PLU-R8-DSV-0002A
28	PLU-R8-DSV-0002C
29	PLU-R8-DSV-0003
30	PLU-R8-DSV-0132
31	PLU-R8-DSV-0201
32	PLU-R8-DSV-0147
33	PLU-R8-DSV-0200
34	PLU-R8-DSV-0002D
35	PLU-R8-DSV-0400

Planned Land Use Change Areas North Map  
Since Plan2040



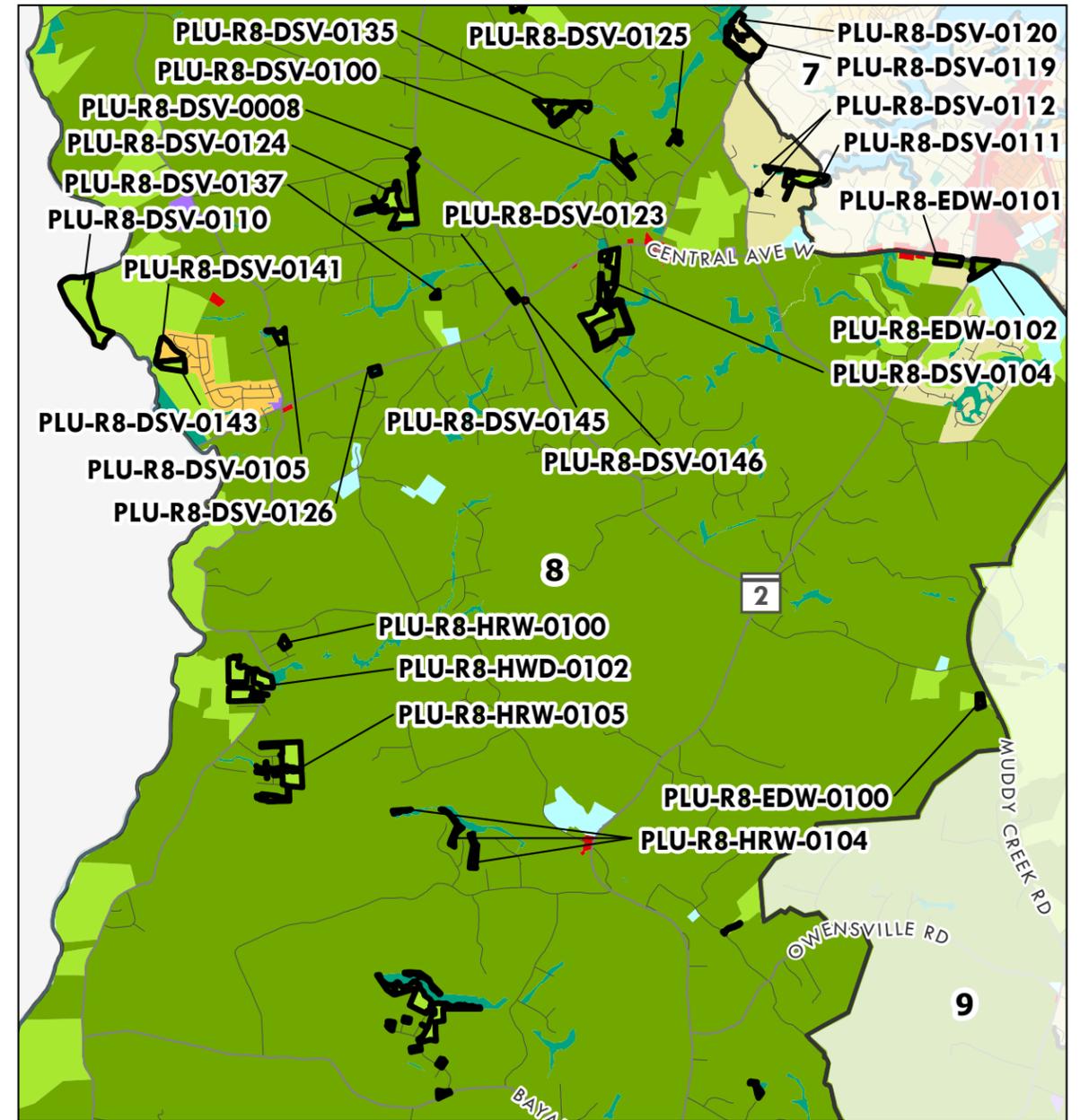
**Planned Land Use Change Areas**

Conservation	Residential Low-Medium Density	Industrial	Change Area
Parks and Open Space	Residential Medium Density	Public Use	Region Plan Areas
Rural	Residential High Density	Transit	
Residential Low Density	Commercial		

0 1 1 Miles

N

Planned Land Use Change Areas Central Map  
Since Plan2040



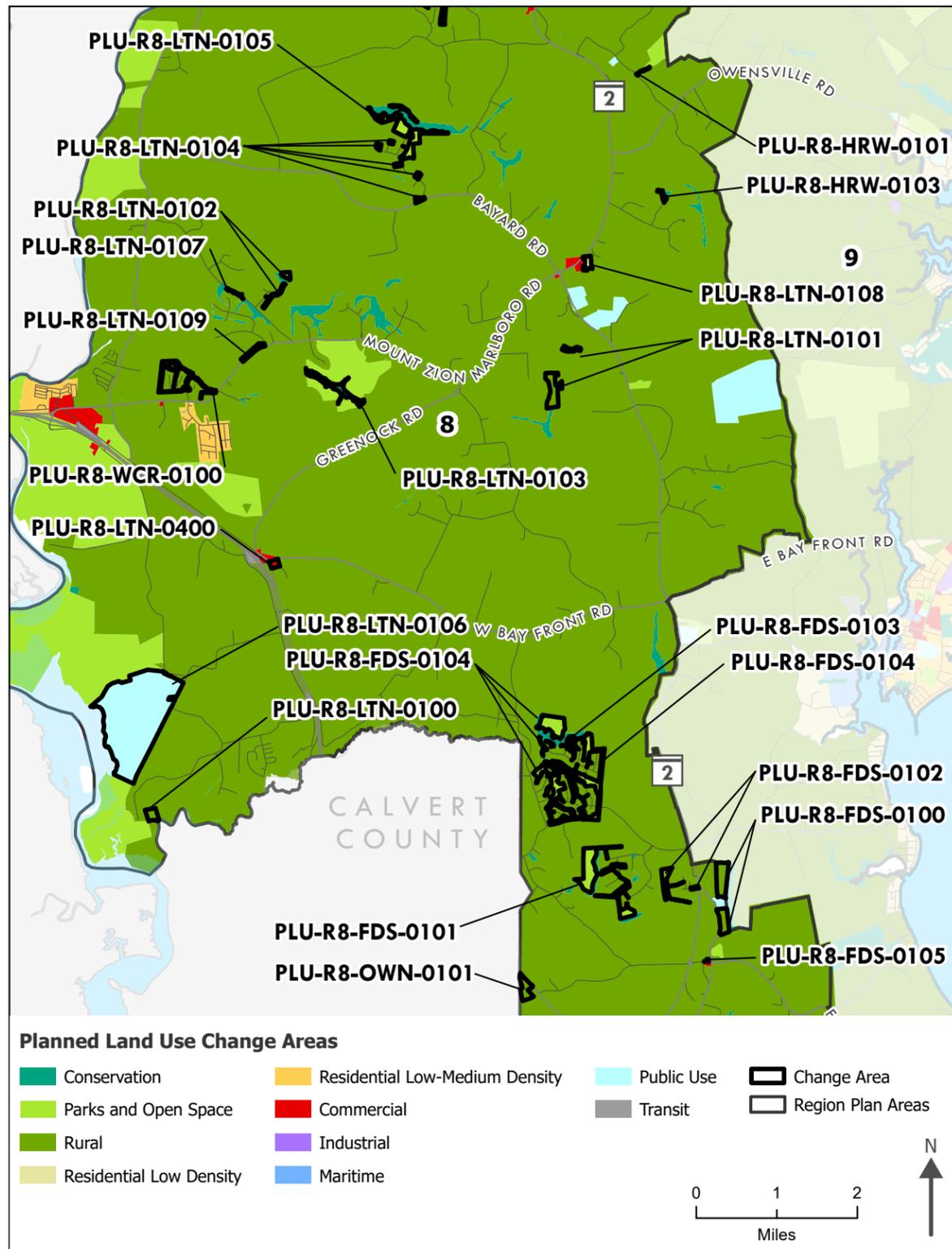
**Planned Land Use Change Areas**

Conservation	Residential Medium Density	Maritime	Change Area
Parks and Open Space	Residential High Density	Public Use	Region Plan Areas
Rural	Small Business	Transit	
Residential Low Density	Commercial		
Residential Low-Medium Density	Industrial		

0 1 2 Miles

N

Planned Land Use Change Areas South Map  
Since Plan2040



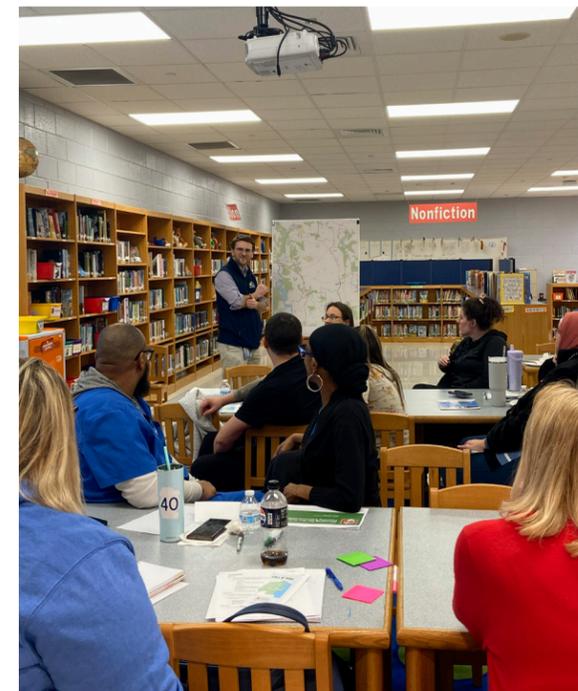
## Public Involvement & Planning Process

The Region 8 planning process kicked off in April 2024 with the launch of the Region 8 Hub site ([www.aacounty.org/region8](http://www.aacounty.org/region8)) and the opportunity for the public to provide feedback through two questionnaires about what is working and not working in the Region. 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 483 comments on the questionnaire about what is working and not working in the Region. There were more than 193 comments and replies on the interactive map during this questionnaire period that lasted until 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 com-

munity 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 or attended community events throughout the Region including, but not limited to: Spring Fling Carnival at Tracey's Elementary (May 18, 2024), River Days events at the Smithsonian Environmental Research Center (June 29, 2024) and West River Camp (August 11, 2024), National Night Out (August 6, 2024), and Blessing of the Harvesters (August 24, 2024). For a more detailed list, please visit the Region 8 Hub site at [www.aacounty.org/region8](http://www.aacounty.org/region8). During these events, staff provided information on the region planning process and highlighted opportunities on how to be a part of the process.



OPZ also contracted with the Patuxent Riverkeeper and Anne Arundel County Community Action Agency (AACCAA) to conduct outreach by engaging communities that have historically been underrepresented in land use planning in South County. The Patuxent Riverkeeper was extremely helpful in providing resources to the Healthy Lothian community, specifically in providing information at different meetings and events where community health, air, and water quality were discussed. In addition to other efforts, AACCAA was a valuable resource by distributing information and bilingual questionnaires to members of the mobile home communities, visitors of local foodbanks, various places of worship, and working with South County's senior population.

At the beginning of October 2024, OPZ began 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.

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 Region 5 and 6 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 8.

A third public questionnaire was launched on October 1, 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 8 Vision Statement Questionnaire was available until 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.

At the conclusion of SAC meetings, OPZ staff developed draft strategies to address the issues that were discussed not only in the meeting, but also other relevant 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 partners to accomplish the Plan's goals and policies, address challenges and leverage opportunities. These draft strategies were shared with the public for comment.

The following is a list of the strategy questionnaires and the dates the questionnaire was available for comment:

January 16 - February 20, 2024: Draft strategies for the Natural Environment, Parks, and Recreation Questionnaire available

April 17 - May 8, 2025: Draft strategies for the Agriculture and Economic Development Questionnaire available.

May 23 - June 13, 2025: Draft strategies for the Housing and Transportation Questionnaire available.

During April and May 2025, the SAC met twice to review draft zoning and planned land use 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. OPZ held two drop-in sessions on June 17, 2025 and June 26, 2025 allow 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 and the draft plan. 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 8 Plan and comprehensive zoning map.

Throughout the spring and summer of 2025, OPZ staff hosted or attended community events to advertise the ongoing planning process. Staff attended eight events from May 2025 through August 2025. At these events staff answered questions about the planning process and shared information on ways to provide feedback on the draft Region Plan and Comprehensive Zoning Map.

In October 2025, OPZ met with South River High School Signature Program students and explained the Region Plan process and how they can be involved. Students were able to discuss different aspects of the Region Plan such as affordable housing, commercial revitalization, access to food, and water quality.

A Signature Program is a special theme at each Anne Arundel County high school that connects your classes with real-world knowledge, skills, and college & career exploration. Each of the 14 high schools in the County has its own unique Signature theme, designed to make learning more engaging and to help every student get ready for college and/or future careers. Arundel High School's theme focuses on Global Communications and Public Affairs.

For a complete list of meetings, the meeting notes and recordings, and summaries of the questionnaires, please visit the Region 8 Hub Site at [www.aacounty.org/region8](http://www.aacounty.org/region8).



## Public Outreach Summaries

Please visit the Region 8 Hub Site at [www.aacounty.org/region8](http://www.aacounty.org/region8) to view the following outreach summaries.

- [Initial Public Outreach Summary](#)
- [Vision Statement Questionnaire Summary](#)
- [Summary of Public Comments on Draft Natural Environment, Parks, and Recreation Strategies](#)
- [Summary of Public Comments on Draft Built Environment, Healthy Communities, and Economic Development Strategies](#)
- [Summary of Public Comments on the Preliminary Draft Zoning Map](#)