

# Region 9 Planning Advisory Board Draft Plan and Comprehensive Zoning Map Summary of Testimony

## I. Overview

This report summarizes public testimony on the Region 9 Planning Advisory Board (PAB) Draft Plan and Comprehensive Zoning Map.

The PAB is a volunteer board of seven members appointed by the County Executive. Each member comes from one of the seven council districts. The duties and functions of the PAB are provided in Section 533 of the County's Charter. Per the charter, the PAB is required to make advisory recommendations on master plans, including the General Development Plan (GDP) and Region Plans, comprehensive zoning maps, and the Capital Budget and Program.

Plan2040, Anne Arundel County's GDP outlines a regional planning process to provide detailed guidance for development in different areas of the County and to provide an opportunity for residents to participate in planning for the future of their communities.

Region 9 is the southern coastal portion of the County, from Edgewater to North Beach, bound by MD 2 to the west and the Chesapeake Bay to the east (See Figure 1). Region 9 includes the communities of Mayo, Galesville, Shady Side, Churchton, Deale, West River, Tracy's Landing, and parts of Friendship, Edgewater, and Rose Haven. These communities are characterized by agricultural areas, maritime uses, rural residences, and small nodes of commercial uses.

The Region Plans address a broad range of issues related to land use, including environmental conservation, transportation, housing, and economic development. Anne Arundel County Office of Planning and Zoning (OPZ) staff collaborated with an appointed Stakeholder Advisory Committee (SAC) to prepare a vision statement that guides how the community wants to evolve in the future and draft strategies to address key issues. The planning process includes public engagement to identify concerns and aspirations, analysis of existing conditions and trends, discussion with the SAC and subject matter experts, and public review of draft materials. Findings from initial public outreach efforts, public comments on draft vision elements, and the draft strategies are available at [aacounty.org/region9](http://aacounty.org/region9).

Comprehensive zoning occurs after an analysis of the land use, development activity, and trends for either the County as a whole or for a particular section or region. It provides an opportunity for:

- OPZ staff to recommend consistency changes that make the zoning map more closely align with the Planned Land Use Map in Plan2040
- OPZ staff and the SAC to recommend comprehensive zoning changes based on community feedback and to advance the goals and strategies of Plan2040 and the Vision for the Region

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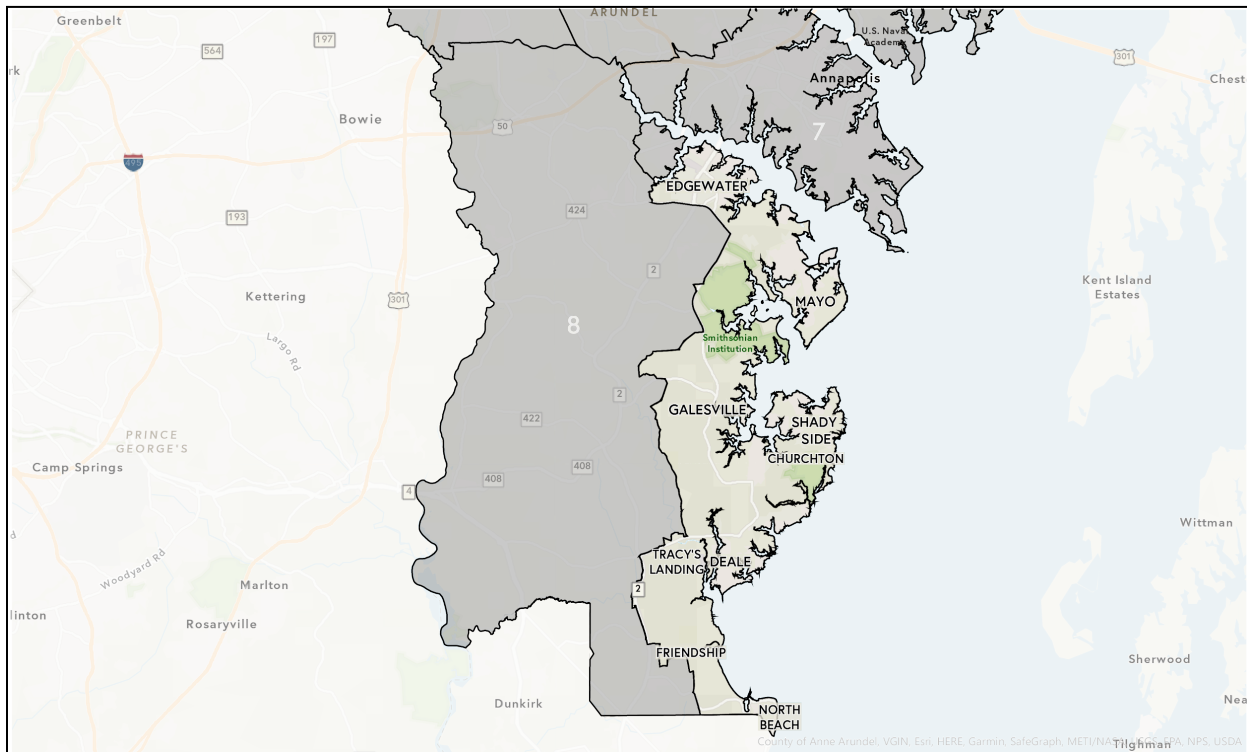
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- Property owners or persons that have a financial, contractual, or proprietary interest in a property to apply for a zoning change

As part of the PAB's review of the Draft Plan and Comprehensive Zoning Map, a public hearing is held to receive oral testimony and the record is kept open for approximately two weeks to receive written testimony. All testimony received on the PAB Draft Plan and Comprehensive Zoning Map was forwarded to the PAB to inform their recommendations on the Region Plan and Comprehensive Zoning Map.

For an overview of each zoning district, please refer to the [Anne Arundel Zoning Classification Guide](#) available on the Zoning Administration website.

Figure 1. Region 9 Map



## II. Advertising Comprehensive Zoning / PAB Draft Review Period

OPZ staff sent postcards to every property owner in Region 9 in late September 2023 notifying them of the Region Plans process and providing a timeline for Comprehensive Zoning. OPZ accepted comprehensive zoning change applications from property owners from October 3, 2023 through December 15, 2023. OPZ staff reviewed the owner applications and provided initial recommendations on the Preliminary Draft Comprehensive Zoning Map to the SAC at public meetings throughout the spring of 2024. Property owners whose property was recommended for

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a zoning change were mailed letters in June 2024. The 1,250 letters described the recommended zoning change and included information on contacting OPZ with questions or comments.

OPZ staff sent letters to every property owner in Region 9 in mid September 2024 informing them of the PAB draft review and testimony period. The letters were tailored to the communities in Region 9 and provided background on the Region Plans process, highlights of the Plan relating to the community, and an overview of owner zoning change applications in the community. The letters also provided information on the PAB public hearings and included links and QR codes to access the Region 9 Hub site ([aacounty.org/Region9](http://aacounty.org/Region9)).

The Region 9 Hub site was updated with links to access the PAB Draft Region 9 Plan and Comprehensive Zoning Map. There were also links for viewing tables of the recommended Development Policy Area (DPA) and DPA Overlay Changes, Planned Land Use Changes, Comprehensive Zoning Changes, and Consistency Zoning Changes. OPZ staff advertised these documents on the Region 9 Hub site and other County websites, including [aacounty.org/opz](http://aacounty.org/opz) and [aacounty.org/regions](http://aacounty.org/regions), to collect public testimony. Staff also advertised the PAB draft review and dates of the open record period in emails to OPZ's mailing list members, as well as to individuals on email lists managed by the County's Office of Community Engagement and Constituent Services, and Councilmember Leadbetter's email list. Through County email lists, OPZ estimates reaching over 58,900 inboxes. OPZ staff also informed community members of the online tool through phone conversations, individual emails, and in-person community engagement opportunities. OPZ also placed legal notices in the Capital Gazette on September 11, 18, and 25, 2024 to advertise the PAB review.

### III. Methods of Participation

The public was able to provide testimony on the PAB Draft Plan and Comprehensive Zoning Map through an online form, in person at a public hearing, or via email. OPZ also took calls on the Region 9 PAB Draft Plan and Comprehensive Zoning Map; however, the purpose of the open record period was to provide testimony to the PAB. Callers were informed of the options for written testimony and encouraged to submit written comments that could be transmitted to the PAB.

#### A. Online Form

OPZ developed an online form to accept written testimony on the PAB draft Region 9 Plan and Comprehensive Zoning Map. The online form accepted testimony on Region 9 from September 18, 2024 through October 9, 2024 during which time a total of 143 testimonials were received.

The online form allowed respondents to submit written testimony directly through the tool or as a Word, PDF, or image attachment. Respondents could use the online form to provide testimony on the Region 9 PAB Draft Plan and/or Comprehensive Zoning Map. Respondents providing

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testimony on specific properties were asked to provide a Comprehensive Zoning Change Number, property address, or other information to identify the property being commented on.

The testimony received through the online form is provided in Appendix A.

### **B. Public Hearing**

The Planning Advisory Board (PAB) hosted a public hearing on Region 9 on Wednesday, September 25, 2024. This meeting was held at Southern High School and via Zoom to allow community members the opportunity to provide testimony directly to the PAB. The meeting started at 6:00 PM and had 145 members of the public in attendance (both virtual and in-person), Twenty-eighty members of the public provided oral testimony which is provided in Appendix B.

### **C. Phone Calls and Emails**

OPZ staff also responded to 65 phone calls and 15 emails during the PAB public record period for Region 9 that were sent to [Region9@aacounty.org](mailto:Region9@aacounty.org) or [PlanningAdvisoryBoard@aacounty.org](mailto:PlanningAdvisoryBoard@aacounty.org) email addresses. Testimony received via email is provided in Appendix C.

Generally, community members who reached out via phone had questions about the letter they received. Staff answered questions and informed callers of the options for written testimony. Callers were encouraged to submit written testimony that could be transmitted to the PAB. Topics of phone conversations were not logged.

## **III. Feedback Themes**

This section synthesizes and summarizes the public feedback received through the online form, the public hearing, and email (Figure 2).

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Figure 2. Contact Method

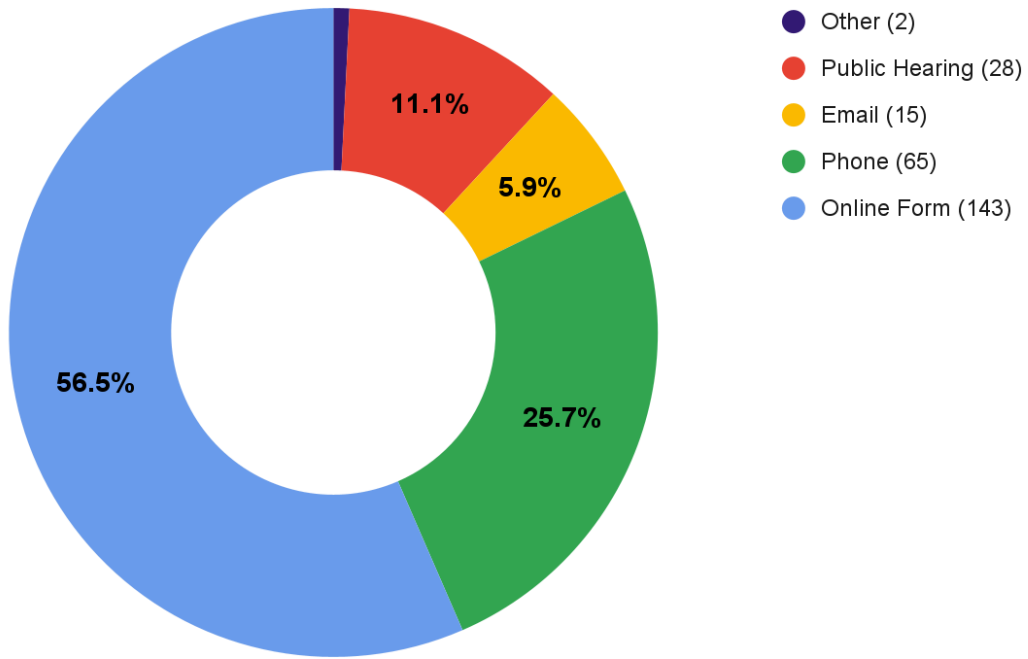
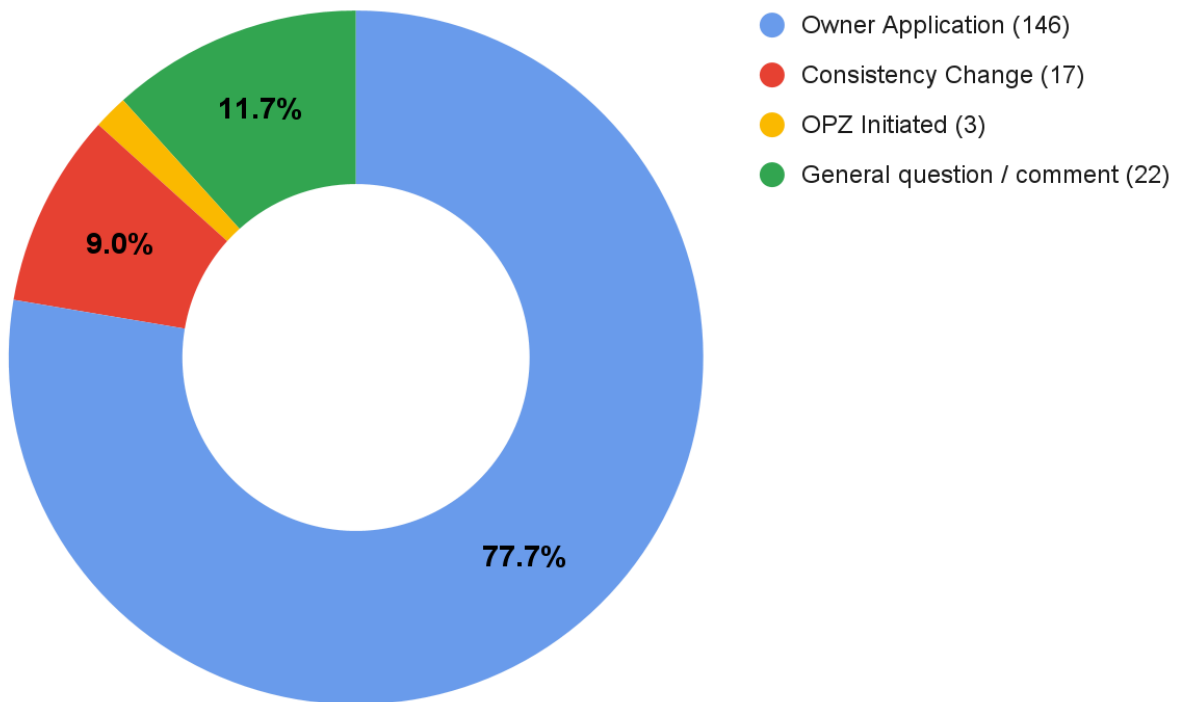


Figure 3. Testimony by type of Change Recommendation (does not include phone calls)



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### A. Consistency Changes

The PAB received 17 testimonials on consistency change recommendations. This type of change updates the zoning map to be consistent with the Planned Land Use Map adopted in Plan2040 and with existing development. Figure 3 shows the breakdown of testimony by the type of change recommendation.

Each consistency change is unique, and staff walked property owners through the recommended change to their property explaining the general purpose of the various zoning districts, the allowed uses in each zoning district, and how development on a given property may be impacted by a consistency change.

One of the most common types of consistency changes in Region 9 is in relation to the OS (Open Space) zoning district. The OS zoning district generally aligns with the 100-year floodplain as mapped in 1985 by the Federal Emergency Management Agency. However, the floodplain maps have been updated over time, and now deviate from the OS zoning district. In most cases, the OS Zoning district as mapped today is an underrepresentation of the 100-year floodplain boundary. Other areas are also included in the OS zoning district with unclear justification. Figure 4 shows an example of a consistency change from the OS zone to a residential zone.

Since the original inclusion of the OS zoning district, County Code and State and Federal laws and regulations were adopted that include more stringent protections of floodplains, streams, and wetlands. These other regulations are more effective and appropriate tools than the Zoning Map for managing risks of development in floodplains and conserving the natural functions of streams and floodplains.

To be consistent with the adopted Plan2040 Planned Land Use Map as required by State law, the County proposes to remap the OS zoning district so that it applies to public parks and privately owned areas that provide active and passive recreational amenities, platted floodplains, conservation easements and other preservation areas. For properties that do not meet those criteria, the Office of Planning and Zoning proposes to apply the adopted zoning for the remainder of the property to the entire property. The development potential of a specific property depends on field assessments of regulated natural features including floodplains, stream and wetlands, so the change in zoning may not actually allow for more development than could be permitted under existing zoning.

Members of the general public and local organizations, such as the Arundel Rivers Federation and Advocates for Herring Bay, voiced concerns regarding the impact of potential future development in areas where the current OS zoning is recommended to change. OPZ staff analyzed the OS consistency changes during the Preliminary Draft review period. This analysis included reviewing all of the 936 OS zoning consistency changes in Region 9 to see if removing the OS split-zoning would increase development potential of a site. This analysis considered Critical Area

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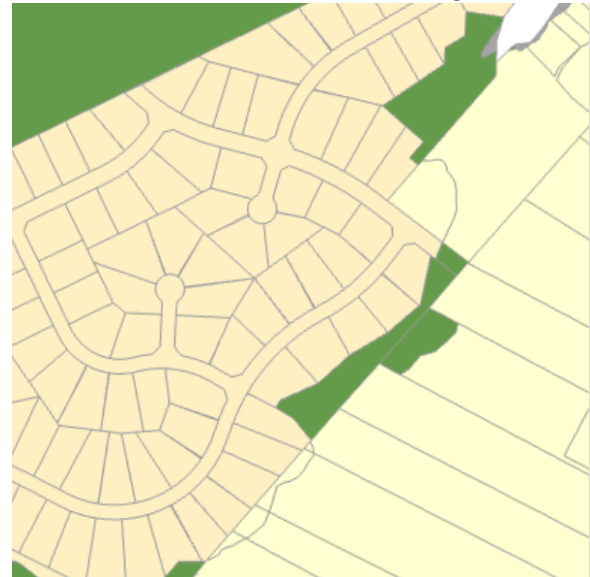
designations, FEMA floodplain designations, Agricultural and Woodland Preservation, and other environmental regulations that may impact development of a site.

Under the current, adopted zoning map, parcels with existing OS split-zoning have an existing development potential that could yield up to 449 additional housing units. Through the analysis, removing the OS split-zoning, as shown on the PAB draft map, results in a total of up to 451 housing units, which is an additional 2 potential housing units for all of Region 9.

**Figure 4. Example of an OS Consistency Change Adopted Zoning**



**Recommended Consistency Change**



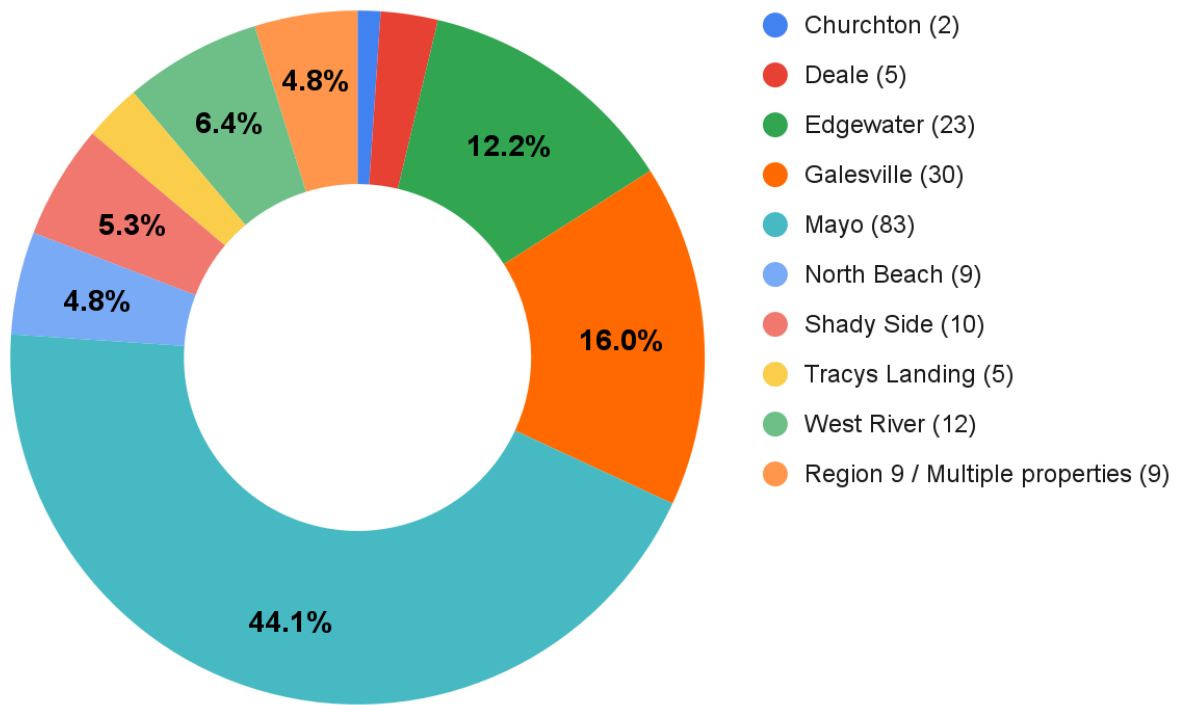
## B. Feedback by Community

The following information is a summary of the testimony received in each community within Region 9. Recommended comprehensive changes that received fewer than three testimonials are not summarized below but are listed in Appendix D. Information on individual testimony received is available in Appendix A, B, and C.

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Figure 5. Testimony by community



### Churchton

There were two comments exclusively on Churchton: one referred to a consistency change and the other was from a property owner asking about the comprehensive zoning process. There were also two comments on CZ-R9-CHT-0001 included in comments on multiple properties throughout Region 9.

### Deale

The majority of the comments received in Deale were on consistency changes recommended for individual properties or general questions and comments. The comments reflect the desire for environmental preservation, development of a community center in the Deale Shady Side peninsula, and to maintain existing commercial properties.

### Edgewater

Several property owners submitted applications requesting the PAB consider new zoning changes in Edgewater. Community members expressed concerns about traffic and increased commercial density in the MD 2 area and expansion of maritime operations on Warehouse Creek.

### CZ-R9-EDW-0003 • 2979 and 2981 Solomons Island Rd • Owner Change Request

The properties are currently zoned C3. The property owner requested the property be zoned C4 as it is consistent with Plan2040 and the location fronting on a highway. The OPZ PAB Draft recommendation is to maintain the existing C3.



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There were three comments on this change recommendation, all expressed support for the OPZ PAB Draft 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 • Owner Change Request**

The property is currently zoned C3. The property owner requested the property be zoned C4 as it is consistent with Plan2040 and the location fronting on a highway. The OPZ PAB Draft recommendation is to maintain the existing C3.

There were four comments on this change recommendation. Three comments expressed support for the OPZ PAB Draft recommendation of maintaining the existing C3 zoning as a change to C4 could increase traffic on MD 2. One comment from the property's representative requested the PAB consider the request of C4 as it is consistent with the area and Plan2040.

#### **CZ-R9-EDW-0400 • 25 Leeland Rd • Owner Change Request**

The property is currently zoned R1. The property owner requested the property be zoned MA2 to support the existing use as a marina with a residence. The OPZ PAB Draft recommendation is MA1B.

There were three comments on this change recommendation, all expressing opposition for the OPZ PAB Draft recommendation of MA1B. Two comments from the owner requested the PAB consider their request of MA2 zoning to support existing uses. One comment from community members of South River Park (signed by 8 people) recommended the property maintain the existing R1 zoning due to concerns about impacting neighboring communities and adverse impacts on the environment.

#### **CZ-R9-EDW-0501 • 3133, 3147, and Unnumbered Solomons Island Rd • Owner Change Request**

These properties are currently zoned C3. The property owner submitted a new zoning change during the PAB comment period requesting the properties be zoned C4 as it is consistent with Plan2040 and the location on MD 2. The owner submitted three comments as part of this request.

### **Friendship**

The PAB did not receive any testimony for properties located in Friendship.

### **Galesville**

Testimony on the Galesville community notes a desire to support environmental preservation, preserve the small-town feel of Main Street, and balance the needs of the maritime heritage industry and the residential community.

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#### **CZ-R9-GSV-0005 • 954 Main St • Owner Change Request**

The property is the site of the former fire station and is currently zoned R2. The property owner requested the property be zoned entirely C4 to allow the property to be used as an antique boat club and repair shop with outside storage. The OPZ PAB Draft recommendation is to maintain the existing R2 zoning.

There were 21 comments on this change recommendation, with 18 supporting the OPZ PAB Draft recommendation and 3 opposing. While some supporting comments mention support for the applicant's intended use, many of these comments also note that C4 zoning is not consistent with the surrounding neighborhood. Supporting comments also mention that C4 zoning could increase traffic and speeding concerns. One community member submitted a petition with over 250 signatures in support of maintaining the existing R2 zoning.

Comments opposing the OPZ PAB Draft recommendation note that the existing building is commercial, and adaptive reuse of the site would require commercial zoning. The intended use as an antique boat club and repair shop would benefit the community, and to operate this type of use with the necessary outside storage allowances would require C4 zoning. Additionally, the adopted Plan2040 Planned Land Use for the site is commercial. Representatives of the property and the founder of the Maryland Maritime Heritage Festival encouraged the PAB to consider their recommendation for these reasons.

#### **CZ-R9-GSV-0401 • 1014 E Benning Rd • Owner Change Request**

The property is currently split-zoned with the north of the property zoned W2 and the south zoned R2. The property owner requested the property be zoned entirely W2 as the property is used industrially. The OPZ PAB Draft recommendation is to maintain the existing split-zoning of R2 and W2.

There were 14 comments on this change recommendation. Seven comments supporting the OPZ PAB Draft recommendation noted that the recommendation is consistent with the existing neighborhood. The property owner and their representative submitted seven comments requesting the PAB consider W2 zoning on the entire property to support existing uses.

### **Mayo**

Most testimony received noted a desire to limit higher density commercial and residential development due to concerns about traffic and the environment. There are a number of property owner applications for maritime zoning expansion in Mayo, and many commenters believe this should be limited especially if the marina is in a residential neighborhood.

#### **CZ-R9-MYO-0001 • Unnumbered Loch Haven Rd • Owner Change Request**

The property is currently split-zoned with the majority of the property zoned R1 and an area of OS zoning to the east. The property owner requested the property be zoned entirely R2 as it would

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allow greater flexibility to continue the development while preserving environmental features. The OPZ PAB Draft recommendation is to zone the entire property R1.

There were 12 comments on this change recommendation, most expressed opposition to the OPZ PAB Draft recommendation. Comments noted there are significant environmental constraints on the property, and support for the Arundel Rivers Federation recommendation 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.

#### **CZ-R9-MYO-0003 • Unnumbered Bird of Paradise Ct • Owner Change Request**

The property is currently zoned R1. The property owner requested the property be zoned entirely R2 or R5 to allow the property to be developed with senior housing. The OPZ PAB Draft recommendation is to maintain the R1 zoning.

There were 11 comments on this change recommendation, all expressing support for developing senior housing in Mayo.

#### **CZ-R9-MYO-0006 (A, B, & C) • 1293 and 1295 Mayo Ridge Rd • Owner Change Request**

All parts of CZ-R9-MYO-0006 (A, B, and C) are part of the same zoning change application.

The property is currently zoned R2 and MA2. The property owner previously requested R22 zoning for this site. During the Preliminary Draft Review period, the property owner submitted an updated application requesting the property be split-zoned R5 and MA2 to allow development of up to 12 dwelling units with access to the boat ramp. The OPZ PAB Draft recommendation is R5 zoning on 1295 Mayo Ridge Road (CZ-R9-MYO-0006A) and two unnumbered parcels (CZ-R9-MYO-0006C) and to maintain the existing MA2 zoning on 1293 Mayo Ridge Road (CZ-R9-MYO-0006B).

There were a total of 27 comments on all three parts of this change recommendation. Two comments from the representatives of the property note support for the OPZ recommended zoning on the PAB draft. The remainder of the comments note opposition to various aspects of the application. Many note opposition to high density development and R22 zoning, which is no longer requested by the applicant. Other comments express concerns about traffic and public safety that could be exacerbated by a higher intensity zoning district. Many comments mention that zoning changes may adversely impact the environment. Many comments also request changing the existing MA2 area to R2 to be consistent with the existing residential zoning.

#### **CZ-R9-MYO-0007 (A, B, & C) • 3920, 3926, and 3942 Germantown Rd • Owner Change Request**

All three parts of CZ-R9-MYO-0007 (A, B, and C) are part of the same zoning change application.

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The property is currently split-zoned R2, MA2 and MB. The property owner originally requested the property be zoned R2 along Germantown Road and MB on the back of the properties along the water to allow for expansion of the existing marina. Prior to the Preliminary Draft Review, the owner amended their request to R2 along Germantown Road and MA2 on the back of the properties along the water. The OPZ PAB Draft recommendation is R2 on 3920 Germantown Road (CZ-R9-MYO-0007A), MA2 on 3926 Germantown Rd (CZ-R9-MYO-0007B), and maintaining the existing split of R2 and MA2 on 3942 Germantown Road (CZ-R9-MYO-0007C).

There were a total of 27 comments on all three parts of this change recommendation. Eight comments support the OPZ PAB draft recommendation noting the recommendation aligns with the existing uses of the site. Four of these supporting comments are from the owner and their representative. The remaining comments note concerns about traffic, impacts to the environment, impacts to the neighboring community.

### **North Beach**

There were a few comments on Walnut Ave in relation to strategies in the draft Region 9 Plan and zoning. The majority of comments in North Beach were on CZ-R9-NBC-0002.

#### **CZ-R9-NBC-0002 • 609 Walnut Ave • Owner Change Request**

The property is currently zoned R5. The property owner requested C1 zoning to allow the property to be developed with uses similar to the existing shopping center. The OPZ PAB Draft recommendation is C1 zoning.

There were five comments on this change recommendation, all expressing opposition to expansion of commercial uses due to concerns about safety and impacts on the neighboring community.

### **Shady Side**

Much of the testimony received in Shady Side was on consistency changes recommended for individual properties. There were also a number of comments on CZ-R9-SDS-0400.

#### **CZ-R9-SDS-0400 • 4804 Atwell Rd • Owner Change Request**

This is the site of the former Discovery Village. The property is currently split-zoned W1, R1, and OS, with the majority of the property zoned W1. The property owner requested MC zoning to allow the property to be developed with additional maritime uses. The OPZ PAB Draft recommendation is MB zoning.

There were six comments on this change recommendation. One comment from the representative of the property notes support for the OPZ PAB draft 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.

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### Tracys Landing

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.

### West River

The majority of the testimony received in Deale was on consistency changes recommended for individual properties or general questions and comments. Comments note the environmental and agricultural nature of West River.

### **CZ-R9-WRV-0001 • 4921 and 4957 Muddy Creek Rd • Owner Change Request**

The properties are currently split-zoned RLD and OS with the majority of the properties zoned RLD. The property owner requested RA zoning as the properties are used for agriculture. The OPZ PAB Draft recommendation is RLD zoning as MD 468 serves as a boundary between RLD and RA zoning.

There were three comments on this change recommendation. Two comments recommended maintaining the existing split-zoning for environmental purposes. One comment recommended the owner requested RA zoning.

### **CZ-R9-WRV-0003 • 846 Shady Oaks Rd • Owner Change Request**

This is the site of the Shady Oaks Marina. The property is currently zoned R2 and has a nonconforming use permit to operate as a marina. The property owner requested MA2 zoning to be consistent with the existing uses. The OPZ PAB Draft recommendation is MA2 zoning.

There were six comments on this change recommendation. Three comments support the OPZ PAB draft recommendation as MA2 is the least intense commercial maritime zoning district. Three comments oppose MA2 zoning as it allows uses beyond what is established at the marina.

## IV. Next Steps

The Planning Advisory Board will review the public testimony received and deliberate and provide recommendations at a public meeting on November 6, 2024. The Office of Planning and Zoning will review and consider the public testimony and the PAB recommendations as well as the new applications for a change in zoning before finalizing a final recommended draft Plan and comprehensive zoning map for Region 9 to the County Council. The next opportunity for public testimony will be during the County Council hearings anticipated for early 2025. Sign up for the email list to be notified of the next public review opportunity, [aacounty.org/opzsignup](http://aacounty.org/opzsignup).

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## **Appendix A. Testimony from the online form**

An online form for written testimony on the PAB draft Region 9 Plan and Comprehensive Zoning map was available from September 18 to October 9, 2024.

Name	Date	Method of comment	Change #	Comment	Link	Community
William Hite	9/30/2024	Online tool	CZ-R9-DEL-0500 CZ-R9-DEL-1213	Owner of 533 Deale Rd. Hello, I am not sure of the impact to my business with this proposed change but, this space is our parking lot at Happy Harbor Restaurant. I received a letter in June stating that the proposed change would only apply to about 3% of my total property. The current proposed change is a much larger percentage.	<a href="#">Attachment</a>	Deale
Greg Wagner	10/9/2024	Online tool	CZ-R9-EDW-0002	My wife and I own 16 and 18 Warehouse Creek Lane in Edgewater. We are concerned that by granting this extension of the C3 zoning eastward, it sets a precedent that other adjoining commercial owners will want to take advantage of, ultimately leading to a de facto, if not a de jure, zoning change that would encroach on our and other's property. We are interested in learning more about this request and understanding how the County plans to address any potential long-term, area wide precedents stemming from short-term, site-specific change. The traffic situation in the Edgewater area is already difficult, and potentially expanding business in this busiest of all portions of Edgewater is concerning. For whatever it is worth, The Kalas folks have been great neighbors, but we do not support this change – at least not without understanding the precedents it may set. Please feel free to contact us at 410-353-8048 if you would like to discuss further.		Edgewater
Randy Turk	10/8/2024	Online tool	CZ-R9-EDW-0003 CZ-R9-EDW-0004	I am the President of the Edgewater Beach Citizens Association. ... The owners of these parcels on the second block of Edgewater's Route Two seek to change the zoning on these lots from C3 to C4. As you are aware, you opposed the requested changes, as did the County's office of Planning and Zoning. I am writing on behalf of my community to support your positions and thank you for recognizing the inappropriateness of such ... changes.	<a href="#">Attachment</a>	Edgewater
Steven Hyatt	10/8/2024	Online tool	CZ-R9-EDW-0004	Owner of 3005 Solomons Island Road. The request to change the zoning classification from C3 to C4 for the Subject Property is consistent with the overall development pattern and commercial uses along this corridor of Solomons Island Road / MD Rt. 2. The nearby residential uses will continue to exist as they have under the C3 zoning classification when changed to C4. Additional buffering and/or physical barriers could be installed as part of any future uses at this location. ...	<a href="#">Attachment</a>	Edgewater

Name	Date	Method of comment	Change #	Comment	Link	Community
Mark Neeland	10/6/2024	Online tool	CZ-R9-EDW-0005	<p>I own and live at 11 Virginia Ave, Edgewater MD. My property is bordered on the side and back by commercial properties. I am particularly concerned about the rezoning proposal 2976 Solomons Island Rd. I am concerned about negative impacts on my property. The back half of the existing commercial property is undeveloped and serves as a buffer from the additional commercial properties behind my home. I am concerned that re-zoning the property will encourage further development, decrease my property value, make my home less desirable, and eliminate the existing buffer of a vacant, undeveloped field. It is worth noting that the former police station at 2972 Solomons Island Rd is in the process of having a car wash built alongside my home. Now under consideration is rezoning the former residential property behind my home from commercial office to general commercial zoning. This is quite a change for any residential property. Historically my property was bordered by a police station and other homes. Under this proposal my home will be bordered by a car wash, some unknown commercial development, and one other home. Quite a negative change. My next concern is pedestrian safety. I have 3 children that attend Edgewater Elementary, Central Middle School, and South River High. Although we live fairly close to each of those schools, there is no safe path for them to walk or bike to school. The sidewalks are in poor condition, numerous commercial properties have bushes overgrowing the sidewalks, and there are far too many inattentive drivers, more focused on quickly getting to a store or running an errand, and are not looking for pedestrians or cyclists. I am concerned with any zoning changes that will make the already dangerous pedestrian paths along Solomons Island Road even more perilous with increased traffic pulling in and out of the commercial lots. Lastly, additional commercial development without improving pedestrian and cyclist safety and access will only further isolate my community from the rest of Edgewater, the schools, and other nearby amenities. Lastly, I must mention traffic safety. A little over a week ago, a 19 year old was killed riding a motorcycle less than 200 yards from my home on Solomons Island Rd. Over the last couple of years, I have seen far too many accidents at the intersection of Virginia Ave and Solomons Island Rd. There already is too much traffic volume on Solomons Island Rd. Efforts to ease traffic congestion have only made the road more dangerous for other vehicles and pedestrians. Increasing development along Solomons Island Rd without efforts to calm traffic and improve safety will only make Edgewater and in particular my neighborhood a less desirable place to live. I recognize that the proposed change is in line with Plan 2040 however, this rezoning and increasing development will only reduce the quality of life and reduce both road and pedestrian safety for Edgewater Beach, Chestnut Hill, and other homes that are near Solomons Island Rd. Lastly, I would like to state per County Policy 18-2-102, the rezoning would go against: 9. Promoting the value of buildings and other structures (i.e. it would have a negative on my property and my neighbors) 10. Provide safety and promote general welfare of the county through protection of life and property to enhance and maintain the quality of life for all citizens (i.e. pedestrian safety, traffic safety, and further isolating communities). I thank you for your time as you evaluate how to best handle the rezoning requests. I only ask that you promote improvements to enhance the community before approving any zoning changes that will promote irresponsible development that reduce safety and reduce the quality of life for the families that live in Edgewater.</p>		Edgewater
John Phelps	9/26/2024	Online tool	CZ-R9-EDW-0007	<p>Owner of 3422 Pike Ridge Road. I was encouraged to see that the SAC and OPZ were in agreement on land use changes at 3422/3424 Pike Ridge Road in Edgewater. The change to MXD-C/SB indicates logical and thoughtful progress that serves the interests of the residents and county. The change will improve the neighborhood aesthetics, ease a transition from the surrounding commercial entities, provide small neighborhood friendly business benefits to residents as well as increase the county tax base. I encourage the county council to adopt the proposed change.</p>		Edgewater



Name	Date	Method of comment	Change #	Comment	Link	Community
Caleb Royer	9/26/2024	Online tool	CZ-R9-EDW-0400	<p>Owner of 25 Leeland Rd. My name is Caleb Royer, my wife and I are the owners of 25 Leeland Road, Edgewater MD 21037, on Warehouse Creek next door to Warehouse Creek Marina. Our Comprehensive Zoning Change number is CZ-R9-EDW-0400. My property has existing use as a light commercial marina, and we have submitted an application for MA2 zoning, because our property has been used as a small marina for over 50 years. The property is adjacent to the Warehouse Creek Marina at 58 Leeland Rd, which is another small commercial marina with 20 slips. These properties have been in use for commercial slip rental of multiple boats for 60+ years, as seen in aerial photos dating to 1960s. Our property has non-conforming structures and historical slip rentals, and we've requested a zoning change for consistency between the zoning and the existing uses. OPZ reviewed our application and recommended rezoning from R1 to MA1B, which is helpful, and recognizes the historic use as a small commercial marina and is consistent with the existing use. Additionally, the change is consistent with Plan2040 Goals. The Stakeholder Advisory Committee's agreed with the OPZ recommendation. We are grateful for the consideration, and we only ask that PAB and OPZ consider our originally requested MA2 zoning, because MA1-B zoning does not permit our existing covered wet slip boat storage, and will require us to spend thousands of dollars on consultants and permitting to get a Non-Conforming Use for our existing structure, or tear it down. Since its initial determination, I understand OPZ has received additional information to consider, specifically the application of our neighbor Bob Sisson who owns Warehouse Creek Marina next door, and requesting MA2 zoning. Given that we have no space nor inclination to expand development, but only MA2 allows our existing structures, we ask the you all to consider our original MA2 request. There is no new development, no change to impervious surface, no felling of trees planned on our property or Bob Sisson's adjacent property at Warehouse Creek Marina. No new structures or services are planned as a result of our request to rezone to MA2, only continuation of the existing uses. We would like to continue legally providing commercial marina slip rental and wet storage of watercraft to the public. MA2 resolves non-conforming uses and matches zoning to the established uses dating back 60+ years. MA2 is compatible with similar marinas adjacent and nearby (Warehouse Creek, Pier 7, Liberty). MA2 is consistent with the "Planned Service" sewer area, and provides a public benefit of continued water access which is a challenge in Region 9. The property has existing facilities, so continuation protects natural resources and water quality from impacts of new marina construction elsewhere to support public need. MA2 supports Region 9 strategies for responsible boating, and rezoning keeps marina development near the Edgewater Commercial Corridor.</p>		Edgewater
Peter Quirk	10/6/2024	Online tool	CZ-R9-EDW-0400	<p>We are writing to you today to voice our opposition to the proposed rezoning that would permit expansion of the present 12 boat marina which is just across from our community of South River Park on Warehouse Creek. This marina has for many years been subject to a nonconforming zoning exception that limits its number of boats to twelve ("gentleman's marina"), consistent with the quiet residential character of Warehouse Creek and the communities around the Creek. We would note that, over the years, Warehouse Creek has grown even more residential, with the addition and upgrading of many houses at the waters edge- making the 12-boat limit even more relevant today. ...</p>	<a href="#">Attachment</a>	Edgewater
Peter Quirk	10/8/2024	Online tool	CZ-R9-EDW-0500	<p>We were informed yesterday by a PAB staff member that a very late application for rezoning to MA had just been lodged for the marina property at 58 Leeland Road - over two weeks after the final Region 9 PAB public hearing in Harwood, and just 2 days before the closing date for written comments, tomorrow. The application is also not available in the PAB's public documentation, and should be rejected. Because of ambiguities noted in our October 5 letter, that letter commented on both the 25 and 58 Leeland Road marina rezoning issues. The October 5 letter, reproduced below, is therefore offered as written comment opposing the application for MA zoning at 58 Leeland Road, which presently operates under a nonconforming zoning exception that limits the number of boats there to 12.</p> <p>There is, however, an important difference from the MA 1-B zoning sought by the proposed marina at 25 Leeland (Doc's Boatyard and Marina), in that we have been advised today that the existing marina at 58 Leeland Road (Marina at Warehouse Creek) is applying for MA2 zoning. Such less restrictive commercial zoning would have even more seriously deleterious effects on Warehouse Creek than those noted in the letter below for MA 1-B. MA2 would allow lodging, gas stations, restaurants, pubs, and an effectively unlimited number of boat slips. It would be wholly unsuited to to the quiet residential nature of Warehouse Creek and the surrounding communities. ...</p>	<a href="#">Attachment</a>	Edgewater

Name	Date	Method of comment	Change #	Comment	Link	Community
Bob Sisson	9/17/2024	Online tool	CZ-R9-EDW-0500	Owner of 58 Leeland Rd. Would like a change to MA2. There is currently an approved nonconforming use (NCU) designation on this property. It is my understanding that the County desires to “clean up” nonconforming uses to the extent possible and therefore I am submitting this application to start that process. I believe the existing use of the property is consistent with Plan 2040 and with surrounding uses. The current use of the property conforms to the requirements of the previous zoning decisions regarding this property which established the NCU. A small marina provides a public benefit as it affords a greater range of marina services to the boating public.	<a href="#">Application</a>	Edgewater
Alan Hyatt	10/8/2024	Online tool	CZ-R9-EDW-0501	Representative of 3133 Solomons Island Road. I ask on Mr. Lowman's behalf that the PAB consider zoning the properties within the C4- Highway Commercial District ("C4")	<a href="#">Attachment</a> <a href="#">Application</a>	Edgewater
Alan Hyatt	10/8/2024	Online tool	CZ-R9-EDW-0501	Representative of 3147 Solomons Island Road. I ask on Mr. Lowman's behalf that the PAB consider zoning the properties within the C4- Highway Commercial District ("C4")	<a href="#">Attachment</a> <a href="#">Application</a>	Edgewater
Alan Hyatt	10/8/2024	Online tool	CZ-R9-EDW-0502A CZ R9-EDW-1073	Representative of 3 Dental Road. I ask on Mr. Lowman's behalf that the PAB consider zoning the properties within the C4- Highway Commercial District ("C4")	<a href="#">Attachment</a> <a href="#">Application</a>	Edgewater
Alan J. Hyatt	10/9/2024	Online tool	CZ-R9-EDW-0502B	Representative of 8 Dental Road. The Property and adjacent properties shown on the attached maps are proposed to remain under the RIO zoning designation. Given the proximity of these properties to Highway Commercial zoning (C4), I request that the Planning Advisory Board ("PAB") to zone this Property, and adjacent properties to C4. Please see the attached letter.	<a href="#">Attachment</a> <a href="#">Application</a>	Edgewater
Alan Hyatt	10/8/2024	Online tool	CZ-R9-EDW-0503 CZ-R9-EDW-1180	Representative of 3167 Solomons Island Road. I ask on Mr. Lowman's behalf that the PAB consider zoning the properties within the C4- Highway Commercial District ("C4")	<a href="#">Attachment</a> <a href="#">Application</a>	Edgewater
Alan Hyatt	10/8/2024	Online tool	CZ-R9-EDW-0503 CZ-R9-EDW-1180	Representative of unnumbered Solomons Island Road. I ask on Mr. Lowman's behalf that the PAB consider zoning the properties within the C4- Highway Commercial District ("C4")	<a href="#">Attachment</a> <a href="#">Application</a>	Edgewater
Rodney Yates	9/20/2024	Online tool	CZ-R9-EDW-0504	Owner of 3294 solomons island rd. This location has been consistently occupied Soley as an office (commercial business) for approximately 40 years. My company (Yates Insurance Agency) has been operating as an insurance office for over 20 years at this location. Yates Insurance Inc. will continue to occupy 100% of the building as we have for the past 20 years. I'm sure most of the Board is familiar with this building/business. My request for this zoning change is to have zoned to its proper use as a business office. Please contact me if you need any additional information.	<a href="#">Application</a>	Edgewater
Paul Goldberg	10/9/2024	Online tool	CZ-R9-EDW-1048	Owner of property. Our family has owned and paid taxes on this property for about 60 years. We have tried to sell the property without success. The realtors advise it is because of lack of water. We vehemently object to down zoning the C-3 lots which certainly will diminish the value and your tax revenue as well. This is a busy road, suitable for commercial use versus residential which would be dangerous and noisy for young families to live. We would much appreciate Not changing the zoning here. The most logical change would be to make this all commercial which could provide conveniences for surrounding neighbors and generate tax income. Thanks for your consideration, Paul M. Goldberg  Tax Acct # 190402975000 Forgot to give account number to identify our property on just submitted comments against changing zoning ! Call with any questions 202 716-4455 cell Paul Goldberg et al Jonathan, Sheldon, Lisa		Edgewater
Tara Balfe Clifford	10/9/2024	Online tool	3169 SOLOMONS ISLAND RD 3177 SOLOMONS ISLAND RD	As a resident of Edgewater Beach/Shaded Section since August 1978 (124 Park Avenue), I concur with P & Z that the subject properties should NOT be upgraded to C4, for more intensive development. Traffic flow currently during morning and evening commute time along the east (and west) sides of the Route 2 corridor from Mayo Rd up to and over the South River Bridge is very congested —often bumper to bumper. This exacerbates air pollution. Please don't increase more density, pollution and please maintain existing zoning. Thank you. Tara Balfe Clifford		Edgewater

Name	Date	Method of comment	Change #	Comment	Link	Community
Cecelia Petro	9/26/2024	Online tool	CZ-R9-GSV-0005	I am against rezoning this property. There has been no change in the neighborhood that would warrant it; the current zoning covers the use the property owner reports as his intended use.		Galesville
Albert "Buz" Winchester III	10/5/2024	Online tool	CZ-R9-GSV-0005	I am writing in reference to the request to change the zoning of the property located at 954 Main Street, Galesville, Maryland from R2 to C4 (Change# CZ-R9-GSV-0005).  The WRIA, Galesville's civic organization, supports retaining the present R2 zoning that is compatible with the surrounding properties. The Plan 2040 Stakeholders Advisory Committee (SAC) and the Anne Arundel County Office of Planning and Zoning (OPZ) also support keeping this property at its present R2 status.	<a href="#">Attachment</a>	Galesville
Janet LaBella	10/5/2024	Online tool	CZ-R9-GSV-0005	I oppose rezoning the former firehouse building from R-2 to C-4, a zoning category intended for high-density commercial areas unlike Galesville, a small village located on a one-mile-long peninsula with one two-way access road. While the applicant has applied for C-4 zoning, approval of any commercial zoning for this site, including C-1, could open the door to inappropriate commercial development by the current owner or subsequent owner if the property is sold. The property is within a residential area surrounded by houses on three sides. Commercial development on this site would disrupt Galesville's quiet, village atmosphere, overburden Main Street with traffic, and negatively impact the residents living nearby.		Galesville
Roxanne Weidele	10/6/2024	Online tool	CZ-R9-GSV-0005	Please keep residential to fit in with that part of town		Galesville
Bruce Weidele	10/6/2024	Online tool	CZ-R9-GSV-0005	This site is inappropriate for commercial activity. Commercial activity should be confined to areas of existing commercial activity.		Galesville
Collot GUERARD	10/6/2024	Online tool	CZ-R9-GSV-0005	As a resident of Galesville since 1990, I oppose the request to rezone the Firehall to C- 4 or even to C-1. The owners of the Firehall (Tom Bowen and Old Town Firehouse) claim they want to install a wooden boat workshop. That was the original purpose stated to the sellers (the volunteer fire department) when they purchased the property. They do not need C-4 or C-1 to run a wooden boat restoration workshop. They have had more than two years to install a boat restoration workshop. They have not done so.. The real intention is to get C-4 zoning and sell the property to someone who will built a structure totally out of character with this historic village. The zoning needs to remain R-2 to forestall any development on the firehall property that is out of character with the village.		Galesville
Charles Dixon	10/7/2024	Online tool	CZ-R9-GSV-0005	Opposing zoning change to 954 Galesville Rd to commercial. Galesville Rd is already a highly traveled road to businesses in town. Speed and safety is an issue already. Galesville is a residential community with lots of children and people walking. Adding another business is a safety concern and does not bring value to the community .		Galesville
Cathy Oliver	10/8/2024	Online tool	CZ-R9-GSV-0005	Galesville is a village with 372 years of history. The village, population 500, has one main street that runs to the water. The new owner of this Main Street property (previously the first fire station in Anne Arundel County) has indicated that his intended use is to open a maritime museum/training facility. The new owner seeks C4 zoning. The existing R2 zoning allows for the property to operate as a museum/training center. The majority of Galesville residents signed a petition to express their opposition to C4 zoning. Currently, there are no properties with C4 zoning in Galesville. C4 zoning is designed for a "Highway Commercial District," including larger-scale auto-oriented retail and services "along or near major traffic routes." C4 zoning for this property is inappropriate and would open the door for a large-scale enterprise in the future. The PAB and County Council should approve the recommendations of the Region 9 Stakeholder Advisory Committee and County staff to retain the property's existing R2 zoning status.		Galesville
Tom Friderichs	10/9/2024	Online tool	CZ-R9-GSV-0005	As a resident of Galesville, I think that 954 Main Street should be zoned Low Density Residential.		Galesville



Name	Date	Method of comment	Change #	Comment	Link	Community
David Plott	10/9/2024	Online tool	CZ-R9-GSV-0005	Representative of 954 Main Street. Both the County Office of Planning and Zoning (“OPZ”) and the Region 9 Stakeholder Advisory Committee (“SAC”) recommend retention of R2 zoning. Both the SAC and OPZ recommendations ignore the Property’s Commercial land use designation in Plan2040 and prohibits the sustainable revitalization of the large commercial building and associated parking on the Property. The Property consists of approximately 0.70 acres and while the current zoning of the Property is residential, the building improvements and historic use of the Property are very clearly commercial in nature. The State Department of Assessments and Taxation recognizes that the use of the Property is “COMMERCIAL” and to our knowledge, the Property has never been used for residential purposes ...	<a href="#">Attachment</a>	Galesville
Ralph Cattaneo	10/9/2024	Online tool	CZ-R9-GSV-0005	I founded MMHF in 2018, a 501 © (3) Education Business, Maryland Department ID # D19558857, Federal Identification # 832770219. ... I’m hopeful that the zoning change request currently under consideration will be granted and we can get back to our mission. ...	<a href="#">Attachment</a>	Galesville
Kathleen Smith	10/9/2024	Online tool	CZ-R9-GSV-0005	I strongly oppose changing the zoning of This property. The request for C4 zoning is completely out of scale with Galesville community. It should remain residential.		Galesville
Steve & Audrey Sharkey	10/2/2024	Online tool	CZ-R9-GSV-0005, CZ-R9-GSV-0401, CZ-R9-GSV-1038, CZ-R9-GSV-1039	The property at 1014 E. Benning Rd, Galesville is currently split between R2 (residential) and W2 (light industrial) and my wife and I oppose the zoning change proposed by the property owners to change the zoning to have the entire property zoned as W2. My wife and I support the OPZ recommendation to retain the split zoning of the property...	<a href="#">Attachment</a>	Galesville
Millicent Calver	10/2/2024	Online tool	CZ-R9-GSV-0005, CZ-R9-GSV-0401, CZ-R9-GSV-1038, CZ-R9-GSV-1039	I am the owner and resident of the house at 1020 E. Benning Road, which is adjacent to the property at 1014 E. Benning Rd, Galesville, which is currently split between R2 (residential) and W2 (light industrial). My husband and I strongly oppose the zoning change proposed by the property owners to have the entire property zoned as W2. We support the OPZ recommendation to retain the split zoning of the property. ...	<a href="#">Attachment</a>	Galesville
Vincenza Clark	10/5/2024	Online tool	CZ-R9-GSV-0005, CZ-R9-GSV-0401, CZ-R9-GSV-1038, CZ-R9-GSV-1039	I live at 1026 E. Benning Road, just one property away from the property at 1014 E. Benning Rd, Galesville, which is currently split between R2 (residential) and W2 (light industrial). I strongly oppose the zoning change proposed by the property owners to have the entire property zoned as W2. I support the OPZ recommendation to retain the split zoning of the property...	<a href="#">Attachment</a>	Galesville
Jody Shuart	10/9/2024	Online tool	CZ-R9-GSV-0005, CZ-R9-GSV-0401, CZ-R9-GSV-1038, CZ-R9-GSV-1039	I am the owner and resident of the house at 1010 E. Benning Road, which is directly adjacent to the property at 1014 E. Benning Rd, Galesville, which is currently split between R2 (residential) and W2 (light industrial). I strongly oppose the zoning change proposed by the property owners to have the entire property zoned as W2. I do support the OPZ recommendation to retain the split zoning of the property....	<a href="#">Attachment</a>	Galesville
Rebecca Ruark	10/9/2024	Online tool	CZ-R9-GSV-0005, CZ-R9-GSV-0401, CZ-R9-GSV-1038, CZ-R9-GSV-1039	I am the owner and resident of the house at 4733 Woodfield Road, Galesville, which is one house away from the property at 1014 E. Benning Rd, Galesville, which is currently split between R2 (residential) and W2 (light industrial). My husband and I strongly oppose the zoning change proposed by the property owners to have the entire property zoned as W2. We support the OPZ recommendation to retain the split zoning of the property.	<a href="#">Attachment</a>	Galesville
Jody Shuart	10/1/2024	Online tool	CZ-R9-GSV-0401	I strongly believe the R2 parcel on 1014 Benning Rd next to the residential homes should remain R2 and not change to W2. R2 is consistent with the surrounding area, W2 could be used for parking industrial equipment in between private homes.		Galesville
Jodell Shuart	10/4/2024	Online tool	CZ-R9-GSV-0401	W2 is not compatible with the surrounding area. The surrounding area is R2. It is right up against one home in particular 1020 E Benning Rd. The homes on all sides are requesting that the zoning remain R2 compatible with adjoining properties.		Galesville
John Crandell, Jr.	10/8/2024	Online tool	CZ-R9-GSV-1038, CZ-R9-GSV-1039, CZ-R9-GSV-1061	As I mentioned on the meeting on September 25, 2024, I am a property owner who has W2 property between the two parcels you are removing the split zoning from. We have great concern that this change will impact our ability to use our property. It is hard enough to find W2 property in south county. But if you remove the W2 alongside of us it will impact setbacks on our property and other things for us to continue to use the portion of our property that is W2. We actively use the portion of the property that we can as W2. Perhaps if the PAB were to grant us our request for our CZ-R9-GSV-0401 it might give us a little bit of room with dealing with changes.		Galesville

Name	Date	Method of comment	Change #	Comment	Link	Community
John Crandell, Jr.	10/8/2024	Online tool	CZ-R9-GSV-1039, CZ-R9-GSV-1038	I am in opposition to changing the mentioned parcel to Open Space. The county just removed OS from numerous acres of property in Galesville and removing the split zoning of R2/W2 of this parcel and changing it to 100% OS is unnecessary.		Galesville
David Harris	10/9/2024	Online tool	CZ-R9-GSV-1039, CZ-R9-GSV-1061	Representative of 1014 E Benning Road. Hello, Edwin A. and John O. Crandell, Inc. own 1014 East Benning Rd. in Galesville MD. We are on a split zoned parcel with W2/R2. Alongside of the current W2 portion of our property are two other split zoning parcels according to your online map. We disagree with removing the W2 from CZ-R9-GSV-1061 and CZ-R9-GSV-1039. By doing so you impact our existing rights based on the W2 setbacks. You will be putting our W2 up against residential or open space as the county is currently proposing. By doing this as we understand will increase the current setback distances on us for any future use of our property. Therefore, we request that you leave 1039 and 1061 alone and not proceed with changing the zoning. Perhaps the reasons they were split zoned is that someone when drawing the split zoning on the properties before felt it was necessary when only giving our parcel split zoning. That way there was some protection and If you wish to proceed eliminating the split zoning for 1039 and 1061 we ask that you do the same for us. We would like you to honor our request to eliminate the split zoning from our property and grant us full W2 as per our request in CZ-R9-GSV-0401. As stated in a prior written testimony, based on your online map and measurement system we are only going to gain about .20 acres of usable space under W2 if you grant us that request. We would use that for parking or temporary storage. Something we cannot currently do.	<a href="#">Attachment</a>	Galesville
Scott Smith	10/9/2024	Online tool		The plan needs to address a relatively new land use activity in Galesville, one which came into existence just 13 months ago, pickleball courts. While there are several dozen southern Anne Arundel County residents who are enthusiasts of the game, it is still a game which only consists of slapping a child's whiffle ball around with a glorified ping-pong paddle. Most of the enthusiasts, and so far, Anne Arundel County and Anne Arundel County Public Schools officials, have failed to take into account how incredibly noisy the game is. The constant BANG, BANG, BANG, BANG, BANG, BANG, BANG, BANG, BANG of a paddle hitting a wiffle ball is the noise equivalent of the BEEP, BEEP, BEEP warning signal sounded by a County Public Works dump truck when it is backing up. While such a noise from a truck is tolerable because it lasts a minute or less, two or three times over the course of an hour, and maybe only one day a month in any given residential neighborhood, to have such a type of noise sounding from just after sunrise to sunset, hour after hour, seven days a week, every week of the year, is much, much, more intrusive. This constant noise of wiffle balls being batted around all day long is what has been imposed on the quiet neighborhood of Galesville Estates on the western edge of Galesville, impacting the enjoyment of their property by over 20 homeowners....	<a href="#">Attachment</a>	Galesville
Benjamin Wechsler	9/23/2024	Online tool	CZ-R9-MYO-0001	Representative of Loch Haven Road. The purpose of this letter is to provide further support for the Applicant's request for R2 zoning and to respond to OPZ and the SAC's recommendations for the Property.	<a href="#">Attachment</a>	Mayo
Danielle Sokol	9/27/2024	Online tool	CZ-R9-MYO-0001	I live directly adjacent to the Glebe Heights Forest in the neighborhood of Glebe Heights. I purchased my home (an older existing structure) nine years ago and have witnessed a significant increase in the number of homes and impervious surface in this area. Enough is enough. This neighborhood cannot support more development. Glebe Drive and our waterfront community open space floods after any rainfall of significance and the phenomenon is occurring more and more often. Adding additional homes uphill in the Glebe Heights forest will only add to this increasing problem. ... See Attachment	<a href="#">Attachment</a>	Mayo
Anna Schwenk	10/2/2024	Online tool	CZ-R9-MYO-0001	We need to keep our Region 9 more rural. Glebe Heights has seen so much development and soon enough we won't have our first if this continues. We need to protect our rivers and water sways. More development will cause more pollution into our waters, more traffic, more accidents, more crime, etc.		Mayo

Name	Date	Method of comment	Change #	Comment	Link	Community
Greg Tanner	10/2/2024	Online tool	CZ-R9-MYO-0001	I am writing in opposition to any change to the current zoning and building around the Glebe Heights Forest/community. The intersection of Loch Haven and 214 already suffers dangerous turns into the flow of traffic and excessive wait times to even get out and off the Mayo peninsula. The Mayo peninsula already suffers excessive development without any update to the only road into the existing communities. The impact on the environment will be felt for generations to come. We already suffer poor water quality through the South River and Glebe Bay. Please remember why many people have lived here for generations it has been the semi rural and small communities by the water. Do not give into the greed of outside developers who come in make their money and leave the rest of us life long residence to pick up the pieces.		Mayo
Ashley Krogel	10/3/2024	Online tool	CZ-R9-MYO-0001	If we are learning anything from this flooding, is that we need more forest area to soak up waters that would otherwise runoff and destroy things. Eliminating almost 45 acres of forest area to build more houses, to cause more pollution to our waterways, is not a good use of county land.		Mayo
Martin	10/3/2024	Online tool	CZ-R9-MYO-0001	I am in OPPOSITION to bulldozing forests and open space for sprawl. I SUPPORT our lands, our rivers, and the great work that's been done by the County and fellow citizens on the Stakeholder Advisory Committee to keep South County rural. I AGREE agree with Arundel Rivers Federation- It's time to protect our last remaining forests by lowering the zoning at Glebe Heights! No High Density at Mayo Ridge High density zoning means high densities of impervious surfaces that could send polluting stormwater into the South River.		Mayo
Neighbors of the Mayo Peninsula	10/9/2024	Online tool	CZ-R9-MYO-0001 CZ-R9-MYO-0006	Please accept the following recommendations from the Neighbors of the Mayo Peninsula concerning proposed rezoning on the Mayo Peninsula:	<a href="#">Attachment</a>	Mayo
Tina Ansboro	10/2/2024	Online tool	CZ-R9-MYO-0001, CZ-R9-MYO-0006	I agree with Arundel Rivers- It's time to protect our last remaining forests by lowering the zoning at Glebe Heights. I live in the Loch Haven community and this would be a disaster to protected land, species, infrastructure, and traffic. Also, nd nsity at Mayo Ridge! Also, the owner of Mayo Ridge Marinas lots to R22 – the highest density residential zoning available across the county. High density zoning means high densities of impervious surfaces that could send polluting stormwater into the South River. I don't care what measures you try to take into place, it will happen. Lastly, I agree with Arundel Rivers-NO high density concrete and asphalt in Mayo Ridge! We need to preserve and conserve what we have left. This peninsula we not meant to sustain such heavy traffic and pollutants that will come if this is approved. Please listen to the local people that live here and have to deal with these fears everyday of what my come if any of the rezones are approved. We already see the detrimental affects that are happening right now. I can't imagine the irrefutable affects it will have if this is approved. Thank you		Mayo
Scott Cutlip	9/25/2024	Online tool	CZ-R9-MYO-0002	Owner of 607 Loch Haven Road.	<a href="#">Attachment</a>	Mayo
Renee Hagerty	10/4/2024	Online tool	CZ-R9-MYO-0003	Yes for property to be rezoned for much needed senior housing. Our community has a shortage and it would us well. Glad that someone is looking at this and actual planning a resolution. Please consider this rezoning as a positive move for our community, Thank you		Mayo
Carla DeGrouchy	9/19/2024	Online tool	CZ-R9-MYO-0003	Oner of Unnumbered Bird Of Paradise Ct. Would like to see our property developed into a much needed senior over 55 housing community. There are too few in the Edgewater area and know many people looking for this type of community that would love to live here.		Mayo
John Degrouchy	9/19/2024	Online tool	CZ-R9-MYO-0003	I would like to see a over 55 community built.		Mayo
Theresa Gatewood	9/22/2024	Online tool	CZ-R9-MYO-0003	We would like to see the property rezoned so that an over 55 senior housing community can be brought to this area. There is a shortage of senior living communities here. It is a much needed service especially for seniors who want to stay locally because of family.		Mayo
Gregory Dean	9/24/2024	Online tool	CZ-R9-MYO-0003	Yes we would like to see this property rezoned so we could have an over 55 senior housing community in our area.		Mayo
Herbert and Tammy LeBow	9/26/2024	Online tool	CZ-R9-MYO-0003	Yes. Would love to see the property rezoned for a needed over 55 senior housing community.		Mayo

Name	Date	Method of comment	Change #	Comment	Link	Community
Deborah Lewis	9/29/2024	Online tool	CZ-R9-MYO-0003	For much need senior community		Mayo
Joe Ward	9/27/2024	Online tool	CZ-R9-MYO-0003	We need more senior housing built in the area.		Mayo
Donald Dant	10/2/2024	Online tool	CZ-R9-MYO-0003	Yes I would like to see the property rezoned for a senior community because there is a shortage of any senior living communities in this area. This is a much needed resource.		Mayo
Kyle Gatewood	10/5/2024	Online tool	CZ-R9-MYO-0003	Please rezone for over 55 senior housing community.		Mayo
Cathy Testa	10/9/2024	Online tool	CZ-R9-MYO-0003	Looking for a Senior Community to live in the area.		Mayo
James Lyons	9/23/2024	Online tool	CZ-R9-MYO-0006	<p>My name is James R Lyons and I have resided at 1403 East Central Avenue with my wife, Jennifer Palmieri, for the past 20 years. I purchased this property and have lived there for a total of 25 years. I oppose the proposed rezoning of the subject property to R22 for several reasons. As AA county has grown in the quarter century that I have lived here, we have seen dramatic changes in our environment, our communities, and our quality of life. Construction of residential and commercial properties on the Mayo peninsula has increased during that time. With it has been significant increases in traffic and a growing challenge to keep the waterways surrounding our peninsula clean and swimmable. Additional development immediately proximate to our waterways... as the proposed zoning change would permit... increases the likelihood of additional polluted runoff affecting our waterways impacting our communities' quality of life and the value of homes in this largely residential community. Any additional development on the Mayo peninsula... of which much is already occurring... should not be permitted without addressing a number of issues that citizens have raised time and again... with efforts to address these issues non-existent or moving at a snail's pace. Among these is the need for shoulders on the roadsides of 214 -- the main artery providing access to the peninsula -- to permit safe travel by pedestrians, runners, and bicyclists. While this has been discussed at length, no visible progress has occurred. This INFRASTRUCTURE must be in place BEFORE any further additional commercial or residential development occurs on the Mayo peninsula. And while this has been promised, little progress is evident. Pedestrian safety, environmental protection, and maintenance of a quality of life that has drawn residents and visitors to the Mayo peninsula for decades should not be sacrificed for the sake of increased profits for one landowner. We -- the residents of the Mayo peninsula-- are entitled to enjoy the quality of life, a healthy environment and waterways, and the relative peace and calm that brought most of us here. That is what most of us "bought" when we elected to live here. Should this land use change be approved, how will current residents be compensated for the impacts this additional development will have on our homes, our quality of life, and our safety? Do not ignore the impacts on the quality of life and property rights of those of us who elected to live here in deciding what this parcel can be used for in the future. For these reasons I oppose the proposed CZ-R9-MYO-0006B change and its potential impacts on the property rights, safety, and quality of life of current residents of our community.</p>		Mayo
Julie Troxler	9/23/2024	Online tool	CZ-R9-MYO-0006	I oppose the proposed change for Mayo Ridge Marina. High density zoning means more traffic on MD 214 and Mayo Ridge Rd in a school zone and increased impervious surfaces in the Critical Area that will send polluting stormwater into the Ramsey Bay and the South River. This high density residential zoning is out of character to the surrounding area and the entire Mayo Peninsula.		Mayo



Name	Date	Method of comment	Change #	Comment	Link	Community
John Mathews	9/24/2024	Online tool	CZ-R9-MYO-0006	As residents of the community of West Shore, we object to the proposed change of residential zoning from R2 to R5. This change would allow a higher density of homes at the end of a busy road and would result in higher traffic volume along Mayo Ridge Road where the Mayo Elementary School is located. A bad situation already exists that the kids in our neighborhood have to take a BUS to school (<1/4 mile) because there are no sidewalks, crosswalks, or crossing guards. Because of the already limited access to the school, outside-neighborhood families drive through our community to get to the school, circumventing the 214 traffic nightmare and causing unsafe pedestrian and vehicular conditions. The entire Mayo Peninsula is comprised of small communities zoned R2 except the former cottage communities of Beverly Beach and Cape Loch Haven. We are in total DISAGREEMENT that this zoning change to R5 is consistent with development and redevelopment within our peninsula neighborhoods and IS NOT compatible in scale, use, form, and intensity with the surrounding neighborhood character. Based on the permitted uses under MA2 zoning, the claim that the proposal for R5 as presented limits the potential of establishing additional maritime uses that would generate significant traffic, such as a restaurant or a banquet hall is very weak. A change to R5 zoning does not provide any more opportunity for the development of single residential units than the current R2 zoning provides other than allowing twice the density of what currently exists on the Peninsula. Therefore, we are OPPOSED to the Zoning change request.		Mayo
Amy Thomas	9/28/2024	Online tool	CZ-R9-MYO-0006	Owner of 3202 Havenwood Ct. I oppose High density zoning on the Mayo Peninsula. This means more traffic on MD 214 and Mayo Ridge Rd in a school zone and increased impervious surfaces in the Critical Area that will send polluting stormwater into the Ramsey Bay and the South River. This high-density residential zoning is out of character to the surrounding area and the entire Mayo Peninsula.		Mayo



Name	Date	Method of comment	Change #	Comment	Link	Community
Kathleen Bornschein	10/1/2024	Online tool	CZ-R9-MYO-0006	<p>My name is Kate Bornschein and I am a 15yr resident and homeowner in the West Shore Community in Mayo. I have recently become aware of a re-zoning request by the owners of the lots that compromise what is now Mayo Ridge Marina on Mayo Ridge Rd. It is my understanding that the current owners are seeking a change from R2 zoning to R5 for some of the property lots. I am writing to express my opposition to the re-zoning as well as the communicated concept of 12 townhomes:</p> <ol style="list-style-type: none"> <li>1. The change from R2 to R5 zoning is fundamentally against the character of the established neighborhoods, and directly against the character of the West Shore Community.</li> <li>2. The proposal of 12 townhomes on those size lots is about a 2 - 3x increase of single family homes per acre, stuffing a lot more people and vehicles in a small area.</li> <li>3. New home construction on the Peninsula has been observed to be quite slow. The West Shore community is already exposed to unfinished new home development on the corner of Mayo Ridge Rd and 214 where construction is at a standstill while the lots are unkept, grass is overgrown, standing water pools, and construction debris like nails and large rock driveways are littering the surrounding area. We have experienced an increase in pests that thrive in these conditions in the neighborhood because of this slowness.</li> <li>4. Mayo Elementary school is established on Mayo Ridge Rd. They have a thriving attendance and involved community of families who pick up and drop off children daily as well as pack the streets many times a school year for various events. I can't fathom the traffic disruption or the potential safety concerns that would be imposed to the school and West Shore residents during construction, let alone with 12 new homeowners coming and going. Let's take a look at the recent condition of 214 in front of Central Middle School and South River High as a good example of how the slightest construction ripples in heavily used roadways have big implications (ie; changes to the traffic light pattern that now backs up traffic on 214 to Rt 2, poor change of road pattern implementation where temporary lane strips have come off causing a host of confusion and dangers to drivers, lane closures, etc). Traffic disruptions on Mayo Ridge Rd also bleed into the residential streets of West Shore, as people use the neighborhood as a cut through to 214. We have no sidewalks anywhere in the neighborhood and increased traffic will impose safety concerns on pedestrians. A section of the main cut through road, Waterview Drive, is very narrow - when two cars are parked on both sides of the road, it only allows for one car to pass. Increased traffic on this road is just asking for an accident or pedestrian fatality to happen.</li> <li>5. Lastly - and absolutely lastly in priority since this is subjective - the current marina owners have not demonstrated any good faith to do right by this community. The current marina is under severe disrepair. Cheap, low quality fencing and gate automation has been installed that often short circuits. Very large trees that were planted years ago are now showing signs of dying and pose a hazard to the neighboring homes in storms. The docks themselves are rotted and falling into the cove. Power lines are overgrown with vines. All of this lack of maintenance poses a threat to the entire neighborhood as the climate continues to decline and severe storms are more frequent. I respectfully recommend the lots remain zoned as R2 and the county and community compromise on improvement of the existing marina to bring it back to a profitable state as well as further development of the property to a more fitting yet still revenue driving use such as marine sales and repairs, a small restaurant (like Harpers Restaurant on Turkey Point), convenience store, etc.</li> </ol>		Mayo
Laurie Whiting	10/2/2024	Online tool	CZ-R9-MYO-0006	<p>I live on the Mayo peninsula and am very concerned about making changes to zoning. Mayo is a small community with a lot of inhabitants. We need to slow down the amount of people and vehicles in our area. The infrastructure has never been updated to the needs of the growing population. We do not need rezoning at the marina to add townhomes to an already overpopulated area. This is a wetland area and we need to stick to the regulations that are in place to protect the area. The runoff into the waterway from building will have a huge impact on the river as well as the community. This situation is the same in the Glebe Heights area, leave the woods as they are. We are driving the nature out of the area for the sake of adding unnecessary houses. Please stop adding to the existing problems we continue to have in Mayo. Leave the little areas of woodland or wetlands alone!!</p>		Mayo
Kayleigh Davis	10/3/2024	Online tool	CZ-R9-MYO-0006	<p>The Mayo Ridge rezoning is unacceptable. Our small neighborhood cannot handle cluster housing. Please do not do this to us. The peninsula is already overdeveloped and needs to remain as is for the safety of its residents and children at Mayo Elementary</p>		Mayo

Name	Date	Method of comment	Change #	Comment	Link	Community
Ashley Krogel	10/3/2024	Online tool	CZ-R9-MYO-0006	The lots were zones R2 for a reason. My property at 1222 Daves Road is slotted to be changed zoning from R5 to R2, which I agree with, but to have property right down that road that is similar in proximity to water to be changed from R2 to R5 does not make logical sense. This will decrease the permeable land, and create more impermeable surfaces to the water shed, which will cause more pollution and runoff to the already highly polluted water closely. The only advantage I see is for the builder to make more money because he will be able to gain more income by selling more houses, and for the county to gain more money by taxing more people for their smaller lots. This is greed vs conservation of our land and waters. There is no other benefits that I see to change this zoning, and will cause a greater increase in traffic right in front of Mayo Elem, that already overflows for parking in the mail parking lot every time there is an event (indicating there is already a lot of impermeable surfaces in close proximity nearby, causing more runoff from the parking lots.)		Mayo
Sara Pausley	10/4/2024	Online tool	CZ-R9-MYO-0006	The proposed change to R5 zoning is incompatible with the current neighborhood, and not supported by the current infrastructure in the area. This would increase traffic in our congested area on a daily basis, and have overall negative impact on the environment and the community.		Mayo
Joanne Hyder	10/6/2024	Online tool	CZ-R9-MYO-0006	I own the property directly next to Mayo Ridge Marina, which is located at 1293 Mayo Ridge Road, Edgewater, MD 2103 7. I will be greatly impacted by any building or development that goes on there, in a negative way. I ask that the PAB, OPZ, and County Council strongly limit any development in this area. Please allow me to describe the current conditions. ...	<a href="#">Attachment</a>	Mayo
Sandra Freeman	10/8/2024	Online tool	CZ-R9-MYO-0006	I am writing to express our strong opposition to the proposed rezoning changes outlined in CZ-R9-MYO-0006A, CZ-R9-MYO-0006B, and CZ-R9-MYO-0006C, which propose shifting zoning from Low-Density Residential (R2) to Low-Medium Density Residential (RS) and Maritime Zoning (MA2) along Mayo Ridge Road.	<a href="#">Attachment</a>	Mayo
Leonard Rudow	10/9/2024	Online tool	CZ-R9-MYO-0006	This property should be used with the lowest density possible; it is a downhill slope to an already troubled waterway. Runoff pollution will be nearly impossible to prevent during construction and adding impervious surface in this hyper-critical area would be a complete abandonment of environmental responsibility. Additionally, it hasn't functioned as an operational marina in years so any increased use would increase traffic, already a big problem, proportionally.		Mayo
Anthony Kupersmith	10/9/2024	Online tool	CZ-R9-MYO-0006	Representative for Mayo Ridge Marina. As you are aware, we initially submitted our request to rezone to the Region 9 Stakeholder Advisory Committee ("SAC"), which gave the request a favorable recommendation at the SAC's August 22, 2024 meeting. The Office of Planning and Zoning concurred with the SAC recommendation. We respectfully request that the Planning Advisory Board ("PAB") do the same in recommending that the requested rezoning be approved by the Anne Arundel County Council. ...	<a href="#">Attachment</a>	Mayo
Jordan Rosner	9/29/2024	Online tool	CZ-R9-MYO-0006, CZ-R9-MYO-0007	Owner of 4020 CADLE CREEK RD. Route 214 is a narrow single lane road in each direction, without a shoulder, that is overtaxed with cars now. NO ALTERNATIVE ROAD EXISTS FOR RT214 to get off the peninsula if the road is closed due to accident or a fallen tree. The traffic is a nightmare all the time. People speed such that bikers and pedestrians walking risk their lives on that road. Please consider these issues and reject any requests to add more housing, restaurants, or expansion to the marinas on the peninsula. The area cannot adequately support any additional car traffic.		Mayo

Name	Date	Method of comment	Change #	Comment	Link	Community
Kyle Pessagno	10/3/2024	Online tool	CZ-R9-MYO-0006, CZ-R9-MYO-0112, CZ-R9-MYO-0113, CZ-R9-MYO-0400, CZ-R9-MYO-0401	<p>As a working professional in the area and a life long resident, I have deep ties to the community and only hope to see it grow and thrive in a sustainable manner. These changes oppose all of that in the current state of the peninsula. Policy BE3.2 'to ensure infill development and redevelopment in existing residential neighborhoods' does not come off as 'smart and thoughtful development'. It sounds as an excuse for developers to buy off and put new lots and houses to 'infill' open spaces, but in reality it is just further overcrowding the peninsula, even if it is for 'a limited number of residential units'. Development on the Mayo peninsula, especially close to the water, should not be happening until the proper infrastructure is in place to properly and adequately support the existing population. The current state of infrastructure is poor and unkept for the wide majority of the peninsula. Traffic seems to be the one at the top of the list and that will only worsen with each possible new lot in the proposed R5 zoning. There are already currently several residential projects on the peninsula that have been as a standstill for months. One in particular sitting for closer to a year, creating an eye sore of an unfinished structure. Would there be the possibility for several of these proposed new R5 house be held up in a similar nature, deteriorating the aesthetic quality of the community as well. The overall impact of this zoning change would have irreversible consequences on the community. R5 zoning does not reflect the general feel and overall nature of the peninsula. Mayo is the northern bastion of preserved natural spaces in the area before heading further north to more developed areas around Annapolis. Tightly packed and dense housing especially so close to the water is unnatural for an area in which people from counties away and DC come down to escape from their own tightly packed neighborhoods. Mayo is a haven for those who want to engage with living on the Bay. Preserving that feature of our community is of utmost importance. This is not a move forward, but instead a leap backwards. If sustainability is truly a goal for Plan 2040, this rezoning should be denied to preserve the character of the community and not break it.</p>		Mayo

Name	Date	Method of comment	Change #	Comment	Link	Community
Jacqueline Guild	10/8/2024	Online tool	CZ-R9-MYO-0007	<p>I support the written comments and testimony submitted by others opposing the zoning changes requested for this property. I also bring to your attention the following for your consideration concerning the inadvisability of the zoning changes and the impacts of such changes on the safety of the neighborhood and the environment, and the duplicitous manner in which signatures were obtained in support of the zoning changes. The Department of Planning and Zoning cites that it agrees with the requested zoning change as it is consistent with increasing economic opportunity. Since the zoning will allow a tavern/bar/hotel, it will only generate approximately 20-40 new jobs. This is hardly a economic boost for the area and does not outweigh the negative costs to the community caused by the change. The property owner is telling some community owners that he only plans to build another storage unit. That will not provide any new economic opportunities. If the property owner does turn the residential unit into a clubhouse or bar, as he has been openly discussing for years, then he will be causing a great deal of traffic to travel down semi-rural residential roads (Carr's Wharf Rd and Germantown Rd) with no shoulders or sidewalks where residents walk and children bicycle. Most of the traffic already is in the form of pick up trucks and large trucks traveling to the marina above the speed limit. The zoning change will only worsen conditions and further deterioration of a road that the County is continuously repairing. This rezoning will also increase boat traffic along one of the only undeveloped shorelines in the County, which is already suffering erosion caused by boat traffic - largely caused by the marina. The marina sells boats and takes prospective clients out for test rides, which adds to the activity of an already active marina. The wave action generated by more boats visiting the clubhouse/bar will cause further deterioration of the shorelines and more sediment polluting the river and smothering aquatic vegetation and destroying habitat important to juvenile aquatic species and nesting waterfowl. This area is fairly quiet (apart from some loud weekends at the marina). This will come to an end when the clubhouse is activated. The entire area will be forever altered to one person's advantage and to the community's detriment. The signature sheet that was submitted as demonstrating the support of neighboring property owners contains my address (without a signature) as well as other addresses without signatures. These addresses may not be counted in support. When the marina owner came to my home seeking my support he admitted that many of the signatures belonged to his tenants and family members. He also was very reluctant to tell me what he planned to do with the rezoning changes and finally said he just wanted to build a storage unit. He probably was just as vague and duplicitous with others that asked what he was planning. He tried very hard to make very light of what he was planning for the property. He went so far as to state that my signature didn't really matter since "the County Executive is a good friend; Steuart Pittman will see things my way." He also said that the property has always been a marina and therefore it can continue to grow. This "reasoning" has no basis. The property originally had a single family residence with a pier. While the original property owner may have leased some of his slips, that did not make it a commercial pier. Regardless, the marina may not be allowed to expand indiscriminately. It is already an eyesore and the greatest source of impervious surface on the Rhode River. Finally, I have learned that the property was the subject of a legal action for violation of the critical area law when the property owner cleared the land. Obviously, he wanted an unobstructed view of the water for his future clubhouse. He never mitigated the damage caused by the removal of the trees. This lack of compliance should be investigated by the County before any further consideration of the rezoning request is allowed to continue. The rest of us comply with critical area requirements when making improvements to our properties. No one should be allowed to be above the law.</p>		Mayo
Joshua Mullins	10/3/2024	Online tool	CZ-R9-MYO-0007	<p>We already have too much traffic on Carrs Wharf Rd without sidewalks. We do not need more traffic and people leaving a venue with potential alcohol in them driving down a residential road with children at play and residents taking walks in their neighborhood.</p>		Mayo

Name	Date	Method of comment	Change #	Comment	Link	Community
Jacqueline Wiser	10/4/2024	Online tool	CZ-R9-MYO-0007	This is a quite residential neighborhood. The waterfront community property values will likely drop with additional 40 ft boat racks and boat storage. I was misled by Mr Conner that it would stay residential as it is now. Our roads do not support heavier traffic or the weight of trucks running on our roads. This is a dead end road with hills and curves and doesn't lend itself to commercial development. As for the club house to be used as restaurants, taverns, or banquet hall. This is a quiet community and I question the safety of residents traveling on this road of curves and hills with the general public. I also question the speed limit, parking and congestion it would cause. I also question the capability of our sewer system in the area handling additional waste we currently have pumper trucks running sewage during rainy weather. I also question the water supply, this is well water community with each property relying on well water. I don't see these changes benefiting the community which my family has lived in for more than 70 years.		Mayo
James Wiser	10/4/2024	Online tool	CZ-R9-MYO-0007	I am not in favor of proposed changes. I question the ability of the sewer system to handle additional waste. It currently has problems at the pumping station on our road with sewage running on the road at times of heavy rain. Our road on Germantown is a hilly and curvy road that has many patches due to the poor road conditions already with traffic increase the road will be in more disrepair. We have many residents who enjoy taking quite walks in our community. We have children in the community who like to ride bikes and take walks. Speed and these curves could be a problem on our road. I question the safety of more traffic from the general public going to restaurants, and bars. Adding these establishments would change the safety of our quiet R2community .		Mayo
Daniel Hartsell	10/6/2024	Online tool	CZ-R9-MYO-0007	I oppose the upzoning of 3920 and 3942 Germantown Road. As a resident adjacent to the Rhode River Marina, I can attest the activity and noise is a nuisance at this level and allowing extra traffic and activity would become significantly impactful. Specifically, the road is not conducive to higher levels of traffic as it has blind driveways, no sidewalks, children present, and an already high level of boats being towed up and down Germantown Road. I also find the application by Brian Connors to be misleading, inaccurate of people's desires, and a deceitful means of gaining favor by the board. Please listen to those impacted and protect this neighborhood. My sincere thanks, Dan and Carla Hartsell		Mayo
Anson H and Linda K Hines	10/7/2024	Online tool	CZ-R9-MYO-0007	We oppose the changes in zoning proposed by Rhode River Marina shifting residential zoning to commercial marina zoning. The owner of the Marina egregiously misrepresents us as approving this zoning change. We do not. The private residence proposed for commercial marine zoning was previously allowed to extend into the commercial marina zone so the owner could add onto the house and build a large swimming pool. He promised that this exception would not result in converting the home and pool into a clubhouse for the marina. Now, the zoning change will allow exactly that, with large parties, alcoholic beverages, and much more traffic, increase sewerage and storm runoff. Many trees have been cut down in the Critical Area on the property. Large vehicles for the marina are often forcing us off the narrow roads. Much increased high-speed boat traffic is evident on the Rhode River causing shoreline erosion. This is NOT CONSISTENT with the zoning principles of Region 9, which continues to suffer from "backdoor zoning changes" like this one.		Mayo
mark	10/7/2024	Online tool	CZ-R9-MYO-0007	A couple of things stand out re this application request that warrant further and detailed review: 1) irregularities in owners petition for change e.g. signatures) 2) incompatibility with proposed zoning change and current use/character of immediate and proximate neighborhoods 3) no traffic impact study and capability for existing roads to safely accommodate existing residents and addition traffic volumes that could be generated 4) extreme nature of the requested change - IDA - compared to current density/coverage.	<a href="#">Attachment</a>	Mayo
Don & Kathy Jacques	10/7/2024	Online tool	CZ-R9-MYO-0007	The Rhode River Marina is already a large operation in a quiet residential neighborhood. The proposed upzoning will add noise and traffic to further degrade this otherwise ideal neighborhood.	<a href="#">Attachment</a>	Mayo
Tim Martin	10/7/2024	Online tool	CZ-R9-MYO-0007	Representative of 3920 Germantown Road. I testified at both the Citizens Advisory Board (CAC) and the Planning Advisory Board (PAB). Both Anne Arundel County's Long Range Planning department and the Citizens Advisory Board support the application. As demonstrated by the attached exhibits, the application involves a simple realignment of zoning lines to align with existing and historic land uses. Enclosed are two plans and my public testimony provided at the PAB hearing.	<a href="#">Attachment</a>	Mayo
Taylor	10/7/2024	Online tool	CZ-R9-MYO-0007	Owner of 1035/1042 Taylorville Lane. Leave the current zoning alone. Opposed to change.		Mayo



Name	Date	Method of comment	Change #	Comment	Link	Community
Rahel Rosner	10/7/2024	Online tool	CZ-R9-MYO-0007	Dear Administrator, I am submitting in support of the neighbors opposed to the upzoning of the parcel of Rhode River Marina. See attached letter of opposition. Thanks, Rahel	<a href="#">Attachment</a>	Mayo
Oded Eliav	10/7/2024	Online tool	CZ-R9-MYO-0007	In addition to everything stated in the attached letter, please note the following: PAB changed their recommendation on 3920 Germantown Rd, claiming applicant submitted 47 signatures supporting his application. It appears the PAB never bothered to confirm and check the signatures submitted. Even a cursory review would have revealed that: - Eleven (11) out of the 47, including the signatories to the attached letter NEVER SIGNED his petition. On the contrary, all 11 strongly object to the changes - Fifteen (15) of the 47 signatures belong to Mr. Conner himself under different LLCs, including addresses that DO NOT EXIST. - The remaining 21 who signed their approval o The signature pages only list Barbora Peterson of 3926 Germantown Rd and Marina Property of 3932 Germantown Rd as Applicants o 3920 LLC owner of 3920 Germantown Rd is NOT MENTIONED as Applicant, THEREFORE these signatures DO NOT apply to this request - When Mr. Conner came to request our signature, he told us that his only goal is to use the newly zoned MA2 area as extra storage. Never did he mention that as a result of this change the marina club house that he built on a RESIDENTIAL lot (!) will reclassify to MA2 and IDA. When we asked point blank about the club house, he admitted that his goal is to have events in there as "service" to his clients, including pool parties. Based on conversations with other neighbors, it appears a similar misleading information was given to them as well. Conclusion – the reference to these 47 signatures should be removed from the record and IGNORED! We strongly oppose having an active event venue or any other such establishment that will significantly increase traffic on Germantown Rd over and above the already high number of trucks and other vehicles coming in and out of the marina, as well as the increase marine traffic on Bear Neck Creek, that can barely handle current volume. Since we are currently building a new home on Germantown Rd and had to go thru the rigorous permitting process, it is very disturbing to see other residents that can do what they please and manipulate the system with minimal to no consequences. Such behavior MUST stop and it is in the PAB's hands to ensure that law and order are applied equally to all members of the community, without exceptions! We ask the PAB to deny the request to rezone 3920 Germantown Rd to MA2 and/or to make any other changes, and help keep the quiet residential character of the neighborhood intact. Thank you, Oded and Raquel Eliav	<a href="#">Attachment</a>	Mayo
Cynthia McCormack & John Fegan	10/8/2024	Online tool	CZ-R9-MYO-0007	Please see attached letter with 10 signatories who strongly oppose the request to re-zone 3920 Germantown Rd to MA2. It appears Mr. Conner is requesting the PAB to fix a situation he himself created.	<a href="#">Attachment</a>	Mayo
BRIAN CONNER	10/8/2024	Online tool	CZ-R9-MYO-0007	Owner of the Rhode River Marina. I support the application because it involves a straightforward realignment of zoning lines to align with existing and historic land uses. Note: The owner at 3902 Germantown Rd Scott Feira that called in on the last zoom meeting with negative comments that was not true that he does not even live here, he lives in Virginia. He uses this house as a Airbnb and is hardly ever hear I was in litigation over a right away for over a year on one of my properties at 3910 Germantown Rd next-door to him, if you look at his house he cant even see 3920 subject property or 3932 the marina. I have went to most of my neighbors and showed them the proposed property lined and zoning changes as you can see by the signed list and the exhibit attaches.	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>	Mayo
LAVERNE CONNER	10/8/2024	Online tool	CZ-R9-MYO-0007	I support the application because it involves a straightforward realignment of zoning lines to align with existing and historic land uses.	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>	Mayo
Sue Conner	10/8/2024	Online tool	CZ-R9-MYO-0007	I support the application because it involves a straightforward realignment of zoning lines to align with existing and historic land uses.	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a> <a href="#">Attachment 3</a>	Mayo

Name	Date	Method of comment	Change #	Comment	Link	Community
Manny Elbaltimy	10/8/2024	Online tool	CZ-R9-MYO-0007	I support the application because it involves a straightforward realignment of zoning lines to align with existing and historic land uses.		Mayo
Michael Conner	10/8/2024	Online tool	CZ-R9-MYO-0007	I support the application because it involves a straightforward realignment of zoning lines to align with existing and historic land uses	<a href="#">Attachment</a>	Mayo
Wood	10/8/2024	Online tool	CZ-R9-MYO-0007	As residents of Carr's Wharf Rd we are opposed to the upzoning of 3920,3942 Germantown Rd. from R2 to MA2 . This is directly averse to the quiet residential setting of the immediate community and those who live, recreate and raise their families in it. Currently the existing businesses that occupy the peninsula create ample commercial and visitor traffic. To re zone 2 sites with the potential to dovetail in venues for food and alcohol service on top of marina operation would create a disproportionate strain on the community, its families and its single lane ingress and egress. Additionally, the already saturated main road of 214 would see yet more traffic. If there is enterprise to introduce zoning for business, improve the infrastructure firstly and introduce business after. To be bookended by establishments that serve alcohol, endangers those that live here and their property, and the right to a safe, quiet and peaceful existence that is primarily privately paid for. We oppose the rezoning of these 2 parcels.		Mayo
Richard Smith	10/8/2024	Online tool	CZ-R9-MYO-0007	As the property owners of 3960 Germantown Road, we oppose the request of Brian Connor to upzone 3920 Germantown Road to MA-2 (CZ-R9-MYO-0007 A B C). MA-2 zoning would allow for expanded development of the Rhode River Marina which is incompatible with neighborhood and traffic capacity.	<a href="#">Attachment</a>	Mayo
Mullins	10/9/2024	Online tool	CZ-R9-MYO-0007	Carrs Wharf is a neighborhood full of people using the road to walk, run, ride bikes and there are several houses with little kids that play in the driveways. We already have an issue with vehicles flying down our road, including large trucks and trucks towing boats. We need sidewalks and speed bumps not more traffic which would include delivery trucks and drivers leaving parties after drinking and driving down our roads recklessly.		Mayo
Thomas Guild	10/9/2024	Online tool	CZ-R9-MYO-0007	I own the property at 3966 Germantown Rd, and oppose the proposal of Rhode River Marina to upzone the single family house it owns at 3920 Germantown Road. I request the preliminary recommendation of the Region 9 Planning Process to reject RRM's upzoning proposal be reinstated. The current recommendation for MA-2 zoning for the large house and most of the lot would permit the house and upzoned lot area to be used for a tavern, liquor store, restaurant, banquet hall, club house, gym, and boat storage, with structures that could be over 40 feet tall. Such heavy commercial and industrial uses are not compatible with the surrounding neighborhood, which consists of single family homes, on wooded lots, and environmentally protected areas. While the property historically was heavily wooded, RRM has removed most of the trees, and the upzone would result in additional environmental harm. Further expansion of the marina would exacerbate the damage to surrounding shorelines from increased power boat traffic. Rhode River Marina is also located across Whitemarsh Creek from Camp Letts, which is an ecological treasure and has Open Space zoning. There are already six marinas in the surrounding neighborhood on the Rhode River, with Rhode River Marina being the largest. There is no need for additional marina services or boat traffic in this fragile ecosystem. In addition, the surrounding infrastructure and road network in the neighborhood is not compatible with such uses.		Mayo

Name	Date	Method of comment	Change #	Comment	Link	Community
Paul & Amy Feira	10/9/2024	Online tool	CZ-R9-MYO-0007	<p>We wanted to write to voice our strong support for the letter submitted by the neighbors in opposition to the proposed upzoning of 3920 Germantown Road. Converting a single family home into a clubhouse, banquet hall, restaurant, or bar (and permitting the paving of the lot for additional boat parking) would be totally out of keeping with the character of the neighborhood, which consists principally of single family homes on wooded lots along a narrow and winding country road. We also wanted to emphasize how Anne Arundel County has afforded 3920 Germantown Road a variety of special privileges that have enabled already intense development of the property – privileges that Anne Arundel County today almost certainly would not afford any other owner of a residential property in that neighborhood. The property today consists of a massive 5000+ square foot three-story house, a waterfront swimming pool, a commercial pier, a boat storage area, and multiple garages, along with minimal tree cover. •Anne Arundel County permitted the removal of all the trees between the house and the water and installation of a sweeping lawn up to the water’s edge. All other residential properties in the neighborhood are required to preserve all waterfront woodlands and replace any trees along the waterfront that die with new trees. •Anne Arundel County has permitted the pavement of part of the property right up to the water’s edge and the storage of boats there. All other residential properties in the neighborhood are forbidden to create new impermeable surfaces near the water except in extraordinary circumstances. •Anne Arundel County has permitted the property to exceed the 15% impermeable surface limit– hence, the effort to convert from LDA to IDA to allow yet more development. All other residential properties in the neighborhood are required to observe the 15% limit strictly, and variances are almost never granted. •Anne Arundel County has permitted the property to waive setback requirements, which allowed for construction of the large house there. All other residential properties in the neighborhood are required to observe setback requirements, and variances are rarely granted. •Anne Arundel County has permitted the construction of a large commercial pier on the property. All other residential properties are limited to four slips for personal use only. • Anne Arundel County allowed the construction of a waterfront swimming pool. The only other swimming pools in the neighborhood are located behind the homes in question and away from the water. To ask for yet more special privileges for this property, which has already received so many, is simply unfair.</p>		Mayo
Rahel Rosner	9/25/2024	Online tool	CZ-R9-MYO-0008	<p>Owner of 4020 Cadle Creek Rd. I would like to express my opposition to the zoning of Harmony Marina as a restaurant or event space unless Carrs Wharf Road is expanded to 4 lanes with a pedestrian sidewalk on each side. The community streets can not manage current traffic and are certainly not able to manage the traffic of an event space.</p>		Mayo
Kathryn Jo Mannes	10/7/2024	Online tool	CZ-R9-MYO-0009	<p>We are concerned about the impact of this suggestion on traffic as well as the overall neighborhood that was not intended to house a large commercial property. As well, the owner has not been transparent or inclusive about his plans.</p>		Mayo
Patricia Ann Cotter	10/9/2024	Online tool	CZ-R9-MYO-0400 CZ-R9-MYO-0109	<p>I support CZ-R9-MYO-0400 to rezone the Loch Haven Civic Association playground/recreation area property from OS-Open Space to R5-Residential. The playground is a conditional use in the OS district. The setbacks that are required for the conditional use limits the future redevelopment of the parcel as a playground. A playground is a permitted use in the R5 district. The rezoning to R5-Residential zoning is compatible and consistent with the remainder of the community. It will allow the Loch Haven Civic Association to make necessary upgrades to the playground. I support the request in CZ-R9-MYO-0109 to rezone a portion of the property from R5-Residential to MA1-Community Marina. This proposed rezoning would rezone the entire parcel to a zoning classification consistent with its use as a community marina. Thank you for your time and consideration of these requests.</p>		Mayo
Ashley Krogel	10/7/2024	Online tool	CZ-R9-MYO-1069	<p>Owner of 1222 Daves Road. I disagree with the change of zoning for my land parcel from R5 to R2. We purchased our property last year, in 2023, with the understanding that we would be able to partition our land in the future if warranted. I do not agree with the suggested rezoning of our property and I oppose the re-zoning. After studying the rest of the suggested re-zoned properties, I see that my area of land is being changed to accommodate for a builder that wants his land to be re-zoned from R2 to R5. This property has had this zoning for 60 years, and it should not be changed now due to rezoning other areas for new houses to be built. It is unjust.</p>		Mayo



Name	Date	Method of comment	Change #	Comment	Link	Community
Nicholas Collison	10/8/2024	Online tool	CZ-R9-MYO-1081	Owner of proeprty at the corner of Elm and Likes. We are opposed to this change in zoning. My brother Steve and me are owners of the 5.766 parcel of land at the corner of Elm and Likes in Mayo (parcel # 1000-9008-3350). We are opposed to this change in zoning. Our family the Collison's have owned land in AA county for over 100 years and have been good caretakers of land here in Mayo. At some point we may like our children to carry on our tradition here in Mayo and it would be reasonable that we would be able to get permits for them to build here too, one day on our family land. Thank you, Nick		Mayo
Raymond J Schummer	10/3/2024	Online tool	CZ-R9-MYO-1422	There is not Adequate Facilities of Roads to service this area, adding potentially 39 new homes would add +/- 100 additional road trips per day. This Mayo peninsula has only one road in or out, emergency vehicles cannot service the area adequately not. Questionable Mayo Elementary School Facilities. Property is presently zoned RCA. How does it change from Critical Area to R-2 Zoning? This aera is presently home to Habitat consisting of a deer herd of twelve, two fox families, racoon and opossum, rabbits, squirrels, 2 Bald Eagles, Two migratory Osprey, Owls, Bats occasional turkeys, migratory geese. What happens to all this wildlife? We don't need more homes until we have better road access to the area. The County has undergone traffic studies and understands that the existing roads are not adequate and there is no room to widen the roads. Please, no more homes. What happen to the design of the Mayo Sewer System which was supposed to limit development?		Mayo
Shari Cornell	9/23/2024	Online tool		Mayo cannot take much more building on this peninsula. There are extreme traffic issues already on 214. Where Mayo Elementary is, there is already extreme issues at drop off and pickup. How are you going to add more congestion to an area that is already so small and congested? There are no sidewalks for people to walk. There has been multiple people hit on 214. On the weekends, I'm always so scared for the bikers on this busy road. Kids sometimes ride their bikes on 214 which is even scarier. Instead of building up traffic, why can't we help the situation already at hand?! We need sidewalks and a bike trail instead of more traffic.		Mayo
Ian Brooks	10/2/2024	Online tool		The development on the peninsula is both poorly executed and and over saturated. There is not enough infrastructure or resources left in Mayo for more development. Flooding and run off water is already becoming a problem with storms - traffic is becoming unbearable past muddy creek. We need to stop new development in this area and turn toward preservation		Mayo
Marideth Canzanella	10/4/2024	Online tool		Mayo peninsula is a vehicle dependent area. Please do not entertain "improve bicycle and pedestrian connectivity and safety." Bikes should be prohibited from riding on RT 214 as this creates a significant safety hazard for cars. Large packs of bicycles frequent RT214 during peak travel times. This causes significant road contestation and agitates commuters which leads to risky vehicle maneuvers and serious safety concerns. As it stands, the lanes on RT214 are limited to the actual travel lanes. There is no pull over space or room for bicycles or pedestrians. Please commit to ensuring the safety of the vehicles traveling on RT214 as well as bicycle enthusiasts, by denying bikes and pedestrians access to RT214. The mayo peninsula is vehicle dependent. To ensure the access to county parks located on the peninsula, the county must prioritize vehicle traffic. Please work with MDOT to fix the major failure of the MD 214 (Central Ave) Sidewalk Project. This project is a complete fiasco and I cannot help but wonder what were the AACo leaders thinking when the county has recognized RT214 is a traffic nightmare and yet they pursued a sidewalk project along the road leading to extremely unsafe permanent alterations to RT214, Mayo Rd, Stepenys Ln. County leaders should be ashamed of the negative impacts this project has brought to AACo residents. Also the traffic lights at the intersection of RT214 and Mayo Rd require immediate adjustments.		Mayo
Crownsville Conversvancy	10/9/2024	Online tool	CZ-R9-MYO-0500	We are a conservation organization, and this property is donated to us. We are aware that the property is very wet because there's a stream going through both lots and as a recipient of a lot of Stormwater from the surrounding properties.	<a href="#">Application</a>	Mayo
Beth Muller	10/5/2024	Online tool	CZ-R9-NBC-0001	I am the president of the Chesapeake Overlook Community Association. We understand under this change Open Space is being changed to MB zoning Commercial Marine. As neighbors we would like to know what portion of the open space is being rezoned. What plans does Harrington Harbor have if the parcels are rezoned to Commercial Marine.		North Beach

Name	Date	Method of comment	Change #	Comment	Link	Community
Deborah Diehlmann	10/9/2024	Online tool	CZ-R9-NBC-0002	I'm commenting on Herrington Harbour Inc's and Mr. Stuart Chaney's request to change the zoning of the referenced property from residential to commercial. + As a resident of Rose Haven, living at 6890 Charleston Avenue, I am opposed to a commercial project being built next to and directly across from residential homes. Placing a commercial property in a residential community that has a lot of foot traffic will complicate and negatively impact the ambiance and safety of the Rose Haven community. The increase in vehicle traffic will limit when and how residents feel about walking throughout the neighborhood. Additionally, an increase of out-of-towners may lead to an increase in crime, which would also alter the local residents' behavior, which in turn will negatively impact Rose Haven as a desired neighborhood and place to live. Over time, the increased commercial development may negatively impact our home values. Is this what the County Rep's want to achieve? If the County feels compelled to approve Herrington Harbour Inc's and Mr. Stuart Chaney's request to change the zoning of the referenced property from residential to commercial, then I also suggest that access into and egress from the property be located as far south on Lake Shore Drive as possible. Adding additional vehicles in and out of a parking lot at the intersection of Lake Shore Drive, Walnut Avenue and the access in the Herrington's Beach will be disastrous and lead to traffic accidents. There is also a lot of foot traffic in the area that must be considered in your evaluation and decision. Respectfully, Deborah Diehlmann		North Beach
mark curl	10/9/2024	Online tool	CZ-R9-NBC-0002	As a resident of Rose Haven I oppose changing the zoning of this property from R5 to commercial. The property is in close proximity to three houses and is intimately associated with the surrounding neighborhood. It acts as a buffer to the adjacent commercial properties. The change would adversely affect the character of the community and create a safety hazard to pedestrian and vehicular traffic.		North Beach
Ellen Denise Glover	10/9/2024	Online tool	CZ-R9-NBC-0002	We live at 6893 Charleston Ave. We are concerned about the zoning change from commercial to residential for 2 reasons. One, there is already an issue with traffic, as there is a sharp turn just prior to this piece of property. There is a good bit of pedestrian traffic along the road walking to Herrington Harbour. Recently, the county added signage on the road to highlight that this is a pedestrian crossing. This signage is just in front of this property. Second, the parking lot and fence serve as a good barrier between Herrington Harbour and the completely residential area. Any commercial establishment on this property would decrease safety and impact the residential nature of the property. If the commercial zoning could be limited to expansion of the parking lot inside the fence, that would mitigate some of our concern, but unlimited commercial use would be detrimental.		North Beach
john stecklein	10/9/2024	Online tool	CZ-R9-NBC-0002	I am opposed to the change in zoning for this property. Its best use is R5 as it fits the character of the surrounding		North Beach
LIM	10/9/2024	Online tool	CZ-R9-NBC-0002 CZ-R9-NBC-0101 PLU-R9-NBC-0002 PLU-R9-NBC-0102 PLU-R9-NBC-0104	I am a homeowner in North Beach within walking distance to Herrington Harbor Marina. I have lived here for over six years. I loved the peaceful environment, which is one of the main reasons I chose to make this my home. ...	<a href="#">Attachment</a>	North Beach
Elizabeth Lowenthal	9/26/2024	Online tool		I have a question regarding the Draft Region 9 Plan. I was reading the implementation matrix for Walnut Avenue and understand the goals are to make improvements to Walnut Ave as it runs through North Beach. I like the considerations concerning Walnut Ave improvements: widening the road, traffic calming measures, maintaining drainage culverts, etc. I have one question - how does diverting the water to the estuary behind us reduce flooding of our properties and increase road access for property owners? I am not an environmental engineer and would like to understand from one as a property owner how this would happen? I like the idea of cleaning the water going to the bay through the estuary, but had an idea that directing the water to the estuary would worsen the flooding the access roads from our houses to Walnut Avenue and would leave us even more cut off. I think I need to hear from someone with the expertise how that would work. If it does, it would be great! We live on the Bay and Walnut is behind our house. The estuary is on the other side of Walnut from us. Thank you in advance for any help you may be able to give. Sincerely, Liz Lowenthal 972 Bay Front Ave, North Beach		North Beach
Larry Brown	10/7/2024	Online tool		Owner of 1039 Bay Front Ave. Implementing strategy BE-11 says "in Rose Haven". This strategy applies equally to Holland Point. Holland Point should be included in this implementing strategy.		North Beach

Name	Date	Method of comment	Change #	Comment	Link	Community
Sheii Lindley	10/9/2024	Online tool	CZ-R9-MYO-0001, CZ-R9-GSV-0005 CZ-R9-EDW-0008 CZ-R9-CHT-0001 CZ-R9-WRV-0001 CZ-R9-MYO-0006	I am writing as a concerned resident of Glebe Heights, a neighborhood located within Region 9. I am aligned with the position of the Arundel Rivers Federation regarding the preservation of the Glebe Heights Forest.	<a href="#">Attachment</a>	Region 9
Lena Moreno	10/9/2024	Online tool	CZ-R9-MYO-0001, CZ-R9-GSV-0005 CZ-R9-EDW-0008 CZ-R9-CHT-0001 CZ-R9-WRV-0001 CZ-R9-MYO-0006	I am writing as a concerned resident of Glebe Heights, a neighborhood located within Region 9. I am aligned with the position of the Arundel Rivers Federation regarding the preservation of the Glebe Heights Forest.	<a href="#">Attachment</a>	Region 9
William Sturgell jr	10/1/2024	Online tool		Owner of 6893 Old Solomons Island Road. I WAS AT THE LAST MEETING AND THIS IS ALL VERY CONFUSING TO ME. ALL I WANT TO KNOW IS WHEN I BOUGHT MY PROPERTY IN 1985 THEY SAID IT COULD BE SUBDIVIDE INTO 2 MORE PARCELS.SO NOW I CANNOT .HOW CAN WE CHANGE IT BACK SO I CAN SUBDIVIDE AND BUILD MY 2 KIDS A HOUSE ON OUR LAND?? I KNOW NOW WHY MOST OF THE PEOPLE THAT SPOKE WAS LAWERS OR DEVELOPERS .DO I NEED TO HIRE A LAWER?? THANKS FOR YOUR UNDERSTANDING.LIVED IN DEALE FRIENDSHIP ALL OF MY 66 YEAR AND ALSO HAVE BUSINESS THERE.		Region 9
Stokes	10/2/2024	Online tool		Owner of 3744 Colliers Dr. I do not want to see any further residential or commercial development in our area, especially re-zoning that would lead to potential development of the last forested areas in our peninsula as well as deforestation of wetland areas.		Region 9
Jessy Oterson	10/2/2024	Online tool		General comment about the plan. The Edgewater and Mayo area do not need any adjustments to current zoning that would permit more residential housing and/or businesses to be built. Currently, there is too much traffic for the current road system. There is minimal natural resources left, which has added to the water pollution in the area (according to some reports reviewed). Please protect the natural land that remains and do not allow more building to occur in region 9. Thank you.		Region 9
Megan Gaskin	10/3/2024	Online tool		I am opposed to the re-zoning of the proposed areas that would increase traffic that has already overwhelmed the peninsula, destroy very few remaining forests on the peninsula, and increase storm water runoff issues that the entire peninsula battles with constantly as it is. We oppose both the Comprehensive Zoning for Region 9 and the the region 9 Plan.		Region 9
Kathy Gramp	10/9/2024	Online tool		Submitting comments on behalf of the Advocates for Herring Bay regarding multiple properties	<a href="#">Attachment</a>	Region 9
Beville Gross	10/8/2024	Online tool	CZ-R9-SDS-0400	I would like to voice my concern with the request to change WI light industrial zoning to maritime zoning at Discovery Village, application CZ-R9-SDS-0400. I respectfully request and truly hope you recommend the zoning remain WI.	<a href="#">Attachment</a>	Shady Side
Sherri Thompson Dickerson	10/9/2024	Online tool	CZ-R9-SDS-0400 CZ-R9-SDS-1113 CZ-R9-SDS-1126	This written testimony is to oppose several recommended zoning changes on Parish Creek that are associated with Plan2040. While Plan2040 is "a vision for the future", these zoning changes will impact our neighborhood now. However, the County has not invested in the infrastructure to support these changes....	<a href="#">Attachment</a>	Shady Side
Shawna Simmons	9/26/2024	Online tool	CZ-R9-SDS-1029	Owner of 6194 shady side Road. I oppose the change of zoning on my property. Part of my property is zoned OS because it is undeveloped protected wetlands and a natural run off ditch. We bought this property over 30 years ago - built our home and plan to stay here forever. I am concerned that the zoning change will effect our property taxes. After numerous calls NOT one person with the county or state Dept of Assessment & Taxation can tell me how much this change will effect my property taxes. We have worked hard over the past 30 years to take care of the wetlands and follow the laws. It seems unfair for us to be rezoned at this point of our ownership with no explanation on how it will affect our budget.		Shady Side



Name	Date	Method of comment	Change #	Comment	Link	Community
Elizabeth Ogden	10/9/2024	Online tool	CZ-R9-SDS-1275	Owner of 4814A Idlewilde Rd. I oppose the "Consistency Change" in the zoning of this property from OS to R1. This change will affect 48.1% or approximately 2 acres of the 4 acre property. This property is vacant and includes woods, marsh and open field. It is in the Critical Area and flood plain at the head of Jack Creek. It provides habitat and cover for wildlife that moves between Jack Creek Park and the Shady Cove Natural Area. In keeping with the Plan2040 definition of Peninsulas and the stated goals NE1, NE2, and NE3 to protect the natural environment, sensitive areas and waterways, this change should not be made. I request that the PAB reconsider the proposed change and leave the zoning OS.		Shady Side
Virginia Barrera	10/3/2024	Online tool	CZ-R9-TLD-0002	Owner of 466 Leitch Rd. Thank you, in advance, for reconsidering our original request that our property be zoned all R-2. I spoke at the meeting but because this is so important to us, I wanted to provide written testimony as well. Currently our property is split zoning, and I believe that all agree to eliminate the split zoning on our property, so I will not go into arguments for that here. The remaining issue is whether our property should be rezoned all RA or all R2. We feel it should be R2 and that such matches the classification of our closest neighboring properties in both geographic proximity and lot size and aligns with the property as it has always existed. On our little peninsula, the majority of the properties that are zoned RA are much larger parcels, well in excess of our barely one-acre parcel. Many of these RA parcels are working farms, equestrian centers or bed and breakfasts or simply have much more significant acreage. The properties that are closest both geographically and in kind to us are zoned R2. Looking at the zoning map it may look like neighboring parcels that are R2 are smaller, but in most cases owners have purchased multiple adjoining lots in the R2 to create parcels mimicking our size if not larger - ex. 505-507 Club Rd, 515 Club Road, 518 Club Road, and in particular 425 Leitch Rd, and 483 Leitch Road both of which are parcels that are more than twice the size of ours. And there is also 6395 Genoa rod that is over 6 acres. Further unlike our property both 483 Leitch and 6395 Genoa are on a direct waterfront. The Board's justification to keep our parcel RA was concern that further development would pollute the bay. It is hard to see how that reasoning is a concern for our parcel that does not front the bay while there are much larger R2 parcels directly on the bay? Another consideration for why zoning our property R2 is so important to us are the limitations RA zoning places on our ability to able to expand our current dwelling enough to even add a closet. Our property is uniquely one of the oldest ones in the neighborhood. It was built in 1919, and I am told it was originally the post office. The charm of its being older was what caused us to buy it. But because in its heyday it had commercial purposes the property already came with auxiliary buildings that consume a significant part of the improvable square footage. Additionally, the dwelling itself was missing features that any dwelling should have, namely closets and sufficient bathrooms. Under RA the improvable square footage for our dwelling is already maxed out. R2 would enable us to add space to our dwelling to add a shower to a bathroom that has only a very quaint but not practical claw foot tub and a closet to a room that was likely a storage room so that it can be a functioning bedroom. Both my husband and I are getting older and improvements that are easily accomplished under R2 but impossible under RA will make it so that we are able to have the ability to have a first-floor master bedroom and stay in our house through retirement. Our only other alternative would be to tear down the long-standing auxiliary buildings which would ruin the charm of the property. But putting aside our desires for the property, R2 is just a fairer designation and more aligns with those neighboring properties also zoned R2 versus the ones zoned RA. I thank you again for your careful consideration of the above and my testimony at the public hearing.		Tracys Landing
Kimberly Petry	9/23/2024	Online tool		Owner or 418 point mary circle. There isn't anywhere to walk safely in Tracys Landing. We have to drive to Chesapeake beach or farther. The area needs to be a little more walkable while still maintaining its rural character.		Tracys Landing
John Ball	9/24/2024	Online tool		My main address is 5960 Franklin Gibson Road but I am referring to all my parcels on Franklin Gibson Rd. The creek on our property is incorrectly identified as Tracys Creek. The correct name is Beaver Dam Branch and it appears that way on my AA Co plats. Please correct. Also just a foot note but a tobacco barn should be part of your photos. Many in the area are still proud of our heritage. Thank You		Tracys Landing
Michael Cringoli	10/9/2024	Online tool		Comments on the R9 Plan PAB Draft dated 9/11/2024 - specifically with regard to existing conditions in Tracys Landing, Friendship and North Beach:	<a href="#">Attachment</a>	Tracys Landing

Name	Date	Method of comment	Change #	Comment	Link	Community
Arthur Mensch	9/20/2024	Online tool	CZ-R9-WRV-0003	Owner of 847 Shady Oaks Rd. I live adjacent to the Shady Oaks Marina which has applied for a zoning change from R-2 to MA-2. While R-2 is inaccurate for a marina such as Shady Oaks, MA-2 does not conform to the past functioning of this marina which has fit very nicely into our community providing boat slips on a rental basis and boat sales, without causing undue traffic or noise. We live right next to the marina and have never been affected by noise traffic or anything else. They have been very good neighbors. The problem with MA-2 is that it would allow restaurants, taverns and possibly a boatel. These would bring excess traffic and noise to our little community. The noise from auto and especially motorcycle traffic would be unbearable and shatter the peaceful nature of our community. I really think a different zoning designation, perhaps MA-2.5 which would cover the marina's present activities would be more appropriate and acceptable to myself and our neighbors. I reiterate< they have been very good neighbors and I live right next to them.		West River
Brian Carbauh	10/7/2024	Online tool	CZ-R9-WRV-0003	I agree with the Office of Planning and Zoning and Stakeholder Advisory Committee recommendation of Application CZ-R9-WRV-0003 to reclassify Shady Oaks Harbor from R2 to MA2. Shady Oaks Harbor has been operating as a commercial marina since 1951. From what I understand, the marina is allowed to operate as a "MC-type use" marina, Maritime Commercial – the highest maritime zoning category, as designated in their non-conforming use certificate. However, the applicant is seeking MA2 zoning which is the lowest maritime zoning category for properties like Shady Oaks Marina. Shady Oaks Marina has proven to be a good neighbor for over 70 years, and we have every reason to expect they will continue to be a good neighbor with the MA2 zoning category.		West River
Alex Schlegel	10/8/2024	Online tool	CZ-R9-WRV-0003	I agree with the Office of Planning and Zoning and Stakeholder Advisory Committee recommendation of Application CZ-R9-WRV-0003 to reclassify Shady Oaks Harbor from R2 to MA2. Shady Oaks Harbor has been operating as a commercial marina since 1951. The marina is allowed to operate as a "MC-type use" marina (Maritime Commercial – the highest maritime zoning category) as designated in their non-conforming use certificate. However, the applicant is seeking MA2 zoning which is the lowest maritime zoning category for properties like Shady Oaks Marina. Shady Oaks Marina has proven to be a good neighbor for over 70 years, and we have every reason to expect they will continue to be a good neighbor with the MA2 zoning category.		West River
Kenneth Boucher	9/20/2024	Online tool	CZ-R9-WRV-0105	Owner of 5110 JACKS LN. Many thanks for maintaining the current R2 zoning on my property. I do believe that this was the correct decision to maintain consistence with the current zoning.		West River
Stephanie Markiewicz	10/9/2024	Online tool	CZ-R9-WRV-1135	Owner of property. Changing the current OS zoning designation to R5 is baffling and nonsensical as the designated area is a narrow strip of wetland.		West River
Glynis Sullivan	10/8/2024	Online tool	PLU-R9-WRV-0106	Owner of 1119 and 1123 Cherry Point Road. We received letters in the mail saying that our zoning was going to remain at R5 and not going to change. Why does the R9 Planned Use table show that there is going to be a change?		West River
Gayle Adkins	9/19/2024	Online tool		Owner of 637 Plantation Boulevard. West River Plantation Estate suffers from truck traffic that drives on Plantation Boulevard to get to Chalk Point Road. The trucks speed through the community creating unsafe conditions and should be forced to take Muddy Creek Road. This community was promised to be gated when we purchased our home, and if we can't get the gate we should at least divert the truck traffic. The truck traffic also creates potholes that cause stormwater management problems. The gate would also help keep people from speeding to get to commercial businesses. There was also a problem that our community did not get the community marina we were promised because of historical resources. That was in 1992, when will we get more information on the development of our community marina.		West River
Suzette Ruth	9/23/2024	Online tool		Owner of 1020 Allen Ave. I received your letter regarding zoning changes in south Anne Arundel County. I'm not sure it is being considered, but I would like to propose that the upcoming zoning changes include granting access to the boat launch located on Back Bay Beach Rd to property owners on Biltmore Ave, Henry Ave, and Allen Ave. There is currently a locked gate on this boat launch that is controlled by the property owner living next to it. The boat launch is listed as county property and should be open to residents.		West River
Karen Regalbutto	10/7/2024	Online tool		Please see attached letter, which outlines the various parcels	<a href="#">Attachment</a>	West River
Giana Jowers	10/9/2024	Online tool		See my attached document, as I am commenting on multiple case numbers in West River.	<a href="#">Attachment</a>	West River

## **Summary of PAB Draft Plan and Comprehensive Zoning Map**

*Region 9*

### **Appendix B. Oral Testimony from the PAB public hearing on the PAB Draft Region 9 Plan and Comprehensive Zoning Map**

The PAB held a public hearing at Southern High School on September 25, 2024 to hear from community members on the PAB draft Region 9 Plan and Comprehensive Zoning Map.

Name	Date	Method of comment	Change #	Comment	Link	Community
Caleb Royer	9/25/2024	Public Hearing	CZ-R9-EDW-0400	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.		Edgewater
Peter Quirk	9/25/2024	Public Hearing	CZ-R9-EDW-0002	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.		Edgewater
John Richard Greene	9/25/2024	Public Hearing	CZ-R9-EDW-0003, CZ-R9-EDW-0004	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.		Edgewater
Joan Scott	9/25/2024	Public Hearing	CZ-R9-EDW-0003, CZ-R9-EDW-0004	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.		Edgewater
Jim Chandler	9/25/2024	Public Hearing	CZ-R9-GSV-0003	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.	<a href="#">Handout</a>	Galesville
Erin Benson	9/25/2024	Public Hearing	CZ-R9-GSV-0005	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.		Galesville
Buz Winchester	9/25/2024	Public Hearing	CZ-R9-GSV-0005	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.		Galesville
Matt Johnston	9/25/2024	Public Hearing	CZ-R9-GSV-0005, CZ-R9-MYO-0001, CZ-R9-MYO-0006	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.	<a href="#">Handout</a>	Region 9



Name	Date	Method of comment	Change #	Comment	Link	Community
David Harris	9/25/2024	Public Hearing	CZ-R9-GSV-0401	David Harris represents Crandell Property in Galesville which owns 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.		Galesville
Tony Kupersmith	9/25/2024	Public Hearing	CZ-R9-MYO-0006	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.	<a href="#">Handout</a>	Mayo
Chris James, AIA	9/25/2024	Public Hearing	CZ-R9-MYO-0006	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.		Mayo
TIM MARTIN	9/25/2024	Public Hearing	CZ-R9-MYO-0007	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.	<a href="#">Handout</a>	Mayo
Brian Conner	9/25/2024	Public Hearing	CZ-R9-MYO-0007	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.		Mayo
Paul Feira	9/25/2024	Public Hearing	CZ-R9-MYO-0007	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.	<a href="#">Handout</a>	Mayo
Sherri Thompson Dickerson	9/25/2024	Public Hearing	CZ-R9-SDS-0400, CZ-R9-SDS-1126, CZ-R9-SDS-1113	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.	<a href="#">Handout</a>	Shady Side
Phil Hager	9/25/2024	Public Hearing	CZ-R9-SDS-0400, CZ-R9-EDW-0505	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.  Mr. Hager also 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.	<a href="#">Handout</a> <a href="#">Application</a> <a href="#">Application Attachment</a>	Shady Side
RONALD KRONK	9/25/2024	Public Hearing		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.		Churchton
James Glasscock	9/25/2024	Public Hearing	CZ-R9-MYO-0001	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.		Mayo



Name	Date	Method of comment	Change #	Comment	Link	Community
Henry Mueller	9/25/2024	Public Hearing		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. Mueller explained the services the community center could provide.		Deale
Matt Minahan	9/25/2024	Public Hearing		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.		Region 9
Bob McWilliams	9/25/2024	Public Hearing	CZ-R9-WRV-0003, CZ-R9-WRV-1099,	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.		West River
Robin Thompson	9/25/2024	Public Hearing		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.		Deale
Virginia Barrera	9/25/2024	Public Hearing	CZ-R9-TLD-0002	Ms. Barrera 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. Barrera 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.		Tracys Landing
Lex Mestanas	9/25/2024	Public Hearing	CZ-R9-SDS-1255	Lex Mestanas owns 1710 Cedar Ave, Shady Side (CZ-R9-SDS-1255). He requested to maintain his existing zoning.		Shady Side
John Crandell	9/25/2024	Public Hearing	CZ-R9-GSV-0401	John Crandell owns 1014 East Benning Road (CZ-R9-GSV-0401). This property is split-zoned R2 and W2. H 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.		Galesville
John Ball	9/25/2024	Public Hearing	CZ-R9-WRV-1134, CZ-R9-TLD-1038	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.		West River
Julia Howes	9/25/2024	Public Hearing	CZ-R9-DEL-0500 CZ-R9-DEL-1213	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.	<a href="#">Attachment</a>	Deale
Beville Gross	9/25/2024	Public Hearing	CZ-R9-SDS-0400	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.		Shady Side

## **Summary of PAB Draft Plan and Comprehensive Zoning Map**

*Region 9*

### **Appendix C. Testimony received from email on the PAB Draft Region 9 Plan and Comprehensive Zoning Map**

Summarized emails regarding the PAB Draft Comprehensive Zoning Map. Testimony taken from September 18 through October 9, 2024.

Name	Date	Method of comment	Change #	Comment	Link	Community
Jackie Cipriano	9/16	Email		I have several lots in the Franklin Manor Beach community and I received a letter about zoning changes. I have a question. Is it too late for me to enter this conversation? It looks like some changes have already been done. I really need to talk to somebody about what I can do with my lots. They involve some wetlands and I would like to merge them all together and find a spot on there or figure out what I can do for a conservation area or common area or just anything I need to do something with these lots who is the best person to talk to for this?		Churchton
Robin Thompson	9/25/2024	Email		<p>I plan on attending my first public hearing tomorrow at Southern High School. I have great concerns about the shoreline of the property behind me on the Owings Beach peninsula and it is beginning to negatively effect my property. I understand that there may be other official means to bring my concerns forward, but sifting through bureaucracy is the least of my concerns and perhaps this email will prompt further dialog. The property I am referring to is the lot of land adjacent to the property previously owned by the Ensiens where the historic house burned down.</p> <p>The property owners removed grasses, etc., earlier this spring from the shoreline that I believe were intended to stabilize it. They've (and some other neighbors) also removed large trees from their properties without putting any sort of mitigation in place. The tides and water levels are the highest I've seen in my 4 years here and remaining that way for longer periods of time. I am confident that erosion is taking place at an accelerated pace due to the shoreline destruction and ground destabilization. All this to say is that I wholeheartedly believe that the Owings Beach peninsula needs to be completely reassessed to map out the expanding flood and critical areas. It's enough that they took down the trees that local osprey mate in and before these young birds migrate for the winter. There are still two juvenile osprey here and one might be injured. The neighbors knew this...</p>		Deale
David Harris	9/17/2024	Email	CZ-R9-GSV-0401	Representative of 1014 Benning Rd. Opposes the OPZ recommendation for their zoning change application.	<a href="#">Attachment</a>	Galesville
David R. Harris, II	9/27/2024	Email	CZ-R9-GSV-0401	Representative of 1014 E Benning Rd. Following the oral testimony that I made, the PAB Chair, Gus Kurtz asked me a question and wanted a parcel drawing showing the 0.20 acres that I was talking. I am unsure how to forward on the visual that I prepared for him and the rest of the PAB. Can you please forward that on or let me know how I am to submit that to them.	<a href="#">Attachment</a>	Galesville
James C. Glascock	9/27/2024	Email	CZ-R9-MYO-0001	I am the managing partner of Glebe Bay, LLP, f/k/a Glebe Bay General Partnership, which has owned the referenced property since 1989. . . We would very much welcome the opportunity to fully discuss our requested change to the R2 zoning classification to provide the PAB with a more thorough examination of the advantages this zoning change would provide and the benefits to the owners, the county, and to the conservation of the forested area.	<a href="#">Attachment</a>	Mayo
Bob Ames	9/23/2024	Email	CZ-R9-MYO-0006	<p>I am concerned about this zoning change request. In reviewing the zoning application and plan, I see not documentation or input as to what is being proposed. Can you explain why no group discussion was needed? Can you send me to the place where I can review what is being proposed?</p> <p>I see nothing but traffic and construction and no plans for infrastructure to support this growth. Can you explain to me what your plan is for managing this growth?</p>		Mayo
Julie Troxler	9/24/2024	Email	CZ-R9-MYO-0006	I am writing you to oppose High Density Zoning at Mayo Ridge! The owner of Mayo Ridge Marina near Mayo Elementary School requested rezoning a portion of the marina's lots to R22 – the highest density residential zoning available across the County. High density zoning means more traffic on MD 214 and Mayo Ridge Rd in a school zone and increased impervious surfaces in the Critical Area that will send polluting stormwater into the Ramsey Bay and the South River. This high density residential zoning is out of character to the surrounding area and the entire Mayo Peninsula. I oppose high density development so close to a school in a low-density area at the end of the Mayo Peninsula!		Mayo

Name	Date	Method of comment	Change #	Comment	Link	Community
Jean Schurr	9/25/2024	Email	CZ-R9-MYO-0006	<p>My name is Jean Schurr. I live at 1280 Mayo Ridge Road, exactly right next to the Mayo Ridge Marina and have lived here for some 50 years. As you are aware our elementary school is very close to the marina also. This rezoning if approved, in a low-density area is out of character with the entire Mayo Peninsula, plus would cause problems adding more cars, traffic, etc., not to mention Mayo Ridge Road would not be safe for our school children</p> <p>This Marina has been trying for years and years to enlarge but denied because there are so many other marinas in the area so enlarging another one was not needed.</p> <p>Our Community approved of the Mayo Ridge Marina years past for residential use then the marina was sold and used for commercial use which has caused many problems over the years.</p> <p>Accordingly, in view of the above, I would like to go on record, as a member of the community, opposing the request for rezoning a portion of the marina.</p>		Mayo
Linda Elliott	9/26/2024	Email	CZ-R9-MYO-0006	<p>I am highly opposed to any Oppose High Density Zoning at Mayo Ridge Marina! The owner of Mayo Ridge Marina near Mayo Elementary School requested rezoning a portion of the marina's lots to R22 – the highest density residential zoning available across the County. High density zoning means more traffic on MD 214 and Mayo Ridge Rd in a school zone and increased impervious surfaces in the Critical Area that will send polluting stormwater into the Ramsey Bay and the South River. This high density residential zoning is out of character to the surrounding area and the entire Mayo Peninsula.</p> <p>I highly oppose the Rezoning of Mayo ridge marina property. CZ-R9-MYO-0006B. I live on Steele Ridge Dr, and have for more than 60 years. When the Marina owners did not get to expand and be the next Turkey Point sized Marina they planted trees to block the views of the community of West Shore out of spite. Now they are letting it fall apart, I am sure so the can somehow make it look like they need to expand or make it so they can put up the condos or whatever there next Big plan is. Our little Mayo Ridge Road can barely handle the drop off and pick up traffic from the school.</p> <p>Please do everything in your power to stop them.</p>		Mayo
Kate Bornschein	9/29/2024	Email	CZ-R9-MYO-0006	<p>I have recently become aware of a re-zoning request by the owners of the lots that compromise what is now Mayo Ridge Marina on Mayo Ridge Rd. It is my understanding that the current owners are seeking a change from R2 zoning to R5 for some of the property lots.</p> <p>I am writing to express my opposition to the re-zoning as well as the communicated concept of 12 townhomes . . . See Attachment</p>	<a href="#">Attachment</a>	Mayo
Sandra Freeman	10/8/2024	Email	CZ-R9-MYO-0006	<p>Please see the attached letter in response to the requested rezoning under CZ-R9-MYO-0006A, CZ-R9-MYO-0006B, and CZ-R9-MYO-0006C.</p> <p>Whereby our community will be the most affected by this rezoning request, we provide the attached reasoning behind our objection. The West Shore Community does not support the rezoning of R2 to R5 under the above rezoning cases.</p>	<a href="#">Attachment</a>	Mayo
Bill Askew	9/16	Email		<p>I am a property owner in the Selby on the Bay neighborhood. I received a letter entitled “Region 9 Plan – Mayo Community” from your office indicating that my property is in an area that is to be re-zoned. I am concerned that I will not be able to achieve my goal of building a small house on it to live in and leave to my family for future use. My family and I were all born in Maryland and have a deep connection to the area. My parents are buried nearby in Crownsville Veterans Cemetery. The property has been owned by my family since the late 1920s when it was purchased by my great aunt Elizabeth Heil. There have been many obstacles to building on the property as well as obstacles beyond our control such as the critical area designation and the gray water building moratorium. From reading the letter I feel that after years of paying taxes and fees etc. it's looking like my dreams for the property were just not meant to be. Please contact me if you can think of anything I can do to preserve any remaining rights I may have as an Anne Arundel county property owner.</p>		Mayo
Anthony Schiattareggia	10/1/2024	Email		<p>I'm a homeowner in North Beach Maryland in southern Anne Arundel Co. My neighbors have been discussing plans to widening the road that runs through our neighborhood and I was wondering if you can point me to existing plans or future plans involving changes to Walnut Ave on Holland Point between North Beach and Rose Haven?</p>		North Beach
James Joyce	10/6/2024	Email	CZ-R9-SDS-0400	<p>Attached is a letter opposing the planned zoning change for Discovery Village</p>	<a href="#">Attachment</a>	Shady Side

Name	Date	Method of comment	Change #	Comment	Link	Community
Beville Gross	9/24/2024	Email	CZ-R9-SDS-1355, CZ-R9-SDS-1026	Owner of 1508 Snug Harbor Rd (CZ-R9-SDS-1355), 1478 Gross Circle (CZ-R9-SDS-1026). The two attached properties we would like for them to remain the same. No changes in zoning.	<a href="#">Attachment</a>	Shady Side

## **Summary of PAB Draft Plan and Comprehensive Zoning Map**

*Region 9*

### **Appendix D. Table of testimony on comprehensive zoning change recommendations (owner change requests and OPZ initiated comprehensive changes)**

Testimony collected through the online form, email, and in-person regarding the comprehensive zoning change recommendations. Comments taken from September 18 through October 9, 2024.

Change Number	Address	Current Zoning	Owner Requested Zoning	OPZ PAB Draft Recommended Zoning	Support OPZ Rec	Oppose OPZ Rec	Summary of Comments
CZ-R9-CHT-0001	5610 Shady Side Rd	Split R1 / C3	C3	Split R1 / C3	0	2	Two comments note there are environmental features on site and recommend R1 zoning.
CZ-R9-DEL-05000	533 Deale Rd	Split R1 / C1 / OS	Split R1 / C1	R1	0	1	New comprehensive zoning change request during the PAB draft comment period. One comment from the owner requesting the PAB consider a split of R1 and C1 zoning to support existing uses.
CZ-R9-EDW-0002	2973 Solomons Island Rd	Split R1 / C3	Split R1 / C3	Split R1 / C3	0	2	Two comments oppose OPZ recommendation due to concerns about the environment and impacts on neighboring properties.
CZ-R9-EDW-0003	2979 Solomons Island Rd 2981 Solomons Island Rd	C3	C4	C3	3	0	Comments support the OPZ recommendation due to concerns about traffic.
CZ-R9-EDW-0004	3005 Solomons Island Rd	C3	C4	C3	3	1	Comments support the OPZ recommendation due to concerns about traffic. One comment from the property's representative requesting the PAB consider the request of C4 as it is consistent with the area and Plan2040.
CZ-R9-EDW-0005	2976 Solomons Island Rd	C2	C3	C3	0	1	Comments were opposed to the change recommendation due to concerns about impacts on neighboring properties.
CZ-R9-EDW-0007	3422 Pike Ridge Rd 3424 Pike Ridge Rd	R2	MXD-C or SB	SB	1	0	One comment from the owner supporting the OPZ recommendation.
CZ-R9-EDW-0008	158 W Central Ave 164 Central Ave W	C1	C3	C3	0	2	Two comments note there are environmental features on site and recommend C1 zoning.
CZ-R9-EDW-0400	25 Leeland Rd	R1	MA2	MA1B	0	3	Two comments from the owner requesting the PAB consider their request of MA2 zoning to support existing uses. One comment from community members of South River Park (signed by 8 people) recommending the property maintain the existing R1 zoning due to concerns about impacting neighboring communities and negative impacts on the environment.
CZ-R9-EDW-0500	58 Leeland Rd	R1	MA2	R1	1	1	New comprehensive zoning change request during the PAB draft comment period. One comment from the owner requesting the PAB consider MA2 zoning to support existing uses. One comment from community members of South River Park (signed by 8 people) supporting the OPZ recommendation due to concerns about impacting neighboring communities and negative impacts on the environment.
CZ-R9-EDW-0501	3133 Solomons Island Rd 3147 Solomons Island Rd Unnumbered Solomons Island Rd	C3	C4	C3	0	3	New comprehensive zoning change request during the PAB draft comment period. Three comments from the representative of the listed properties requesting the PAB consider C4 zoning for these properties as it is consistent with Plan2040 and the location on MD 2



Change Number	Address	Current Zoning	Owner Requested Zoning	OPZ PAB Draft Recommended Zoning	Support OPZ Rec	Oppose OPZ Rec	Summary of Comments
CZ-R9-EDW-0502	3 Dental Rd 5 Dental Rd 6 Dental Rd 7 Dental Rd 8 Dental Rd	R10, Split R10 / C3	C4	R10	0	2	New comprehensive zoning change request during the PAB draft comment period. Two comments from the representative of the listed properties requesting the PAB consider C4 zoning for these properties as the lots are too small to develop townhomes and they are adjacent to existing commercial zoning.
CZ-R9-EDW-0503	3167 Solomons Island Rd	C3 / C4	C4	C3	0	2	New comprehensive zoning change request during the PAB draft comment period. Two comments from the representative of the listed properties requesting the PAB consider C4 zoning for these properties as it is consistent with Plan2040 and the location on MD 2
CZ-R9-EDW-0504	3294 Solomons Island Rd	R2	C1	R2	0	1	New comprehensive zoning change request during the PAB draft comment period. One comment from the owner requesting the PAB consider C1 for this property to be consistent with existing uses.
CZ-R9-EDW-0505	175 Mayo Rd 1655 Bay Ridge Rd 1649 Bay Ridge Rd	C3	C4	C3	0	1	New comprehensive zoning change request during the PAB draft comment period. One comment from the owner requesting the PAB consider C4 for this property to allow redevelopment.
CZ-R9-GSV-0003	1000 Main St	Split R2 / C1	C1	Split R2 / C1	1	0	One comment from the property owner expressing support for the OPZ recommended zoning, but noting they intend to sell the property.
CZ-R9-GSV-0005	954 Main St	R2	C4	R2	18	3	Some comments supporting the OPZ recommendation mention support for the applicant's intended use, but most supporting comments note that C4 zoning is not consistent with the surrounding neighborhood. Supporting comments also mention that C4 zoning is not consistent with the Envision Galesville document created by community members 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.  Three comments from representatives for the property requesting the PAB consider C4 zoning to allow outside storage and use of the property by the Maryland Maritime Heritage Festival.
CZ-R9-GSV-0401	1014 Benning Rd	Split R2 / W2	W2	Split R2 / W2	7	7	Seven comments from community members supporting the OPZ recommendation to maintain the existing zoning due to concerns about impacts to neighboring properties. Seven comments from the property owner and their representative requesting the PAB consider W2 zoning on the entire property to support existing uses.



Change Number	Address	Current Zoning	Owner Requested Zoning	OPZ PAB Draft Recommended Zoning	Support OPZ Rec	Oppose OPZ Rec	Summary of Comments
CZ-R9-MYO-0001	Unnumbered Loch Haven Rd	Split R1 / OS	R2	R1	0	12	Three comments from the property owner and their representative requesting the PAB consider R2 zoning for these properties to reduce setbacks of the cluster subdivision. Other comments note concern about negative impacts on the environment and traffic. Many comments reference the Arundel Rivers Federation recommendation to rezone this site OS and the SAC recommendation to rezone the site RLD.
CZ-R9-MYO-0002	607 Loch Haven Rd	R1	R2	R2	0	1	One comment from the property owner requesting the PAB consider the request of R2 zoning to allow further subdivision of the property.
CZ-R9-MYO-0003	Unnumbered Bird Of Paradise Ct	R1	R2 or R5	R1	0	11	One comment from the property owner requesting the PAB consider the request of R5 to allow development of a senior housing comment. Other comments note the need for development of a senior housing community.
CZ-R9-MYO-0006	1295 Mayo Ridge Rd 1293 Mayo Ridge Rd and two unnumbered parcels	R2, Split R2 / MA2	Split R5 / MA2	Split R5 / MA2	2	25	Both parts of CZ-R9-MYO-0006 (A, B, C) are part of the same zoning change application. The owner originally requested R22 but updated their request to a split of MA2 and R5.  Two comments from representatives supporting the OPZ recommendation. Opposing comments are mixed on support/opposition for maintaining a portion of the existing MA2 area. Comments oppose increasing residential densities on the Mayo peninsula due to environmental and traffic concerns. Many comments refer to a former request from the applicant for R22 zoning which is no longer being requested and was never supported by OPZ.
CZ-R9-MYO-0007	3920 Germantown Rd 3926 Germantown Rd 3942 Germantown Rd	Split R2 / MB, Split R2 / MA2	Split R2 / MA2	R2	8	19	All parts of CZ-R9-MYO-0007 (A, B, and C) are part of the same zoning change application.  Four comments supporting the OPZ recommendation from the property owner and their representative. Other supporting comments note that the OPZ recommendation aligns with existing uses of the site. Opposing comments note concerns about traffic, impacts to the environment, impacts to neighboring property owners.
CZ-R9-MYO-0008	1024 Carrs Wharf Rd 1026 Carrs Wharf Rd 1032 Carrs Wharf Rd	Split R2 / MA2	Split R2 / MA2	Split R2 / MA2	0	1	Both parts of CZ-R9-MYO-0008 (A and B) are part of the same zoning change application.  Comments oppose the OPZ recommendation due to concerns about the allowed uses in MA2 and traffic.
CZ-R9-MYO-0009	4105 Cadle Creek Rd	Split R2 / W2	MA2	MA2	1	0	Comments oppose the OPZ recommendation due to concerns about the allowed uses in MA2 and traffic.
CZ-R9-MYO-0109	546 Bay View Point Dr	Split R5 / MA1	N/A	MA1	1	0	Comments support the Loch Haven Civic Association use of the property as a community marina.

Change Number	Address	Current Zoning	Owner Requested Zoning	OPZ PAB Draft Recommended Zoning	Support OPZ Rec	Oppose OPZ Rec	Summary of Comments
CZ-R9-MYO-0112	247 Likes Rd	Split R5 / OS	NA	R5	0	1	This property was previously recommended for a consistency change to R1 Zoning that was not supported by the community.  One comment opposing the zoning change due to concerns about development and traffic.
CZ-R9-MYO-0113	201 Likes Rd	Split R5 / OS	NA	R5	0	1	This property was previously recommended for a consistency change to R1 Zoning that was not supported by the community.  One comment opposing the zoning change due to concerns about development and traffic.
CZ-R9-MYO-0400	546 Bay View Point Dr	Split R2 / OS	OS	R5	1	1	One comment supporting the OPZ recommendation as it will allow the Loch Haven Civic Association to develop a playground and recreation area on the site. One comment opposing the zoning change due to concerns about development and traffic.
CZ-R9-MYO-0401	205 Likes Rd	Split R1 / OS	R5	R5	0	1	This property was previously recommended for a consistency change to R1 Zoning that was not supported by the community.  One comment opposing the zoning change due to concerns about development and traffic.
CZ-R9-MYO-0500	3716 Third Ave 3713 Third Ave Unnumbered Third Ave	R5	OS	R5	0	1	New comprehensive zoning change request during the PAB draft comment period. One comment from the owner requesting the PAB consider OS for this property as it is intended to be used for conservation in perpetuity.
CZ-R9-NBC-0001	6901 Lake Shore Dr	Split MB / OS	MB	MB	NA	NA	President of the Chesapeake Overlook Community Association asked for plans associate with the rezoning.
CZ-R9-NBC-0002	609 Walnut Ave	R5	C1	C1	0	5	Opposing comments note concerns about traffic and public safety that they fear will worsen if the zoning is changed to commercial.
CZ-R9-NBC-0101	1018 Bay Front Ave, North 1020 Bay Front Ave 1026 Cypress Ave	Split R5 / OS	N/A	R5	0	1	Comments note concerns about public safety on Walnut Ave.
CZ-R9-SDS-0400	4804 Atwell Rd	Split W1 / R1 / OS	MC	MB	1	5	One comment from property owner's representative supporting the OPZ recommendation of MB and asking the PAB to consider their request of MC. Opposing comments note concerns about traffic and public safety.
CZ-R9-TLD-0002	466 Leitch Rd	Split RA / OS	R2	RA	0	2	Two comments from the property owner requesting the PAB consider the request of R2 zoning.

Change Number	Address	Current Zoning	Owner Requested Zoning	OPZ PAB Draft Recommended Zoning	Support OPZ Rec	Oppose OPZ Rec	Summary of Comments
CZ-R9-WRV-0001	4921 Muddy Creek Rd 4957 Muddy Creek Rd	Split RLD / OS	RA	RLD	0	3	Comments support maintaining the existing spliz-zoning on the property or RA zoning for environmental purposes.
CZ-R9-WRV-0002	820 Shady Oaks Rd	R2	R5	R2	2	0	Support the OPZ recommendation to maintain the existing zoning as it aligns with surrounding development.
CZ-R9-WRV-0003	846 Shady Oaks Rd	R2	MA2	MA2	3	3	Supporting comments note that the Shady Oaks Marina is a good neighbor, and MA2 is the least intense zoning classification for a commercial marina. Opposing comments note concerns about maritime expansion that is not consistent with the surrounding neighborhood.