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

Planning Advisory Board (PAB)
Hybrid Meeting: In-person and Virtual
October 2, 2024
6:00 PM

PAB Present:

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

Staff Present:

Debbie Blackburn, Secretary II, Planning Division, Office of Planning and Zoning (OPZ)
Michael Stringer, Senior Planner, Long Range Planning Section, OPZ
Mark Wildonger, 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 1 Stakeholder Advisory Committee (SAC) Present: Caren Karabani (Chair), Eric Friend (Vice-chair), Derek Demby, Jim Krapf

Others Present - In Person: Rocio Bolanos, Chip Bullen, Kinley Bray, Bill Blanchet, Ken Doane, Shelley Thiess, Charlotte M. Marine-Johnson, Timothy Bix, Laura Donovan, Amanda Zambrano, Tricia Timmons, Erin Harrison, Laura Aiken, Betty Holland, Jo-Ann Geary, Peter Legambi, Polly Lapier, Stephen P., Christian May, Carmen Hines, Venus Escumbise, Regina Killan, Brad Stephens, Ginny Stein, Ron Stein, Cheryl Burchell, Brain D. Rooks, William Mueller, Joan Mueller, Jane Timmons, Christine Knott, Jan Brennan, John Brennan, Dan Scott, Kevin H., Shep Tullier, Najeeb Sarwar, Dean Dominick, Michael Hammel, Amy Tacka, Wayne Sanders, Sharon Squire, John Waker, David Rolfe, Jon Harrison, David Lacy, Mark Clark, Terri McAllister, Lavinia McQueen, Alvin Lyons, Katie Koza, Chuck Conner, Jean Simmons, William Young, Odette Johnson, Melvin Pierce, Karen Slack, Barbara Rizzo, Dan Rizzo, Karen Zaruba, Mary Davis, Ron Fitzhenry, Linda Young, Kendall Howard, James Schmidt, Laura Graham, Greg B., Pat Brunner Pierce, Alyse Hoffman, Julie Goodwin, Fred Via, Kathleen Via, Linda deAndrade, Sandy Dyron, Abby Smyth, Martha Olive, Yicki Barwick, Janet Janyska, Bill Janyska, Ron O'Brien, Mohamed Mo, Stephanie Doersan, Rodney Walker, Mae Golden, Parl Hay, Virginia Cooper, Wyatt Moore, Beth Moore, Jennifer Brienza, Sager

Williams, Tom Aaron Sr., Antonino Lapi, Ronald Elburn, Sharon L. Elburn, Miguel Zambranu, Kel O'Conner, Y. O'Conner, Kathy Strauss, Ernie Conaway

Others Present - Virtual: Steve Kooser, John Resavage, Shannon Mize, Erin Benson, Marnie Ford, Kyra Wheatley, Kiran Najeeb, Anglea Magost, Linda Smith - Legislative Aid to Councilman Smith, M. Scheffel, Glen Haller, Nick Mize, Judy Faulkner, Tim Feehely, Vesta Kimble, William Sterrett, Bethany Spore, Y. Dobson, S. Matlack, Steve Kooser, Vicki Gapsis

Call to Order

Mr. Kurtz called the Planning Advisory Board (PAB) meeting to order at 6:06 PM.

Approval of the Agenda

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

Ms. Mason motioned to approve the September 25, 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 1 Plan and Comprehensive Zoning Map

Drafts of the Region 1 Plan and Zoning Map are available on the Hub site: aacounty.org/Region1

Mr. Wildonger thanked the Stakeholder Advisory Committee (SAC) members for their work. He explained that the main purpose of this meeting is the public hearing, and a longer presentation on the Draft Region 1 Plan and Comprehensive Zoning Map was provided at the September 18, 2024 meeting – see the Stay Involved section of the Region 1 Hub site.

Mr. Wildonger showed the acreages for the existing zoning in Region 1, the PAB draft proposed zoning in Region 1, and the percent change between these categories. Many of the proposed zoning changes recommend aligning zoning with existing development or to address the deficit in the holding Capacity Analysis. He explained the various links on the Region 1 Hub site.

Mr. Wildonger 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 13, 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 1 Plan and Zoning Map.

Public Hearing

Caren Karabani is the Chair of the Region 1 SAC. She spoke about the work of the SAC, including their collaboration with staff, community members and stakeholders. The SAC became well informed throughout the process by reading documents produced by OPZ and survey responses and comments from the public. Ms. Karabani asked the PAB to consider the recommendations of the SAC as they put in lots of effort to make informed decisions.

Rocio Bolanos is with the Greater Baybrook Alliance, an organization that OPZ contracted with to increase outreach to community members in Brooklyn Park. Ms. Bolanos noted that the Greater Brooklyn Alliance is interested in a beautiful future for the communities they represent where families can prosper for generations. Ms. Bolanos noted that community members are concerned about changes and interested in further development of parks and community centers where kids can gather safely.

Kiran Najeeb is the representative of 25 Nursery Road (CZ-R1-LHS-0401). Ms. Najeeb noted that adjacent properties are recommended for R5 zoning, and that the aforementioned property should be R5 to be consistent with the surrounding community.

Derek Demby is the owner of 6605 Maryland Ave (CZ-R1-LHS-0009). Mr. Demby noted that there is a lack of quality housing in Region 1, and that housing in Region 1 is generally unaffordable. Mr. Demby believes neighboring property was rezoned to mixed-use, but has not been developed due to regulations. Mr. Demby requested R5 zoning, which is supported by the SAC but not supported by OPZ. Mr. Demby noted that the neighbors support his request. He asks that the PAB consider R5 zoning so that he can subdivide and leave property to his family.

Chip Bullen represented the Belle Grove site at 6931 Baltimore Annapolis Boulevard (CZ-R1-BLP-0004). The business on site has been a State licensed business for over 70 years. The Belle Grove site has an opportunity to improve infrastructure, create jobs, and develop housing. The development project at this site has been in the works for seven years, and there have been many community engagement efforts by the developer over the years. The property owner requests a mix of W2, R5, and R10, which is supported by OPZ; however, the SAC recommends MXD-C for this site. The SAC recommended zoning would not permit the industrial development that is proposed for this site.

Kinley Bray is with YVS Law and represents the Belle Grove site (CZ-R1-BLP-0004). This site is 164 acres across seven parcels, which are currently split-zoned with multiple zoning districts. The application proposes simplifying the zoning to W2, R10, and R5 to allow for a variety of housing types to be developed, infrastructure improvements, and industrial development to create jobs. The site is currently developed with industrial uses including a sand and gravel mine and recycling facility that are licensed by the State. The goal of the application is to allow the existing use to conform and to allow future development of the property. Ms. Bray noted that the SAC recommendation of MXD-C zoning would not allow the existing uses to conform, nor would it allow the future uses that the applicant has worked on with a developer.

Councilman Smith noted that he coordinated with the Pumphrey community and that there was legislation in 2024 regarding the Belle Grove site (CZ-R1-BLP-0004). The preliminary proposal was for industrial, housing, and a public park, and this was acceptable by the Pumphrey Community.

Ms. Bray represents the owner of CZ-R1-BLP-0003 located at Fairfax Avenue and Arundel Boulevard. The application requested W1, W2, and W3 zoning, which is supported by OPZ; however, the SAC proposed a buffer area of R5 between the proposed industrial zoning and the residential area. Ms. Bray explained that this site is isolated from the rest of the property by stream buffers and wetlands. The owner intends to use this space as a forest conservation area to support development on the remainder of the property. Ms. Bray explained that industrial zoning

on this portion of the property would make it easier for the property owner to seek forest conservation use through the development process.

Ms. Bray represents 804 and 806 W Nursery Road (CZ-R1-LHS-0001). This property is across from an industrial development and adjacent to the off-ramp for I-895. The property owner is seeking C4 or W2 to support heavier commercial or industrial uses consistent with the surrounding neighborhood. The property is currently used as a real estate office and parking lot. OPZ recommends maintaining the existing C3 zoning. Ms. Bray asked the PAB to consider the owner's request for this site.

Bill Blanchett owns properties on Stahl Point Road adjacent to the Army Depot (CZ-R1-CSB-0301). The Army Depot site has been a heavy industrial use for over 100 years. He noted that the SAC's proposal of mixed-use zoning is not consistent with the existing uses, and that this site and the surrounding sites are industrial with heavy truck traffic. He noted concerns about environmental degradation that could be dangerous if the site was developed residentially. He noted that the neighbors on Stahl Point Road support continued industrial zoning at this site.

Ken Doane is the owner of 329 Ferndale Road adjacent to CZ-R1-FND-0002. This application requests to change a site from SB to C4. Mr. Doane noted that SB provides a buffer between the community and the highway. Mr. Doane noted that the site was previously proposed to be a Dunkin Donuts and the community opposed this and the business was not developed. He noted that there is existing C4 zoning in this area, but there are other buffers between the community and these businesses. He noted that the change could impact the character of the community.

Shelly Theiss thanked the PAB and the SAC for their work. She supports R1 zoning on Main Avenue and White Avenue (no proposed zoning changes). Ms. Theiss noted that she volunteers at North County High School and she encouraged members of the community to get involved in their community and the planning process.

Charlotte M. Marine-Johnson owns 49 Green Knoll Boulevard (no proposed zoning changes). She expressed concern that she was not aware of the planning process and none of her neighbors were aware. She noted that additional housing will require additional school capacity. Ms. Marine-Johnson expressed concern about several developments in her neighborhood including a biomedical facility. She noted that the community near Arundel Mills is crowded and there needs to have improved roadways and sidewalks. Ms. Marine-Jonson thanked the Anne Arundel County Police for their work. She expressed concerns about traffic.

A member of the audience (did not provide name) expressed concern about the light rail in Linthicum, the airport expansion, and school districts.

Ramocille Johnson is a resident of Pumphrey. She asked the Pumphrey community members in attendance to stand. Ms. Johnson clarified that the Pumphrey community did send a letter supporting the presentation of proposed development for the Belle Grove site (CZ-R1-BLP-0004). She noted that there was a petition to make the community aware of the zoning application. Ms. Johnson encouraged the PAB to not rezone the Belle Grove site. She noted that the community is apprehensive about development of this site and requested a 600-foot buffer between the Belle Grove site and the community. Ms. Johnson noted that if the site is to be redeveloped, she would like to see a buffer between the site and the community, housing, and a park space.

A member of the audience (did not provide name) asked about the amount of housing that is proposed to be developed on the Belle Grove site (CZ-R1-BLP-0004). He expressed concern about the school capacity for this area and proposed this site be zoned R1.

Councilman Smith noted that there is a noted school capacity concern in north County. He noted that he is seeking additional funds in the County's Capital Improvement Program to address these concerns. He also spoke about school redistricting.

A member of the audience (did not provide name) noted that north County lacks park and conservation spaces. She requested the site be developed with 25% OS zoning.

Councilman Smith noted that there are portions of the site that are undeveloped and they could be developed with the existing zoning. He noted that he worked with the developer and the community to come to an agreement that addresses both groups' concerns.

A member of the audience (did not provide name) expressed concern about the traffic on Hammonds Lane.

Timothy Birx is the owner of 95 Forestdale Avenue (no proposed zoning changes). He expressed concern about the lack of investments and maintenance of existing infrastructure. He noted that the roads in his neighborhood are narrow and blocked by parked cars, boats, and RVs leading to traffic blocks. He noted that cyclists can also pose hazards to vehicles and walkers. Mr. Birx noted that he is not opposed to trails, but is concerned that introducing trails to roadways that are not adequate to handle current traffic will be harmful for the community.

Laura Donovan is the owner of 114 Glendale Avenue (no proposed zoning changes) and she agrees with Mr. Birx's comments. She commented on pollution from the airport, environmental degradation, and development in her community.

Amanda Zambrano is the owner of 6445 Saint Phillips Road (CZ-R1-LHS-1132). She wanted to know about the proposed development for the area behind her home.

Patricia Timmons is the owner of 114 Forestdale Avenue (no proposed zoning changes). She noted that she did not receive a letter. She expressed concerns about additional bicycle lanes on Broadview Boulevard and Orchard Road. She wanted to know more about the proposed study and asked that the neighborhood be involved.

A member of the audience (did not provide name) owns 312 Audrey Avenue. He asked if historic preservation changes would result in loss of property or have the property be devalued.

Councilman Smith noted that the State Department of Assessment and Taxation assesses property values every three years, and that a zoning change alone does not usually impact taxes. Taxes generally change if there is a new development. He also noted that Comprehensive Zoning is a process that occurs approximately every ten years.

Ken Doane expressed concern that if CZ-R1-FND-0002 is changed from SB to C4 zoning that it will impact his property values.

A member of the audience (did not provide name) asked about the Cromwell Light Station concept drawing in the Draft Region 1 Plan.

Senator Pamela Biedle asked about development within the BWI Overlay. She noted concern about a zoning change proposed for her property (did not provide a property identifier). Senator Beidle noted concerns about traffic in Linthicum and opposed additional density in this area.

PAB Question/Comments

Mr. Kurtz thanked the SAC for their work and explained that OPZ and the SAC can offer different recommendations that are forwarded to the PAB and the County Council. The PAB's role is to make recommendations to the County Council, especially on areas where OPZ and the SAC differ.

Ms. Mason asked about the work of the Greater Baybrook Alliance. They do outreach with Latino communities. Many of the folks Ms. Bolanos reached out to had difficulties with participating in outreach opportunities due to a language or computer barrier. Ms. Bolanos attended the meeting with a poster that had comments from various community members written down which was left with the PAB for them to review.

Ms. Rosborg asked about the size of CZ-R1-LHS-0009. This property is just over three acres, but Mr. Demby's family owns a neighboring property which is another acre. Ms. Rosborg asked why R1 is not sufficient to build an additional two houses on this property. Mr. Demby responded that he has two children that will be ready to build in the next year or so, but more children and grandchildren he would like to leave land to.

Ms. Rosborg asked about the proposed future use of the Belle Grove site (CZ-R1-BLP-0004). The future uses of this site are proposed to be light industrial (W2) and housing, likely multi-family townhouses and potentially workforce housing (R10). There is not a proposed number of units at this time, the housing units would be reserved to the R10 portion of the site that is closest to transit.

Mr. Blevins asked about the Plan2040 Planned Land use for the Belle Grove site (CZ-R1-BLP-0004). Plan2040 places the site in Low Density Residential. Mr. Blevins asked about the development of industrial uses between established neighborhoods. Ms. Bray responded that the site has been an industrial use since 1949, and has been a sand and gravel mine since 1951. She added that the current zoning isolates the existing industrial zoning in an area that is not accessible to the roads that can handle higher traffic. The remainder of the industrial uses on the site operate in a portion of the site that is residentially zoned.

Mr. Blevins asked about the zoning history of the Belle Grove site (CZ-R1-BLP-0004). The property sought a zoning change through the Administrative Hearing's Officer which is under appeal.

Mr. Blevins asked about the property taxes paid for the Belle Grove site (CZ-R1-BLP-0004) given that it is an industrial use on a residential property. Ms. Bray did not have this information at the time of the hearing.

Mr. Blevins asked about the plans for the Belle Grove site (CZ-R1-BLP-0004). Ms. Bray responded that the site has a legal Non-Conforming Use status with the County, and that the industrial use of the site predates the Zoning Code. The property owner is seeking the proper zoning for the site prior to submitting a development proposal. Preliminary renderings have been provided to the community and will be submitted to the PAB.

Mr. Blevins asked about the community's response to the preliminary renderings for the Belle Grove site (CZ-R1-BLP-0004). Ms. Bray responded that the Pumphrey association supported the plans in writing.

Ms. Rosborg asked about the forest conservation easement proposed for CZ-R1-BLP-0003. Ms. Bray noted that it is likely that during the development process the owner will enter into a Forest Conservation Easement. She added that this area of the property is in the Critical Area and cannot support industrial development. Additionally, this area of the development can only be accessed through the existing residential neighborhood, and the developer does not intend to use this portion of the site for industrial uses.

Administrative

Written testimony on the Region 1 plan will be accepted until 11:59 PM on October 16, 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 1 will be on Wednesday, November 13, 2024 at 5:00 PM.

Adjournment

Mr. Blevins motioned to adjourn the meeting, and Ms. Mason seconded the motion. The meeting was adjourned at 8:02 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.