



M A R Y L A N D

Office of Planning and Zoning

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Gustav S. Kurtz, Jr.
Chair, Planning Advisory Board

June 2, 2026

The Honorable Steuart Pittman, County Executive
Anne Arundel County
Arundel Center, P.O. Box 2700
Annapolis, Maryland 21404

RE: Bill 52-26: Planning and Development –
Master Plan for Water Supply and Sewerage
Systems

Dear County Executive Pittman:

The Planning Advisory Board (PAB) is a citizen advisory board created by §532 of the Anne Arundel County Charter. Under § 533 (b) of the Charter, the PAB shall make advisory recommendations to the Planning and Zoning Officer and the County Council relating to various matters including Master Plans.

The PAB met on May 13, 2026 and received an overview of Bill 52-26 from the Office of Planning and Zoning staff. This Ordinance is for the purpose of amending the Master Plan for Water Supply and Sewerage Systems (WSMP) for the following amendments:

1. The first amendment requests to change 505 Wilson Road, Crownsville from No Public Service to Planned Service within the Herald Harbor Water Pressure Zone.
2. The second amendment requests to change the sewer service category at 1470 Ritchie Highway, Arnold from Future Service to Planned Service within the Broadneck Sewer Service Area.
3. The third amendment requests to change the sewer service category at Elvaton Road and 8215 Hook Road, Millersville from Future Service to Planned Service within the Broadneck Sewer Service Area.
4. The fourth amendment requests to change the sewer service category at 8393 Jumpers Hole Road, Millersville from Future Service to Planned Service within the Broadneck Sewer Service Area.
5. The fifth amendment requests to change the sewer service category at 1254 Ritchie Highway, Arnold from Future Service to Planned Service within the Broadneck Sewer Service Area. 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.

6. The sixth amendment requests to change the sewer service category at 129 Ritchie Highway, Pasadena from Future Service to Planned Service within the Broadneck Sewer Service Area.

The second and third amendments (located at 1470 Ritchie Highway, Arnold and Elvaton Road and 8215 Hook Road, Millersville, respectively) would temporarily create islands of Planned Service within the Future Service Category; however, the County intends to evaluate 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.

After the staff presentation of the WSMP amendments, the PAB opened the public hearing. One member of the public offered verbal comments in support of the first amendment at 505 Wilson Road, Crownsville.

The PAB deliberated about the WSMP amendments after the public hearing. The PAB voted as follows:

- The PAB voted unanimously 6-0 to recommend that the first amendment at 505 Wilson Road, Crownsville be forwarded to the County Council for review and adoption.
- The PAB voted 4-2 to recommend that the second amendment at 1470 Ritchie Highway, Arnold be denied. The PAB cited that the applicant's sewer study has not been approved and the sewer alignment has not been finalized. Per the Department of Public Works review, the sewer study and design issues will be addressed during the site development review process. The PAB also noted concern for capacity of current infrastructure to serve the applicant. Additional comments from the PAB noted that the proposed use of a carwash is not an immediate need for the community given proximity of established carwashes.
- The PAB voted 5-0 to recommend that the third amendment at Elvaton Road and 8215 Hook Road, Millersville be denied. The PAB cited that the applicant's sewer study has not been approved and the sewer alignment has not been finalized; the PAB also noted concern for capacity of current infrastructure to serve the applicant. Per the Department of Public Works review, a full water and sewer capacity analysis will be required as part of the subdivision review process. Additional comments from the PAB noted that if public sewer is extended, the number of residential units could be developed to the maximum extent of the law.
- The PAB voted unanimously 6-0 to recommend that the fourth amendment at 8393 Jumpers Hole Road, Millersville be forwarded to the County Council for review and adoption.
- The PAB voted 5-0 to recommend that the fifth amendment at 1254 Ritchie Highway, Arnold (and the additional County recommended parcels) be forwarded to the County Council for review and adoption. Ms. Rosborg recused herself from voting on the amendment due to the active development application on the property.
- The PAB voted unanimously 6-0 to recommend that the sixth amendment at 129 Ritchie Highway, Pasadena be forwarded to the County Council for review and adoption.

If there are any questions regarding our recommendation, please contact Jessica Levy in the Office of Planning and Zoning at PlanningAdvisoryBoard@aacounty.org.

Sincerely,



Gustav S. Kurtz, Jr.
Chair

CC: Christine Anderson, Chief Administrative Officer, Office of the County Executive
Janssen Evelyn, Deputy Chief Administrative Officer, Office of the County Executive
Kaley Schultze, Administrative Officer, Anne Arundel County Council
Members of the Planning Advisory Board
Jenny B. Dempsey, Planning and Zoning Officer, Office of Planning and Zoning (OPZ)
Christina Pompa, Deputy Planning and Zoning Officer, Planning Division, OPZ
Cindy Carrier, Planning Administrator, Long Range Planning Section, OPZ
Jessica Levy, Planning Board Administrator, Long Range Planning Section, OPZ
Desirae Williams, Senior Planner, Long Range Planning Section, OPZ
Karen Henry, Director, Department of Public Works (DPW)
Christopher Murphy, Engineer Administrator, DPW
Laura Layton, Engineer Manager, DPW
Dr. Tonii Gedin, Health Officer, Department of Health
Al Herb, Deputy Director, Environmental Health, Department of Health