

Region 2 Public Comments to PAB

ID	Name	Date	Method of comment	Comment	Community	Change # (if applicable)	Letter
1	Joseph Franco - R2 SAC Chair	10/18/2023	PAB Meeting 10/18	Joe Franco was the Chair of the Region 2 Stakeholder Advisory Committee (SAC) during the planning process and spoke on behalf of the Region 2 SAC. Joe thanked OPZ, SAC members, and the public for their dedicated time and effort to the Region 2 Plan. Region 2 has many valuable assets, opportunities, and challenges the Plan seeks to capitalize on and address. These include affordable housing, recreation access and programming, alleviating traffic congestion, smart growth and development, and ensuring equitable investment in Region 2.	Region 2		
2	Chris Harzer	10/18/2023	PAB Meeting 10/18	Chris Harzer spoke on behalf of family and associates who submitted a zoning change application for five properties (LRL-001). The change application requested that the properties at the northwest of the intersection of Brock Bridge Road and Whiskey Bottom Road be rezoned from R1 to R15. Rezoning would allow the properties to be aligned with adjacent properties, provide additional housing in the region, and provide a transition between the existing residential developments and the eventual redevelopment of Laurel Park. The Laurel Park MARC station could also be utilized by future residents to commute to job centers outside of the community.	Laurel	LRL-001	
3	Gary Mauler	10/18/2023	PAB Meeting 10/18	<p>Gary Mauler has been a resident of Jessup for 73 years and was a representative on the Plan2040 Citizens Advisory Committee (CAC). Jessup community members do not desire additional development density and that the impact of recent commercial and industrial development along MD 175 has decreased the quality of life for community members. Gary wishes to preserve the Jessup community and supports the existing Small Business zoning district as it provides a buffer between industrial and residential uses. Gary feels that the Region 2 SAC did not conduct enough community outreach in Jessup and that the Region 2 Plan ignores what community members want. Plan2040 and Anne Arundel County Community College surveys indicate that residents do not want increased development density. Gary asked the PAB to continue the work of the previous PAB chair Mr. Jerry Pesterfield, by listening to the community and making recommendations to reflect those needs.</p> <p>Gary Mauler commented that the PAB should recommend the Region 2 Plan and zoning map be changed to retain the SB zoning district and to remove most of the upzoning and rezoning for commercial and industrial uses. Upzoning could lead to more sprawl and could provide support to justify zoning changes that are presented to the Administrative Hearing Officer. Further commercial and industrial zoning will reduce the opportunity for quality housing in the community.</p>	Jessup		
4	Georgie Mauler	10/18/2023	PAB Meeting 10/18	Georgie Mauler commented that OPZ has not listened to community feedback since Arundel Mills was developed. Community members still feel the impacts to the environment and increased traffic congestion. Developers have not contributed to the community and the loss of community character is something that residents need to fight to maintain.	Jessup		
5	Pat Heucker - Crofton Georgetown Homes	10/18/2023	PAB Meeting 10/18	<p>Pat Huecker represented the Crofton Georgetown Regime. Pat noted that Region 2 Plan recommendations for the Natural Environment chapter are contrary to the Forest Conservation bill that was passed in 2019. Pat commented that West County does not have enough trees and further environmental regulations need to be in place in order to protect environmentally sensitive resources and improve quality of life. Pat requested the PAB not to support Region 2 strategies that may further impact the environment.</p> <p>Pat continued, commenting in opposition to recommended zoning changes from Open Space (OS) to W1 or other zoning districts (CZ-R2-LRL-101). Pat noted that OPZ's justification for this recommended zoning change is that code regulations are more effective and appropriate for protecting environmentally sensitive resources than zoning. Pat commented that regulations can be modified to accommodate development, resulting in more environmental impacts.</p> <p>Pat concluded by noting that the Planned Land Use Map (PLU) changes have left the public confused and therefore unable to interpret changes as they relate to land use. Patricia requested OPZ provide a list of zoning consistency changes to the Region 2 zoning map.</p>	Region 2		

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6	Kevin McPartland - R2 SAC	10/18/23	PAB Meeting 10/18	Kevin McPartland is a resident of Jessup and was a Region 2 SAC member. Kevin noted that MD 175 is an arterial road and is used by commuters from Fort Meade, National Business Park, and other job centers daily. The rural character in Jessup has been significantly impacted and it may not be appropriate to try to maintain something that cannot exist anymore. Kevin noted that the SAC recommendations were to protect the core Jessup residential area to the north of MD 175 and to restrict growth to properties that front along MD 175.	Region 2		
7	Sheila Catlett	10/18/23	PAB Meeting 10/18	Sheila Catlett is a resident of Maryland City near the Laurel Park racetrack. Ms. Catlett was in favor of the Region 2 plan addressing affordable housing needs but does not believe affordable housing can be implemented in the Region. Sheila was also concerned by how redevelopment will impact traffic congestion along MD 198, which has increasingly gotten worse.	Maryland City		
8	Ray Szypersic		PAB Meeting 10/18	Ray Szypersic asked about the development at the suburban airport located south of MD 198 along Brock Bridge Road and if there were any existing plans to improve Brock Bridge Road. Ray also commented that traffic congestion along MD 198 has gotten increasingly worse.	Maryland City		
9	Barry Pittenger		PAB Meeting 10/18	Barry Pittenger asked if OPZ could speak on the number of people living in each household and if OPZ is regulating the number of residents in a single home. Barry noted examples of households that are home to 15 or more residents.	Region 2		
10	Alan Hyatt on behalf of the Archdiocese of Baltimore	10/18/2023	Email	In support of zoning change for tax id: 0400090007535 property from R1 to R10. Archdiocese of Baltimore is the owner of this property. Excerpt: "Please accept this letter as written testimony expressing my client's adamant support of the designation of RI O on the draft Comprehensive Zoning Map."	Laurel	CZ-R2-LRL-1082	Link to letter
11	Alan Hyatt on behalf of Race Road Champion, LLC	10/18/2023	Email	In support of zoning change for tax id: 0415006579834 property from R1 to C1. Race Road is the owner of this property. Excerpt: "The purpose of this letter is to communicate, in writing, my client's fervent support of the designation of C1 on the draft Comprehensive Zoning Map."	Jessup		Link to letter
12	Peter Chiloy on behalf of Effect Inc	10/20/2023	Email	Requesting zoning change from R1 to R5 for three contiguous parcels on the west side of Harmans Road in Hanover. Tax IDs: 400001427300 400003921400 400001427600	Hanover		Link to letter
13	Paul Christensen	10/23/2023	Email	An SAC land use recommendation near the Jessup Elementary School requires correction. Excerpt: "There is not an urgent need to rezone the SB area, and justifications for proposing it seem irrational. There has been inadequate representation of surrounding residents and appearances of conflicts of interest in the SAC. Rezoning would also create many nonconforming uses. I urge the PAB and County Council to eliminate any proposed zoning changes in the Small Business area near the Jessup School."	Jessup		Link to letter
14	Gary Mauler	10/24/2023	Email	Concerns about zoning proposals in the Jessup area along MD 175. Excerpt: "My main concern with the Region 2 Plan is the massive changes to the Development Policy Area designations. There has NOT been ANY request from the Jessup Community to change Jessup into an Industrial Zoning Area. Jessup is a long stand Community of single family houses developed in a R1 zoning area. The citizens who I surveyed said they purchased their home in Jessup because they wanted to live in a LOW density area where they could have pets, a garden, a yard to hold family parties, even a pony or chickens, etc. The justifications given by OPZ in the charts below do NOT reflect the current land uses. The changes proposed by OPZ were NOT requested by the property owners along MD175. The ONLY people requesting these changes are DEVELOPERS and a couple of people who want to sell the property for a profit and move out. The citizens who enjoy Jessup as it is now show not have to give up their quality of live and R1 living experience so that these companies can make a very BIG PROFFITS!"	Region 2		Link to Letter

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15	Joslyn Hall	10/25/2023	Email	<p>I am writing this email to express my concerns about Plan 2040. I recently became aware of the plan to rezone several pieces of land. Specifically, the following Tax ID numbers for parcels subject to the consistency change are 400003963500, 400005632550, 400006172600, 400004382000, and 400002102800.</p> <p>I am concerned that rezoning of these parcels would cause more traffic in the area. In the morning rush hour, the traffic backs up to National Business Parkway to Ridge Road. I would urge the Anne Arundel County Officials to postpone any proposed zoning changes in the Small Business area near Jessup Elementary School. As a compromise, I would like to suggest a study of the area and how traffic and specifically Jessup Elementary School would be affected by this proposed change.</p>	Jessup		Link to Letter