

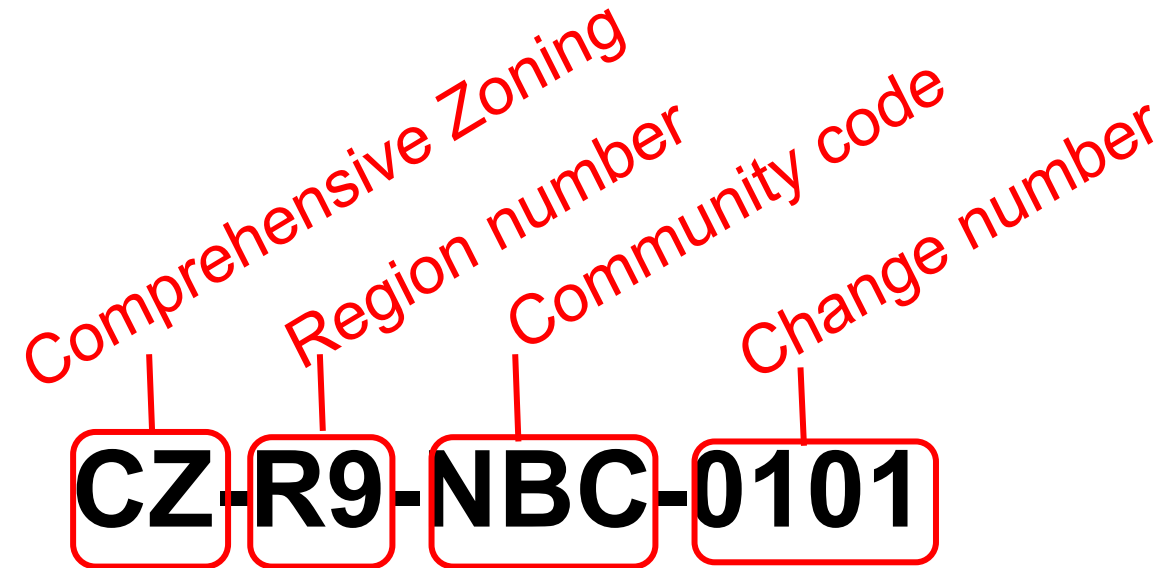


## Region 9

# Comprehensive Zoning Applications Submitted During the PAB Review

November 1, 2024  
Planning Advisory Board Draft

# Change ID Number Code



## Change Numbers and types:

- 0001 - 0099** Owner Application
- 0100 - 0199** Staff Recommended Changes
- 0200 - 0299** Staff Recommended Companion Changes
- 0300 - 0399** SAC Recommended
- 0400 - 0499** Owner Application during Preliminary Draft
- 0500 - 0599** Owner Application during PAB process
- 0600 - 0699** County Council Amendments
  
- 1001 - Infinity** Consistency Changes

# Community Codes

CHT	Churchton
DEL	Deale
EDW	Edgewater
FDS	Friendship
GSV	Galesville
MYO	Mayo
NBC	North Beach
SDS	Shady Side
TLD	Tracy's Landing
WRV	West River

	Council District	Change ID Number	Address(es)	Application & Attachment	Tax Map (s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Requested Zoning	SAC Rec. Zoning	SAC Justification	OPZ Rec. Zoning	OPZ Justification	PAB Rec. Zoning
<b>Deale</b>	7	CZ-R9-DEL-0500	533 Deale Rd	<a href="#">Application</a>	77	200		2.4	Split R1 / C1 / OS / MA2	Split R1 / C1 / MA2	No Rec	Application submitted after SAC discussion completed.	Split R1 / C1 / MA2	Retaining the existing split-zoning between R1, C1, and MA2 zoning is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area.	
	7	CZ-R9-EDW-0500	58 Leeland Rd	<a href="#">Application</a>	56	161		1.4	R1	MA2	No Rec	Application submitted after SAC discussion completed.	R1	Retaining the existing R1 zoning is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. Rezoning to MA2 is not consistent with Plan2040 Policy BE3.1: Recognize existing communities within each Region Planning Areas to better implement specific local strategies within these areas. MA2 zoning could allow the site to be developed with more intense uses than what is permitted through the existing nonconforming use permit which could have adverse impacts to the surrounding neighborhood.	
<b>Edgewater</b>	7	CZ-R9-EDW-0501	3133 Solomons Island Rd 3147 Solomons Island Rd	<a href="#">Application 1</a> <a href="#">Application 2</a> <a href="#">Attachment</a>	55	158	6-7	1.8	C3	C4	No Rec	Application submitted after SAC discussion completed.	C3	Retaining the existing C3 zoning is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. A change to C4 could introduce uses that are not compatible, with and potentially adversely impact, adjacent residential areas.	
	7	CZ-R9-EDW-0502A	3 Dental Rd	<a href="#">Application</a> <a href="#">Attachment</a>	55	158	9	0.4	Split R10 / C3	C4	No Rec	Application submitted after SAC discussion completed.	R10	Retaining the existing R10 zoning is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. A change to C4 could introduce uses that are not compatible, with and potentially adversely impact, adjacent residential areas.	
	7	CZ-R9-EDW-0502B	5 Dental Rd 6 Dental Rd 7 Dental Rd 8 Dental Rd	<a href="#">Application</a> <a href="#">Attachment</a>	55	158	10, 11, 14, 15	1.7	R10	C4	No Rec	Application submitted after SAC discussion completed.	R10	Retaining the existing R10 zoning is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. A change to C4 could introduce uses that are not compatible, with and potentially adversely impact, adjacent residential areas.	
	7	CZ-R9-EDW-0503	3167 Solomons Island Rd	<a href="#">Application 1</a> <a href="#">Application 2</a> <a href="#">Attachment</a>	55	168 263	1	0.4	Split C3 / C4	C4	No Rec	Application submitted after SAC discussion completed.	C3	Retaining the existing C3 zoning is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. A change to C4 could introduce uses that are not compatible, with and potentially adversely impact, adjacent residential areas.	
	7	CZ-R9-EDW-0504	3294 Solomons Island Rd	<a href="#">Application</a>	55	153	57	0.2	R2	C1	No Rec	Application submitted after SAC discussion completed.	R2	Retaining the existing R2 zoning is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. Rezoning to C1 could allow the site to be redeveloped with more intense uses than what is permitted through the existing nonconforming use permit that could have adverse impacts to the surrounding neighborhood.	
	7	CZ-R9-EDW-0505	175 Mayo Rd 1655 Bay Ridge Rd 1649 Bay Ridge Rd	<a href="#">Application</a> <a href="#">Attachment 1</a> <a href="#">Attachment 2</a>	56	128	209-217, 218R, 223-226	0.7	C3	C4	No Rec	Application submitted after SAC discussion completed.	C3	Retaining the existing C3 zoning is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. A change to C4 could introduce uses that are not compatible, with and potentially adversely impact, adjacent residential areas.	
	<b>Mayo</b>	7	CZ-R9-MYO-0500	3716 Third Ave 3713 Third Ave Unnumbered Third Ave	<a href="#">Application</a>	60	34	12, 40, 41	0.2	R5	OS	No Rec	Application submitted after SAC discussion completed.	OS	This change to OS zoning is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The lots are owned by a conservation organization who seek OS zoning to permanently protect the stream and associated buffers and floodplain. Additionally, the change to OS is consistent with Table 17 in Plan2040, Volume II for preservation areas where primary function is conservation in perpetuity.



# Region 9

# Planned Land Use Changes

# Addendum

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Mayo	7	PLU-R9-MYO-0500	3716 Third Ave 3713 Third Ave Unnumbered Third Ave	60	34	12, 40, 41	0.2	Low-Medium Density Residential	No Rec	Application submitted after SAC discussion completed.	Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. These lots are owned by a conservation organization who desires to protect the sensitive areas. A change to Conservation Planned Land Use is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.	