



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

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

**PAB Present:**

Gus S. Kurtz, Jr., Chair  
Lawrence Blevins  
Michael DiPietro  
Ed Evans  
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  
Sam Meyers, Planner III, Long Range Planning Section, OPZ  
Patrick Hughes, Senior Planner, Long Range Planning Section, OPZ  
Desirae Williams, 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  
Lynn Miller, Assistant Planning and Zoning Officer, Zoning Division, OPZ

**Others Present:** George Rather, Phil Hager, Holly Tompkins, James Fraser, Jasmine Wilding, Jerry Eastman, Carol M.

**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 Mr. DiPietro seconded. The agenda was approved 6-0.

Mr. Blevins motioned to approve the October 22, 2025 minutes. Ms. Rosborg seconded. The minutes were approved 6-0.

Mr. Ketterling summarized the Region Plans' timeline moving forward.

### **Briefing on New Zoning Applications**

Mr. Meyers presented the five new comprehensive zoning applications for Region 5. Mr. Hughes presented the two new comprehensive zoning applications for Region 6. No new owner applications for comprehensive zoning were submitted for Region 8 during the PAB review.

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

The adopted zoning is R5 (Residential, generally five houses per acre) and C2 (Commercial, general office uses). The adopted Planned Land Use (PLU) is Low-Medium Density Residential (LMDR). The property owner requested C4 (Commercial, highway commercial uses) 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.

The PAB discussed the parcel size, the current zoning on the parcel, and the current structures standing on the parcel.

Mr. Meyers clarified that the zoning changes adjacent to the requested change are consistency changes, and that another adjacent comprehensive zoning change request, CZ-R5-CFT-0005, was withdrawn as it was submitted in error.

#### **CZ-R5-GAM-0500: 2419 Blooming Way**

The adopted zoning is R5. The adopted PLU is LMDR. The property owner requested R10 (Residential, generally ten houses per acre) 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.

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.

#### **CZ-R5-GAM-0501: Brandy Farms Lane**

The adopted zoning is RLD (Residential Low Density). 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.

The PAB discussed the parcel size, utility service to the property, the uses and current zoning categories of the surrounding properties, and the school district serving the property.

Mr. Meyers informed the PAB that the property was a former Land Use Change Application (LUCA) 79, but ultimately retained Rural PLU. Through the LUCA, the property owner requested Commercial PLU on the front of the property and High Density Residential PLU on the back.

The PAB requested information on the owner change request CZ-R5-GAM-0013. Mr. Meyers shared that the applicant requested C4, and OPZ is recommending C2 on the parcel.

**CZ-R5-GAM-0502: Evergreen Road**

This application includes multiple parcels. The adopted zoning is RLD. The adopted PLU is Rural. The property owner requested RA (Rural Agricultural) zoning to allow mineral extraction on the site. The entire request site is approximately [OPZ revision: 100 acres] and is currently undeveloped. There is no public sewer service, but existing and planned water service.

The PAB discussed the parcel size, the uses and current zoning categories of the surrounding properties, and utility service to the property.

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.

The PAB noted that adjacent property owners may have an issue with the property becoming a mining site, due to adjacent requests for residential upzoning.

**CZ-R5-GAM-0503: 876 Maple Road**

The adopted zoning is C1 (Commercial, light commercial uses) 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.

The PAB discussed the parcel size, the environmental features on the site, the current structures on the site, the uses and current zoning categories of the surrounding properties, and utility service to the property.

**CZ-R6-CRV-0500: 2118 Edwin Lane**

The adopted zoning is RA. The adopted PLU is Rural. The property owner requested R1 (Residential, generally one house per acre) zoning to allow residential development. The property is approximately 12.8 acres and is currently forested. The property is currently platted as open space and has building restrictions.

The PAB discussed the property size.

**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. The property is approximately 0.3 acres.

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.

The PAB discussed the parcel size and whether the property owner submitted a comprehensive zoning change request in the past.

Mr. Hughes provided an update on the review process for the new comprehensive zoning applications, including an opportunity for the public to provide testimony both in-person and

through written comments regarding new zoning change applications submitted during the PAB review period.

### **Draft Region 6 Plans and Comprehensive Zoning Map**

Drafts of the Region 6 Plan and Comprehensive Zoning Map are available on the Region 6 Hub site, [aacounty.org/Region6](http://aacounty.org/Region6). A summary of the various zoning districts is available on the [Zoning Administration website](#).

Mr. Hughes provided a summary of the testimony received on the PAB draft of the Region 6 Plan and Comprehensive Zoning Map. A summary is also available on the Region 6 Hub site. The PAB received approximately 122 testimonials on Region 6.

#### **CZ-R6-CRV-0015: 1341 Sunrise Beach Road**

The adopted zoning is RLD. The adopted PLU is Rural. The property owner requested C3 (Commercial, general commercial uses) zoning on the entire site. OPZ recommends C1 zoning. The Stakeholder Advisory Committee (SAC) recommends retaining the adopted RLD zoning. Staff summarized comments from the SAC and the public.

The PAB discussed the proximity and impact of the new fire station being constructed across the street from the parcel, and the zoning category for adjacent parcels.

Mr. Evans motioned CZ-R6-CRV-0015 be recommended for C3 zoning, and that the PLU match accordingly. Ms. Rosborg seconded, and the motion was approved 6-0.

#### **CZ-R6-CRV-0009: 1222 Generals Highway**

#### **CZ-R6-CRV-0010: 1240 Generals Highway**

The adopted zoning is C1. The adopted PLU is Commercial. The property owner of each property requested C4. The SAC and OPZ recommend retaining the adopted C1 zoning. Staff summarized comments from the public.

The PAB discussed parks and open space adjacent to the property and the uses and current zoning categories of the surrounding properties.

The PAB noted that it is their opinion that there should be permitted contractor uses in C1, C2, and C3 zoning categories, and allowing contractors to only operate in C4 is limiting.

Ms. Rosborg motioned CZ-R6-CRV-0009 and CZ-R6-CRV-0010 be recommended for C4 zoning, and that the PLU match accordingly. Mr. DiPietro seconded, and the motion was approved 6-0.

#### **CZ-R6-CRV-0400: 1241 Generals Highway**

The adopted zoning is RLD. The adopted PLU is Rural. The property owner requested C3 zoning. The SAC and OPZ recommend retaining the adopted RLD zoning. Staff summarized comments from the public.

The PAB discussed the current uses and business operations on the site, the current structures on the site, and whether the manufacturing of honey is permitted in the RLD zone.

OPZ staff provided information that the RLD zoning category allows accessory uses that include the raising and keeping of bees and the sales of products related to bees.

The PAB noted that they would like bee production to be assessed as a permitted use in all commercial districts.

Ms. Rosborg motioned CZ-R6-CRV-0400 be recommended for C3 zoning, and that the PLU match accordingly. Ms. Mason seconded, and the motion was approved 6-0.

**CZ-R6-CRV-0016: 1249 Generals Highway**

The adopted zoning is RLD. The adopted PLU is Rural. The property owner requested C1 zoning. The SAC and OPZ recommend retaining the adopted RLD zoning.

The PAB discussed the current use of the site. The PAB supported OPZ's zoning recommendation of RLD.

**CZ-R6-CRV-0012: 1182 Honeysuckle Lane**

The adopted zoning is RA. The adopted PLU is Rural. The property owner requested RLD zoning. The SAC and OPZ recommend retaining the adopted RA zoning. Staff summarized comments from the public. The parcel is in the no public service category for water and sewer service.

The PAB discussed the uses of the surrounding properties and utility service to the property. The PAB supported OPZ's zoning recommendation of RA.

**CZ-R6-CRV-0013: Crownsville Road**

The adopted zoning is RA. The adopted PLU is Rural. The property owner requested R1 zoning. The SAC and OPZ recommend retaining the adopted RA zoning. Staff summarized comments from the public. The parcel is in the no public service category for water and sewer service.

The PAB discussed utility service to the property. The PAB supported OPZ's zoning recommendation of RA.

**CZ-R6-CRV-0014: Crownsville Road**

The adopted zoning is R1. The adopted PLU is Low Density Residential (LDR). The property owner requested C3 zoning. The SAC and OPZ recommend retaining the adopted R1 zoning. Staff summarized comments from the public.

The PAB supported OPZ's zoning recommendation of R1.

**CZ-R6-CRV-0003: 2040 - 2042, 2050 Generals Highway**

**DPA-R6-CRV-0200: 2040 - 2042, 2050 Generals Highway**

The adopted zoning is primarily R2 (Residential, generally two houses per acre) with a small area of OS (open space). The adopted PLU is LDR. The Development Policy Area (DPA) is Neighborhood Preservation. The property owner requested TC (Town Center) zoning. OPZ recommends TC zoning for the site and extending the adjacent Town Center DPA to this site. OPZ also recommends moving this site to Region 7 to be consistent with the Parole Town Center being in Region 7. The SAC did not come to a consensus on this application. Staff summarized comments from the SAC and the public.

The PAB discussed the location of adjacent utility infrastructure. The PAB supported OPZ's recommendation for TC zoning and the associated PLU change.

**CZ-R6-MRV-0001: 1119 Arundel Station Road**

The adopted zoning is RLD. The adopted PLU is Rural. The property owner requested R1 zoning. The SAC and OPZ recommend retaining the adopted RLD zoning. Staff summarized comments from the public.

The PAB supported OPZ's recommendation for RLD zoning.

**CZ-R6-MRV-0003: 1697 - 1699 Millersville Road; 679 MD 3 North Lane**

This change request includes multiple parcels. The adopted zoning is C2 and RLD. The adopted PLU is Commercial and Rural. The property owner requested C3 zoning on the entire site. OPZ recommends C2 zoning on the entire site. The SAC recommends retaining the adopted zoning of C2 and RLD. Staff summarized comments from the SAC and the public.

The PAB discussed sewer service to the MD 3 corridor and surrounding land uses.

Mr. Blevins, Mr. Evans, Mr. DiPietro, Ms. Mason, and Ms. Rosborg supported OPZ's recommendation for C2 on CZ-R6-MRV-0003A and CZ-R6-MRV-0003B. Mr. Kurtz did not agree with OPZ's recommendation.

**CZ-R6-CRV-0005: 1816 Crownsville Road**

The adopted zoning is W2 (Industrial, office and light industrial uses). The adopted PLU is Industrial. The property owner requested W3 (Industrial, heavy industrial uses) zoning. The SAC and OPZ recommend retaining the adopted W2 zoning. The industrial use of the property was in place prior to the construction of the surrounding residential development.

Mr. Kurtz requested clarification on the current status of the Non-Conforming Use (NCU) on the property.

Mr. Hughes clarified that while historically, the property owners have a NCU, it may have been terminated in 2015; he confirmed that OPZ will continue to research the status of the NCU on the property. Mr. Hughes also explained that at the time of submission, the applicant indicated the NCU was still active on the property. A change to W3 zoning would allow the owner to operate with a SE on the property.

Mr. Blevins motioned CZ-R6-CRV-0005 be recommended for W3 zoning. Mr. DiPietro seconded, and the motion was approved 6-0.

**CZ-R6-CRV-0174A : 1520 Crownsville Road (Crownsville Hospital Properties)**

The adopted zoning is RA. The adopted PLU is Rural. Mr. Hughes informed the PAB that OPZ staff reviewed the County's Crownsville Hospital Memorial Park Master Plan, and made the most appropriate residential zoning recommendations that would allow the intended uses of the property.

Ms. Rosborg motioned to recommend approval of the Development Policy Area and Development Policy Area Overlay changes, the Planned Land Use changes, and the zoning changes for Region 6 as recommended by OPZ, with the exception of any that were specifically discussed during the meeting. Ms. Mason seconded, and the motion was approved 6-0.

### **Region 6 Plan**

The PAB did not have any questions or comments on the Draft Region 6 Plan other than recommendations on PLU changes as explained above.

Ms. Rosborg motioned to recommend approval of the Region 6 Plan as recommended by OPZ, with the exception of any prior recommendations. Mr. Blevins seconded, and the motion was approved 6-0.

Ms. Mason left before the Region 8 deliberations.

### **Draft Region 8 Plans and Comprehensive Zoning Map**

Drafts of the Region 8 Plan and Comprehensive Zoning Map are available on the Region 8 Hub site, [aacounty.org/Region8](http://aacounty.org/Region8). A summary of the various zoning districts is available on the [Zoning Administration website](#).

Mr. Ketterling provided a summary of the testimony received on the PAB draft of the Region 8 Plan and Comprehensive Zoning Map. A summary is also available on the Region 8 Hub site. The PAB received approximately 123 testimonials on Region 8.

Mr. Ketterling explained that Article 18 of the County Code provides three classifications for Assisted Living Facilities. Each classification permits different uses and are allowed in different residential zoning districts. The County considers assisted living facilities to be a residential use, not a commercial use. Mr. Ketterling also confirmed that there are community meeting requirements for site plans submitted for an assisted living facility.

Mr. Ketterling confirmed that childcare centers are permitted in the RA zone with a Special Exception (SE).

### **Davidsonville**

**CZ-R8-DSV-0001:** 1615 Defense Highway

**CZ-R8-DSV-0002A&B:** 1627 Defense Highway

**CZ-R8-DSV-0002C:** 1621 and 1617 Defense Highway

**CZ-R8-DSV-0002D:** Unnumbered Cox Road

**CZ-R8-DSV-0200:** 1629, 1631, 1637, and 1641 Defense Highway

**CZ-R8-DSV-0400:** 2112 Cox Road

OPZ received three Comprehensive Zoning change applications for six properties in this area along MD 450 (Defense Highway): CZ-R8-DSV-0001, CZ-R8-DSV-0002 (A, B, C, and D), and CZ-R8-DSV-0400. The OPZ recommendations on the zoning change applications resulted in a Staff Recommended Companion Change on four properties: CZ-R8-DSV-0200. All of these properties have an adopted zoning of RA and an adopted PLU of Rural. The owner requests for zoning changes requested R1, R2, MXD-G (Mixed Use-General), and SB (Small Business) zoning - see the [Comprehensive Zoning Table](#) for information on individual applications. OPZ recommends SB zoning for this area as it appears to be transitioning away from a Rural development pattern.

The SAC did not come to a consensus on this area. Staff summarized comments from the SAC and the public.

The PAB discussed the size of the change request and the legal boundaries within the change request. The PAB supported OPZ's recommendation for SB zoning for the properties.

**CZ-R8-DSV-0003:** 1605 Polly Place

**CZ-R8-DSV-0201:** 2185, 2188, 2194, 2213, 2216, 2240, and 2246 Cox Road; 1608 Polly Place  
OPZ received an application for CZ-R8-DSV-0003 requesting R1 zoning. The OPZ recommendation on the zoning change application resulted in a Staff Recommended Companion Change on eight properties: CZ-R8-DSV-0201. All of these properties have an adopted zoning of RA and an adopted PLU of Rural. OPZ recommends R1 zoning for this area as it appears to be transitioning away from a Rural development pattern. The SAC did not come to a consensus on this area. Staff summarized comments from the SAC and the public. There is no water and sewer, and it is in Growth Tier III.

The PAB discussed the subdivision potential of the recommended change area and the school district in which the property is located.

Ms. Levy informed the PAB that the plans associated with the County's Phase 2 school redistricting process are currently available for public review.

The PAB supported OPZ's recommendation of R1 zoning for the property.

**CZ-R8-DSV-0011:** 865 Governor Bridge Road

The adopted zoning is RA. The adopted PLU is Rural. The property owner requested RLD zoning. The SAC and OPZ recommend retaining the RA zoning.

The PAB discussed the zoning categories of the adjacent properties, whether a historic structure exists on the site, the historic significance of the site, and legal restrictions on the parcel.

The PAB requested information on whether the property owner would have to go through a variance process if the property was rezoned to RLD. Mr. Ketterling explained that they would not have to go through the process and the property owner could subdivide the parcel.

Ms. Rosborg motioned CZ-R8-DSV-0011 be recommended for RLD zoning for the entire parcel. Mr. Evans seconded, and the motion was approved 5-0.

**CZ-R8-DSV-0401:** 681, 743, and 771 W Central Ave; 3415 Birdsville Rd

The adopted zoning is primarily RA with a small area of C1. The adopted PLU is Rural. The property owner requested C4 zoning for the central business area on site (approximately 5.6 acres), C1 zoning on the sides (approximately 1.4 acres), and the remainder of the site (approximately 33.8 acres) to maintain the existing RA zoning. OPZ recommends RA zoning on the entire site. The SAC did not come to a consensus on this site. Staff summarized comments from the SAC and the public.

The PAB discussed public comment made regarding the zoning change request, OPZ's response to the updated application submitted during the PAB comment period, NCUs on the property, and the current and historic business uses of the property.

Mr. Blevins motioned CZ-R8-DSV-0401 be recommended for RA and C4 split-zoning. Mr. Evans seconded, and the motion was approved 5-0.

**CZ-R8-DSV-1217:** 497 Winding Creek Court

The adopted zoning is split with RA and OS zoning. The adopted PLU is Rural. OPZ's Preliminary Draft recommendation was RA zoning on the entire site. After hearing from the property owner, OPZ updated the PAB draft recommendation to retain the adopted RA and OS zoning. This recommendation was added to the Comprehensive Zoning Map after SAC discussions concluded.

**CZ-R8-DSV-0152:** 2883 Patuxent River Road

The adopted zoning is split with RA and OS zoning. The adopted PLU is Rural. Per the updated approach to properties split zoned with OS, OPZ's Preliminary Draft recommendation was to maintain the adopted zoning on site. After hearing from the property owner, OPZ updated the PAB draft recommendation to entirely RA zoning. This recommendation was added to the Comprehensive Zoning Map after SAC discussions concluded.

**Edgewater**

**CZ-R8-EDW-0001:** Southwest Intersection of MD 2 and MD 214

The adopted zoning is RA. The adopted PLU is SB. The property owner requested C2 or C3 zoning. The SAC and OPZ recommend RA zoning and updating the PLU to Rural. Staff summarized comments from the public.

The PAB discussed the use of adjacent properties, Planned Unit Development (PUD) restrictions on the parcel, and whether surrounding neighbors were supportive of the change request. The PAB supported OPZ's recommendation to retain RA.

**Friendship and Owings**

There was one owner application for CZ changes in Friendship. Staff recommended three Comprehensive Zoning changes. The SAC agreed with all of the OPZ recommendations in Friendship, and none of the recommendations received significant feedback.

There were no owner applications for CZ changes in Owings, nor were there any staff recommended changes. There was not significant feedback for the Owings community.

**Harwood and Owensville**

There were two owner applications for CZ changes in Harwood. Staff recommended four Comprehensive Zoning changes. The SAC agreed with all of the OPZ recommendations in Harwood, and none of the recommendations received significant feedback.

There were no owner applications for CZ changes in Owensville, nor were there any staff recommended changes. There was not significant feedback for the Owensville community.

**Lothian**

**CZ-R8-LTN-0003A:** 6006 Timeless Oak Trail

**CZ-R8-LTN-0003B:** 6005 Timeless Oak Trail; 6009 - 6013 Timeless Oak Trail  
These applications were withdrawn by the applicant.

**CZ-R8-LTN-0400:** 901 Bay Front Road

The adopted zoning is RA. The adopted PLU is Rural. The property owner requested C1 zoning. The OPZ preliminary recommendation for this site was C1 zoning, but OPZ now recommends retaining the adopted RA zoning after receiving testimony on the application. The SAC recommends SB zoning. Staff summarized comments from the public.

The PAB discussed the current use of the lot and concerns about traffic from adjacent property owners. The PAB noted that childcare facilities are allowed in the RA district.

### **Waysons Corner**

There were no owner applications for CZ changes in Waysons Corner. Staff recommended one Comprehensive Zoning change. The SAC agreed with all of the OPZ recommendations in Waysons Corner, and none of the recommendations received significant feedback.

Ms. Rosborg motioned to recommend approval of the Development Policy Area and Development Policy Area Overlay changes, the Planned Land Use changes, and the zoning changes for Region 8 as recommended by OPZ, with the exception of any that were specifically discussed during the meeting. Mr. DiPietro seconded, and the motion was approved 5-0.

### **Region 8 Plan**

The PAB did not have any questions or comments on the Draft Region 8 Plan other than recommendations on PLU changes as explained above.

Ms. Rosborg motioned to recommend approval of the Region 8 Plan as recommended by OPZ, with the exception of any prior recommendations. Mr. Evans seconded, and the motion was approved 5-0.

Mr. Ketterling discussed the next steps for the Region 8 plan, including introduction to the County Council and final adoption.

### **Administrative**

The next PAB meeting will be on Wednesday, November 19, 2025, at 5:00 PM to review existing recommendations for Region 5. The PAB will hold a public hearing on Wednesday, December 3, 2025, to receive verbal testimony on new applications for Comprehensive Zoning changes.

### **Adjournment**

Ms. Rosborg motioned to adjourn the meeting, and Mr. DiPietro seconded the motion. The meeting was adjourned at 8:01 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.