



**Office of the County Executive
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ANNE ARUNDEL COUNTY GOVERNMENT RELATIONS OFFICE

Legislative and Fiscal Summary of Administration Legislation

To: Members, Anne Arundel County Council
From: Ethan Hunt, Director of Government Affairs /s/
Date: June 1, 2026
Subject: Bill No. 52-26 – Planning and Development – Master Plan for Water Supply and Sewerage Systems

This summary was prepared by the Anne Arundel County Government Relations Office for use by members of the Anne Arundel County Council during consideration of Bill No. 52-26.

Summary

This Bill, introduced by request of the Administration on behalf of the Office of Planning and Zoning and Department of Public Works, proposes text and map amendments to the 2022 Master Plan for Water Supply and Sewerage Systems (WSMP) in order to provide public water and sewer to several properties in the County. The amendments being requested were requested by the private property owners who would like to connect their properties to public water and/or sewer.

State Law (Md Code Ann. Env't. Art. §9-501 *et seq.*) requires each county to develop water supply and sewerage systems in accordance with a county Master Plan; requires that the county governing body adopt and submit to the Maryland Department of Environment (MDE) a revision or amendment to its county plan if the governing body considers a revision or amendment necessary or if MDE requires a revision or amendment; requires a public hearing prior to adoption of the the revision or amendment. State law also allows for amendments and requires that provisions be made to allow for revision or amendment of the county plan at least once every 2 years. As such, amendments to the County's Water and Sewer Master Plan (WSMP) may be considered on a semi-annual basis as described in Section 1.6 of the WSMP.

The County Charter (Sec. 533) requires that the Planning Advisory Board make advisory recommendations to the Planning and Zoning Officer and the County Council relating to the Master Plan. Title 9, Subtitle 5 of the Environmental Article of the Annotated Code of Maryland also gives approval authority of the proposed county plan or a proposed revision or amendment of its county plan. Anne Arundel County Charter Section 1014 specifies that whenever state or federal law direct an action be taken by the "local governing body", the action is to be initiated

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

by the County Executive and confirmed by the County Council.

The intended outcome of the legislation is the adoption of text and map amendments required by State Law in order to pursue approval by the Maryland Department of Environment to amend the County's Water and Sewer Master Plan and subsequently have accurate information in the County's Water and Sewer Plan and on the Water and Sewer Maps.

The map amendments, the histories of the properties, and the reasons for the amendment are as follows:

- A. A change to the water service category on Tax Map 38, Parcel 97 (505 Wilson Rd.) from the No Public Service Category in the Rural Service Area into the Planned Service Category in the Herald Harbor Water Pressure Zone. Historically this property has been in the No Public Service water category within the Rural Service Area. The property is privately owned and no previous legislation for water and/or sewer amendments is known. This amendment request was submitted by a property owner who would like to raze an existing dwelling and accessory structure and build a new dwelling and accessory residential structure and connect to public water.
- B. A change to the sewer service category for Tax Map 23, Parcel 33 (8393 Jumpers Hole Rd.) from the Future Service Category into the Planned Service Category in the Broadneck Sewer Service Area. Historically this property has been in the Future Service sewer category within the Broadneck Sewer Service Area. The property is privately owned and no previous legislation for water and/or sewer amendments is known. This amendment request was submitted by a property owner who would like to construct a dwelling on the property and connect to public sewer.
- C. A change to the sewer service category for Tax Map 39, Parcel 317 (1470 Ritchie Hwy.) from the Future Service Category into the Planned Service Category in the Broadneck Sewer Service Area. Historically this property has been in the Future Service sewer category within the Broadneck Sewer Service Area. The property is privately owned and no previous legislation for water and/or sewer amendments is known. This amendment request was submitted by an applicant who intends to develop the property into an automated carwash with two automobile detail bays. A sewer study has not yet been approved and a sewer alignment has not been finalized for this property. This change would temporarily create an island of Planned Service within a Future Service Category, however, the County intends to evaluate the surrounding parcels and bring other contiguous parcels into the Planned Service Area during the triennial update to the WSMP depending on the preferred sewer alignment for this project.
- D. A change to the sewer service category for Tax Map 16, Parcel 289 and Parcel 280 Reserve Parcel (Elvaton Rd. and 8215 Hook Rd.) from the Future Service Category into the Planned Service Category in the Broadneck Sewer Service Area. Historically this property has been in the Future Service sewer category within the Broadneck Sewer Service Area. The property is privately owned and no previous legislation for water and/or sewer amendments is known. This amendment request was submitted by an applicant who intends to develop the property with townhomes or single family homes. This change would temporarily create an island of Planned Service within a Future

Service Category, however, the County intends to evaluate the surrounding parcels and bring other contiguous parcels into the Planned Service Area during the triennial update to the WSMP depending on the preferred sewer alignment for this project.

- E. A change to the sewer service category for Tax Map 39, Parcel 67 (1254 Ritchie Hwy.), as well as Tax Map 39, Parcels 66, 62, 60, and 59 from the Future Service Category into the Planned Service Category in the Broadneck Sewer Service Area. In order to avoid creating an island of Planned Service in a Future Service Category area, the County is proposing to include Tax Map 39, Parcels 66, 62, 60 and 59 as part of this amendment request, which would allow the existing businesses and properties along Ritchie Highway to connect to public sewer. Historically this property has been in the Future Service sewer category within the Broadneck Sewer Service Area. The property is privately owned and no previous legislation for water and/or sewer amendments is known. This amendment request was submitted by an applicant for Tax Map 39, Parcel 67 who intends to develop the site with a convenience center with fuel sales, and a possible car wash. In order to avoid creating an island of Planned Service in a Future Service Category area, the County is also proposing to include Tax Map 39, Parcels 66, 62, 60 and 59 as part of this amendment request, which would allow the existing businesses and properties along Ritchie Highway to connect to public sewer. The property owners of the additional parcels that are being included in this amendment were notified of the County's intent to include their properties in the Planned Service Category and were invited to provide public testimony to the Planning Advisory Board on May 13th.
- F. A change to the sewer service category for Tax Map 23, Parcel 178 (129 Ritchie Hwy.) from the Future Service Category into the Planned Service Category in the Broadneck Sewer Service Area. Historically this property has been in the Future Service sewer category within the Broadneck Sewer Service Area. The property is privately owned and no previous legislation for water and/or sewer amendments is known. This amendment request was submitted by an applicant who intends to develop the site with a 4,206 square-foot bank and a 9,508 square-foot retail building.

A public hearing was held before the Planning Advisory Board on May 13, 2026 where public testimony was heard. The Planning Advisory Board made recommendations on the amendments and will submit those recommendations to the Council prior to the hearing.

Upon adoption, the approved legislation will be included in the submittal package that is sent by the Office of Planning and Zoning to the Maryland Department of the Environment for final approval. The legislation will be implemented with the approval by the County Council and ultimately, approval by the Maryland Department of the Environment.

Purpose

The purpose of this Bill is to amend the 2022 Master Plan for Water Supply and Sewerage Systems (WSMP) in order to provide public water and sewer to the six properties that have requested to be connected to public utilities.

Fiscal Impact

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

Additional Information

The Government Relations Office is available to answer any additional questions regarding this Bill. Specific questions should be directed to Cindy Carrier, Office of Planning and Zoning, Chris Murphy, Department of Public Works, or Kelly Kenney, Office of Law. Thank you.

cc: Honorable Steuart Pittman, County Executive
Christine Anderson, Chief Administrative Officer
Jenny Proebstle, Chief of Staff
Gregory Swain, County Attorney
Jenny Dempsey, Planning and Zoning Officer
Karen Henry, Director, Department of Public Works