



M A R Y L A N D

Office of Planning and Zoning

2664 Riva Road, P.O. Box 6675  
Annapolis, MD 21401  
410-222-7450

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

---

Planning Advisory Board (PAB)  
Hybrid Meeting: In-person and Virtual  
September 18, 2024  
6:00 PM

**PAB Present:**

Gus S. Kurtz, Jr., Chair  
Melanie Hartwig-Davis, Vice-Chair  
Lawrence Blevins  
Ed Evans  
Van Mason  
Elizabeth Rosborg  
Dawn Stoltzfus

**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  
Mark Wildonger, Senior Planner, Long Range Planning Section, OPZ  
Patrick Hughes, 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  
Mark Burt, Planning Administrator, Research and GIS Section, OPZ

**Others Present:** Erin Benson, Rocio Bolanos, Ken Boucher, Cate Bower, Gloria Bohan, Daniel Cinelli, Pam Cotter, Carla DeWitt, Alexis Dorsey, Jessica Ewing - Council Aide District 7, Brad Fox, V.K. Holtzendorf, Richard Israel, Jim Krapf, Cathay Oliver, Caleb Royer, Kyra Wheatley, Sager Williams

**Call to Order**

Mr. Kurtz called the Planning Advisory Board (PAB) meeting to order at 6:02 PM.

**Approval of the Agenda**

Ms. Hartwig-Davis motioned to approve the agenda, and Ms. Mason seconded. The agenda was approved 7-0.

Ms. Mason motioned to approve the August 14, 2024 minutes. Mr. Blevins seconded. The minutes were approved 7-0.

## **Briefing on the Draft Region 1, 3, and 9 Plans and Draft Comprehensive Zoning Map**

Drafts of the Region Plans and Zoning Map are available on the Hub site for each Region:

[aacounty.org/Region1](http://aacounty.org/Region1); [aacounty.org/Region3](http://aacounty.org/Region3); [aacounty.org/Region9](http://aacounty.org/Region9)

Mark Wildonger presented an overview of the Region Plans process. Plan2040 - the latest update of the County's General Development Plan - designated nine Region Plan Areas and set the schedule for development of the Region Plans. The Region Plan informs and advises the County decision-making processes that affect the Region Plan Area and the County as a whole. The Region Plan will be used as a reference for informing future rezoning requests, private development plans, and the capital budget and improvement program.

Each Region Plan is developed with input from a Stakeholder Advisory Committee (SAC) that is composed of a cross section of the Region's civic, business, environmental, and other stakeholders who reside in or own or manage a business in the planning area. The nine to 15-member Region 1, 3, and 9 SACs were nominated by the County Executive and approved by County Council Resolutions. The Region 1, 3, and 9 SACs met at least nine times between October 2023 and August 2024.

Mr. Wildonger reviewed the public outreach efforts conducted as part of the planning process. These included research interviews with stakeholders, online questionnaires, public forums, and participation in community events. Postcards were mailed to all property owners in Region 1, 3, and 9 and letters were sent to owners of property where changes in zoning are recommended.

Mr. Wildonger briefed the PAB on the key themes of the Region 1, 3, and 9 Plans. Each plan begins with a vision statement created by the SAC based on feedback from the public collected through questionnaires. The Plans provide background information on the Region before following the chapters of Plan2040: Natural Environment, Built Environment, Healthy Communities, and Healthy Economy. The last section of the Plans is the Implementation Section with information on the Plan's recommendations, performance measures, and anticipated timeframes. Mr. Wildonger provided an overview of the Implementation Matrix at the end of the Region Plans and the change tables for Development Policy Areas (DPA), DPA Overlays (DPAO), Planned Land Use (PLU), and Comprehensive Zoning (CZ).

Mr. Wildonger provided an overview of the CZ process. OPZ staff and the SAC reviewed the DPA, DPAO, and PLU Maps adopted in Plan2040. Staff and the SAC recommended zoning changes to ensure consistency between the PLU Map and Zoning Map as required by State law. They also reviewed and made recommendations on zoning change applications submitted by property owners. Staff or the SAC may recommend an update to DPA, DPA/O, PLU or Zoning after receiving feedback from the public, reviewing a zoning change application, or to address a public need.

### *PAB Question/Comments*

Ms. Rosborg asked if the consistency change recommendation process was updated since the Round 1 (Regions 2, 4, and 7) review. The consistency change recommendation process is the same. It seems as though there are fewer consistency changes in Round 2 (Regions 1, 3, and 9) because the geographies of the Regions are smaller, there are fewer misalignments, and Bill 22-23 was adopted giving OPZ staff the ability to make some geographically smaller changes administratively.

## **Region 1**

Mr. Wildonger summarized feedback collected throughout the Region 1 Plan and explained how this feedback is reflected in the Region 1 Vision Statement. He also highlighted key strategies recommended in the draft Plan including: remediate former industrial sites, develop senior housing, divert truck traffic away from residential neighborhoods, increase public safety at light rail stations, and identify new programs and incentives to attract science and technology based employers. Mr. Wildonger also noted the SAC's guidance on Mixed-Use development and redevelopment in Region 1.

Mr. Wildonger explained the 2024 Holding Capacity Analysis shows that there is not enough development/redevelopment potential with existing zoning in the Region to accommodate the Region's projected growth over the planning horizon. Some key zoning recommendations attempt to address this deficit.

### Hanover

There were 15 zoning change applications submitted for properties in Hanover, many of which requested up zones for residential and industrial properties. There were also 18 OPZ and SAC recommended zoning changes. Mr. Wildonger highlighted some of the zoning changes including CZ-R1-HAN-0300 on Queenstown Road, CZ-R1-HAN-0008 and CZ-R1-HAN-0009 near the BWI Industrial Area. He also highlighted consistency changes near the BWI MARC/Amtrak station that will result in expansion of the mixed-use area.

### Harmans

There were no zoning change applications submitted for properties in Harmans. There were five OPZ or SAC recommended zoning changes in this area to maintain the existing zoning or continue use of existing industrial areas.

### Linthicum Heights

There were nine zoning change applications submitted for properties in Linthicum Heights, many of which requested zoning to match the existing conditions. There were also six OPZ and SAC recommended zoning changes. Mr. Wildonger highlighted some of the zoning changes including CZ-R1-LHS-0009 near Andover Road, CZ-R1-LHS-0010 at the intersection of Andover Road and Camp Meade Road, and CZ-R1-LHS-0001 and CZ-R1-LHS-0201 on Nursery Road. Mr. Wildonger also highlighted PLU-R1-LHS-0301 to apply Mixed-Use PLU near the Linthicum Light Rail Station. There is not an associated CZ change recommendation for PLU-R1-LHS-0301. A zoning change may be recommended in the future after the County's Zoning Code is reformed for Mixed-Use.

### Ferndale

There were five zoning change applications submitted for properties in Ferndale, many of which requested up zones. There were also 14 OPZ and SAC recommended zoning changes. Mr. Wildonger highlighted some of the zoning changes including CZ-R1-FND-0301 and CZ-R1-FND-0302 at the Cromwell Light Rail Station. He also highlighted PLU-R1-FRN-0300 to apply Mixed-Use PLU near the Ferndale Light Rail Station. There is not an associated Comprehensive Zoning change recommendation for PLU-R1-FRN-0300.

### Brooklyn Park

There were eight zoning change applications submitted for properties in Brooklyn Park, many of which requested up zones. There were also 13 OPZ and SAC recommended zoning changes. Mr.

Wildonger highlighted CZ-R1-BLP-0004A, CZ-R1-BLP-0004B, and CZ-R1-BLP-0004C at Belle Grove and CZ-R1-BLP-0006 on Ritchie Highway.

### Curtis Bay

There were no zoning change applications submitted for properties in Curtis Bay. There were five OPZ and SAC recommended zoning changes. Mr. Wildonger highlighted CZ-R1-CSB-0301 at the US Army Depot and CZ-R1-CBS-0300 at Brandon Shores.

### *PAB Question/Comments*

Mr. Blevins asked for the Plan2040 adopted PLU for CZ-R1-BLP-0004A, CZ-R1-BLP-0004B, and CZ-R1-BLP-0004C. The adopted PLU for this area is Low-Medium Density Residential. Mr. Blevins noted that there is a residential neighborhood to the south of this site that is disconnected from the rest of the community.

Ms. Rosborg asked about the new information that led to an updated OPZ recommendation on CZ-R1-BLP-0006. OPZ examined the historical context of the site and will provide further analysis at the deliberation meeting anticipated for November.

Ms. Hartwig-Davis asked about the OPZ recommendation for CZ-R1-CSB-0300. This site is currently zoned W3 and operates as a power plant. OPZ recommends maintaining the adopted W3 zoning; the SAC recommends MXD-E (Mixed-Use Employment). To change the zoning may not permit the current use, and the property owner would have to apply to receive a Non-Conforming Use Certificate.

Ms. Rosborg asked if the power plant is decommissioned and receives sufficient environmental remediation, could the site be redeveloped for mixed-use in the future. Yes, that could potentially occur.

### **Region 3**

Mr. Hughes summarized feedback collected throughout the Region 3 Plan and explained how this feedback is reflected in the Region 3 Vision Statement. He also noted changes to the boundary between Region 1 and Region 3 in the Curtis Bay community (Region 1) and Queenstown community (Region 3).

Mr. Hughes highlighted key strategies recommended in the draft Plan including: enhanced stormwater management, emphasized redevelopment and revitalization of aging commercial areas, and improved safety at recreational facilities. He also touched on the Queenstown neighborhood, the outreach with this community, and the community's desire to maintain a Low Density Residential development pattern.

Mr. Hughes explained the 2024 Holding Capacity Analysis shows that there is not enough development/redevelopment potential with existing zoning in the Region to accommodate the Region's projected growth over the planning horizon. Some key zoning recommendations attempt to address this deficit.

### Severn

There were 17 zoning change applications submitted for properties in Severn, many of which requested up zones, changes from residential to non-residential, and changes to match the

existing use. There were also 22 OPZ and SAC recommended zoning changes. While encouraging the PAB to review recommendations throughout the Region, Mr. Hughes drew attention to some key areas in Severn, offering the overall background and justification for recommendations in these areas: the Telegraph Road area (north of Reese Road), Queenstown, the Stevenson Road area, and the Grover Road area.

### Glen Burnie

There were 30 zoning change applications submitted for properties in Glen Burnie. There were also 23 OPZ and SAC recommended zoning changes. Mr. Hughes highlighted changes and recommendations in four main areas of Glen Burnie: the Glen Burnie Town Center and surrounding area, Furnace Branch Road and Baltimore-Annapolis Boulevard, Ritchie Highway South and Marley Station Mall, and Marley Neck.

### Millersville

There were seven zoning change applications submitted for properties in Millersville. There were also three OPZ and SAC recommended zoning changes. In the Millersville community, Mr. Hughes highlighted the differing recommendations along the Elvaton corridor for review and input by the PAB.

### *PAB Question/Comments*

Ms. Rosborg asked for clarification on the zoning around CZ-R3-SVN-0002. Directly to the east across MD 170 is R10 and to the south of the R10 area is R5.

### **Region 9**

Mr. Ketterling summarized feedback collected throughout the Region 9 Plan and explained how this feedback is reflected in the Region 9 Vision Statement. He highlighted key strategies recommended in the draft Plan including: greater land conservation, traffic and roadway improvements, and efforts to increase education and engagement on marine and agricultural trades.

Mr. Ketterling explained the 2024 Holding Capacity Analysis shows that there is enough development/redevelopment potential with existing zoning in the Region to accommodate the Region's projected limited growth over the planning horizon.

### Edgewater

There were 11 zoning change applications submitted for properties in Edgewater. There were also six OPZ and SAC recommended zoning changes. Mr. Ketterling highlighted CZ-R9-EDW-0002 on MD 2.

### Mayo

There were 13 zoning change applications submitted for properties in Mayo. There were also 11 OPZ and SAC recommended zoning changes. Mr. Ketterling highlighted CZ-R9-MYO-0001 in Loch Haven and CZ-R9-MYO-0004 on MD 214.

### Galesville

There were seven zoning change applications submitted for properties in Galesville There was also one OPZ and SAC recommended zoning changes. Mr. Ketterling highlighted CZ-R9-GSV-0401 on Benning Road.

### West River

There were four zoning change applications submitted for properties in West River. There were also five OPZ and SAC recommended zoning changes. Mr. Ketterling highlighted CZ-R9-WRV-0001 on MD 468.

### Shady Side

There were four zoning change applications submitted for properties in Shady Side. There were also 10 OPZ and SAC recommended zoning changes. Mr. Ketterling highlighted CZ-R9-SDS-0001 on Snug Harbor Road and CZ-R9-SDS-0400 on Atwell Road.

### Churchton

There were three zoning change applications submitted for properties in Churchton. There were also nine OPZ and SAC recommended zoning changes. Mr. Ketterling highlighted CZ-R9-CHT-0001 on MD 468.

### Deale

There were four zoning change applications submitted for properties in Deale. There were also 12 OPZ and SAC recommended zoning changes. The SAC agreed with the OPZ recommendation for all owner applied zoning change recommendations in Deale.

### Tracys Landing

There were three zoning change applications submitted for properties in Tracys Landing. There were also three OPZ and SAC recommended zoning changes. The SAC agreed with the OPZ recommendation for all owner applied zoning change recommendations in Tracys Landing.

### North Beach

There were three zoning change applications submitted for properties in Tracys Landing. There was also one OPZ and SAC recommended zoning changes. The SAC agreed with the OPZ recommendation for all owner applied zoning change recommendations in North Beach.

### *PAB Question/Comments*

Mr. Blevins asked for the size of CZ-R9-MYO-0001. This property is shy of 45 acres. Ms. Rosborg asked about the sewer service of CZ-R9-MYO-0001. This property is in the Planned Sewer Service Category in the Mayo-Glebe Heights Sewer Service Area. OPZ explained that the SAC recommendation of RLD is not consistent with the adopted Sewer Service Category. Ms. Hartwig-Davis noted that CZ-R9-MYO-0001 is in the Green Infrastructure Network.

Mr. Blevins asked if there were comments on CZ-R9-GSV-0401. This was a new application during the Preliminary Draft Review, and the PAB review is the first opportunity to comment on this application.

Ms. Rosborg noted that CZ-R9-GSV-0401 is similar to zoning cases from Round 1, and the PAB may want to reexamine past recommendations to be consistent.

Mr. Blevins asked if CZ-R9-SDS-0001 could be developed with mixed-uses. This property is shy of 2 acres, which limits the ability to develop with mixed-uses.

## Demonstration on the Comprehensive Zoning Web Viewer

The webviewer is linked on each of the Region 1, 3, and 9 Hub sites. Here is a [direct link](#).

Mr. Burt explained the naming of the change recommendations, for example CZ-R9-MYO-0001, and how to reach the Hub sites. The naming convention is explained at the beginning of each table linked on the Hub sites. He walked through how to use the Comprehensive Zoning Web Viewer, including the features pinned in the upper right corner, the search tool, and the information pop-up.

### *PAB Question/Comments*

Ms. Mason asked how to find the Sewer Service Area. This is available in the layer list and Mr. Burt demonstrated how to access this information in the pop-up.

## Administrative

Mr. Kurtz opened the record for testimony. Written testimony will be accepted through an online survey tool that is linked on the Hub sites and here is a [direct link](#).

- Region 9: September 18, 2024 through 11:59 PM on October 9, 2024.
- Region 1: September 18, 2024 through 11:59 PM on October 16, 2024.
- Region 3: September 18, 2024 through 11:59 PM on October 23, 2024.

Oral testimony will be heard at the meeting dates listed below. Community members are encouraged to register in advance to provide testimony through the links on the Hub sites or the direct links below. All speakers will be afforded two minutes to speak per property they represent.

- September 25, 6:00 PM, at Southern High School Auditorium. [Register to provide oral testimony at this meeting.](#)
- October 2, 6:00 PM, at Maritime Institute of Technology and Graduate Studies (MITAGS) Auditorium, Linthicum. [Register to provide oral testimony at this meeting.](#)
- October 9, 6:00 PM, Hein Building, Glen Burnie. [Register to provide oral testimony at this meeting.](#)

## Adjournment

Ms. Hartwig-Davis motioned to adjourn the meeting, and Ms. Mason seconded the motion. The meeting was adjourned at 8:35 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.