

Planning Advisory Board

# Region 9 Plan and Comprehensive Zoning

November 6, 2024



Anne Arundel County Office of Planning and Zoning

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# Overview

- Region Plan Update - Timeline
- Region 9 Plan Deliberation
- Comprehensive Zoning Region 9 Deliberation
- New Requests During PAB Comment Period
  - Note: These requests will have their own public hearing and deliberation date
    - Written Testimony: November 6, 2024 through 11:59 PM on December 2, 2024
    - Public Hearing: November 20, 2024 at 5:00 PM
    - New application deliberation: December 4, 2024 at 5:00 PM



## Review and Adoption Timeline

### September 18:

- Staff briefing to PAB
- PAB opens public comment; written public comment accepted

### September 25:

- PAB Public Hearing
- Written public comment continues

### October 9:

- Public comment period closes

### November 6:

- PAB Deliberation on Draft Plan and Comprehensive Zoning Map
- Public Review of New Zoning Requests

### November 20:

- PAB Public Hearing for new requests

### December 4:

- PAB Deliberation on new zoning requests

### Winter 2024/25

- Introduction of Draft Plan and Comprehensive Zoning Map to County Council

PAB Process

County Council Process

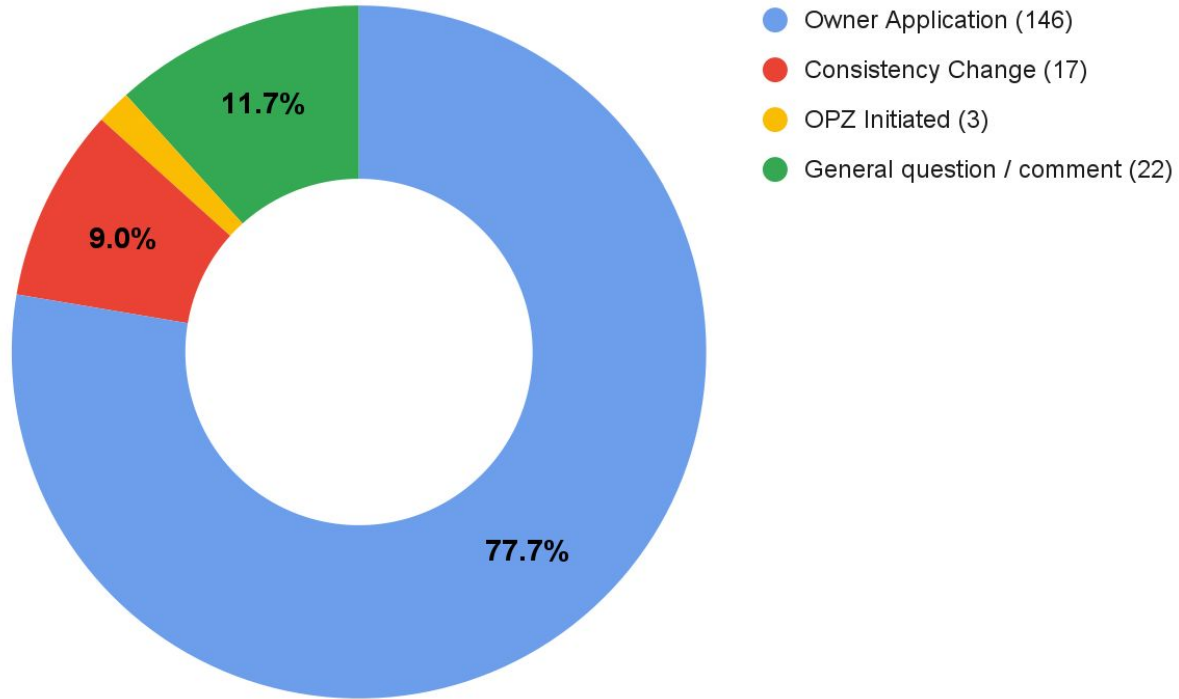
## Key Outreach phases:

- Initial Questionnaire
- Feedback Map
- Visioning Questionnaire
- Survey of Draft Strategies
- Draft zoning



# Region 9 Summary of Testimony

Testimony by type of Change Recommendation (does not include phone calls)



# Region 9 Plan

# Comprehensive Zoning

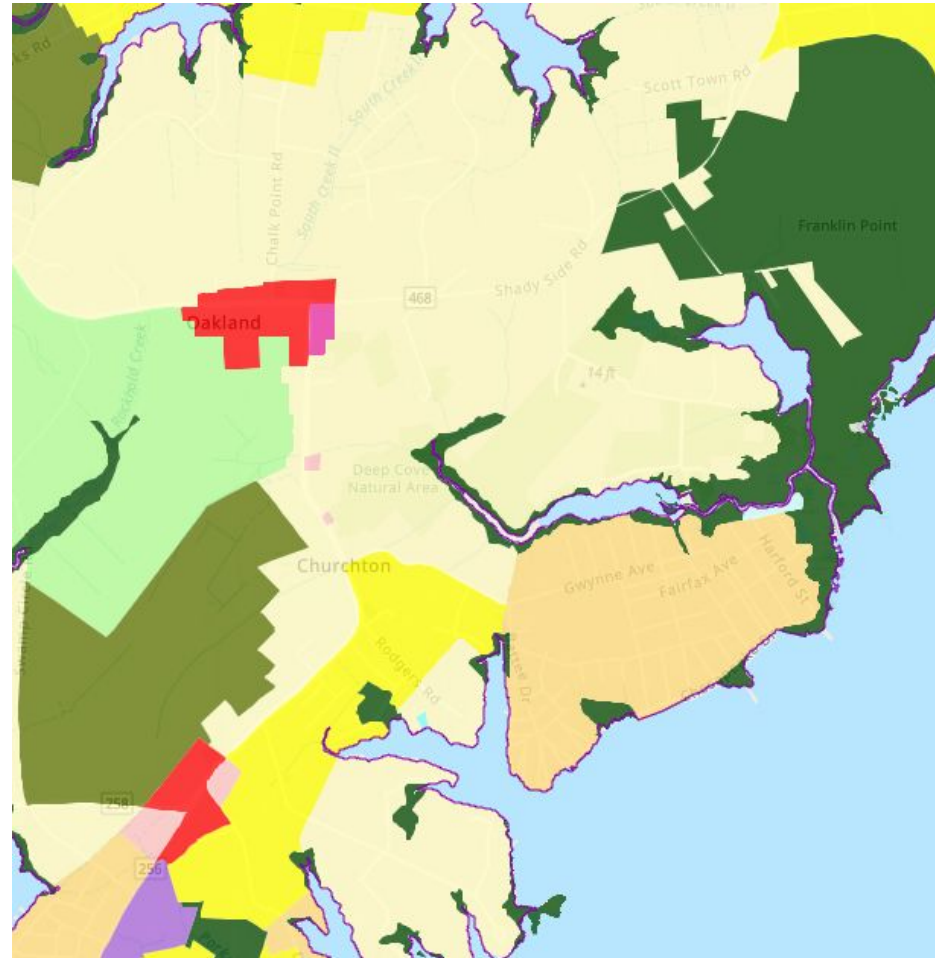
# Churchton



# Region 9 Development Policy Area, Planned Land Use, and Comprehensive Zoning

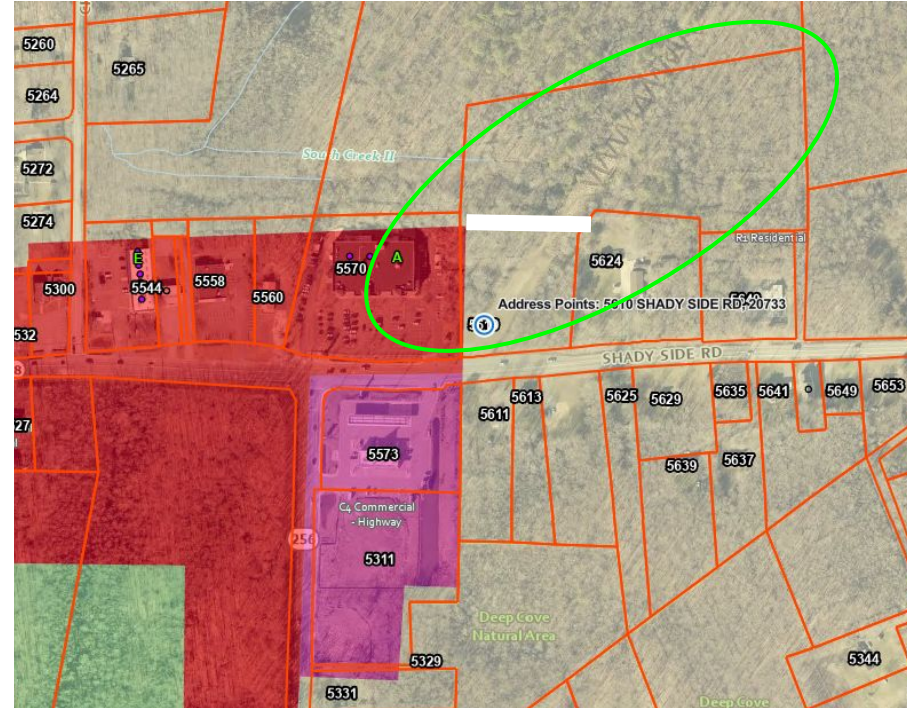
## Churchton

- **3 Zoning Change Applications**
  - **1 Application where OPZ and SAC have Different Recommendations**
- **9 OPZ and SAC Recommended Zoning Changes**
  - **2 Recommendations where Staff and SAC have Different Recommendations**
- **1 Application with Public Testimony**



## Churchton

- **CZ-R9-CHT-0001** 5610 Shady Side Rd
  - **Adopted Zoning:** Split R1 and C3
  - **Owner Requested:** C3
  - **Staff Recommended zoning:** Split R1 and C3
  - **SAC Recommended zoning:** No Recommendation
  - **Public Testimony:**
    - 2 comments received.
    - Comments received for this site were also included in the same comments as multiple properties throughout the region citing preservation of Glebe Heights Forest.



Current Zoning

## Churchton

- **CZ-R9-CHT-0113** 1347 Ellicott Ave
  - **Adopted Zoning:** Split R5 and OS
  - **Staff's Recommended zoning:** R5
  - **SAC Recommended zoning:** OS\*
  
- **CZ-R9-CHT-0114** 5519 Ilchester St
  - **Adopted zoning:** Split R5 and OS
  - **Staff's Recommended zoning:** R5
  - **SAC Recommended zoning:** Rec. added after SAC discussion



\*Discussed prior to Staff's updated recommendation

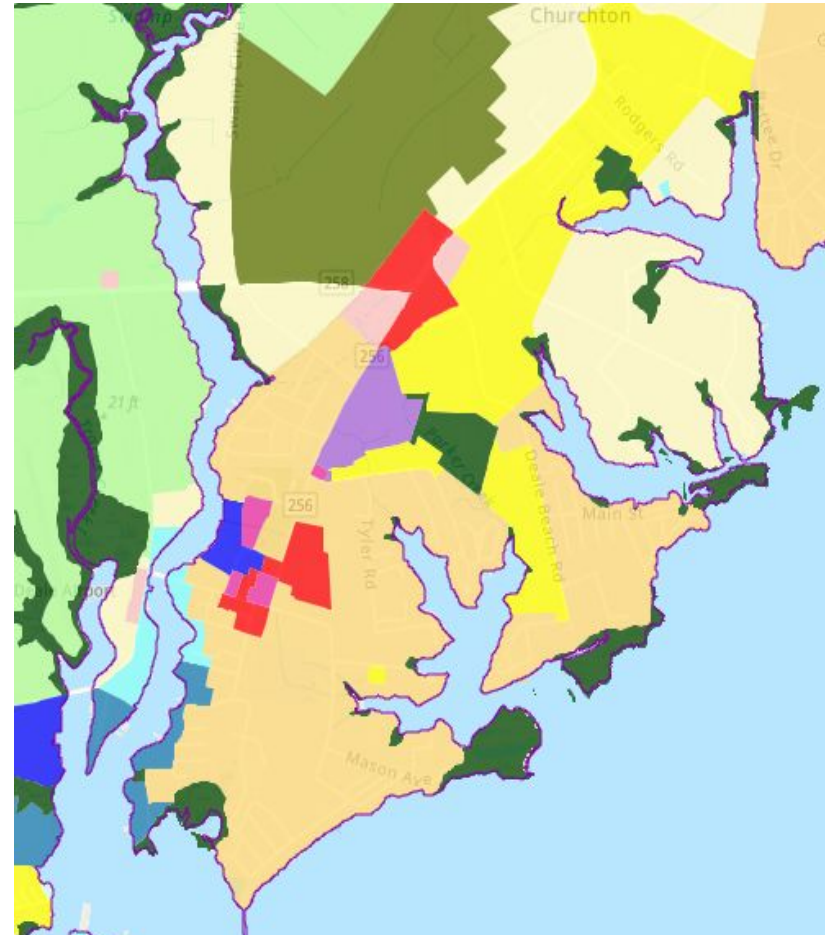
Deale



# Region 9 Development Policy Area, Planned Land Use, and Comprehensive Zoning

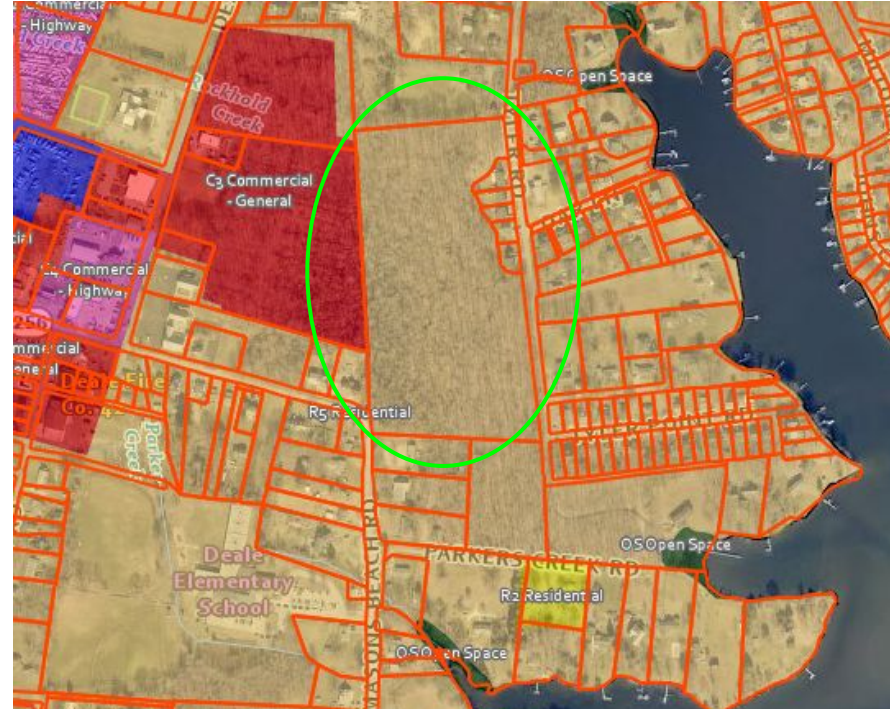
## Deale

- **4 Zoning Change Applications**
  - **OPZ and SAC are in Agreement with All Applications**
- **12 OPZ and SAC Recommended Zoning Changes**
  - **1 Recommendation where Staff and SAC have Different Recommendations**
- **Public Testimony:** The majority of the comments focused on consistency changes recommended for individual properties.



## Deale

- **CZ-R9-DEL-0114:** Stearnlings Property Open Space
  - **Adopted Zoning:** R5
  - **Staff's Recommended zoning:** OS
  - **SAC Recommended zoning:** Change added after SAC discussion

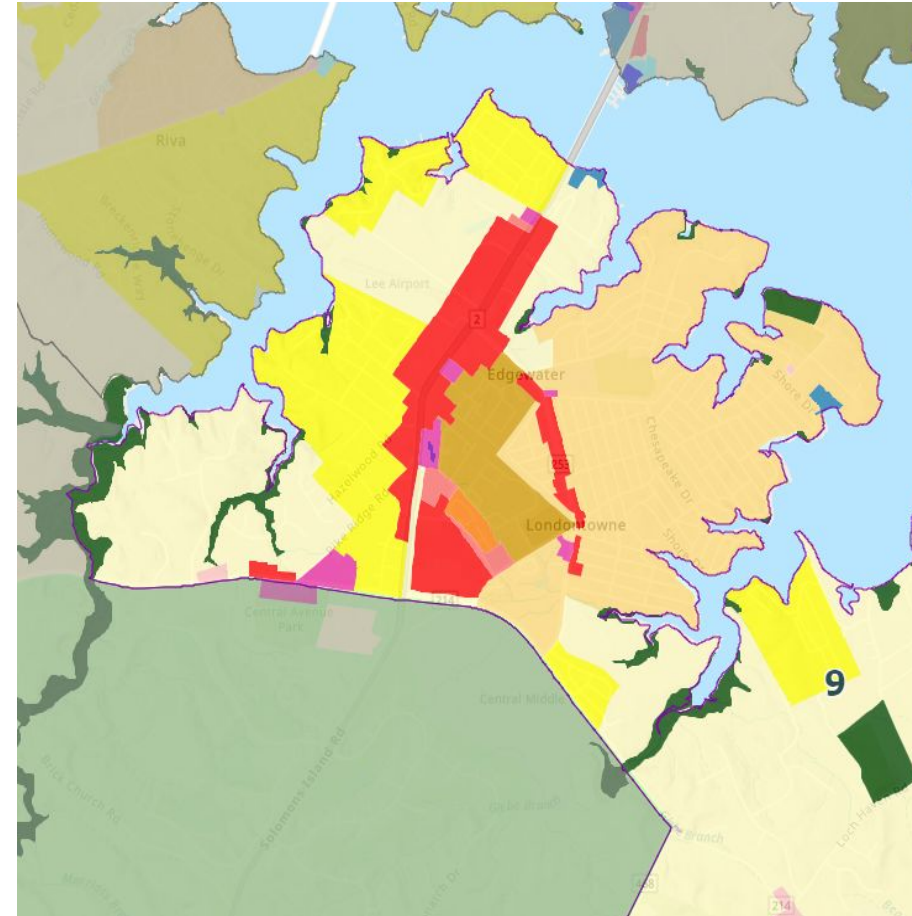


Current Zoning

# Edgewater

## Edgewater

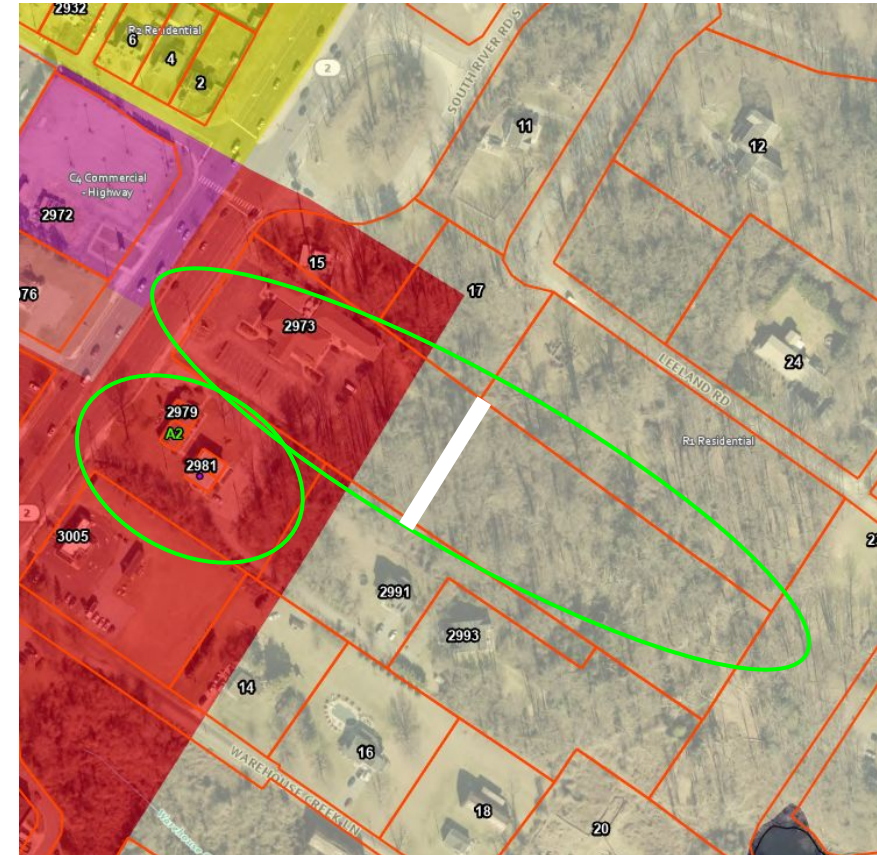
- **11 Zoning Change Applications**
  - **1 Application where OPZ and SAC have Different Recommendations**
- **6 OPZ and SAC Recommended Zoning Changes**
  - **2 Recommendations where Staff and SAC have Different Recommendations**
- **3 Applications with Public Testimony**





## Edgewater

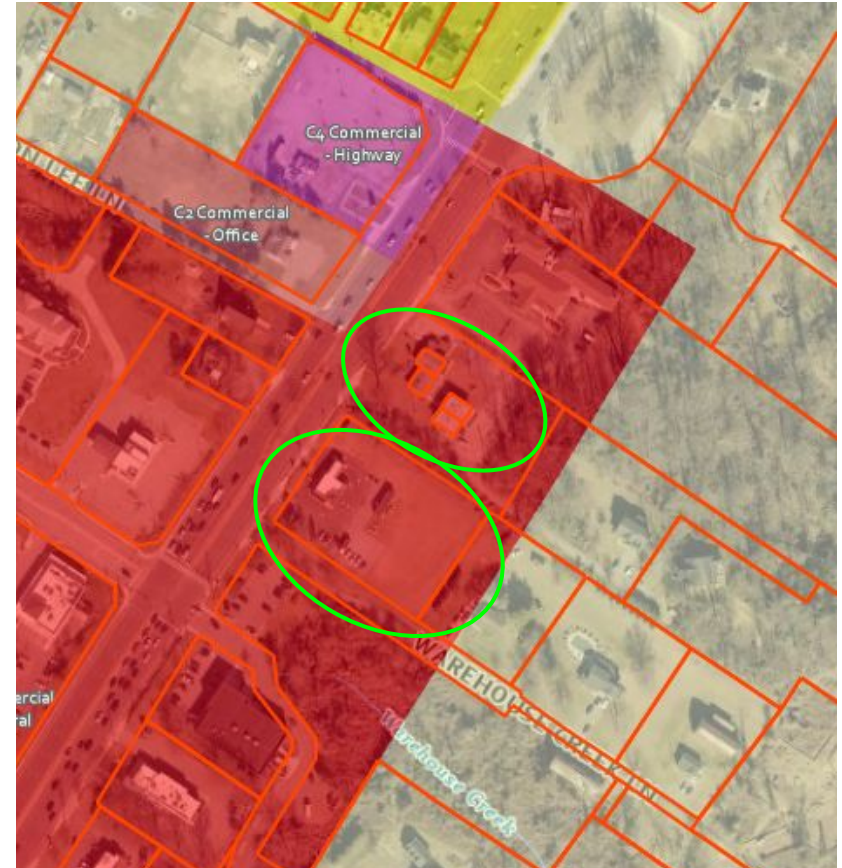
- **CZ-R9-EDW-0002 2973 SOLOMONS ISLAND RD**
  - **Adopted Zoning:** Split R1 and C3
  - **Owner Requested:** C3
  - **Staff Recommended zoning:** Split R1 and C3
  - **SAC Recommended zoning:** No Recommendation
  - **Public Testimony:**
    - 2 comments oppose OPZ recommendation due to concerns about the environment and impacts on neighboring properties.



Current Zoning

## Edgewater

- **CZ-R9-EDW-0003** 2979/2981 SOLOMONS ISLAND RD
  - **Adopted Zoning:** C3
  - **Owner Requested:** C4
  - **Staff and SAC Recommended zoning:** C3
  - **Public Testimony:** There were 3 comments expressing support for the recommendation of maintaining the existing C3 zoning as a change to C4 could increase traffic on MD 2.
  
- **CZ-R9-EDW-0004** 3005 SOLOMONS ISLAND RD
  - **Adopted Zoning:** C3
  - **Owner Requested:** C4
  - **Staff and SAC Recommended zoning:** C3
  - **Public Testimony:** 4 comments received. Three comments expressed support for the C3 recommendation and cited traffic concerns if there was a change to C4. One comment from the property's representative requested the PAB consider the request of C4 as it is consistent with the area and Plan2040.



Current Zoning

## Edgewater

- **CZ-R9-EDW-0108** Unnumbered Shore Dr
  - **Adopted Zoning:** Split R5 and MB
  - **Staff's Recommended zoning:** MB
  - **SAC Recommended zoning:** Rec. added after SAC discussion
- **CZ-R9-EDW-0109** 1904 Salisbury Rd
  - **Adopted Zoning:** Split C3 and R5
  - **Staff's Recommended zoning:** C3
  - **SAC Recommended zoning:** Rec. added after SAC discussion



Current Zoning



## Edgewater

- **CZ-R9-EDW-0400** 25 Leeland Rd
  - **Adopted Zoning:** R1
  - **Owner Requested:** MA2
  - **Staff and SAC Recommended zoning:** MA1B
  - **Public Testimony:**
    - 3 comments all expressing opposition for MA1B.
    - 2 comments requested the PAB consider their request of MA2 to support existing uses.
    - 1 comment from community members of South River Park (signed by 8 people) recommended the property maintain the existing R1 zoning citing concerns about adverse impacts to the environment and surrounding community.



Current Zoning

# Friendship

## Friendship

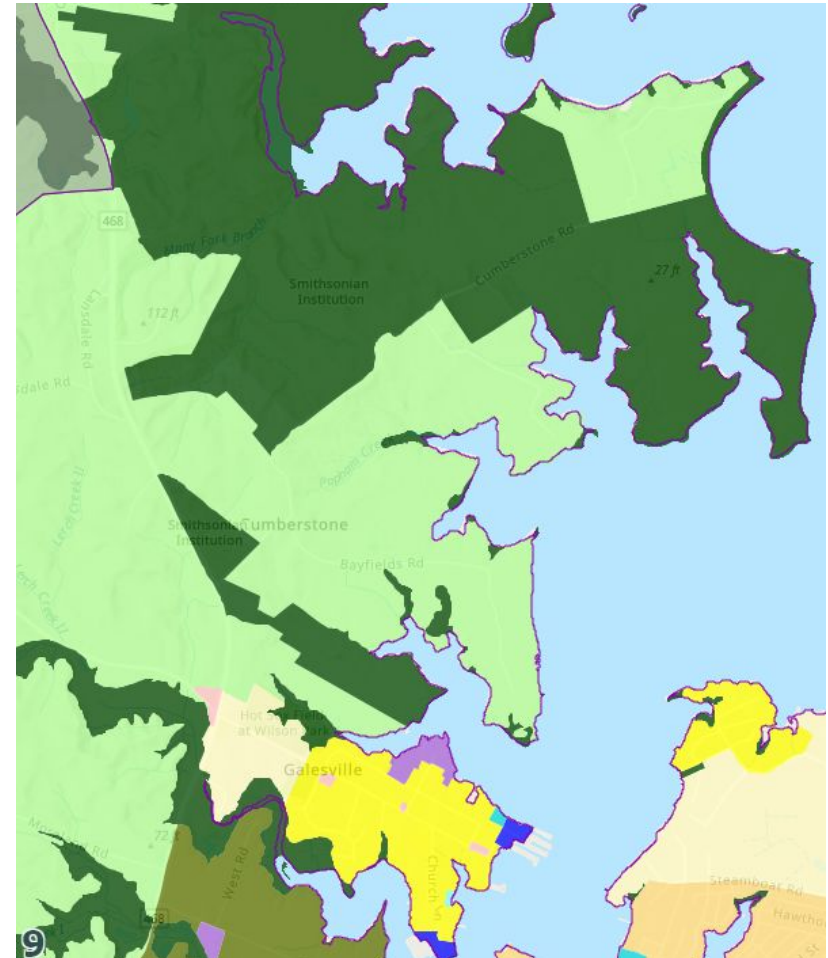
- 0 zoning Change Applications
- 0 OPZ and SAC Recommended Zoning Change
- **Public Testimony:** The PAB did not receive testimony on properties located in Friendship



# Galesville

## Galesville

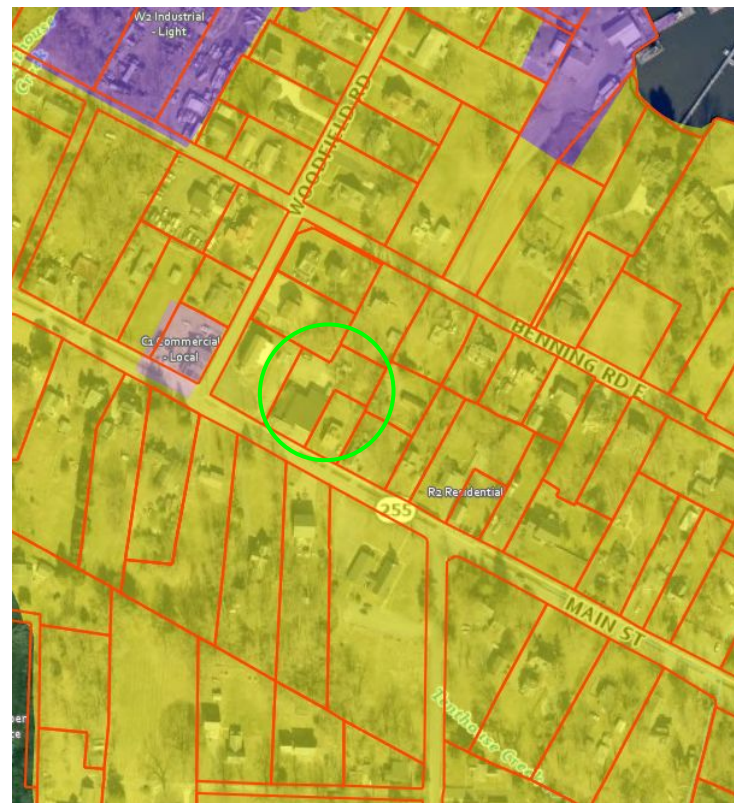
- 7 zoning Change Applications
  - 1 Application where OPZ and SAC have Different Recommendations
- 1 OPZ and SAC Recommended Zoning Change
- 1 Application with Public Testimony





## Galesville

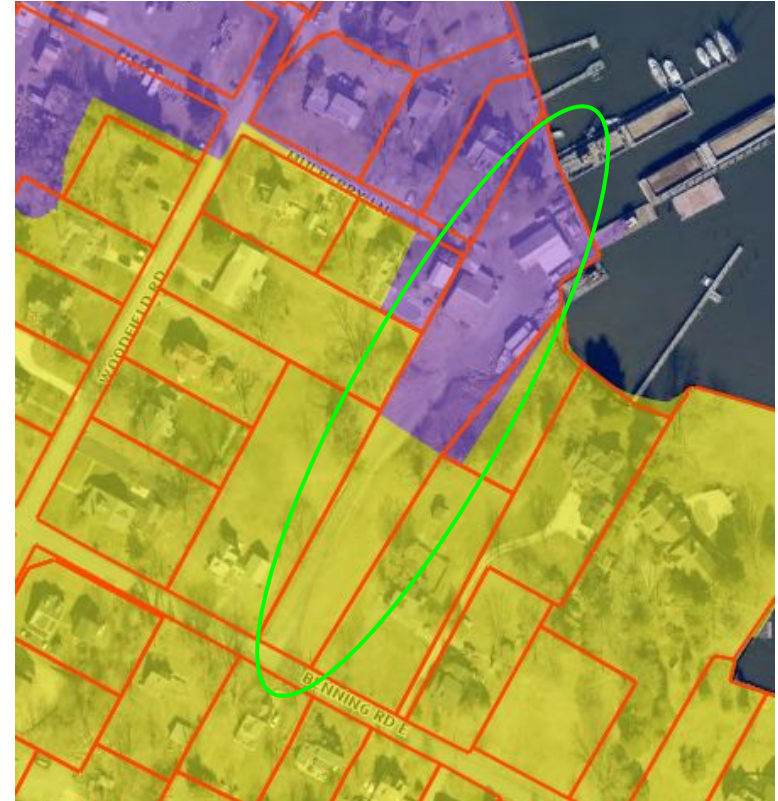
- **CZ-R9-GSV-0005** 954 Main St
  - **Adopted Zoning:** R2
  - **Owner Requested:** C4
  - **Staff /SAC Recommended zoning:** R2
  - **Public Testimony:**
    - 21 comments received
    - 18 supporting the recommendation of R2.
    - Some comments mention support for the applicant's intended use, many of these comments note that C4 zoning is not consistent with the surrounding neighborhood and could increase traffic and speeding concerns.
    - One community member submitted a petition with over 250 signatures in support of maintaining the existing R2 zoning.



Current Zoning

## Galesville

- **CZ-R9-GSV-0401** 1014 E BENNING RD
  - **Adopted Zoning:** Split R2 and W2
  - **Owner Requested:** W2
  - **Staff Recommended zoning:** Split R2 and W2
  - **SAC Recommended zoning:** W2
  - **Public Testimony**
    - 14 comments received.
    - 7 comments support the OPZ recommendation.
    - The property owner and their representative submitted seven comments requesting the PAB consider W2 zoning on the entire property to support existing uses



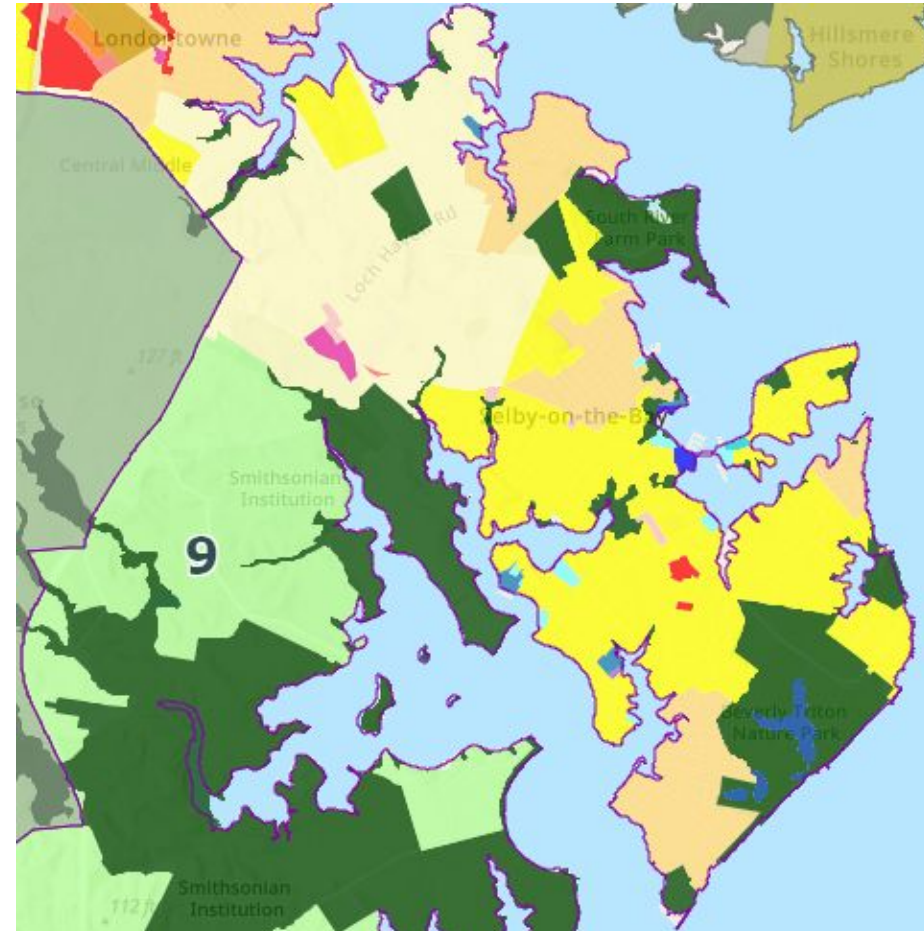
Current Zoning

Mayo

# Region 9 Development Policy Area, Planned Land Use, and Comprehensive Zoning

## Mayo

- **13 Zoning Change Applications**
  - **2 Applications where OPZ and SAC have Different Recommendations**
- **11 OPZ and SAC Recommended Zoning Changes**
  - **2 Recommendations where Staff and SAC have Different Recommendations**
- **3 Applications with Public Testimony**





## Mayo

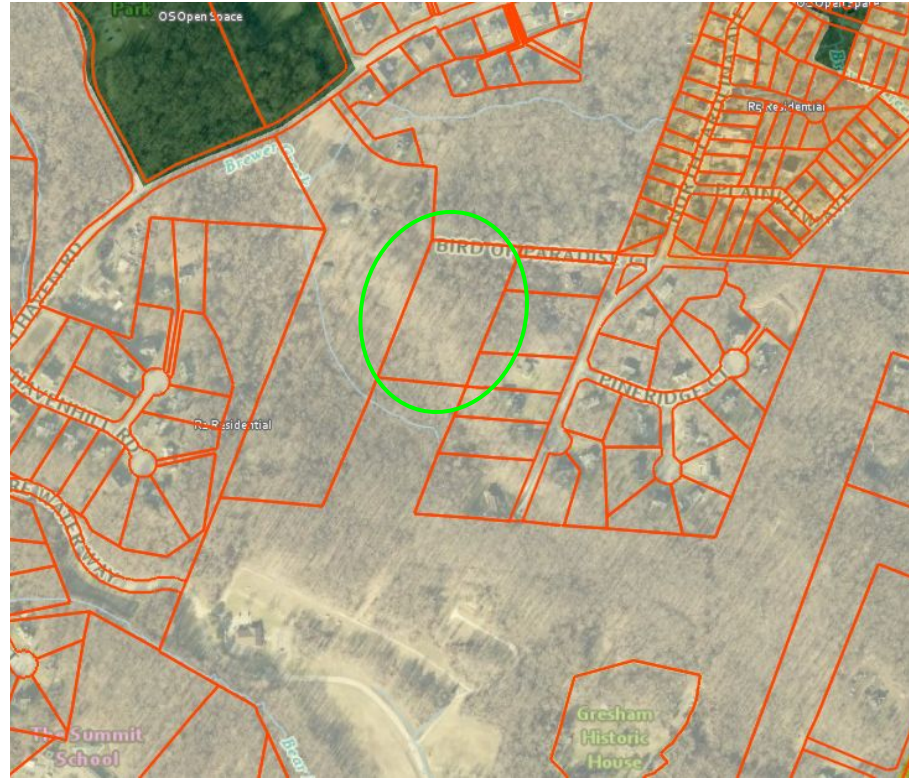
- **CZ-R9-MYO-0001** Off of Loch Haven Rd
  - **Adopted Zoning:** Split R1 and OS
  - **Owner Requested:** R2
  - **Staff Recommended zoning:** R1
  - **SAC Recommended zoning:** RLD
  - **Public Testimony:**
    - 12 comments received.
    - Most expressed opposition to R2
    - Comments noted environmental constraints on the property, and support the Arundel Rivers Federation idea to zone the property OS.
    - The property owner and their representative encouraged the PAB to consider their request for R2 and stated that the SAC recommended zoning of RLD would severely limit the development potential of the property



Current Zoning

## Mayo

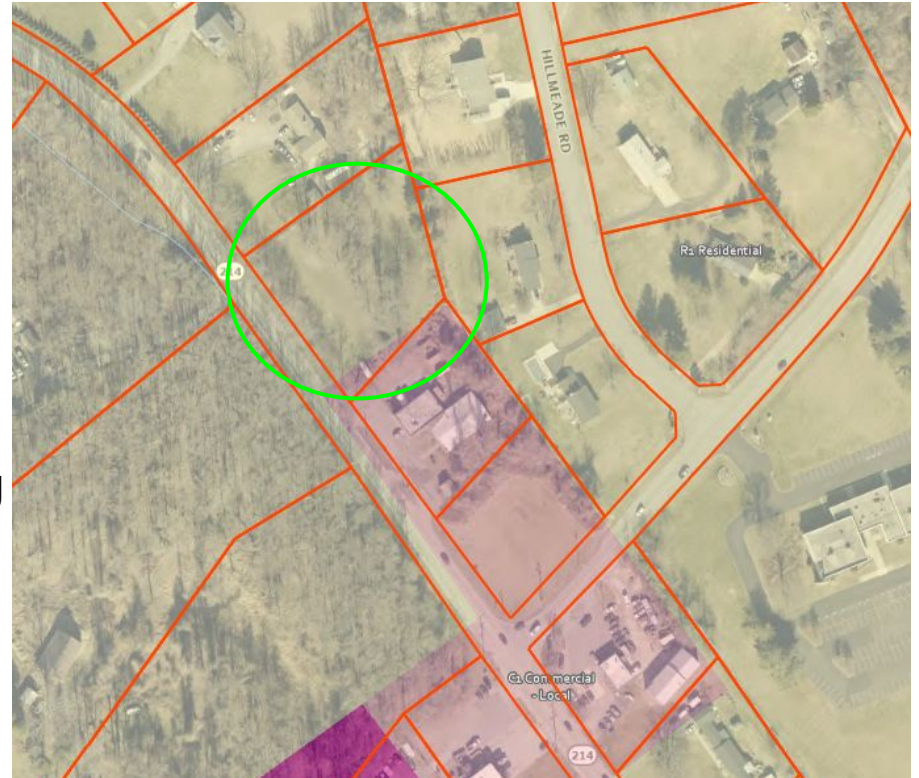
- **CZ-R9-MYO-0003** Unnumbered Bird of Paradise Ct (Tax ID: 100001768115)
  - **Adopted Zoning:** R1
  - **Owner Requested:** R2 or R5
  - **Staff and SAC Recommended zoning:** R1
  - **Public Testimony:**
    - There were 11 comments all expressing support for developing senior housing.



Current Zoning

## Mayo

- **CZ-R9-MYO-0004 712 Central Ave**
  - **Adopted Zoning:** Split R1 and C1
  - **Owner Requested:** W2
  - **Staff Recommended zoning:** C1
  - **SAC Recommended zoning:** No Recommendation
  - **Public Testimony:**
    - No comments received during PAB review period.
    - This site received two comments in previous public reviews, one supportive and one opposed to the proposed change.



Current Zoning



## Mayo

- **CZ-R9-MYO-0006 A,B,C** 1293 and 1295 Mayo Ridge Rd
  - **Adopted Zoning:** Split R2 and MA2
  - **Updated Owner Request:** Split R5 and MA2
  - **Staff and SAC Recommended zoning:** Split R5 and MA2
  - **Public Testimony:**
    - 27 comments received.
    - 2 comments support the OPZ/SAC recommendation.
    - Many note opposition to high density development and **R22 zoning, which is no longer requested by the applicant.** Other comments express concerns about traffic / public safety that could be exacerbated by a higher intensity zoning district.
    - Many comments mention that zoning changes may adversely impact the environment.



Current Zoning



# Region 9 Development Policy Area, Planned Land Use, and Comprehensive Zoning



Current Zoning

## CONCEPT PLAN - MA2 / R5



702 King Farm Blvd, Suite 600  
Rockville, MD 20850  
301.670.1635  
nehmer.com

Architecture  
Project Management  
Interior Design  
Branding

**MAYO RIDGE SITE PLAN CONCEPT**  
Edgewater, MD

Proposal\*

\*Please note the layout of structures, roads, etc. have not been approved or reviewed by staff.

## Mayo

- **CZ-R9-MYO-0007 A,B,C** 3920 ,3926, 3942  
Germantown Rd
  - **Adopted Zoning:** Split R2, MA2, MB
  - **Owner Requested:** Split R2, MA2, MB
  - **Staff and SAC Recommended zoning:** Split R2, MA2, MB
  - **Public Testimony:**
    - 27 comments received.
      - 8 comments support the OPZ/SAC recommendation noting the recommendation aligns with the existing uses of the site.
      - The remaining comments note concerns about traffic, impacts to the environment, impacts to the neighboring community.



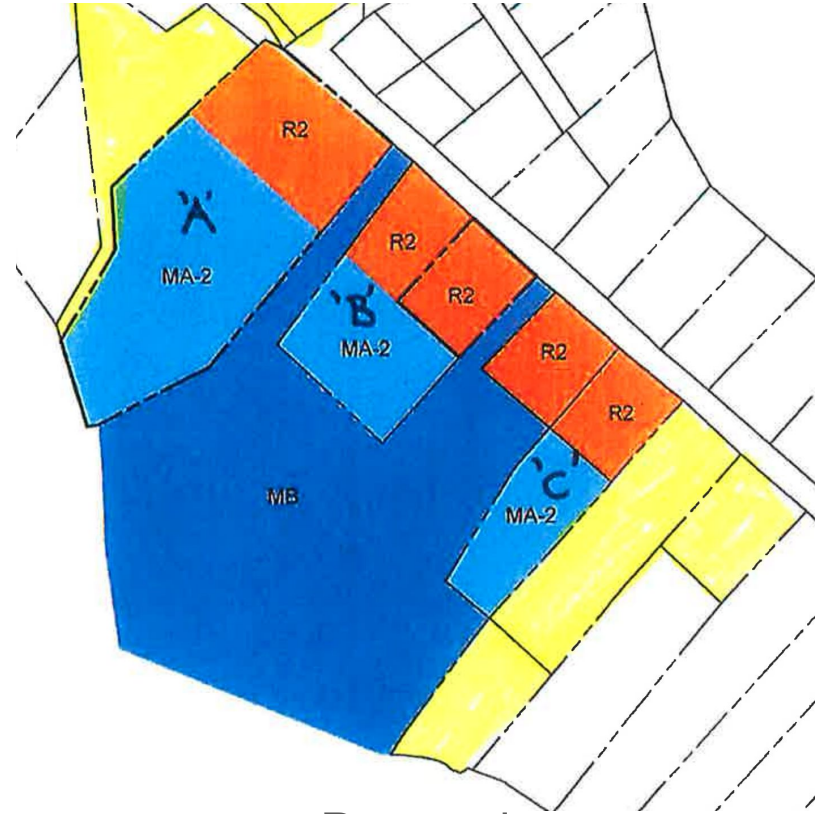
Current Zoning



# Region 9 Development Policy Area, Planned Land Use, and Comprehensive Zoning



Current Zoning



Proposal

## Mayo

- **CZ-R9-MYO-0112** 247 Likes Rd
- **CZ-R9-MYO-0113** 201 Likes Rd
  - **Adopted Zoning:** Split R5 and OS
  - **Staff's Recommended zoning:** R5
  - **SAC Recommended zoning:**  
Rec. added after SAC discussion

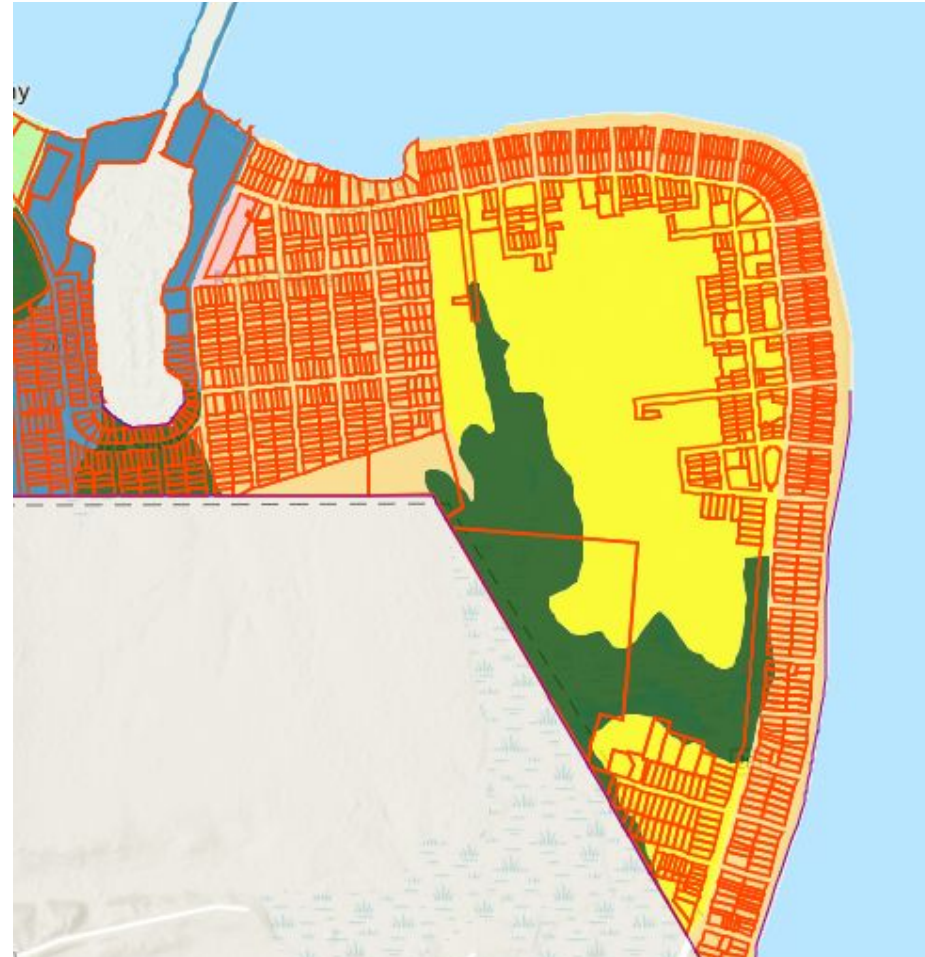


Current Zoning

# North Beach

## North Beach

- **3 zoning change applications**
  - **OPZ and SAC are in Agreement with All Applications**
- **1 OPZ and SAC Recommended Zoning Change**
- **1 Application with Public Testimony**





## North Beach

- **CZ-R9-NBC-0002** 609 Walnut Ave
  - **Adopted Zoning:** R5
  - **Owner Requested:** C1
  - **Staff and SAC Recommended zoning:** C1
  - **Public Testimony:**
    - 5 comments received
    - All expressing opposition to expansion of commercial uses due to concerns about safety and impacts on the neighboring community

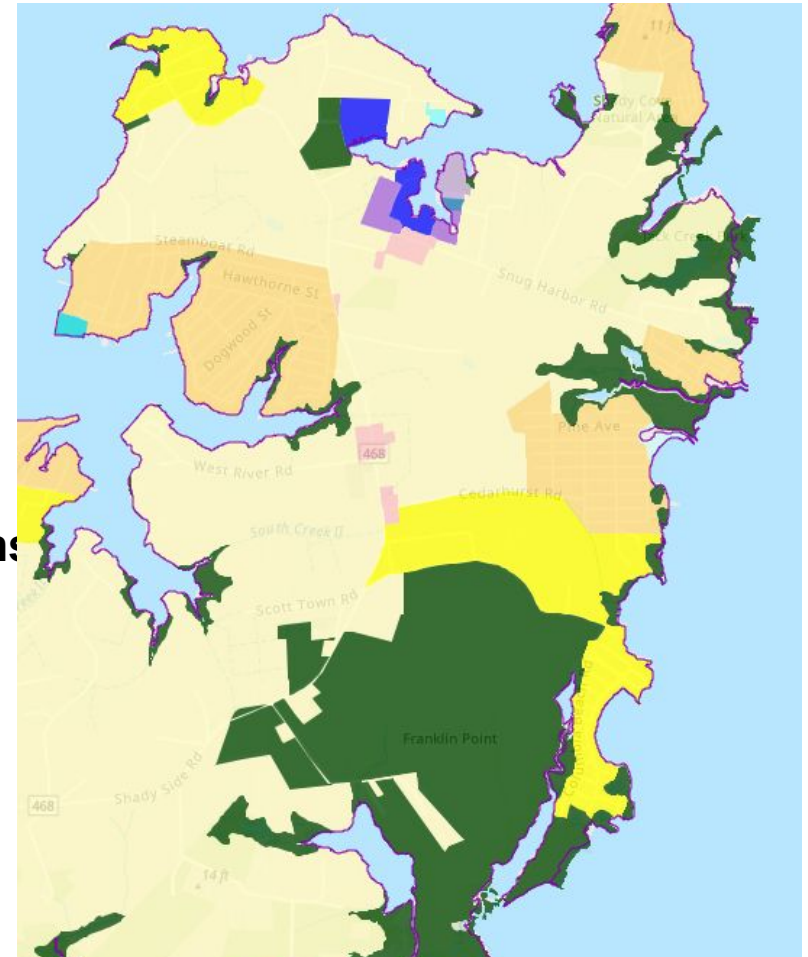


# Shady Side



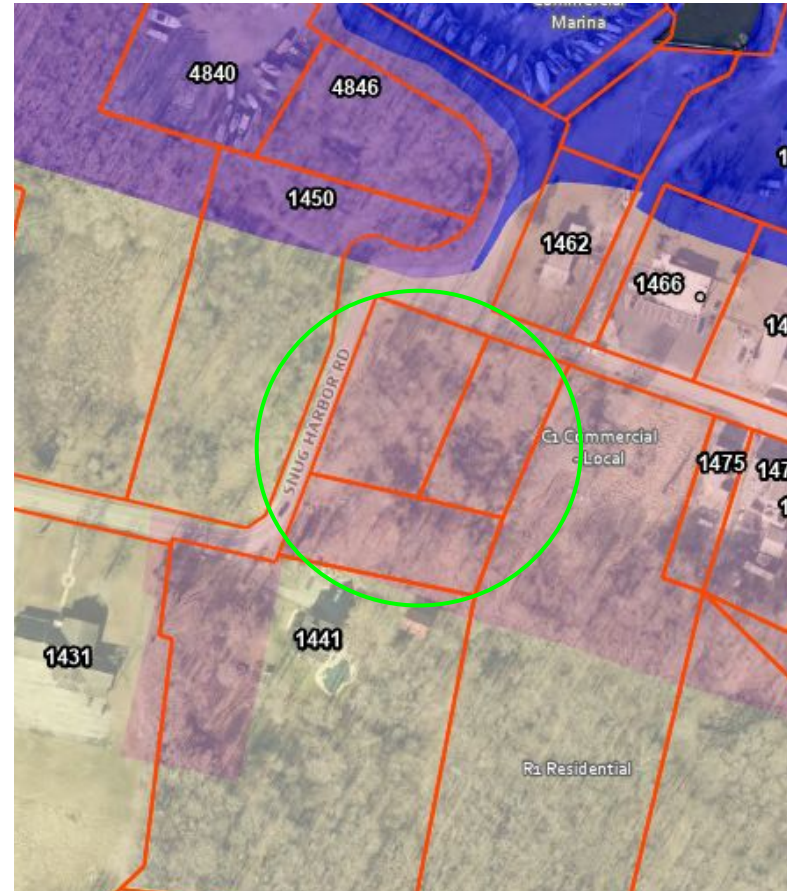
## Shady Side

- **4 Zoning Change Applications**
  - **2 Applications where OPZ and SAC have Different Recommendations**
- **10 OPZ and SAC Recommended Zoning Changes**
  - **3 Recommendations where Staff and SAC have Different Recommendations**
- **1 Application with Public Testimony**



## Shady Side

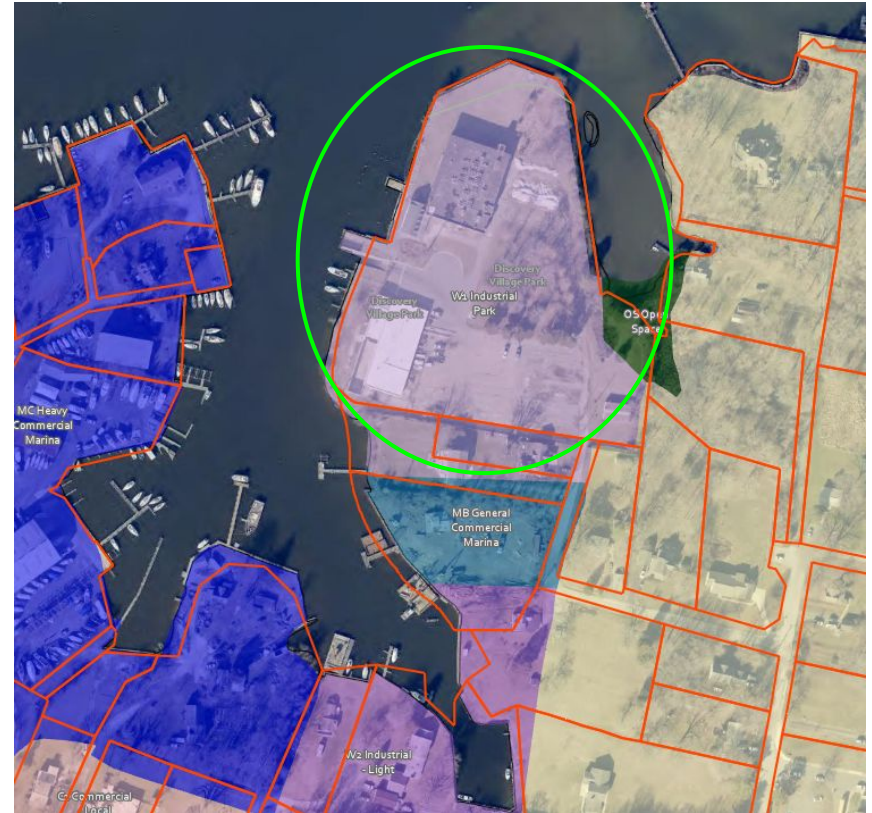
- **CZ-R9-SDS-0001** 1449, 1459, 1463 Snug Harbor Rd
  - **Adopted Zoning:** C1
  - **Owner Requested:** R10
  - **Staff Recommended zoning:** R5\*  
(Changed from C1 during the Preliminary Review)
  - **SAC Recommended zoning:** C1
  - **Public Testimony:** None on the preliminary draft recommendation of C1; none on the PAB draft recommendation of R5



Current Zoning

## Shady Side

- **CZ-R9-SDS-0400** 4804 Atwell Rd
  - **Adopted Zoning:** W1 / R1 / OS
  - **Owner Requested:** MC
  - **Staff Recommended zoning:** MB
  - **SAC Recommended zoning:** No Recommendation
  - **Public Testimony:**
    - 6 comments received.
    - 1 comment supports the OPZ recommendation of MB, but also requests the PAB consider the request of MC zoning.
    - The remainder of the comments express opposition to expansion of commercial uses due to concerns about public safety and traffic.

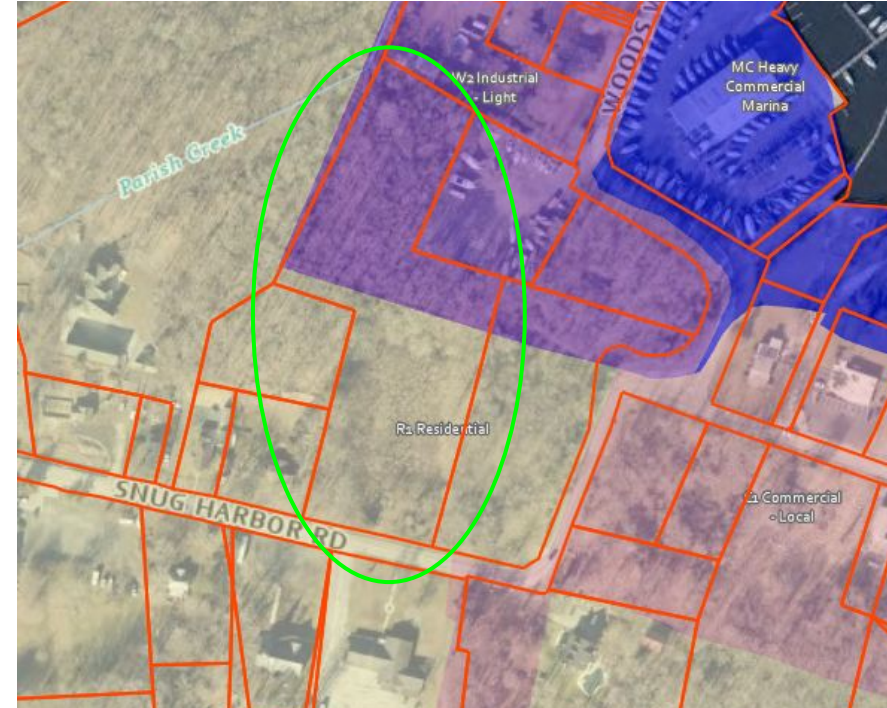


Current Zoning



## Shady Side

- **CZ-R9-SDS-0100:** 1430 Snug Harbor Rd
  - **Adopted Zoning:** Split R1 and W2
  - **Staff's Recommended zoning:** R1
  - **SAC Recommended zoning:** Did not reach a consensus



Current Zoning

## Shady Side

- **CZ-R9-SDS-0102B: 1750 Lake Ave**
  - **Adopted Zoning:** Split R5 and OS
  - **Staff's Recommended zoning:** R5
  - **SAC Recommended zoning:** MA1\*

\*Discussed prior to Staff's updated recommendation

Current  
Zoning



Proposed  
Zoning





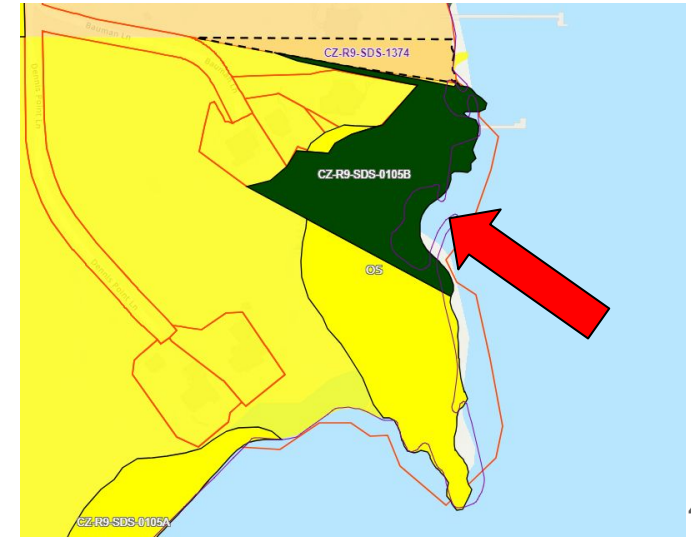
## Shady Side

- **CZ-R9-SDS-0105B:** Dennis Point Open Space
  - **Adopted zoning:** Split R2 and OS
  - **Staff's Recommended zoning:** R2 and OS
  - **SAC Recommended zoning:** Rec. added after SAC discussion

Current  
Zoning



Proposed  
Zoning

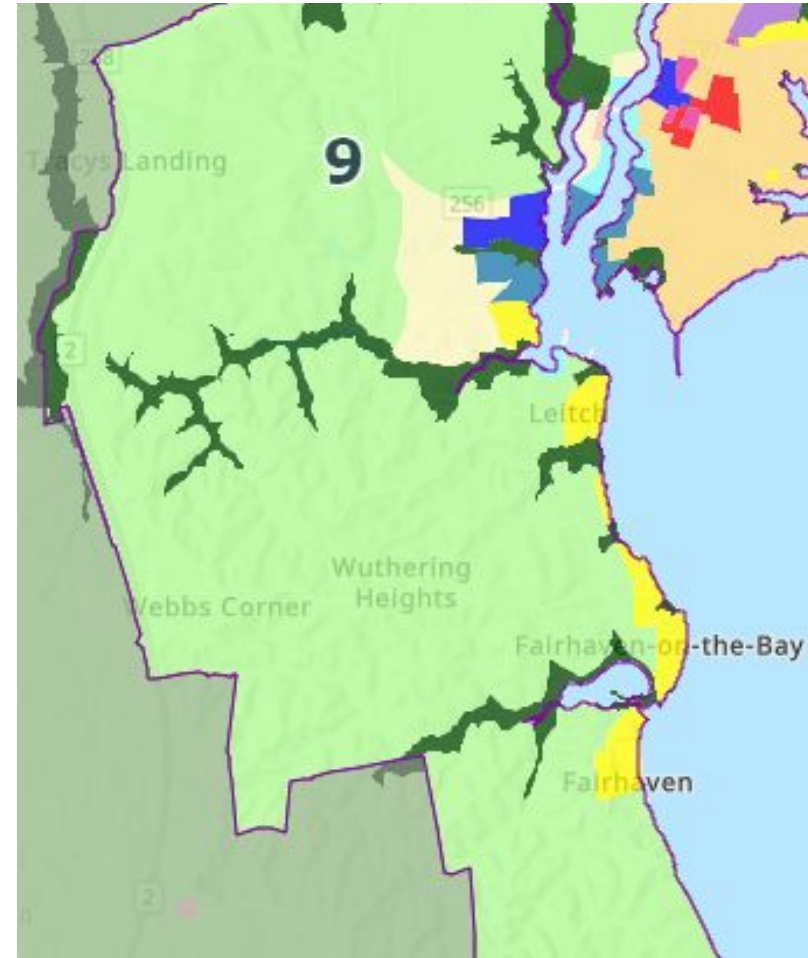


# Tracys Landing

# Region 9 Development Policy Area, Planned Land Use, and Comprehensive Zoning

## Tracys Landing

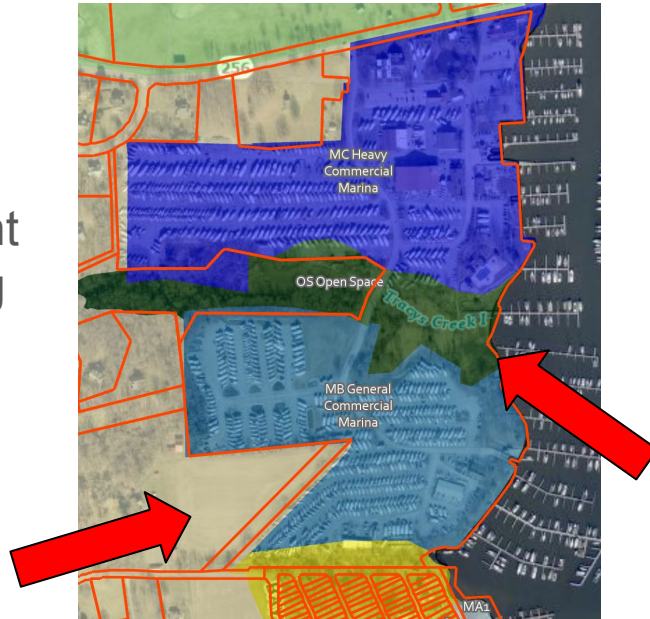
- **3 Zoning Change Applications**
  - **OPZ and SAC are in Agreement with All Applications**
- **3 OPZ Recommended Zoning Changes**
  - **No SAC Recommendation**
- **Public Testimony** The majority of the testimony received in Tracys Landing was on the draft Region 9 Plan, including on the need for bicycle and pedestrian facilities and Scenic and Historic Roads.



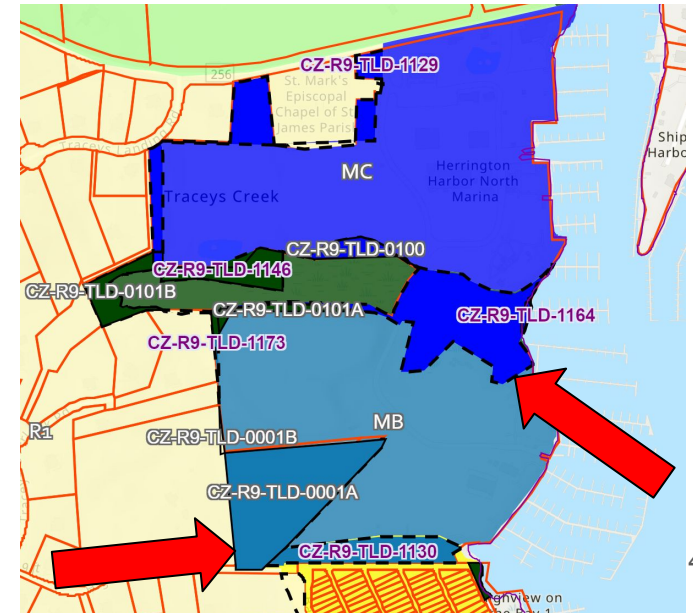
## Tracys Landing

- **CZ-R9-TLD-0100:** Herrington Harbour North
  - **Adopted Zoning:** Split R1, OS, MB, MC
  - **Staff's Recommended zoning:** Split MC and MB
  - **SAC Recommended zoning:** Rec. added after SAC discussion

Current Zoning



Proposed Zoning



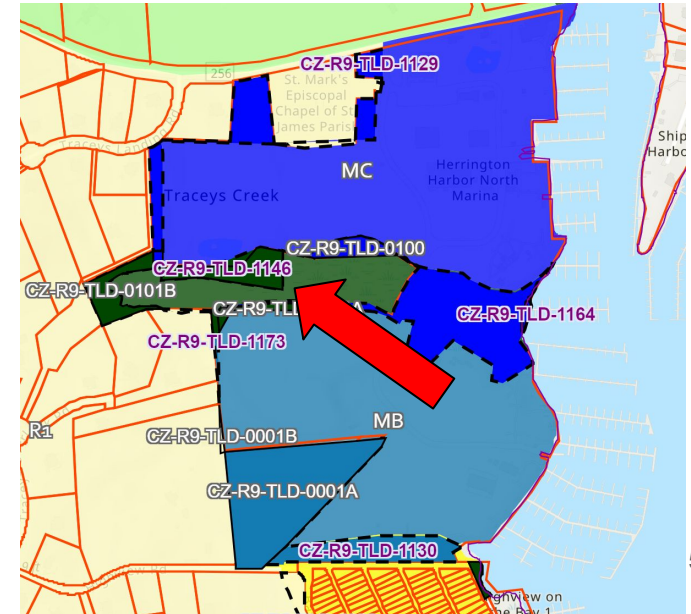
## Tracys Landing

- **CZ-R9-TLD-0101A,B:** Tracys Creek Homeowners Association
  - **Adopted Zoning:** Split R1, OS, MB, and MC
  - **Staff's Recommended zoning:** OS
  - **SAC Recommended zoning:** Rec. added after SAC discussion

Current Zoning

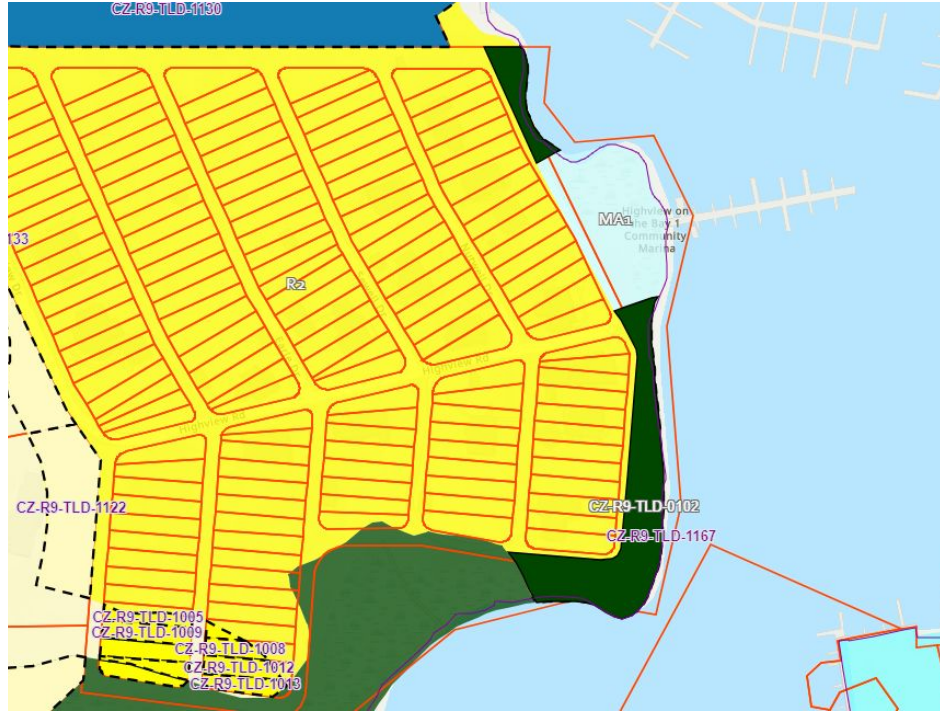


Proposed Zoning





## Tracys Landing



Proposed Zoning

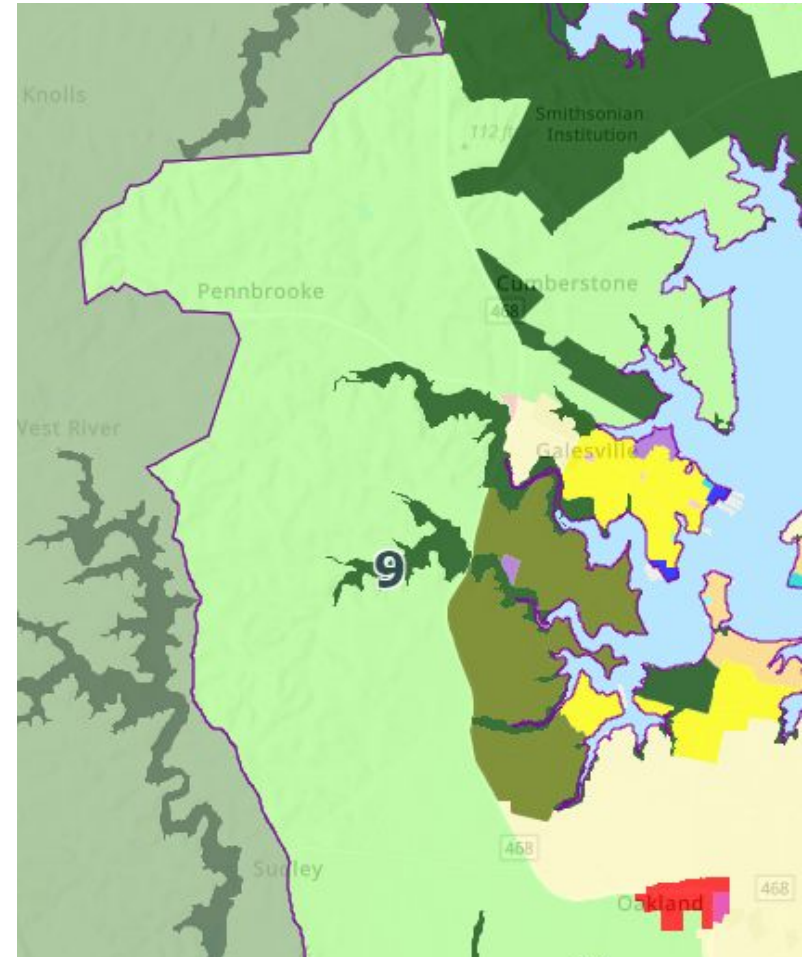


Current Zoning

# West River

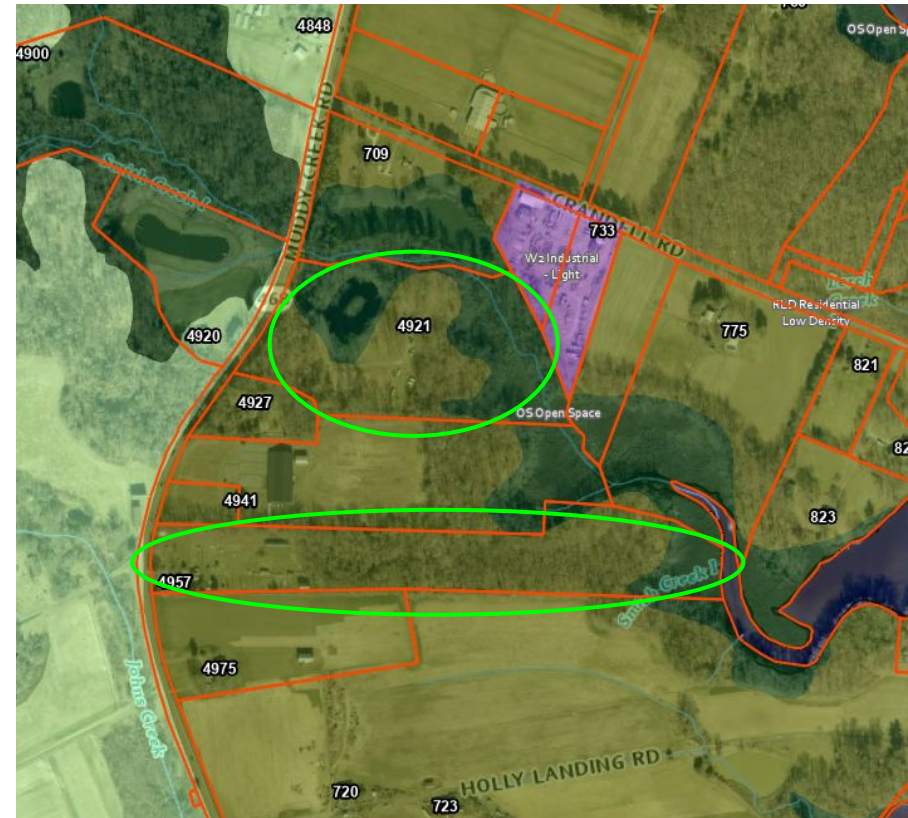
## West River

- **4 zoning Change Applications**
  - **1 Application where OPZ and SAC have Different Recommendations**
- **5 OPZ and SAC Recommended Zoning Changes**
- **1 Application with Public Testimony**



## West River

- **CZ-R9-WRV-0001** 4921, 4957 Muddy Creek Rd
  - **Adopted Zoning:** Split RLD and OS
  - **Owner Requested:** RA
  - **Staff Recommended zoning:** RLD
  - **SAC Recommended zoning:** No Recommendation
  - **Public Testimony:**
    - 3 comments received.
    - 2 comments recommended maintaining the existing split-zoning for environmental purposes.
    - 1 comment was in favor of the owner requested RA zoning.



Current Zoning



## West River

- **CZ-R9-WRV-0003** 846 Shady Oaks RD
  - **Adopted Zoning:** R2
  - **Owner Requested:** MA2
  - **Staff and SAC Recommended zoning:** MA2
  - **Public Testimony:**
    - 6 comments received.
    - 3 comments support the OPZ/SAC as MA2 is the least intense commercial maritime zoning district.
    - 3 comments oppose MA2 zoning as it allows uses beyond what is established at the marina.



Current Zoning



# New Requests

## Deale

- **CZ-R9-DEL-0500** 533 Deale Rd
- **Adopted Zoning:** Split R1, C1, OS, MA2
- **Owner Requested:** Split R1, C1, MA2
- **Staff Preliminary Recommendation:** Split R1, C1, MA2
- **Information:**
  - Portions zoned C1 is currently used as a parking lot for business.
  - Initially was a consistency change but owner contacted us to maintain existing zoning to accommodate the existing use.



Current Zoning

## Edgewater

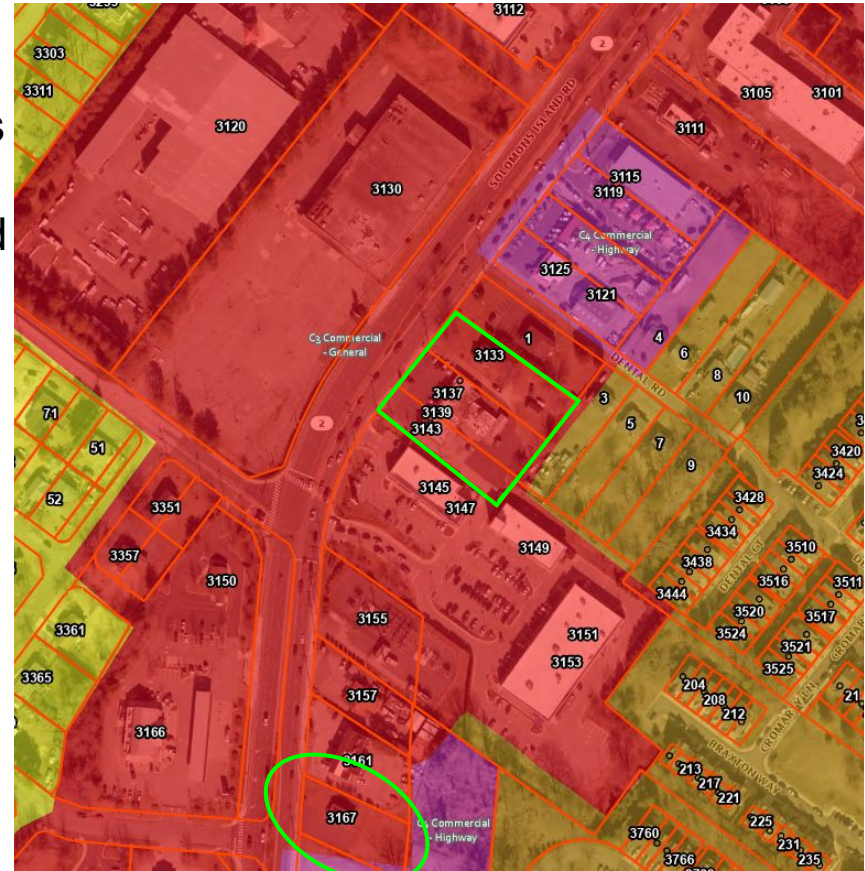
- **CZ-R9-EDW-0500** 58 Leeland Rd
- **Adopted Zoning:** R1
- **Owner Requested:** MA2
- **Staff Preliminary Recommendation:** R1
- **Information:**
  - Property currently has a NCU and is able to operate as a Marina.



Current Zoning

## Edgewater

- **CZ-R9-EDW-0501** 3133 and 3147 Solomons Island Rd
- **CZ-R9-EDW-0503** 3167 Solomons Island Rd
- **Adopted Zoning: C3**
- **Owner Requested: C4**
- **Staff Preliminary Recommendation: C3**

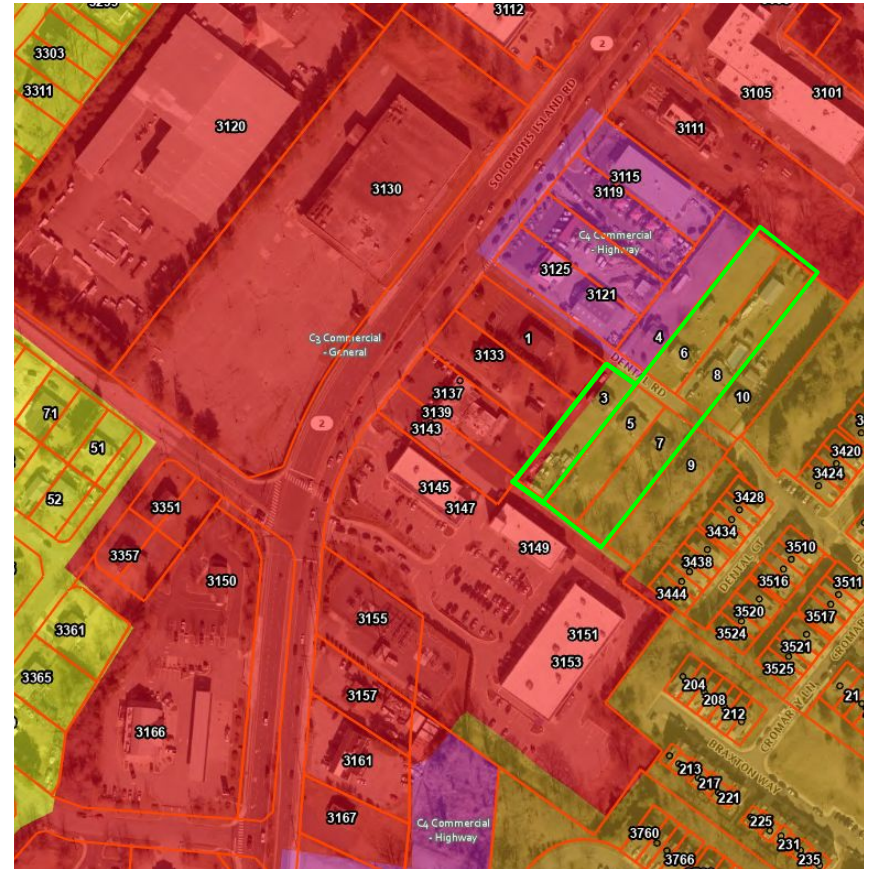


Current Zoning



## Edgewater

- **CZ-R9-EDW-0502A** 3 Dental Rd
- **CZ-R9-EDW-0502B** 5-8 Dental Rd
- **Adopted Zoning:** R10
  - \*3 Dental Road is Split C3 and R10
- **Owner Requested:** C4
- **Staff Preliminary Recommendation:** R10
- **Information:**
  - Predominantly residential area located behind C3 and C4.

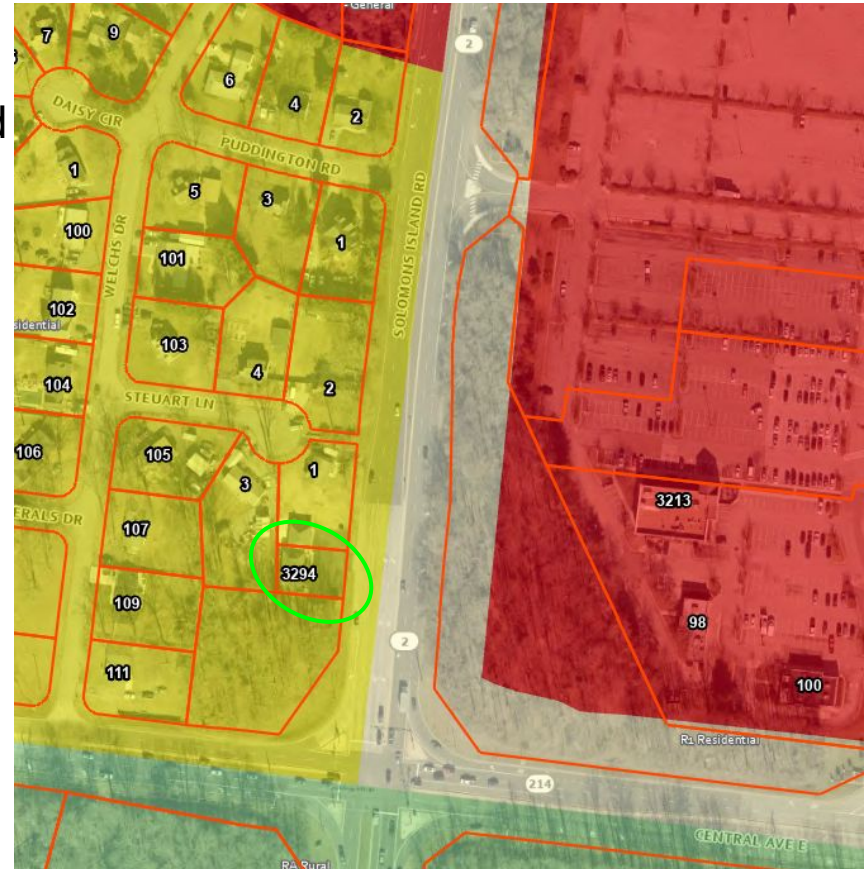


Current Zoning



## Edgewater

- **CZ-R9-EDW-0504** 3294 Solomons Island Rd
- **Adopted Zoning:** R2
- **Owner Requested:** C1
- **Staff Preliminary Recommendation:** R2
- **Information:**
  - Property currently has a NCU and is able to operate as C2



Current Zoning

## Edgewater

- **CZ-R9-EDW-0505** 175 Mayo Rd, 1649 and 1655 Bay Ridge Rd
- **Adopted Zoning:** C3
- **Owner Requested:** C4
- **Staff Preliminary Recommendation:** C3

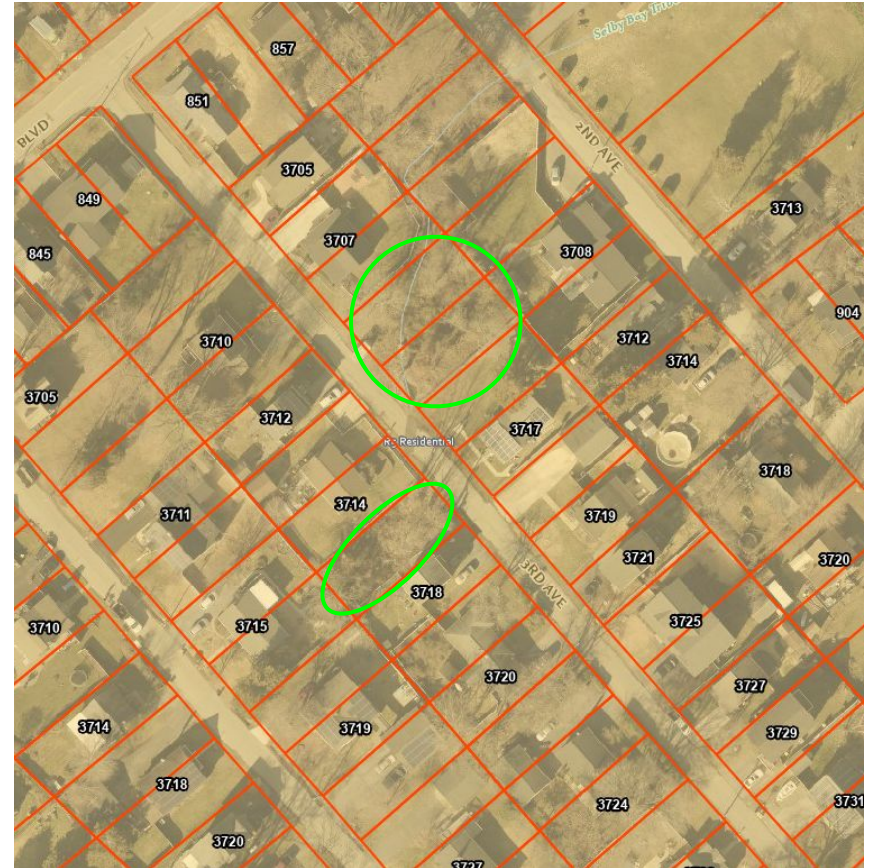


Current Zoning

# Region 9 Development Policy Area, Planned Land Use, and Comprehensive Zoning

## Mayo

- **CZ-R9-MYO-0500** 3713, 3716, and Unnumbered Third Ave
- **Adopted Zoning:** R5
- **Owner Requested:** OS
- **Staff Preliminary Recommendation:** OS



Current Zoning

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# Next Steps

- Written Testimony: November 6, 2024 through 11:59 PM on December 2, 2024
- Public Hearing: November 20, 2024 at 5:00 PM
- New application deliberation: December 4, 2024 at 5:00 PM
  - Chesapeake Room, 2664 Riva Road

