

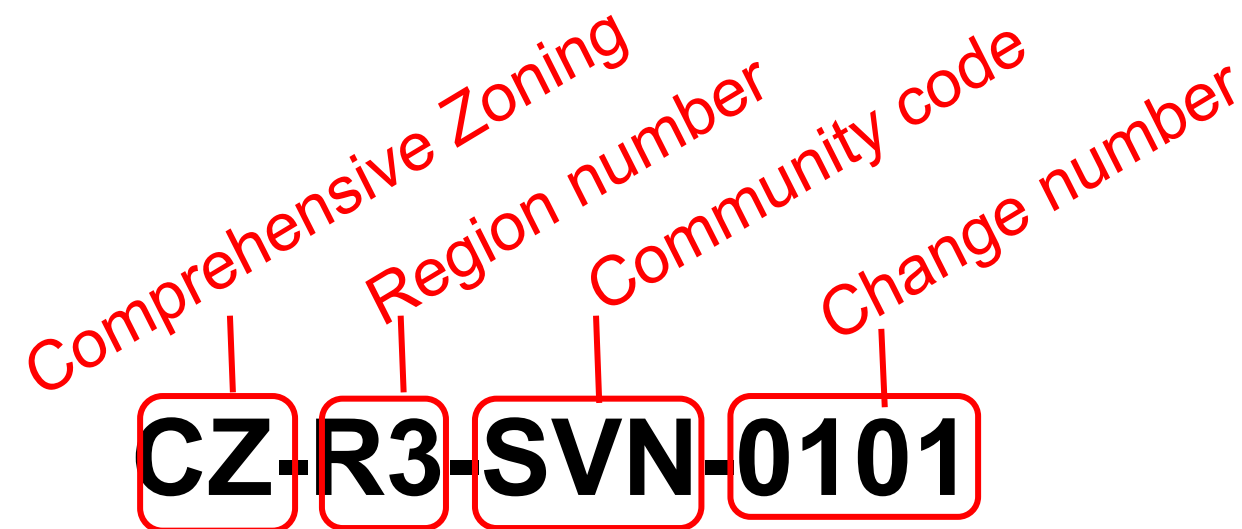


# Region 3

# Comprehensive Zoning Changes

September 11, 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

GBN	Glen Burnie
SVN	Severn
MRV	Millersville

	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Requested Zoning	SAC Rec. Zoning	SAC Justification	PAB Rec. Zoning	OPZ Rec. Zoning	OPZ Justification
<b>GLEN BURNIE</b>	1	CZ-R3-GBN-0001A/B	6301 Ritchie Hwy 4 Cherry Ln	5	64 65		2.14	C2/R5	C3, C4	Rezone to C4 on the front parcel, C3 on rear parcel fronting Sterling Avenue.	SAC agrees with OPZ recommendation.		Rezone to C4 on the front parcel, C3 on rear parcel fronting Sterling Avenue.	This change to rezone to C3 and C4 is consistent with the adopted Plan2040 Planned Land Use and compatible with the surrounding area. Rezoning the parcel that fronts MD 2 to C4 will help promote redevelopment and is consistent with the site's Critical Corridor Development Policy Area designation. Rezoning the parcel that fronts Sterling Avenue to C3 will similarly promote redevelopment, but will be more compatible with the existing single-family residential neighborhood than the potential range of uses allowed under the more intensive C4 zone.
	2	CZ-R3-GBN-0002	1021 Bell Ave	10	273	157R	0.6	R5	MXD-C, MXD-R, SB	R5	SAC agrees with OPZ recommendation.		R5	Retaining R5 for this property is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. The property is located within and surrounded by residential properties developed at R5 density. A change in zoning to MXD-C, MXD-R or SB would allow the potential for intensification of a wide range of non-residential uses at this location and is inconsistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and Planned Land Use. Additionally, a change to to MXD-C, MXD-R or SB is incompatible with the surrounding neighborhood.
	3	CZ-R3-GBN-0003	Ft Smallwood Rd	6	31	16 17 A B	1.24	R5/C1	C3	C3	SAC agrees with OPZ recommendation.		C3	This change to C3 is consistent with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents and is compatible with adjacent commercial uses.
	3	CZ-R3-GBN-0004	Marley Neck Blvd At Green Acres Drive	5 10	398 22 24	3	119.63	W1/R5	MXD-R	MXD-R	SAC agrees with OPZ recommendation.		MXD-R	This change to MXD-R is consistent with the property's adopted Plan2040 Planned Land Use and with the surrounding character of increased residential development, particularly along Marley Neck Boulevard. Lot 3 of Parcel 398 is appropriate for inclusion in the request and provides an opportunity for potential commercial uses to serve the expanding residential areas on Marley Neck. Any future industrial uses are encouraged to be located on the eastern portion of the site, with access on or near Solley Road.

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GLEN BURNIE	3	CZ-R3-GBN-0005	Solley Rd	11	11		1.26	R10	W1	W2	The change to W2 is consistent with nearby properties, including the Brandon Woods Business Park across Solley Road.		W1	This change to W1 is consistent with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents. The property is located on Solley Road adjacent to existing W1 uses and is compatible with the surrounding area.
	2	CZ-R3-GBN-0006	7237 Ritchie Hwy	9	157		0.57	C3	C4	C4	SAC agrees with OPZ recommendation.		C4	The change to C4 is consistent with the adopted Plan2040 Planned Land Use and the existing use, and is compatible with the surrounding area.
	2	CZ-R3-GBN-0007	7344 Ritchie Highway	9	19	5007	0.25	C3	C4	C4	SAC agrees with OPZ recommendation.		C4	This change to C4 is consistent with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents. C4 is appropriate in this location within the MD 2 corridor and compatible with the surrounding area.
GLEN BURNIE	2	CZ-R3-GBN-0008	7379 E Furnace Branch Rd	10	558		0.82	R5	C1	C1	SAC agrees with OPZ recommendation.		C1	The expansion of C1 zoning along Furnace Branch Road corridor is consistent with the C1 zoning north of the parcel, minor arterial road classification of Furnace Branch Road and abutting R5 residential zoning. It also supports redevelopment of the currently vacant site for local commercial uses to support the surrounding residential neighborhoods.
	2	CZ-R3-GBN-0009	7444 E Furnace Branch Rd	10	254	187 188 189 190	0.78	C3	C4	C4	A change to C4 would support redevelopment of the site and expand commercial and service offerings for the surrounding community.		C3	Retaining C3 is consistent with the established uses in this area. The intensification to C4 zoning along East Furnace Branch Road is inconsistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and the predominant scale of local commercial businesses serving the surrounding residential neighborhoods.
	2	CZ-R3-GBN-0010	7462 Furnace Branch Rd E	10	256		0.89	C3	C4	C4	A change to C4 would support redevelopment of the site and expand commercial and service offerings for the surrounding community.		C3	Retaining C3 is consistent with the established uses in this area. The intensification to C4 zoning along East Furnace Branch Road is inconsistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and the predominant scale of local commercial businesses serving the surrounding residential neighborhoods.

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	2	CZ-R3-GBN-0011	7464 E Furnace Branch Rd	10	149		0.44	C3	C4	C4	A change to C4 would support redevelopment of the site and expand commercial and service offerings for the surrounding community.		C3	Retaining C3 is consistent with the established uses in this area. The intensification to C4 zoning along East Furnace Branch Road is inconsistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and the predominant scale of local commercial businesses serving the surrounding residential neighborhoods.
	3	CZ-R3-GBN-0013	Solley Rd	10	117		6	W1/RLD	W1	W1	SAC agrees with OPZ recommendation.		W1	This change to W1 for the whole parcel is consistent with the adopted Plan2040 Planned Land Use and the intended use for the property. Additionally, it is compatible with the surrounding area.
	3	CZ-R3-GBN-0014	Solley Rd	10	118		10.5	W1/RLD	W1	W1	SAC agrees with OPZ recommendation.		W1	This change to W1 for the whole parcel is consistent with the adopted Plan2040 Planned Land Use and the intended use for the property. Additionally, it is compatible with the surrounding area.
	3	CZ-R3-GBN-0015	Locust Grove Rd	11	39		21.46	RLD/W1	R5	No Recommendation	The SAC did not come to a consensus on this site, therefore there is no recommendation.		RLD	Retaining RLD is consistent with the adopted Planned Land Use and is compatible with the surrounding area. An increase in density to that would be permitted with a change to R5 is inconsistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and Planned Land Use. Additionally a change to R5 would be incompatible with the surrounding area.
	2	CZ-R3-GBN-0016	601 Crain Hwy S E	9	234	*	0.57	C3	C4	C3	SAC agrees with OPZ recommendation.		C3	Retaining C3 is consistent with the Town Center Development Policy Area designation and the adopted Plan2040 Planned Land Use. Although C4 is also consistent with the adopted Plan2040 Planned Land Use, the permitted uses allowed would not be appropriate with the predominantly lesser intensive commercial scale surrounding the property. C4 would also promote a more autcentric use of Crain Highway which is less compatible with Town Center development.

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<b>G</b>	2	CZ-R3-GBN-0017	1003 Crain Hwy S E	9	184		0.51	C3/C4	C4	C3	SAC agrees with OPZ recommendation.		C3	Retaining C3 is consistent with the Town Center Development Policy Area designation and the adopted Plan2040 Planned Land Use. Although C4 is also consistent with the adopted Plan2040 Planned Land Use, the permitted uses allowed would not be appropriate with the predominantly lesser intensive commercial scale surrounding the property. C4 would also promote a more autocentric use of Crain Highway which is less compatible with Town Center development.
	3	CZ-R3-GBN-0018	16 31 Bk Aa 7719 B-A Blv	10	17	16	0.4	C1	C4	C1	SAC agrees with OPZ recommendation.		C1	Retaining C1 is consistent with the Neighborhood Preservation Development Policy Area and is compatible with the R5 residential community that it abuts on Cedar Drive. A change to C4 would permit heavy commercial uses that would not be appropriate for the scale of business that exists across from a middle school and low-medium density residential neighborhood.
<b>GLEN BURNIE</b>	3	CZ-R3-GBN-0019	357 Washington Avenue	16	85	1	0.5	R5	C1	R5	SAC agrees with OPZ recommendation.		R5	Retaining R5 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. The request for C1 is not compatible with the residential character of the surrounding neighborhood and would permit a wide array of incompatible uses that would have adverse impacts on the neighborhood.
	3	CZ-R3-GBN-0020	8114 Quiet Cove Rd	10	126	39	0.81	RLD	MXD-R	RLD	SAC agrees with OPZ recommendation.		RLD	Retaining RLD is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. The request to change to MXD-R zoning is not consistent with the existing and intended residential density of the existing neighborhood and would permit a wide array of incompatible uses that would have adverse impacts. Additionally, a change to MXD-R is not consistent with the approved plat for the Sloop Cove Landing subdivision nor is it compatible with the surrounding area. This lot also does not meet the minimum acreage requirements for MXD-R.
	2	CZ-R3-GBN-0021	393 Valiant Cir	15	451		8.19	R15	RLD, R1, R2, R5, R10, R15	R15	SAC agrees with OPZ recommendation.		R15	Retaining R15 is consistent with the adopted Plan2040 Planned Land Use, the existing use and is compatible with the surrounding area.

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	3	CZ-R3-GBN-0023	7560 Solley Rd, Glen Burnie 21060	11	268		0.69	W1	C4	No Recommendation	The SAC did not come to a consensus on this site, therefore there is no recommendation.		W1	Retaining W1 is consistent with the adopted Plan2040 Planned Land Use and is more compatible with adjacent uses on the west side of Solley Road.
	1	CZ-R3-GBN-0024	6918 Ritchie Hwy, Glen Burnie 21061	5	394		0.43	C3	C4	C4	SAC agrees with OPZ recommendation.		C4	This change to C4 is consistent with the adopted Plan2040 Planned Land Use and with its location along a major corridor in the Critical Corridor Development Policy Area.
	3	CZ-R3-GBN-0025	7489 Marley Neck Blvd, Glen Burnie 21060	10	358		0.95	R5	C4	C3	SAC agrees with OPZ recommendation.		C3	This change to C3 is consistent with the adopted Plan2040 Planned Land Use and supports the need for additional commercial land inventory to serve the surrounding residential communities in Marley Neck.
<b>GLEN BURNIE</b>	1	CZ-R3-GBN-0100	600 E Ordnance Rd, Baltimore 21225	5	14		53.91	W1, OS	n/a	W1	SAC agrees with OPZ recommendation.		W1	This change to W1 for the entire parcel is consistent with the adopted Plan2040 Planned Land Use.
	3	CZ-R3-GBN-0101	7376 Carbide Rd, Baltimore 21226	5	17		1.06	W3	n/a	W1	SAC agrees with OPZ recommendation.		W1	This change from W3 to W1 is consistent with the adopted Plan2040 Planned Land Use and is more compatible with the surrounding park and residential community setting. W1 permits the existing use, as well as potential future water-dependent facilities, by-right.
	1	CZ-R3-GBN-0103	97 Dover Rd, Glen Burnie 21060	5	207	4R	4.16	W1/C4	n/a	W1	SAC agrees with OPZ recommendation.		W1	This change to W1 is consistent with the adopted Plan2040 Planned Land Use. Additionally, the change aligns the current W1 zoning with the parcel boundary.
	2	CZ-R3-GBN-0105	Hammarlee Rd, Glen Burnie 21060	10	515		1.86	OS, R15	n/a	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing and intended future use as open space and conservation for the Shadybrook Twin Coves apartment community. Additionally, the change is compatible with the surrounding area.
	2	CZ-R3-GBN-0106	Arundel Expressway, Glen Burnie 21060	10	545 538 552		3.75	OS	n/a	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the zoning of the remainder of Glen Haven Memorial Park.
	2	CZ-R3-GBN-0107	7324 Ritchie Hwy, Glen Burnie 21061 (multiple addresses)	9	7 8 10 11	5014 5017	0.89	C3, C4	n/a	C4	SAC agrees with OPZ recommendation.		C4	This change to C4 for the entirety of these parcels is consistent with the adopted Plan2040 Planned Land Use, the existing commercial uses and the remainder of the C4 zoning on the site. Additionally, the change is compatible with the surrounding area.
	2	CZ-R3-GBN-0109	500 & 502 New Jersey Ave N E, Glen Burnie 21060	10	591	45481	0.41	OS, R5	n/a	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 for the entire parcel is consistent with the adopted Plan2040 Planned Land Use.



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<b>GLEN BURNIE</b>	3	CZ-R3-GBN-0111	Open Space/Recreation Area, Glen Burnie 21060	10	113		1.34	C3	n/a	C4	SAC agrees with OPZ recommendation.		C4	This change to C4 is consistent with the use as a private right-of-way to a heavy commercial business and is compatible with the surrounding area.
	2	CZ-R3-GBN-0112	Rose Ave, Glen Burnie 21061	9	146	17	0.31	C2, C3	n/a	C3	SAC agrees with OPZ recommendation.		C3	This change to C3 is consistent with the adopted Plan2040 Planned Land Use, the existing use and the remainder of C3 zoning on the property. Additionally, the change is compatible with the surrounding area.
	2	CZ-R3-GBN-0113	521 Norman Ave, Glen Burnie 21060	10	241		0.91	OS, R5	n/a	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 for the entire parcel is consistent with the adopted Plan2040 Planned Land Use.
	3	CZ-R3-GBN-0114	Solley Rd, Pasadena 21122	16	890		0.59	OS, R5	n/a	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing use as a County-owned property and the remainder of OS zoning on the site. Additionally, the change is compatible with the surrounding area.
	3	CZ-R3-GBN-0115	Open Space/Rec, Glen Burnie 21060	16	122		3.35	OS, R5	n/a	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing and intended future use as open space and conservation for the Shadybrook community. Additionally, the change is compatible with the surrounding area.
	3	CZ-R3-GBN-0116	7185 - 7209 Wolf Trap Ct; 7417 - 7453 Quantico Way	10	27	610 - 648	7.2	R2	n/a	R10	SAC agrees with OPZ recommendation.		R10	The change in zoning aligns more closely with existing development on the property and is compatible with the surrounding area which is also residential.
	3	CZ-R3-GBN-0118	5 A Marley Neck Rd, Glen Burnie 21060	10	17	88	0.21	C3	n/a	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with the existing use and is compatible with the surrounding area.
	2	CZ-R3-GBN-0119	Rec Area, Glen Burnie 21060	16	701		2.01	R5, OS	n/a	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the adopted Plan2040 Planned Land Use, the existing use as open space and conservation for the Gerard Plaza Estates community and the remainder of OS zoning on the property. Additionally, the change is compatible with the surrounding area.
	2	CZ-R3-GBN-0120	1759 Marley Ave, Glen Burnie 21060	10	272	B	0.58	C1	n/a	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with the existing use and is compatible with the surrounding area.

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<b>GLEN BURNIE</b>	3	CZ-R3-GBN-0121	7120 Fort Smallwood Rd, Glen Burnie 21060	6	26 54		12.54	R5, C3	n/a	C3	SAC agrees with OPZ recommendation.		C3	This change to C3 is consistent with Plan2040 Goal BE8 which encourages hubs of limited commercial and community services for rural or suburban area residents in locations where such uses exist or have traditionally existed and with Goal HE2 that aims to attract, retain, and expand neighborhood commercial and service uses.This change to C3 provides an opportunity to provide local commercial uses that would serve the Marley Neck community.
	2	CZ-R3-GBN-0122	Flood Plains, Glen Burnie 21061	15	350		4.41	OS, R5	n/a	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing use as conservation of County-owned platted floodplain and the remaining OS zoning on the property. Additionally, the change is compatible with the surrounding area.
	1	CZ-R3-GBN-0123	Arundel Expwy, Glen Burnie 21060	5	107		7.25	W1, W2, C3	n/a	W1	SAC agrees with OPZ recommendation.		W1	This change to W1 is consistent with the remaining W1 zoning on the property and is compatible with the surrounding area.
	3	CZ-R3-GBN-0124	419 Lincoln Dr, Glen Burnie 21060	16	823	47	2	R5, R1	n/a	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the remaining R1 zoning on the property and is compatible with the surrounding area.
<b>GLEN BURNIE</b>	3	CZ-R3-GBN-0125	7942 Solley Rd, Glen Burnie 21060	10	112		1	C4, C3	n/a	C4	SAC agrees with OPZ recommendation.		C4	The property is currently split zoned and this change applies one zoning district to the entire parcel. Additionally, the change is compatible with the surrounding area.
	2	CZ-R3-GBN-0126	126 N Langley Rd, Glen Burnie 21060	10	423	1	3.69	W2, OS	n/a	W2	SAC agrees with OPZ recommendation.		W2	The property is currently split zoned and this change applies one zoning district to the entire parcel. Additionally, the change is compatible with the surrounding area.
	2	CZ-R3-GBN-0128	Flood Plains, Glen Burnie 21061	15	350		4.41	OS, R5	n/a	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing use as conservation of County-owned platted floodplain and the remaining OS zoning on the property. Additionally, the change is compatible with the surrounding area.
	2	CZ-R3-GBN-0200	7340 - 7342 Ritchie Hwy, Glen Burnie 21061	9	18	5008	0.12	C3	n/a	C4	SAC agrees with OPZ recommendation.		C4	This change to C4 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding properties.
	2	CZ-R3-GBN-0201	910 Crain Hwy, Glen Burnie 21061	10	540 159	3	1.35	R5	n/a	C1	SAC agrees with OPZ recommendation.		C1	The change to C1 is consistent with the commercial character along Crain Highway and would provide a transition between more intensive Commercial properties to the south and residential properties along Jackson Avenue.

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	2	CZ-R3-GBN-0202	908 Crain Hwy N W, Glen Burnie 21061	10	158		1.07	C4, R5		C4, R5	SAC agrees with OPZ recommendation.		C4, R5	This change clarifies the existing split zoning to apply one zoning district to the front portion of the property.
	2	CZ-R3-GBN-0400	402 Crain Hwy N, Glen Burnie, MD, 21061, USA	9	448		0.41	C3	C4	C3	SAC agrees with OPZ recommendation.		C3	Retaining C3 on this parcel is consistent with the recommended Planned Land Use and is compatible with the surrounding uses, particularly to the south and west.
<b>GLEN BURNIE</b>	2	CZ-R3-GBN-0401	406 Crain Hwy N, Glen Burnie, MD, 21061, USA	9	449	1A	0.41	C3, C4	C4	C3	SAC agrees with OPZ recommendation.		C3	Retaining C3 on this parcel is consistent with the recommended Planned Land Use and is compatible with the surrounding uses, particularly to the south and west.
	3	CZ-R3-GBN-0402	800 N Shore Dr, Glen Burnie, MD 21060	10	129	AR	11.28	RLD, R2	R2	RLD	SAC agrees with OPZ recommendation.		RLD	Retaining RLD for this property is consistent with the recommended Planned Land Use and with the Critical Area designation of Resource Conservation Area.
	2	CZ-R3-GBN-0403	10 5th Ave SE, Glen Burnie, MD, 21061, USA	9	55	14	0.34	C3	C4	C4	SAC agrees with OPZ recommendation.		C4	This change to C4 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area.
	2	CZ-R3-GBN-0404	912 Crain Hwy N, Glen Burnie, MD, 21061, USA	10	140		0.84	R5	C1, C4, MXD-C	C1	SAC agrees with OPZ recommendation.		C1	The request for C1 is consistent with the commercial character along Crain Highway and would provide a transition between more intensive Commercial properties to the south and residential properties along Jackson Avenue.
	3	CZ-R3-GBN-0405	3 Marley Neck Rd, Glen Burnie 21060; 7707 - 7711 Baltimore Annapolis, Glen Burnie 21060	10	17	90 5 1 1A 92	0.7	C1, C3	C4	C3 for full site, including 7707 B-A Blvd	SAC agrees with OPZ recommendation.		C3 for full site, including 7707 B-A Blvd	The request for C4 would permit a wide range of uses that could be incompatible with the surrounding residential properties. Retaining C3 for the majority of the site and changing Lot 1A from C1 to C3 will simplify the zoning across the full site under common ownership and facilitate the potential for redevelopment with uses that are compatible with the adjacent residential neighborhood. C3 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area.
	3	CZ-R3-GBN-0406	7824 Freetown Rd, Glen Burnie 21060; 7840 Freetown Rd, Glen Burnie 21060; Open Space, Glen Burnie 21060; 203 - 209 Allison Dr, Glen Burnie 21060; Private R/W, Glen Burnie 21060	16	69 661 38	1 2 3 4	5.35	R5	R10	R5	SAC agrees with OPZ recommendation.		R5	The request for R10 is not consistent with the adopted Plan2040 Planned Land Use or the Neighborhood Preservation Development Policy Area.

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<b>MILLERSVILLE</b>	2	CZ-R3-MRV-0001	Granary Ct, Millersville 21108	22	156		14.73	R15	R22	R22	SAC agrees with OPZ recommendation.		R22	This change to R22 zoning is consistent with the adopted Plan2040 Planned Land Use and would allow future redevelopment of diverse, affordable housing stock that is near local community commercial uses and schools; providing access to these amenities without the need for a car.
	2	CZ-R3-MRV-0002	Elvaton Rd, Millersville 21108	16	274	118	9.19	R2	R5	R5	The change to R5 will promote additional housing opportunities in proximity to the MD 2 commercial area. OPZ should consider whether additional properties along Elvaton Road should also receive an increase in zoning density.		R2	Retaining R2 is consistent with the adopted Plan2040 Planned Land Use and the existing built density within this area. R2 provides a transition between the R5 density to the west and the R1 density to the east. A change to R5 would be isolated within an area that is an established low-density neighborhood and inconsistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and Planned Land Use. Additionally, a change to R2 is incompatible with the low density character along Elvaton Road.
	2	CZ-R3-MRV-0003	8300 Richardson Nursery, Millersville 21108	16	280	5A	6.38	R1	R5	R5	The change to R5 will promote additional housing opportunities in proximity to the MD 2 commercial area. OPZ should consider whether additional properties along Elvaton Road should also receive an increase in zoning density.		R1	Retaining R1 is consistent with the adopted Plan2040 Planned Land Use and the existing built density within this area. A change to R5 would be isolated within an area that is an established low-density neighborhood and inconsistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and Planned Land Use. Additionally, a change to R5 is incompatible with the low density character along Elvaton Road.
	2	CZ-R3-MRV-0004	Reserved Parcel, Millersville 21108	16	280		12.15	R1	R5	R5	The change to R5 will promote additional housing opportunities in proximity to the MD 2 commercial area. OPZ should consider whether additional properties along Elvaton Road should also receive an increase in zoning density.		R1	Retaining R1 is consistent with the adopted Plan2040 Planned Land Use and the existing built density within this area. A change to R5 would be isolated within an area that is an established low-density neighborhood and inconsistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and Planned Land Use. Additionally, a change to R5 is incompatible with the low density character along Elvaton Road.

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<b>MILLERSVILLE</b>	2	CZ-R3-MRV-0005	8215 Hook Rd, Millersville 21108	16	289		5.35	R1	R5	R5	The change to R5 will promote additional housing opportunities in proximity to the MD 2 commercial area. OPZ should consider whether additional properties along Elvaton Road should also receive an increase in zoning density.		R1	Retaining R1 is consistent with the adopted Plan2040 Planned Land Use and the existing built density within this area. A change to R5 would be isolated within an area that is an established low-density neighborhood and inconsistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and Planned Land Use. Additionally, a change to R5 is incompatible with the low density character along Elvaton Road.
	5	CZ-R3-MRV-0006	8550 Veterans Hwy, Millersville 21108	22	307		0.58	C2	C4	C4	SAC agrees with OPZ recommendation.		C4	This change to C4 is consistent with the adopted Plan2040 Planned Land Use and the Critical Corridor Development Policy Area. Additionally, it is compatible with the surrounding higher intensity commercial uses along Veterans Highway.
	5	CZ-R3-MRV-0007	1120 Dicus Mill Rd, Millersville 21108	22	316	2	12.109	RLD	C4	RLD	SAC agrees with OPZ recommendation.		RLD	Retaining RLD is consistent with the adopted Planned Land Use and is compatible with the surrounding area. A change to C4 is not consistent with the adopted Plan2040 Planned Land Use and would permit heavy commercial uses that are incompatible with the surrounding area.
	2	CZ-R3-MRV-0100	606 Kenora Woods Ct, Millersville 21108	22	288	10	0.28	R15, R5	n/a	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with the existing use and is compatible with the surrounding area.
	5	CZ-R3-MRV-0101	Reserved Parcel, Millersville 21108	30	356		10.4	RLD, OS	n/a	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the restrictions on the plat that identify this parcel as non-buildable.
	2	CZ-R3-MRV-0102	8450 Elvaton Rd, Millersville 21108	16	882		3.1	C1, OS	n/a	C1	SAC agrees with OPZ recommendation.		C1	This change to C1 is consistent with the remainder of C1 zoning on the property and with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents and is compatible with adjacent commercial uses.

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<b>SEVERN</b>	1	CZ-R3-SVN-0001	1900 Severn Rd, Severn 21144	14	561		8.72	R2	R5	No Recommendation	The SAC did not come to a consensus on this site, therefore there is no recommendation.		R2	Retaining R2 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. A change to R5 would be isolated within an area that is an established low-density neighborhood and inconsistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and Planned Land Use. Additionally, a change to R5 is not incompatible with the surrounding area.
	2	CZ-R3-SVN-0002	7733 Telegraph Rd, Severn 21144	14	35		6.39	OS/R1	R10	R10	The change to R10 is compatible with the townhome properties across Telegraph Road and could offer expanded affordable housing options in the area.		R5	This change to R5 is consistent with Plan2040 Goal BE11 in providing for a variety of housing types and designs to allow all residents housing choices at different stages of life and at all income levels. A change to R5 will promote additional housing opportunities along Telegraph Road and in proximity to both the Severn Village Center and the MD 100 corridor.
	2	CZ-R3-SVN-0003	586 Jones Rd, Severn 21144	9	423		1	W1	W2	No Recommendation	The SAC did not come to a consensus on this site, therefore there is no recommendation.		W1	The request for W2 would allow for an increase in the intensity of industrial uses that have the potential to negatively impact the existing character of the Queenstown community.
	4	CZ-R3-SVN-0004	1135 Reece Rd, Severn, 21144	14	141		2	R5	R15	R15	SAC agrees with OPZ recommendation.		R15	This change to R15 would allow for potential greater diversity and affordability in housing stock in the Severn community. The property is also across the street from a school and on a transit line.
	2	CZ-R3-SVN-0005	8007 Telegraph Rd, Severn 21144	14	434	1	1.49	R5	R10	R5	SAC agrees with OPZ recommendation.		R5	Retaining R5 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. A change to R10 would be isolated within an area that is an established low-medium density neighborhood on the east side of Telegraph Road and inconsistent with the Neighborhood Preservation Development Policy Area and adopted Planned Land Use. Additionally, a change to R10 is incompatible with the surrounding area.
	2	CZ-R3-SVN-0006	829 Stevenson Rd, Severn 21144	15	719	1	0.87	R2	R5	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with the built condition of neighborhoods to the north and east, with the adjacent zoning to the north, and supports additional housing opportunities in an area close to community amenities and transportation corridors.

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<b>SEVERN</b>	2	CZ-R3-SVN-0007	827 Stevenson Rd, Severn 21144	15	279		4.21	R2	R5	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with the built condition of neighborhoods to the north and east, with the adjacent zoning to the north, and supports additional housing opportunities in an area close to community amenities and transportation corridors.
	4	CZ-R3-SVN-0008	Reece Rd, Severn 21144; Jacobs Rd, Severn 21144	21	493 492 495 445 272	1, 3	4.25	R5/R15	R15	R5	SAC agrees with OPZ recommendation.		R5	The request for R15 is not consistent with the built condition of the neighborhood along Jacobs Road and would adversely impact neighboring single family homes that would be surrounded by higher intensity zoning.
	2	CZ-R3-SVN-0009	8124 Telegraph Rd, Severn 21144	21	552	2	0.81	R2	R5	R2	SAC agrees with OPZ recommendation.		R2	Retaining R2 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. A change to R5 would be isolated within an area that is an established low-density neighborhood and inconsistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and Planned Land Use. Additionally, a change to R5 is incompatible with the surrounding area.
	2	CZ-R3-SVN-0010	8130 Telegraph Rd, Severn 21144	21	552	1	0.94	R2	C3, C4	R2	SAC agrees with OPZ recommendation.		R2	Retaining R2 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. A change to C3 or C4 is inconsistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and Planned Land Use. Additionally, a change to C3 or C4 is not compatible with the residential character of the surrounding properties to the north and west. Existing nearby commercial spaces appear to be underutilized and do not warrant an expansion of commercial uses in the immediate area.
	5	CZ-R3-SVN-0011	96 Gambrills Rd, Severn 21144	22	160		30.33	RLD	R5	RLD	SAC agrees with OPZ recommendation.		RLD	Retaining RLD is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. A change to R5 is inconsistent with the adopted Plan2040 Rural and Agricultural Development Policy Area, the Rural Planned Land Use and the Rural Sewer Service Area. Additionally, a change to R5 is incompatible with the surrounding area.

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<b>SEVERN</b>	5	CZ-R3-SVN-0012	1308 Winners Cir, Gambrills 21054	30	359	5	5.54	RLD	R1	RLD	SAC agrees with OPZ recommendation.		RLD	Retaining RLD is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. A change to R1 is inconsistent with the adopted Plan2040 Rural and Agricultural Development Policy Area and Rural Planned Land Use. Additionally, a change to R1 is incompatible with the surrounding area. Adding another dwelling unit may be possible with the construction of a detached Accessory Dwelling Unit.
	2	CZ-R3-SVN-0100	607 Queenstown Rd, Severn 21144; 621 Queenstown Rd, Severn 21144; 627 - 629 Queenstown Rd, Severn 21144	15	796 468 469 361 p/o 251 lot 4	4	19.1	R1/R2	n/a	R2	SAC agrees with OPZ recommendation.		R2	This change to R2 is consistent with adopted Plan2040 Planned Land Use and is more compatible than R1 zoning in the surrounding area.
	1	CZ-R3-SVN-0101	S W M A, Severn 21144	14	24		0.58	OS, R2	n/a	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the adopted Plan2040 Planned Land Use, the existing and intended future use as a County-owned stormwater management area and the remainder of OS zoning on the site. Additionally, the change is compatible with the surrounding area.
	2	CZ-R3-SVN-0102A/B	Open Space, Severn 21144	22	247		10.29	R2/RLD	n/a	OS	SAC agrees with OPZ recommendation.		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 change is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.



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	2	CZ-R3-SVN-0103	1006 - 1032 Minnetonka Rd; 7711, 7717, 7758 - 7769 7804 - 7832 Telegraph Rd; 7820 Sandy Farm Rd; Bulk Parcel B, Sandy Farm Rd	14	619, 397, 580, 125, 283, 25, 88, 100, 197, 208, 209, 214, 215, 216, 217, 388, 430, 558, 723, 598, 151, 648, 219, 153, 223, 221, 222, 89, 616, 423, 152, 220, 53, 54, 624, 36, 743, 37, 64, 576, 577, 64	A, B, 7R, 1	41.58	R1	n/a	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with Plan2040 Goal BE11 in providing for a variety of housing types and designs to allow all residents housing choices at different stages of life and at all income levels. A change to R5 will promote additional housing opportunities along Telegraph Road and in proximity to both the Severn Village Center and the MD 100 corridor.
<b>SEVERN</b>	5	CZ-R3-SVN-0104	MD Rt 3 South La, Millersville 21108	22	363		11.7	W1	n/a	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing use as State-owned property adjacent to the Severn Run Natural Area and is compatible with the surrounding area.
	2	CZ-R3-SVN-0105	Open Space, Severn 21144	15	747		5.43	R1	n/a	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing use as a recreation area for the Severn Pines community and is compatible with the surrounding area.
	2	CZ-R3-SVN-0106	8218 Lexington Dr, Severn 21144	15	10	46	0.87	R5	n/a	R2	SAC agrees with OPZ recommendation.		R2	This change to R2 is consistent with the adopted Plan2040 Planned Land Use, the existing use and the remaining R2 zoning on the property. Additionally, the change is compatible with the surrounding area.
	2	CZ-R3-SVN-0107	Recreation Area, Severn 21144	14	63		3.26	R1, R5	n/a	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the adopted Plan2040 Planned Land Use and the restrictions on the approved plat that limits use of the property to open space or recreation.
	2	CZ-R3-SVN-0108	1039 -1041 Minnetonka Rd, Severn 21144	14	226 765 621 87		10.1	R1, R2, OS	n/a	R2	SAC agrees with OPZ recommendation.		R2	This change to R2 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area.

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	2	CZ-R3-SVN-0109	Open Space 2, Severn 21144	14	98		0.3	C3, OS, R1	n/a	R10	SAC agrees with OPZ recommendation.		R10	This change to R10 is consistent with the existing use and the built density of the neighborhood. Additionally, the change is compatible with the surrounding area
SEVERN	2	CZ-R3-SVN-0110	Recreation Area, Severn 21144	22	30		5.81	R2, OS	n/a	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing use as a passive recreation area for the New Cut Farms community and is compatible with the surrounding area.
	2	CZ-R3-SVN-0111	Minnetonka Rd, Severn 21144	14	572		14.93	OS	n/a	R2	SAC agrees with OPZ recommendation.		R2	This change to R2 is applies one zoning district to the entire parcel consistent with the future intended use of the property.
	2	CZ-R3-SVN-0112	Minnetonka Rd, Severn 21144	14	79		24.89	OS, R1	n/a	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the adopted Plan2040 Planned Land Use, the existing use as State-owned forest and floodplain and the remaining OS zoning on the property. Additionally, the change is compatible with the surrounding area.
	2	CZ-R3-SVN-0113	Floodplain Area 2, Severn 21144	14	98		1.9	C3, R1, OS	n/a	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing use as conservation of platted floodplain and the remaining OS zoning on the property. Additionally, the change is compatible with the surrounding area.
	2	CZ-R3-SVN-0114	913 S Wieker Rd, Severn 21144	15	240		14.5	R1	n/a	OS	SAC agrees with OPZ recommendation.		OS	This change to OS zoning is consistent with the intended future use as an addition to Severn Danza Park and also consistent with Table 17 in Plan2040, Volume II for public parks.
	2	CZ-R3-SVN-0115	8231 - 8235 Quarterfield Rd, Severn 21144; Private St, Severn 21144	22	28	4R 5R 6R	3.66	R5, RLD	n/a	R2	SAC agrees with OPZ recommendation.		R2	This change to R2 is consistent with the existing use, the size of the lots and is compatible with the surrounding area.
	1	CZ-R3-SVN-0116	Recreation Area, Severn 21144	14	658		2.34	R5, OS	n/a	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with the remaining R5 zoning on the property and is compatible with the surrounding area.
	4	CZ-R3-SVN-0117	Open Space A and B, Severn 21144; 8208 - 8213 Reewood Dr, Severn 21144; Recreation Area, Severn 21144	14	140	12 13 14	5.6	R5, OS	n/a	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with the remaining R5 zoning on the property and is compatible with the surrounding area.

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SEVERN	5	CZ-R3-SVN-0120	393 Burns Crossing Rd, Severn 21144	22	157		567.66	R1, RA	n/a	RA	SAC agrees with OPZ recommendation.		RA	This change to RA is consistent with the adopted Plan2040 Planned Land Use and the remainder of RA zoning on the property. Additionally, it is compatible with the surrounding area.
	2	CZ-R3-SVN-0121	1 - 8, 107 - 122 Gerald Ct, Severn, 21144; 1 -2 Sanibel Captiva Ln, Severn, 21144; 86 - 231 Otis Dr, Severn, 21144; 100-113 Denson Dr, Severn, 21144; 7726 - 7728 Telegraph Rd, Severn, 21144	14	458	1 - 34, A, B	39.85	R1	n/a	R2	SAC agrees with OPZ recommendation.		R2	This change to R2 is consistent with the adopted Plan2040 Planned Land Use, the existing use and the built density of the surrounding area.
	2	CZ-R3-SVN-0122	761 Stevenson Rd, Severn 21144	15	275		0.23	R2	n/a	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with the built condition of the neighborhood, with the adjacent zoning to the north, and supports additional housing opportunities in an area close to community amenities and transportation corridors.
	2	CZ-R3-SVN-0123	8303 Grover Rd, Millersville 21108	22	191		19.04	W1, OS		R2	SAC agrees with OPZ recommendation.		R2	This change to R2 for the portion of the property west of Grover Road provides an opportunity for additional housing and is compatible with the surrounding area.
	2	CZ-R3-SVN-0400	582 Jones Rd, Severn 21144	9	434		1	W1	R2	W1	SAC agrees with OPZ recommendation.		W1	The request for R2 zoning is inconsistent with the adopted Plan2040 Planned Land Use and the Critical Economic Development Policy Area, and would be inconsistent with Federal policies guiding land use in the Airport Noise Zone.
	2	CZ-R3-SVN-0401	29 Bkt& Pt Road, Severn 21144	15	10	1	1.18	R2/R5	R5	R5	SAC agrees with OPZ recommendation.		R5	The request for R5 zoning is consistent with Plan2040 Goals BE 11 and BE 12 by providing additional opportunities for housing. Additionally, the change is compatible with the surrounding area.

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<b>SEVERN</b>	2	CZ-R3-SVN-0402	416-422 Queenstown Road	15	586 197	4003	6.2	C2	W1	C2	SAC agrees with OPZ recommendation.		C2	Retention of the existing C2 zone provides a transition between the more intensive commercial zones to the east and the Low Density Residential character along Queenstown Road. The request for W1 zoning would further expand the range and intensity of uses that could be incompatible with the surrounding Low Density Residential character of the Queenstown community. Some of the applicant's desired uses are permitted with the current C2 zoning through a Special Exception.
	1	CZ-R3-SVN-0403A/B	1309 Severn Station Rd, Severn 21144; 1232 Severn Station Rd, Severn 21144	14	486 377 109		3.08	C1, R2	W2 or C4	C1	SAC agrees with OPZ recommendation.		C1	The request for W2 (or C4) is not consistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area or the adopted Planned Land Use for the site. Additionally, a change to W2 or C4 would expose the surrounding neighborhood to a wide range of incompatible and intensive uses.
	2	CZ-R3-SVN-0404	7917 Clark Station Rd, Severn 21144	15	415	8	2.19	R2	R5	R2	SAC agrees with OPZ recommendation.		R2	The request for R5 is inconsistent with the adopted Plan2040 Planned Land Use and the Neighborhood Preservation Development Policy Area, and would be incompatible with the