



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

Planning Advisory Board (PAB)
Hybrid Meeting: In-person and Virtual
December 3, 2025
5:00 PM

PAB Present:

Gus S. Kurtz, Jr., Chair
Lawrence Blevins
Michael DiPietro
Van Mason
Elizabeth Rosborg

Staff Present:

Jessica Levy, Planning Advisory Board Administrator, Long Range Planning Section, Office of Planning and Zoning (OPZ)
Maddie Lane, Planning Advisory Board Secretary, Long Range Planning Section, OPZ
Mark Wildonger, Senior Planner, Long Range Planning Section, OPZ
Sam Meyers, Planner III, Long Range Planning Section, OPZ
Patrick Hughes, Senior Planner, Long Range Planning Section, OPZ
Cindy Carrier, Planning Administrator, Long Range Planning Section, OPZ
Christina Pompa, Deputy Planning and Zoning Officer, Planning Division, OPZ
Lynn Miller, Assistant Planning and Zoning Officer, Zoning Division, OPZ

Others Present:

Oliver Bell, Nick Costa, Karen Egloff, Brenda Fernández, Kihwan Kim, James LaRock Jr., James LaRock Sr., Mary Ann LaRock, Floyd Minor, Stephanie Noronha, Patrick Owen, George Rathlev, Melissa Reagan, Erin Rhoades, Greg Rhoades, Anton Sergeev, Patty Shunney, Fred Sierco, Rob Tiarm, Mary Tobin, Colleen Turpin, Martin Wake, Kerry Yeager, Bruno [Last Name Unknown (LNU)], Jarrod [LNU], Mary [LNU], Mike [LNU]

Call to Order

Mr. Kurtz called the Planning Advisory Board (PAB) meeting to order at 5:03 PM.

Approval of the Agenda

Ms. Rosborg motioned to approve the agenda, and Ms. Mason seconded. The agenda was approved 5-0.

Ms. Mason motioned to approve the November 19, 2025 minutes. Mr. DiPietro seconded. The minutes were approved 5-0.

Hearing on New Zoning Applications, Region 6

Mr. Kurtz opened the record for verbal testimony on the new zoning change applications submitted during the PAB review period of the draft Region 6 Plan and Comprehensive Zoning Map.

Kihwan Kim provided testimony on CZ-R6-CRV-0501 at 1032 Generals Highway. Mr. Kim owns the property and has operated the dry cleaning business on site since the early 1990s. Mr. Kim requested a zoning change from C1 (Commercial - Local) to C4 (Commercial - Highway) to expand the dry cleaning facility to more than 4,000 square feet to allow the business to expand and continue to serve local residents.

Jasmine Wilding provided testimony on CZ-R6-CRV-0501 at 1032 Generals Highway. She is a board member of the Generals Highway Council of Civic Associations and had served on the Region 6 Stakeholder Advisory Committee (SAC). She noted that surrounding parcels are zoned RLD (Residential Low Density) or C1. Additionally, Ms. Wilding noted that during the PAB meeting on November 5, the PAB recommended a number of upzonings to C3 (Commercial - General) and C4. Ms. Wilding noted that C3 and C4 zoning allow for a variety of uses that could be incompatible with the character of the area if the current businesses were ever to close. She added that the area as described in the Draft Region 6 Plan is intended to serve as a community hub with businesses that are small-scale and serve local residents.

Draft Region 6 Plan and Comprehensive Zoning Map

Mr. Hughes provided a summary of the testimony received on the new zoning change applications submitted during the PAB review period of the draft Region 6 Plan and Comprehensive Zoning Map. The PAB received one written testimonial on Region 6.

CZ-R6-CRV-0500: 2118 Edwin Lane

The adopted zoning is RA (Rural Agricultural). The adopted Planned Land Use (PLU) is Rural. The property owner requested R1 (Residential, generally one house per acre) zoning to allow for the construction of a house. The property is approximately 12.8 acres and is currently forested. The property is currently platted as open space and has building restrictions. OPZ recommends retaining the existing RA zoning.

The PAB noted support for the OPZ recommendation.

CZ-R6-CRV-0501: 1032 Generals Highway

The adopted zoning is C1. The adopted PLU is Commercial. The property owner requested C4 zoning to allow expanded uses for the existing dry cleaning business. OPZ recommends retaining the existing C1 zoning.

Mr. Hughes explained that the current C1 zoning would allow the property owners to operate their business at the current structure size of 2,300 square feet; however, if they want to expand the onsite structure above 4,000 square feet, they would need a higher zoning category to either C3 or C4.

The PAB discussed the parcel size and whether the property owner would require a special exception to expand. The parcel is about .33 acres and dry cleaning is a permitted use.

The PAB noted support for the OPZ recommendation.

Hearing on New Zoning Applications, Region 5

Mr. Kurtz opened the record for verbal testimony on the new zoning change applications submitted during the PAB review period of the draft Region 5 Plan and Comprehensive Zoning Map.

Floyd Minor provided comments on CZ-R5-GAM-0500 at 2419 Blooming Way. He noted that the neighborhood is quiet and there is only one way in and out of the neighborhood. He is concerned that if the property is rezoned there will be significant traffic that will negatively impact the neighborhood.

Martin Wake provided comments on CZ-R5-GAM-0500 at 2419 Blooming Way. He noted that multifamily housing would change the character of the neighborhood. He echoed Mr. Minor's comments about the peacefulness of the neighborhood and the difficulties of accessing the property.

Oliver Bell provided comments on CZ-R5-GAM-0501 at Brandy Farms Way. He noted that the property can be developed under the current zoning. He added that a change in zoning to R10 (Residential, generally 10 units per acre) would impact the character of the neighborhood, the public infrastructure in the area, and schools in the neighborhood. Mr. Bell noted that a change in zoning to R10 would disrupt the scenic and historic nature of Saint Stephens Church Road.

Fred Sierco provided comments on CZ-R5-GAM-0500 at 2419 Blooming Way. He commented on the wildlife in the area that would be negatively impacted by townhome development on the site. He also commented on the noise from a neighboring development. Additionally, Mr. Sierco discussed the potential for worsening traffic in an already overburdened area.

Nick Costa provided comments on CZ-R5-GAM-0500 at 2419 Blooming Way. He expressed concern that townhome development on the parcel would negatively impact the neighborhood.

Patricia Shunney provided comments on CZ-R5-GAM-0500 at 2419 Blooming Way. Ms. Shunney has owned the 2419 Blooming Way property since 2004. Ms. Shunney noted that the house standing on the parcel was the original structure built in the area; surrounding lots were divided and sold off the parcel at a later date. Ms. Shunney acknowledged that there is wildlife in the area. She noted that OPZ recommends zoning the property R5 (Residential, generally 5 units per acre) to be consistent with the surrounding neighborhood. Ms. Shunney has not decided how she will develop the property in the future if the R10 zoning change request is granted. The property is currently developed with one home.

Mr. Kurtz asked about the utilities on CZ-R5-GAM-0500 at 2419 Blooming Way. OPZ staff noted that the property has existing water and sewer service. OPZ staff also clarified that OPZ had initially recommended a consistency change from RA to R5 zoning; upon receiving notification of the consistency change, the property owner applied for R10 zoning. OPZ staff noted that neighboring properties are also recommended for consistency changes to remove a small portion of RA zoning from primarily R5 zoned properties.

Brenda Fernández provided comments on CZ-R5-GAM-0500 at 2419 Blooming Way. She noted that the applicant expressed a desire to develop townhomes within the zoning change application. Ms. Fernández added that the entrance to the property is not part of the lot according to SDAT. Ms. Fernández also discussed a fire that occurred in recent years on the property; emergency

responders were unable to easily access the property to put out the fire due to the size and location of the property entrance.

Melissa Reagan provided comments on CZ-R5-GAM-0500 at 2419 Blooming Way. She commented on the challenges of accessing the property. She noted that the slope of the property will lead to stormwater management problems for adjacent property owners.

Ms. Rosborg inquired why OPZ had recommended R5 for 2419 Blooming Way. OPZ staff noted that the current PLU is Low-Medium Density Residential (LMDR), which is consistent with R5 zoning. The current zoning is RA, which is not consistent with the LMDR PLU.

Mr. Kurtz noted that the SAC was unable to advise on 2419 Blooming Way, as the owner submitted the zoning change request during the PAB review period.

James LaRock Sr. provided comments on CZ-R5-GAM-0501 at Brandy Farms Way. He is the pastor at Calvary Temple church in Gambrills. He noted that Brandy Farms is an RLD subdivision ranging in size from seven acres to 20 acres. Additionally, Mr. LaRock noted that Brandy Farms Lane is a private lane, and is not improved to accommodate high-density residential development. Mr. LaRock referenced the applicant's assertion that RLD is a waste of area infrastructure and refuted that statement. Mr. LaRock discussed the zoning of surrounding parcels and noted that Brandy Farms Lane feels like a quiet, country road. He stated that his congregation is unanimously opposed to the request for R10 zoning.

Gregory Rhoades provided comments on CZ-R5-GAM-0501 at Brandy Farms Way. He noted that he lives in the R2 (Residential, generally two units per acre) zoned neighborhood across from the application site. Mr. Rhoades expressed his opinion that the requested R10 zoning would be a significant change for the neighborhood, and that R1 or R2 zoning would be more reasonable for the area. He also noted infrastructure constraints due to the location of powerlines in the vicinity of the parcel, and expressed his belief that Brandy Farms Lane cannot accommodate significant development. Additionally, Mr. Rhoades noted that the slope of the applicant site would require grading and could contribute to stormwater management problems in the neighborhood. Mr. Rhoades also stated that there are traffic problems on MD 3 and the intersections in this area are dangerous.

Erin Rhoades provided comments on CZ-R5-GAM-0501 at Brandy Farms Way. She noted concerns about traffic that could impact the ability to walk or bike in the neighborhood.

James LaRock Jr. provided comments on CZ-R5-GAM-0501 at Brandy Farms Way. He is a pastor at Calvary Temple. He grew up in the area and noted that the neighborhood is residential. He stated that MD 3 is developed and commercial, but Saint Stephens Church Road is residential and low-density. Mr. LaRock Jr. noted that there is no R10 zoning in the surrounding area, and expressed his opinion that it would be a dangerous precedent to allow higher-density development in a rural area.

Mr. Kurtz asked for the PLU on CZ-R5-GAM-0501 at Brandy Farms Way. The PLU is Rural. The property is in the planned water and sewer service categories. Saint Stephens Church Road is designated scenic and historic.

Karen Egloff provided comments on CZ-R5-GAM-0503 at 876 Maple Road. Ms. Egloff discussed the historical uses of the property. Ms. Egloff noted that the rear of the property is RLD. She also noted that the uses of the property are limited. Ms. Egloff stated that the property is owned by her

family and she is unsure how they foresee developing the property in the future. Ms. Egloff noted that the surrounding commercial uses devalue the residential price of the property.

Mary Tobin provided comments on CZ-R5-GAM-0503 at 876 Maple Road. She noted that the property is adjacent to the Dairy Farm, which is used for agritourism. She also noted that development of the property would negatively impact the neighborhood. Ms. Tobin stated that the commercial development adjacent to the applicant site is not accessed on Maple Road. She expressed her belief that traffic will worsen if the site is upzoned.

Mr. Kurtz noted that 876 Maple Road is adjacent to the Jabez branch and development would be limited due to environmental constraints.

Mr. DiPietro asked if the current split zoning of the property was intentional. OPZ staff noted that they do not believe the split was intentional.

Anton Sergeev provided comments on CZ-R5-GAM-0503 at 876 Maple Road property. Mr. Sergeev opposed the upzoning of the property. He discussed the environmental constraints on the rear of the property, traffic concerns, and access issues at the property.

Robert Timm provided comments on CZ-R5-GAM-0503 at 876 Maple Road. He noted that the lot is sloped towards the Jabez from both the north and south sides. Mr. Timm noted that the lots to the south were recently subdivided. Mr. Timm also noted that the surrounding commercial properties are owned by the Naval Academy and are part of the larger Dairy Farm complex.

Draft Region 5 Plan and Comprehensive Zoning Map

Mr. Meyers provided a summary of the testimony received on the new zoning change applications submitted during the PAB review period of the draft Region 5 Plan and Comprehensive Zoning Map. The PAB received 41 written testimonials and phone calls on Region 5.

Crofton

CZ-R5-CFT-0500: 1079A MD 3 North Lane

The adopted zoning is R5 and C2 (Commercial, general office uses). The adopted PLU is LMDR.

The property owner requested C4 zoning to allow development of the site with a historic car restoration business. The property is approximately three acres and is currently developed with a residence. OPZ recommends retaining the adopted R5 and C2 zoning.

The PAB discussed the parcel size, the current zoning on the parcel, and the current structures on the parcel. The PAB confirmed the adopted zoning matches the adopted PLU.

The PAB supported OPZ's recommendation of R5 and C2 for the property.

Gambrills

CZ-R5-GAM-0500: 2419 Blooming Way

The adopted zoning is RA. The adopted PLU is LMDR. The property owner requested R10 zoning to allow redevelopment of the site with a residential subdivision. The property is approximately 2.1 acres and is currently developed with a residence. The property is in the existing water and sewer service categories. OPZ recommends R5 zoning.

The PAB discussed the parcel size, utility service and roadway access to the property, and the zoning history of the property. The PAB noted that upzoning the property would not allow for a significant number of new units due to the parcel size.

Ms. Mason asked if the owner would be allowed to develop another residence on the site, such as an Accessory Dwelling Unit (ADU). ADUs are a conditional use in all residential districts.

Ms. Rosborg asked what the property owner could build on the property based on the environmental features present on the site. OPZ staff noted that there are slopes on the property that might constrain development.

Mr. Blevins motioned CZ-R5-GAM-0500 be recommended for R1 zoning and that the Planned Land Use (PLU) match. Mr. Kurtz seconded, and the motion failed 2-3.

The PAB discussed the potential to develop the site and the surrounding uses.

Ms. Rosborg motioned CZ-R5-GAM-0500 be recommended for R1 zoning and that the Planned Land Use (PLU) match. Ms. Mason seconded, and the motion was approved 4-1.

CZ-R5-GAM-0501: Brandy Farms Lane

The adopted zoning is RLD. The adopted PLU is Rural. The property owner requested R10 zoning to allow redevelopment of the site with a residential subdivision. The property is approximately 8.7 acres and is currently undeveloped. The property is in the Critical Corridor Development Policy Area (DPA) and in the planned water and sewer service categories. OPZ recommends retaining the existing RLD zoning.

The PAB agreed with OPZ's recommendation of retaining the existing RLD zoning.

CZ-R5-GAM-0014: 2680 Evergreen Road

CZ-R5-GAM-0015: 2664 Evergreen Road

CZ-R5-GAM-0502: Evergreen Road

CZ-R5-POC-0001: 2661 Evergreen Road

CZ-R5-POC-0002: 2629 Evergreen Road

CZ-R5-POC-0003: 2609 Evergreen Road

These change recommendations apply to multiple parcels along Evergreen Road. The adopted zoning for CZ-R5-GAM-0014 is split RA and RLD; the property owner requested R1 or RLD zoning on the entire parcel. The adopted zoning for CZ-R5-GAM-0015 is RLD; the property owner requested R1 zoning. The adopted zoning for CZ-R5-POC-0001 is RLD; the property owner requested R5 zoning. The adopted zoning for CZ-R5-POC-0002 is RLD; the property owner requested R1 or R2 zoning. The adopted zoning for CZ-R5-POC-0003 is RLD; the property owner requested R1 zoning. The adopted PLU for all the parcels is Rural. OPZ and the SAC recommend retaining the adopted RLD zoning for all five requests.

CZ-R5-GAM-0502, the application submitted during the PAB review period, includes multiple parcels. The adopted zoning is RLD. The adopted PLU is Rural. The property owner requested RA zoning to allow mineral extraction on the site. The entire requested area is approximately 100 acres and is currently undeveloped. There is no public sewer service, but there is existing and planned water service. OPZ recommends retaining the existing RLD zoning. OPZ noted that written testimony expressed concern that a change in zoning could impact surrounding residential property values due to noise.

The PAB inquired whether resource extraction is allowed under RA and RLD zoning. OPZ staff informed the PAB that resource extraction is a Special Exception (SE) under RA; it is not permitted, a SE, or conditional use under any other residential zoning district. Ms. Miller noted that state code preempts most County SE requirements.

The PAB noted that adjacent property owners may be opposed to the property becoming a mining site, due to adjacent requests for residential upzoning. The PAB also noted that the area to the north of the property is an operating gravel pit.

Ms. Rosborg motioned CZ-R5-GAM-0014, CZ-R5-GAM-0015, CZ-R5-POC-0001, CZ-R5-POC-0002, and CZ-R5-POC-0003 be recommended for RLD zoning and that the Planned Land Use (PLU) match. Mr. DiPietro seconded, and the motion was approved 5-0.

Mr. Blevins motioned CZ-R5-GAM-0502 be recommended for RA zoning and that the Planned Land Use (PLU) match. Ms. Mason seconded, and the motion was approved 3-1. Mr. DiPietro abstained.

CZ-R5-GAM-0503: 876 Maple Road

The adopted zoning is C1 and RLD. The adopted PLU is Rural. The property owner requested MXD-N (Mixed Use-Neighborhood) zoning to allow redevelopment of the site with a mix of uses. The property is approximately 5.4 acres and is currently developed with a residence. The property is located within the Rural water and sewer service area. OPZ recommends retaining the existing RLD zoning.

The PAB supported OPZ's recommendation for RLD zoning.

Administrative

The PAB is not anticipated to meet until February of 2026 for review of the capital budget.

Adjournment

Mr. DiPietro motioned to adjourn the meeting, and Mr. Blevins seconded the motion. The meeting was adjourned at 7:28 PM.

Respectfully Submitted,

Madeleine Lane

Madeleine Lane
Secretary, Planning Advisory Board



Gus Kurtz
Chair, Planning Advisory Board

These minutes should not be considered as verbatim, but do encapsulate comments made by the PAB, its staff, and persons who offered comments.