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

Planning Advisory Board (PAB)
Hybrid Meeting: In-person and Virtual
September 25, 2024
6:00 PM

PAB Present:

Gus S. Kurtz, Jr., Chair
Melanie Hartwig-Davis, Vice-Chair
Lawrence Blevins
Elizabeth Rosborg (Virtual)
Dawn Stoltzfus (Virtual)

Staff Present:

Jessica Levy, Planner II, Long Range Planning Section, Office of Planning and Zoning (OPZ)
Michael Stringer, Senior Planner, Long Range Planning Section, OPZ
Eric Ketterling, 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

Region 9 Stakeholder Advisory Committee (SAC) Present: Carla DeWitt (virtual), V.K. Holtzendorf, Cathy Oliver, Matt Minahan, Cate Bower,

Others Present - In Person: Buz Winchester, Mary Todd Winchester, Chris James, Leo Black, Richard Moreland, Loretta Moreland, James Miner, Mark Kikta, Ed Parulis, Don Jacques, Bill Shoemaker, Karleen Monday, Elizabeth Ogden, John Wilkerson, John Regalbuto, Karen Regalbuto, Cindy Foote, Theresa Jarne, Vanessa Garrett Ingram, Pete Marshman, Kevin Meyers, Joanne Hyder, Joseph Zambrano, Dottie Rodda, Janice Ockershausen, Giana Jowers, Rick Jowers, Art Mensch, Renee Hagerty, Beville Gross, Marcie Langelier, Donny Burgess, Don Rodriguez, Deb Rodriguez, Joan Wood, Hugh Wood, Shewne Simmons, Tony Kupersmith, D. Sabourin, Kay Chase, Gerald Chase, Cecelia Potro, Karlton Morris, Robert Sturgell, Scherelle Makell, Teresa Tidwell, Mike Thomas, Mary Ann Howell, Robert Fox, Elizabeth Fox, Judy Quasney, Lex Mestanas, Laynthia Bobick, Susan Lanier, Nick Collison, Lura Bateman, Kenneth Bateman, Darell Dockery, Bennie Mundy, Claudia C. Thompson, Sharyl Martin, William L. Brashears, Cynthia Guy, Allan Burt, Scott Shifflett, Adam Snell, Ray Hundesty, Steve Sutton, Tim Park, Stephen Nicholson, Lorena Nicholson, Matt Johnston, Sally Parker, Cynthia E. Young, Herde Mudd, E. Ray Mudd, Ron Kronk, Richard Israel, Holly Clark, James Joyce, Muriel Joyce, Donna McWilliams, Billy Sturgell, Catherine

Schempp, Mark Neeland, Joe Bohen, James Glascock, Martha E. Black, Brian Conner, Sandy Wing, Carolyn Heithaus, Mark Heithaus, James Monday, Kate Leary, Elayne Holler, Johannah Wilson, Julia Harmel, Richard M. Franklin, Alysia Scofield, Buddy Gaines, Mimi Calver, Jody Stuart, Charlotte Graves, Laura Dixon, Tim Martin, Mark Curl, Heidi Hortmann, Diane Burt, K. Johnson, Charlie Collins, Phil Hager, Robin Thompson, Clara Gouin, Patrick Ballen, Kenny Kronk, Eric Goudy, Francisco Flores, Lynn Flores, Mary McCall, Julia Howes, Dale Bateman, Virginia Barrera, E. Thom, Henry Mueller, Bob McWilliams, Peter Quirk, Caleb Royer, Jim Chandler, Lex Mestanas, Sherri Dickerson, Erin Benson, John Crandle, John Ball, Julia House, Neil Gross, Weema Duvall

Others Present - Virtual: David Harris, Otis Jay, Loletta Corder, Suzy Sorka, B. Farley, Gloria Bohan, Mike Shay, Daniel Cinelli, Oded Eilav, Ewura Mensach, Sarah Sheppard, Sandra Freeman, Kevin S., Ben Wechsler, Shirley Bracmort, Berlyn Wheeler, J. Khoriaty, Scott Fiera, Paul Fiera, Marie Del Bianco, Canielle Cecily,

Call to Order

Mr. Kurtz called the Planning Advisory Board (PAB) meeting to order at 6:08 PM.

Approval of the Agenda

Mr. Blevins motioned to approve the agenda, and Ms. Hartwig-Davis seconded. The agenda was approved 5-0.

Ms. Hartwig-Davis motioned to approve the September 18, 2024 minutes. Mr. Belvins seconded. The minutes were approved 5-0.

Mr. Kurtz provided a brief explanation on the role of the PAB.

Draft Region 9 Plan and Comprehensive Zoning Map

Drafts of the Region 9 Plan and Zoning Map are available on the Hub site: aacounty.org/Region9

Mr. Ketterling thanked the Stakeholder Advisory Committee (SAC) members in attendance. He explained that the main purpose of this meeting is the public hearing, and a longer presentation on the Draft Region 9 Plan and Comprehensive Zoning Map was provided at the September 18, 2024 meeting – see the Stay Involved section of the Region 9 Hub site.

Mr. Ketterling explained the various links on the Region 9 Hub site. He showed the acreages for the existing zoning in Region 9, the PAB draft proposed zoning in Region 9, and the percent change between these categories. Mr. Ketterling explained the largest increase in zoning is to the OS (Open Space) zoning district. Many of the proposed zoning changes recommend aligning zoning with existing development.

Mr. Ketterling also provided an overview of the planning process that kicked off in late 2022 and picked up in October 2023 with the SAC kickoff. The PAB is part of the process, and they will provide recommendations at a public meeting scheduled for November 6, 2024. The PAB recommendation, as well as the SAC and OPZ recommendations, will be transmitted to the County Council in the early winter of 2025. The County Council will also hold public hearings before voting to adopt the Region 9 Plan and Zoning Map.

Public Hearing

Caleb Royer is the owner of 25 Leeland Road, which has been developed as a marina for over 50 years. Mr. Royer requested MA2 zoning (CZ-R4-EDW-0400) to be consistent with current uses. OPZ and the SAC recommend MA1B. Mr. Royer asked the PAB to consider MA2, because MA1B does not permit some of the existing uses related to boat storage. Mr. Royer's neighbor, Warehouse Creek Marina, also has an existing marina operation and applied for MA2 zoning during the PAB review. Mr. Royer mentioned he does not plan to expand the existing uses on his property.

Peter Quirk commented on the property owner request for the Kalas Funeral Home (CZ-R9-EDW-0002). An earlier version of the draft Region 9 Comprehensive Zoning Map showed this site as entirely commercial. The PAB draft map shows the commercial zoning to about halfway through the property. The majority of the property is forested, and expanding commercial zoning at this site would impact the environment and the character of the area. Mr. Quirk asked for clarification on the proposed zoning.

John Richard Greene served on the Small Area Plan (SAP) Committee, is on the Lee Farms Conservancy, and represents the Edgewater Beach community. He supports the OPZ and SAC recommendations for the properties on MD 2 (CZ-R9-EDW-0003 and CZ-R9-EDW-0004) to maintain the existing zoning. These properties are seeking a change from C3 to C4 zoning, which could lead to increased traffic.

Joan Scott is an Edgewater Beach resident, and the Chair of the Lee Farms Conservancy. She supports the OPZ and SAC recommendations regarding the zoning change applications along MD 2 (CZ-R9-EDW-0003 and CZ-R9-EDW-0004) and noted concerns about traffic on MD 2.

Jim Chandler is the President of Galesville Community Properties located at 1000 Main Street (CZ-R9-GSV-0003). The site is currently split-zoned R2 and C1, and the owner intends to sell the R2 portion to fund the historic restoration project on the C1 portion. Mr. Chandler requested adjusting the zoning line to provide slightly more C1 property, and received a letter in June stating that OPZ recommends changing the entire property to C1 zoning. The prospective purchaser supported that recommendation. In September, Mr. Chandler received a letter stating that OPZ supports the zoning line requested by Mr. Chandler. Mr. Chandler is fine with the zoning line indicated in the September letter, but noted the prospective purchaser will want to change the zoning.

Erin Benson works for YVS Law and represents the owner of CZ-R9-GSV-0005, which is the location of the former fire station in Galesville. Although the current zoning of the building is R2, the building and historic use are commercial in nature. In order to restore and revitalize the property, the applicant is seeking C4 zoning. The Maryland Maritime Heritage Foundation wants to use the property as their headquarters, and will require outdoor storage which is allowed in the C4 zoning district. The Maryland Maritime Heritage Foundation headquarters cannot be located on the property without outdoor storage.

Buz Winchester is the President of the West River Improvement Association. Mr. Winchester noted that Galesville is a small waterfront village. The owner of 954 Main Street (CZ-R9-GSV-0005) wants to develop the site with a museum. The owner requested a zoning change to C4, which is for heavy commercial uses like in Parole and on Ritchie Highway. If the owner receives C4 zoning they could sell the property and it could be developed with a heavy

commercial use that is not consistent with the existing Galesville community. Mr. Winchester stated that a museum use is permitted in the existing R2 zoning district. Mr. Winchester started a petition and talked to over 80% of Galesville households, and the Galesville community wants the property to maintain the residential zoning.

Matt Johnston is the Executive Director of the Arundel Rivers Federation (ARF) and a Mayo resident. While ARF supports the draft Region 9 Plan, there are a few properties ARF believes need further consideration. Mr. Johnston noted that C4 zoning is inappropriate at CZ-R9-GSV-0005 in Galesville and could lead to pollution downstream. He noted that OPZ recommends maintaining the existing zoning of R1 at Glebe Heights (CZ-R9-MYO-0001), and the SAC recommends RLD (Residential Low Density) zoning at this site. ARF notes this is an environmentally sensitive site and recommends OS zoning for CZ-R9-MYO-0001. The owner of CZ-R9-MYO-0006 (A, B, and C) requested R22 and R5 zoning. OPZ and the SAC recommend R5, but this site is in the Critical Area. ARF recommends keeping CZ-R9-MYO-0006 R2. Mr. Johnston also commented on the OS zoning consistency changes. ARF views these changes as a policy mistake and encourages the PAB to take a closer look at these change recommendations.

David Harris represents Crandell Property in Galesville at 1014 East Benning Road (CZ-R9-GSV-0401). This property is currently split-zoned R2 and W2, and Mr. Harris requested the entire property be zoned W2. Mr. Harris noted that this request supports Plan2040 Goal HE2 and policy BE4.2 to attract, retain, and expand businesses and support the maritime industry. While the area requested to change is approximately 0.6 acres, only 0.2 acres will be usable because of setbacks and wetlands. Mr. Harris intends to use this additional space to park employee vehicles.

Tony Kupersmith represents Mayo Ridge Properties, LLC (CZ-R9-MYO-0006). He clarified the site is not moving forward with a request for R22 zoning, and is requesting R5 and MA2. Mr. Kupersmith noted that the site is developed with a boat ramp, dock, and small office, but a large portion of the site is undeveloped. The owner's goal is to preserve the sense of space to preserve green space, access to the boat ramp, and provide diverse housing options.

Chris James is the architect for the Mayo Ridge Property (CZ-R9-MYO-0006). The owner's intent is to beautify and restore the property to a previous state. The concept plan works with the land, does not increase noise, restores habitat in the Critical Area, and creates access and walking paths. Mr. James noted that the proposed small-scale residences stay in character with the surrounding community, and the site can become a link to the neighborhood by opening views, including active outdoor uses, and adding a community amenity, such as a clubhouse.

Tim Martin represents the Rhode River Marina (CZ-R9-MYO-0007). He explained that the proposed zoning line changes are intended to align zoning with historic and current uses. Mr. Martin noted that the owner does not intend to intensify any uses. Mr. Martin also submitted a petition with signatures from 44 residents in the area who are supportive of the application.

Brian Conner is the owner of the Rhode River Marina (CZ-R9-MYO-0007). Mr. Conner owns 15 properties on the Rhode River including the application site and surrounding properties. He stated that he spoke with neighbors on Germantown Road, Carrs Wharf, and Cadle Creek and showed them the application, and only a few people were not in favor. Mr. Conner noted that the site has been used as a commercial marina since 1890.

Paul Feira encouraged the PAB to not rezone 3920 Germantown Road (CZ-R9-MYO-0007). He noted that the preliminary OPZ recommendation was to maintain the existing zoning. Mr. Feira believes the owner overstated the petition, as Mr. Connor signed for each property he owns. Mr. Feira does not believe the immediate neighbors signed the petition. He noted that the site was redeveloped, from a small cottage marina to a mansion with a swimming pool. Mr. Feira stated that the most recent OPZ recommendation does not acknowledge the special privileges the County has allowed, including a variance and tree removal. He encouraged the PAB to preserve the character of the neighborhood.

Sherri Thompson Dickerson opposes a consistency change recommendation from W2 to R1 on her property (CZ-R9-SDS-1126). She also would like 4820 Atwell Road (CZ-R9-SDS-1113) and the Discovery Village property (CZ-R9-SDS-0400) to maintain the existing zoning. Ms. Thompson Dickerson is concerned that Atwell Road cannot accommodate additional truck traffic and there are fatal accidents on Shady Side Road. She noted that a change to MC would increase traffic and noise and would change the character of the neighborhood. Ms. Thompson Dickerson stated that Discovery Village has low elevation and floods. She noted that Plan2040 does not support increased development on peninsulas.

Phil Hager represents 4804 Atwell Road, often referred to as Discovery Village (CZ-R9-SDS-0400). The site is currently zoned W1, but it is not an industrial park and there is no other W1 in the neighborhood. The property currently includes two large structures, a boat ramp, and parking. The property owner is trying to attract tenants, and the property is surrounded by water on three sides. The County currently has a long-term lease for the boat ramp on site that will stay in effect. Although the application requested MC zoning, the owner is content with the OPZ recommended MB zoning.

Ronald Kronk owns 5701 Deale Churchton Road. He purchased the property with intent to open a commercial business on the land. Mr. Kronk opposes changing the commercial zoning to residential.

James Glascock owns the property under CZ-R9-MYO-0001. This application requests R2 zoning, and adjacent properties are zoned R2. Mr. Glascock intends to develop a similar lot number as currently proposed, but cluster the lots to allow less disturbance than developing under R1. This would provide the County with market price housing units and increased tax revenue while preserving the vast amount of forest on the property. Mr. Glascock stated that the proposal as described would result in more undisturbed forest on the property than there was when the property was purchased in 1989.

Phil Hager presented a new zoning request for 1649 Bay Ridge Rd. This property is currently zoned C3, but the existing structures are in poor condition and the site is underutilized. The owner is interested in redeveloping the property and requests C4 zoning for additional uses and flexibility of bulk dimensions.

Henry Mueller represents Children's Village, a non-profit organization. He noted the Deale community lacks a community center. The mission of Children's Village is to create a welcoming and inclusive space where the South County Community can come together. Children's Village

intends to meet the needs of all the people of all ages and backgrounds. Mr. Meuller explained the services the community center could provide.

Matt Minahan is a member of the SAC. He thanked OPZ for their work on the Region 9 Plan and noted this was a complex project.

Bob McWilliams is the owner of 807 Shady Oaks Rd (CZ-R9-WRV-1099). He noted concerns about OS consistency changes. Mr. McWilliams also discussed the Shady Oaks Marina (CZ-R9-WRV-0003) which is currently zoned R2 and applied for MA2 zoning. He explained that MA2 zoning permits restaurants and other uses that could change the character of the community. Mr. McWilliams asked if a rezoning at the Shady Oaks Marina could impact neighboring property assessments.

Robin Thompson is the owner of 617 Irvin Avenue. She noted concerns about tree removal on the Deale peninsula and resulting impacts to the environment. Ms. Thompson noted concerns that wealth allows people to bypass environmental regulations.

Virginia Barrera is the owner of 466 Leitch Road (CZ-R9-TLD-0002). Ms. Barerra explained that the property used to be a post office, and it is split-zoned RA (Rural Agricultural) and OS. The property is approximately one acre, and the OS portion makes it impossible to create a bump out. Ms. Barerra requested R2 zoning, which is consistent with neighboring properties to the south. which is similar to neighbors to the South. The OPZ recommendation of entirely RA is not helpful because the property is already at the maximum lot coverage.

Lex Mestanas owns 1710 Cedar Ave, Shady Side (CZ-R9-SDS-1255). He requested to maintain his existing zoning.

John Crandell owns 1014 East Benning Road (CZ-R9-GSV-0401). This property is split-zoned R2 and W2. He is concerned that an OPZ recommended change to a neighboring property will impact the setbacks for this property. He requests W2 on his entire property.

John Ball owns 5960 Franklin Gibson Road. He noted there is a consistency change to one of his properties from OS to RA (CZ-R9-TLD-1038). Mr. Ball expressed concern that the former Kinder Farm / now Rockhold Creek Farm Park (CZ-R9-WRV-1134) is recommended to change from RA to OS. He is concerned the site will be developed with ball fields, and wants to see the site remain a farm.

Julia Howes is the President and CEO of the South County Chamber of Commerce. She noted that Happy Harbor is a waterfront restaurant at 533 Deale Road (CZ-R9-DEL-1213). The parking lot for this business is across the street and is proposed to change from Commercial to Residential. She believes this may have been a mistake.

Beville Gross owns 4800 Avery Road. He opposes the change recommendation for Discovery Village (CZ-R9-SDS-0400). He stated that while the property does have water on three sides, the water is shallow and only one side will be useable for maritime purposes. He requested to maintain the existing zoning as the road cannot handle additional traffic. He noted concerns about the nearby school if there is additional traffic.

PAB Question/Comments

Ms. Rosborg asked about the CZ-R9-MYO-0006 (A, B, and C) application. Ms. Levy noted that the applicant originally requested R22 zoning on the entire site, but revised their application to request a split of R5 and MA2. One application was submitted for the site, but it was broken into parts A, B, and C to clarify the existing zoning and the recommended zoning. For example, CZ-R9-MYO-0006A is currently zoned R2 and OPZ recommends R5, and CZ-R9-MYO-0006B is currently zoned MA2 and OPZ recommends maintaining the MA2 zoning.

Mr. Kurtz requested Mr. Harris submit a site plan. Mr. Harris submitted written testimony with images.

Administrative

Written testimony on the Region 9 plan will be accepted until 11:59 PM on October 9, 2024 through an online survey tool that is linked on the Hub sites. Here is a direct link to submit written testimony: <https://www.surveymonkey.com/r/K5X6VWJ>.

The next PAB meeting on Region 9 will be on Wednesday, November 6, 2024 at 5:00 PM.

Mr. Kurtz and Ms. Hartiwg-Davis encouraged folks who submitted testimony to the SAC to resubmit the testimony to the PAB as it is a different process.

Adjournment

Mr. Blevins motioned to adjourn the meeting, and Ms. Hartiwg-Davis seconded the motion. The meeting was adjourned at 7:49 PM.

Respectfully Submitted,



Jessica Levy
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.