

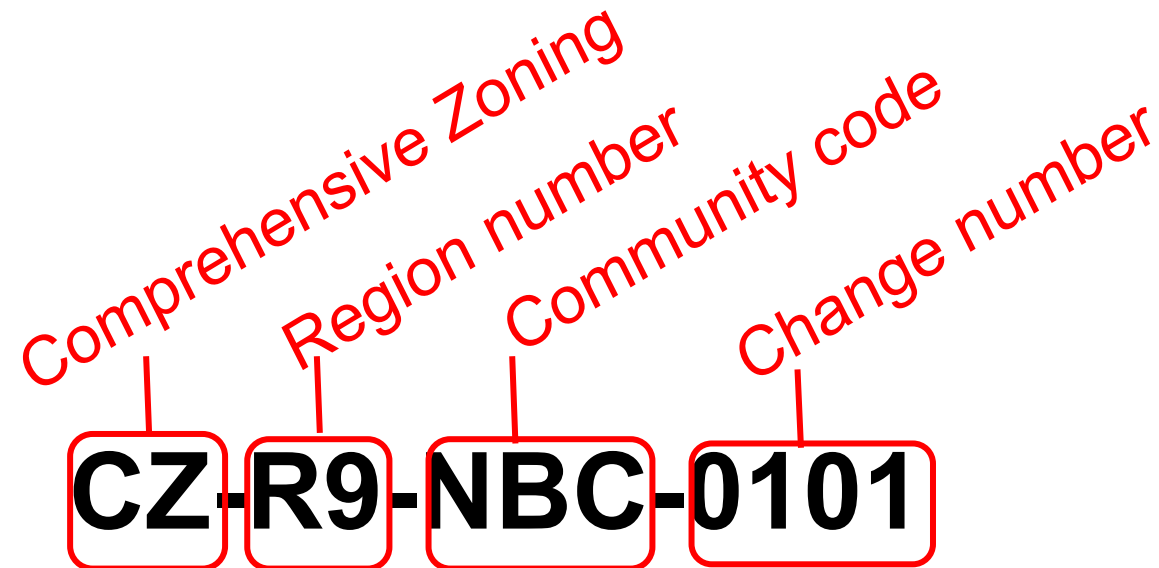


Region 9

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

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)	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
CHURCHTON	7	CZ-R9-CHT-0001	5610 Shady Side Rd	74	14	1	10.6 *2.6	Split R1 / C3	C3	No Rec	The SAC did not come to a consensus on this site, therefore there is no recommendation.		Split R1 / C3	This change to provide additional C3 zoning on this parcel 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. C3 zoning recognizes the potential for development of a commercial business that would be directly accessed from MD 468, and is compatible with the surrounding area. The R1 zone would still permit the construction of a single-family dwelling.
	7	CZ-R9-CHT-0002	1058 Rodgers Rd	74	262		6.5	R2	R1	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 zoning is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. Increasing density is not consistent with the parcel's designations as a Limited Development Area within the Critical Area.
	7	CZ-R9-CHT-0003	5277 Cedar St	74	238	12	1.0	R1	C3 or C4 or W2	R1	SAC agrees with OPZ recommendation.		R1	Retaining the existing R1 zoning is consistent with the adopted Plan2040 Planned Land Use and the surrounding community. This property is within a residential neighborhood and is not accessed via a main thoroughfare.
	7	CZ-R9-CHT-0100	1151 Deep Cove Rd	74	407		6.2	R1	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing and intended future use as the County-owned Deep Cove Natural Area. OS is compatible with the surrounding area.
	7	CZ-R9-CHT-0103	1235 Gladstone Ave	74	442	7	0.4 *0.1	Split R1 / OS	NA	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the existing use as a residence and the remainder of the R1 zoning on the property. R1 is compatible with the surrounding area.
	7	CZ-R9-CHT-0104	Deep Cove Natural Area on Gladstone Ave	74	329		3.7 *1.9	Split R1 / OS	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing and intended future use as the County-owned Deep Cove Natural Area and the remainder of the OS zoning on the property. OS is compatible with the surrounding area.
	7	CZ-R9-CHT-0106	An Unnumbered Parcel on Gwynne Ave	74	171		1.0 *0.3	Split R5 / OS	NA	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with the existing use and the remainder of the R5 zoning on the property. R5 is compatible with the surrounding area.
	7	CZ-R9-CHT-0108	5563 Harford St	74	171	4	0.2 *0.1	Split R5 / OS	NA	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with the existing use and the remainder of the R5 zoning on the property. R5 is compatible with the surrounding area.
	7	CZ-R9-CHT-0111	5644 Battee Dr	74	170		0.1 *0.0	Split R5 / OS	NA	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with the existing use and the remainder of the R5 zoning on the property. R5 is compatible with the surrounding area.
	7	CZ-R9-CHT-0112	Franklin Manor Beach - Beach Area	74	171		22.6 *5.8	Split R5 / MA1 / OS	NA	Split MA1 / OS	SAC agrees with OPZ recommendation.		Split MA1 / OS	This change to split the zoning between MA1 and OS is consistent with the existing dual uses on the property of maritime and community park. MA1 is consistent with the existing maritime zoning on the property. The change to OS on a portion of the property is consistent with the existing use and intended future use as open space and conservation for the Franklin Manor community. The change is compatible with the surrounding area.
	7	CZ-R9-CHT-0113	1347 Ellicott Ave	74	171	24	0.1 *0.0	Split R5 / OS	NA	OS	SAC agrees with OPZ recommendation prior to September 2024 for OS. In September 2024 OPZ provided a new recommendation.		R5	This change to R5 is consistent with the existing use and the remainder of the R5 zoning on the property. R5 is compatible with the surrounding area and the adopted Plan2040 Planned Land Use. OPZ recommended OS zoning on this parcel during the Preliminary Draft review, which was not supported by the property owner.
	7	CZ-R9-CHT-0114	5519 Ilchester St	74	171	5, 7	0.3 *0.2	Split R5 / OS	NA	No Rec	Change added after SAC discussion completed.		R5	This change to R5 is consistent with the surrounding community and the owner's request to maintain R5 zoning on the property.

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DEALE	7	CZ-R9-DEL-0001	454 E Bay Front Rd	73	36		28.2	Split RA / C1	Split RA / C1 or C3	Split RA / C1	SAC agrees with OPZ recommendation.		Split RA / C1	Retaining the existing split zoning between RA and C1 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. The requested change to C3 zoning is not needed for the portion of the property that would be donated for the fire station. The existing Rural Agricultural (RA) zoning permits Volunteer fire stations, per Article 18-4-106 of County Code. Also, expansion of the commercial zone is not consistent with the Rural and Agricultural Development Policy Area nor the designation as a Resource Conservation Area within the Critical Area; and is not compatible with the rural character of the surrounding area.
	7	CZ-R9-DEL-0002	6113 Owings Beach Rd	78	248		0.7	R5	MXD-R	R5	SAC agrees with OPZ recommendation.		R5	Retaining the existing R5 zoning is consistent with the adopted Plan2040 Planned Land Use, the Neighborhood Preservation Policy Area and the designation as a Limited Development Area within the Critical Area. A change to MXD-R is not compatible with the surrounding area and the the parcel does not meet the minimum site size requirements for this zoning district.
	7	CZ-R9-DEL-0100A	Unnumbered Parcel on Deale Beach Rd	78	75		31.6 *0.1	Split W2 / R5 / R2 / OS	NA	OS	SAC agrees with OPZ recommendation.	7	OS	This change to split the zoning between R2 and OS is consistent with the existing dual uses on the property. The change to R2 on a portion of the property is consistent with the intended future use for Low Density Residential development and the existing zoning on a portion of the parcel. The change to OS is consistent with the existing conservation easement on a portion the property and the Plan2040 Planned Land Use of Conservation. The change is compatible with the surrounding area.
	7	CZ-R9-DEL-0100B	Unnumbered Parcel on Deale Beach Rd	78	75		31.6 *21.8	Split W2 / R5 / R2 / OS	NA	R2	SAC agrees with OPZ recommendation.		R2	This change to split the zoning between R2 and OS is consistent with the existing dual uses on the property. The change to R2 on a portion of the property is consistent with the intended future use for Low Density Residential development and the existing zoning on a portion of the parcel. The change to OS is consistent with the existing conservation easement on a portion the property and the Plan2040 Planned Land Use of Conservation. The change is compatible with the surrounding area.
	7	CZ-R9-DEL-0101	976 Chesapeake Ave and an Unnumbered Parcel	78	84		7.0 *0.1	Split R5 / OS	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the conservation use, classification by the State as marshland and the remaining OS zoning on the site. OS is compatible with the surrounding area.
	7	CZ-R9-DEL-0103	Deale Community Park and Pumping Station	78	33, 51	1-14, 18-20	12.1	R5	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS reflects the recently acquired Deale Community Park and pumping station. OS is consistent with public parks and privately-owned areas that provide active and passive recreational amenities.
	7	CZ-R9-DEL-0104A	Elks Landing Open Space Grazing Field Way	78	134		16.7	R5	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing use as open space for the Elks Landing community and is compatible with the surrounding area.
	7	CZ-R9-DEL-0104B	Elks Landing Open Space Trapper Way	78	134		3.4	R5	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing use as open space for the Elks Landing community and is compatible with the surrounding area.
	7	CZ-R9-DEL-0105	6159 Drum Point Rd	77	217		0.7 *0.1	Split R5 / OS	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the conservation use, classification by the State as marshland and the remaining OS zoning on the site. OS is compatible with the surrounding area.
	7	CZ-R9-DEL-0106	Herring Bay View Marsh	77	199	1	2.6 *0.2	Split R5 / OS	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the conservation use, classification by the State as marshland and the remaining OS zoning on the site. OS is compatible with the surrounding area.
7	CZ-R9-DEL-0107	6162 Owings Beach Rd	78	98		7.2 *1.2	Split R5 / OS	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the conservation use, classification by the State as marshland and the remaining OS zoning on the site. OS is compatible with the surrounding area.	

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DEALE	7	CZ-R9-DEL-0108	6178 Owings Beach Rd	78	168		3.0 *0.0	Split R5 / OS	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the conservation use, classification by the State as marshland and the remaining OS zoning on the site. OS is compatible with the surrounding area.
	7	CZ-R9-DEL-0109	6200 Owings Beach Rd	78	21		2.2 *0.5	Split R5 / OS	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the conservation use, classification by the State as marshland and the remaining OS zoning on the site. OS is compatible with the surrounding area.
	7	CZ-R9-DEL-0113	Unnumbered Drum Point Rd	78	294	5	0.1 *0.0	Split R5 / C3	NA	C3	SAC agrees with OPZ recommendation.		C3	This change to C3 is consistent with the existing use and the remainder of the parcel. The property is currently split zoned and this change applies one zoning district across the entire parcel. The change aligns zoning with the parcel boundary. C3 is compatible with the surrounding area.
	7	CZ-R9-DEL-0114	Stearnlings Property Open Space	78	38		15.0	R5	NA	No Rec	This change was made after SAC review was completed		OS	This change to OS is consistent with the open space use and development limitations specified in the plat, classification by the State as marshland and the remaining OS zoning on the site. OS is compatible with the surrounding area.
	7	CZ-R9-DEL-0300	721 Parkers Creek Rd 723 Parkers Creek Rd 724 Parkers Creek Rd 737 Parkers Creek Rd 739 Parkers Creek Rd 743 Parkers Creek Rd 751 Parkers Creek Rd 767 Parkers Creek Rd 5966 Tyler Rd 5980 Tyler Rd	78	71, 123, 124, 126, 128, 182, 186, 189, 190, 309		21.8	Split R5 / R2 / OS	NA	R2	R2 is consistent with the SAC's desire to limit growth on peninsulas.		R2	This change to R2 is consistent with the surrounding community and with the SAC recommendation to reduce the residential density of this community. This change is also consistent with Plan2040 Goal BE4 that seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features.
	7	CZ-R9-DEL-0400	5839 Swamp Circle Rd and an Unnumbered Parcel	74	234, 451		11.2	Split R1 / R5 / C1	RA	RLD	SAC agrees with OPZ recommendation.		RLD	This change to RLD is consistent with the existing agricultural use and Plan2040 Goal BE2 to preserve the agricultural and rural character of the County by limiting development patterns through maintaining Rural Agricultural (RA) and Residential Low Density (RLD) zoning. Additionally, the change to RLD is compatible with the surrounding area.
	7	CZ-R9-DEL-0401	623 Windsor Pl	78	39	27-31	0.5 *0.0	Split R5 / C3	C4	Split R5 / C3	SAC agrees with OPZ recommendation.		Split R5 / C3	This change to split the zoning between C3 and R5 is compatible with nearby commercial and maritime uses and is consistent with the Deale Village Center Development Policy Area. Additionally, the change 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 in particular, promoting and sustaining commercial fishing and maritime trades. Maintaining the existing R5 zoning is consistent with the majority of the existing development on site, the majority of the existing zoning, and the surrounding community.
	7	CZ-R9-EDW-0001	313 Edgewater Dr	55	113		0.2	R2	MA1	MA1	SAC agrees with OPZ recommendation.		MA1	This change to MA1 is consistent with the existing use and is compatible with the surrounding community. The change is also consistent with the Neighborhood Preservation Development Policy Area.

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EDGEWATER	7	CZ-R9-EDW-0002	2973 Solomons Island Rd	55	220		4.7 *0.5	Split R1 / C3	C3	No Rec	The SAC did not come to a consensus on this site, therefore there is no recommendation.		Split R1 / C3	This change to extend the commercial portion of this property that is split zoned between R1 and C3 is consistent with Plan2040 Planned Land Use and 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. Extending the C3 zoning to the parcel line of the adjacent property to the north recognizes the existing commercial business which is directly accessed from MD 2, compatible with the surrounding area, and in addition, the split in zoning allows future R1 development on the back of the property that is compatible with the surrounding character and consistent with the adopted Planned Land Use.
	7	CZ-R9-EDW-0003	2979 Solomons Island Rd 2981 Solomons Island Rd	55	303		1.4	C3	C4	C3	SAC agrees with OPZ recommendation		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 negatively impact, adjacent residential areas.
	7	CZ-R9-EDW-0004	3005 Solomons Island Rd	55	155		1.4	C3	C4	C3	SAC agrees with OPZ recommendation.		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 negatively impact, adjacent residential areas.
	7	CZ-R9-EDW-0005	2976 Solomons Island Rd	55	123		1.3	C2	C3	C3	SAC agrees with OPZ recommendation.		C3	This change to C3 zoning is consistent with existing development, the adopted Plan2040 Planned Land Use and its access via MD 2. C3 is also compatible with the surrounding area. In addition, the 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.
	7	CZ-R9-EDW-0006	Edgewater Beach Community Beach and Park	55	111	26	4.7 *3.5	R2, OS	OS	OS	SAC agrees with OPZ recommendation.		OS	This change to OS zoning is consistent with Table 17 in Plan2040, Volume II for community platted open space or recreation area that is not under conservation easement in perpetuity and is also 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.
	7	CZ-R9-EDW-0007	3422 Pike Ridge Rd 3424 Pike Ridge Rd	55	128	7, 9	1.4	R2	MXD-C or SB	SB	SB is consistent with the transition from commercial to residential in the surrounding area and aligns with the applicant's request.		SB	This change to SB zoning 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. SB is also compatible with the surrounding uses and provides a transition area from neighboring commercial developments to residential.
	7	CZ-R9-EDW-0008	158 W Central Ave 164 Central Ave W	55	139, 140, 141		3.0	C1	C3	C3	SAC agrees with OPZ recommendation.		C3	This change to C3 zoning 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. C3 is also consistent with the existing development, the adopted Plan2040 Planned Land Use, and is compatible with the surrounding uses accessed via MD 214.
	7	CZ-R9-EDW-0104	Locust St DPW Property	55	310		1.3	Split R2 / OS	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS recognizes that the property is owned by Anne Arundel County for conservation of utility easements and stream buffer.
	7	CZ-R9-EDW-0105	1903 Ridgeville Rd	56	128	360-361	0.0	Split R5 / C3	NA	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with the existing use and is compatible with the surrounding area.
	7	CZ-R9-EDW-0106	1903 Woodsboro Pl	56	128	324-325	0.1	C3	NA	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with the existing use and is compatible with the surrounding area.
7	CZ-R9-EDW-0107	1905 Woodsboro Pl	56	128	323	0.0	Split R5 / C3	NA	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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EDGEWATER	7	CZ-R9-EDW-0108	Unnumbered Shore Dr	56	131	6421	0.0	Split R5 / MB	NA	No Rec	This change was made after SAC review was completed		MB	This change to MB is consistent with the existing use as an entrance to the adjacent marina and is compatible with the surrounding area. Applies one zoning district to the entire parcel.
	7	CZ-R9-EDW-0109	1904 Salisbury Rd	56	128	283	0.0	Split R5 / C3	NA	No Rec	Change added after SAC discussion completed.		C3	This change to C3 is consistent with the existing use and the remainder of the C3 zoning on the property. Additionally, C3 is compatible with the surrounding area.
	7	CZ-R9-EDW-0400	25 Leeland Rd	56	159		0.4	R1	MA2	MA1B	SAC agrees with OPZ recommendation.		MA1B	This change to MA1B zoning recognizes the historic use as a small commercial marina and is consistent with the existing use. Additionally, the change 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 in particular, promoting and sustaining commercial fishing and maritime trades.
	7	CZ-R9-EDW-0401A	836 Shore Dr	56	131		0.6 *0.1	Split R5 / MB	Split MB / OS	Split OS / MB	SAC agrees with OPZ recommendation.		Split OS / MB	This change to split the zoning between MB and OS recognizes the current dual uses on the parcel. MB recognizes the existing easement for the neighboring marina and is consistent with the existing zoning on a portion of the property. OS is consistent with uses on the remainder of the property and is compatible with the surrounding area.
	7	CZ-R9-EDW-0401B	836 Shore Dr	56	131		0.6 *0.5	Split R5 / MB	Split MB / OS	Split OS / MB	SAC agrees with OPZ recommendation.		Split OS / MB	This change to split the zoning between MB and OS recognizes the current dual uses on the parcel. MB recognizes the existing easement for the neighboring marina and is consistent with the existing zoning on a portion of the property. OS is consistent with uses on the remainder of the property and is compatible with the surrounding area.
	7	CZ-R9-EDW-0402A	932 Shore Dr	56	131		3.3 *1.3	Split R5 / MA1 / OS	Split R5 / MA1 / OS	Split MA1 / R5 / OS	SAC agrees with OPZ recommendation.		Split MA1 / R5 / OS	This change to split the zoning between MA1, R5, and OS is consistent with the existing dual uses on the property of maritime and community park. MA1 is consistent with the existing maritime zoning on the property. R5 is consistent with the existing use of the property for private piers and the existing zoning. The change to OS on a portion of the property is consistent with the existing use and intended future use as open space and beach area for the London Town community. The change is compatible with the surrounding area.
	7	CZ-R9-EDW-0402B	Unnumbered Londontown Beach Area South	56	131		8.4 *1.8	Split R5 / OS	Split R5 / OS	Split R5 / OS	SAC agrees with OPZ recommendation.		Split R5 / OS	This change to split the zoning between R5 and OS is consistent with the existing dual uses on the property of community marina and community beachfront. R5 is consistent with the existing R5 zoning on the property and the existing private and recreational piers along the shoreline. The change to OS on a portion of the property is consistent with the existing use and intended future use as open space and beach area for the London Town community. The change is compatible with the surrounding area.
GALESVILLE	7	CZ-R9-GSV-0001	Unnumbered Benning Rd	69	379		1.3 *0.2	Split R2 / W2	W2	W2	SAC agrees with OPZ recommendation.		W2	This change to W2 recognizes the existing use and is consistent with the adopted Plan2040 Planned Land Use. W2 is compatible with the surrounding area. The majority of the property is currently W2 and the change would apply one zoning district to the property in accordance with County policy.
	7	CZ-R9-GSV-0002	4800 Riverside Dr	69	570	14	0.8 *0.2	Split R2 / MA3	MA3	MA3	SAC agrees with OPZ recommendation.		MA3	This change to MA3 recognizes the existing use as the West River Sailing Club and is consistent with the adopted Plan2040 Planned Land Use. The majority of the property is currently MA3 and the change would apply one zoning district to the property in accordance with County policy.

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GALESVILLE	7	CZ-R9-GSV-0003	1000 Main St	69	409		1.6 *0.1	Split R2 / C1	C1	Split R2 / C1	SAC agrees with OPZ recommendation.		Split R2 / C1	This change to extend the commercial portion of this property that is split zoned between R2 and C1 is consistent with Plan2040 Planned Land Use and 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. Extending the C1 zoning to the parcel line of the adjacent property to the north recognizes the existing commercial business which is compatible with the surrounding area, and in addition, the split in zoning allows future R2 development on the back of the property that is compatible with the surrounding character and consistent with the adopted Planned Land Use.
	7	CZ-R9-GSV-0004	4883 Church Ln	69	375		5.5 *0.9	Split R2 / MC	MC	MC	SAC agrees with OPZ recommendation.		MC	This change to MC recognizes the existing heavy commercial marina use on the property and is consistent with the adopted Plan2040 Planned Land Use. It is also 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 in particular, promoting and sustaining commercial fishing and maritime trades.
	7	CZ-R9-GSV-0005	954 Main St	69	412		0.5	R2	C4	R2	SAC agrees with OPZ recommendation.		R2	Retaining the existing R2 zoning is compatible with the surrounding area. It is also consistent with the desired museum / private club use stated by the applicant. Museums are permitted in R2 if located on a lot with a historic structure or activity. This lot is within the Galesville Historic District and is the site of the historic Galesville Fire Station. Private clubs are a conditional use in the R2. Adaptive reuse of the building could support Region Plan strategies to support vibrancy of Galesville Main Street. While outside storage will be limited in the R2 district, the owner can apply for a variance.
	7	CZ-R9-GSV-0100	1151 Cumberstone Rd Driveway	65	166		0.9	OS	NA	RA	SAC agrees with OPZ recommendation.		RA	This change to RA is consistent with the existing use as a driveway for the residence south of this parcel. RA is compatible with the surrounding area.
	7	CZ-R9-GSV-0400	4881 Anchors Way	69	954	27	1.2 *0.7	Split R2 / OS	R1	R2	SAC agrees with OPZ recommendation.		R2	Retaining the current R2 zoning is consistent with the adopted Plan2040 Planned Land Use, existing zoning and is consistent with the residential zoning in the Galesville community. A change to R1 would single this one lot out within the entire neighborhood, potentially causing inequities in value. The applicant's stated objective of limiting future development is already met with current zoning, the Critical Area Overlay, and environmental requirements in the County Code. Additionally, retaining the R2 zoning category does not require that this property owner further develop the property.
	7	CZ-R9-GSV-0401	1014 E Benning Rd, Galesville	69	407		1.7	Split R2 / W2	W2	W2	The SAC noted that the site has been used marine industrially for about a century. Rezoning the entire site to W2 allows full use of the site and supports Plan2040 Policy BE4.2 to ensure the maritime industry remains a viable driver of economic growth and stability in Peninsula Policy Areas.		Split R2 / W2	Maintaining the existing split of R2 and W2 zoning is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. The surrounding area on the R2-zoned portion of the property is primarily residential.

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MAYO	7	CZ-R9-MYO-0001	Unnumbered Loch Haven Rd	60	409		44.8	Split R1 / OS	R2	RLD	RLD is consistent with the community's desire to limit growth in the Peninsula Policy Area.		R1	Retaining the existing R1 zoning is consistent with the development on site, the surrounding area and the adopted Plan2040 Planned Land Use. Rezoning to R2 is not consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features.
	7	CZ-R9-MYO-0002	607 Loch Haven Rd	60	154		6.9	R1	R2	R1	SAC agrees with OPZ recommendation.		R1	Retaining the existing R1 zoning is consistent with the development on site, the surrounding area and the adopted Plan2040 Planned Land Use. Rezoning to R2 is not consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features.
	7	CZ-R9-MYO-0003	Unnumbered Bird Of Paradise Ct	60	492		4.9	R1	R2 or R5	R1	SAC agrees with OPZ recommendation.		R1	Retaining the existing R1 zoning is consistent with the development on site, the surrounding area and the adopted Plan2040 Planned Land Use. Rezoning to R2 or R5 is not consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features.
	7	CZ-R9-MYO-0004	712 Central Ave	60	523	5	1.3	Split R1 / C1	W2	No Rec	The SAC did not come to a consensus on this site, therefore there is no recommendation.		C1	This change to C1 zoning 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. C1 is also consistent with the owner's intent to expand their commercial business to this adjacent lot and is compatible with the surrounding uses. C1 will allow the owner the necessary outside storage as an accessory use.
	7	CZ-R9-MYO-0005	969 Mayo Rd	60	270, 473	12A	1.5	R2	C1	SB	SB zoning supports continued operations of the business at this site while also providing more restrictive limits on lot coverage than C1 zoning.		SB	This change to SB zoning 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. SB is also consistent with the existing development and compatible with the surrounding uses.
	7	CZ-R9-MYO-0006A	1295 Mayo Ridge Rd And An Unnumbered Parcel	60	413	19	0.6	R2	R5	R5	The SAC supports the owner request for R5 and MA2 zoning (application numbers CZ-R9-MYO-0006A, CZ-R9-MYO-0006B, CZ-R9-MYO-0006C) as it introduces a limited number of new houses to the Mayo Peninsula. Additionally, the proposal for R5 and MA2 as presented limits the potential of establishing additional maritime uses that would generate significant traffic, such as a restaurant or a banquet hall.		R5	This change to R5 is consistent with Plan2040 Policy BE3.2 to ensure infill development and redevelopment in existing residential neighborhoods are compatible in scale, use, form and intensity with the surrounding neighborhood character. R5 provides an opportunity for a limited number of residential units within the public sewer service area which will be limited by the Critical Area designation of LDA.

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MAYO	7	CZ-R9-MYO-0006B	1293 Mayo Ridge Rd	60	413		2.1	Split R2 / MA2	MA2	MA2	The SAC supports the owner request for R5 and MA2 zoning (application numbers CZ-R9-MYO-0006A, CZ-R9-MYO-0006B, CZ-R9-MYO-0006C) as it introduces a limited number of new houses to the Mayo Peninsula. Additionally, the proposal for R5 and MA2 as presented limits the potential of establishing additional maritime uses that would generate significant traffic, such as a restaurant or a banquet hall.		MA2	This change to MA2 is consistent with the adopted Plan2040 Planned Land Use and the existing use.
	7	CZ-R9-MYO-0006C	Unnumbered Mayo Ridge Rd	60	413		2.0	Split R2 / MA2	R5	R5	The SAC supports the owner request for R5 and MA2 zoning (application numbers CZ-R9-MYO-0006A, CZ-R9-MYO-0006B, CZ-R9-MYO-0006C) as it will allow a limited number of new houses to the Mayo Peninsula. Additionally, the proposal for R5 and MA2 as presented limits the potential of establishing additional maritime uses that would generate significant traffic, such as a restaurant or a banquet hall.		R5	This change to R5 is consistent with Plan2040 Policy BE3.2 to ensure infill development and redevelopment in existing residential neighborhoods are compatible in scale, use, form and intensity with the surrounding neighborhood character. R5 provides an opportunity for a limited number of residential units within the public sewer service area which will be limited by the Critical Area designation of LDA.
	7	CZ-R9-MYO-0007A	3920 Germantown Rd	60	275		2.5 *1.7	Split R2 / MB	Split R2 / MA2	Split R2 / MA2	SAC agrees with OPZ recommendation.		Split R2 / MA2	This change to split the zoning between R2 and MA2 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. MA2 zoning recognizes the existing commercial marina that will expand operation onto a portion of the parcel. In addition, the split in zoning aligns with current residential use on the front of the property that is compatible with the surrounding neighborhood.
	7	CZ-R9-MYO-0007B	3926 Germantown Rd	60	508		1.0 *.3	Split R2 / MA2	Split R2 / MA2	Split R2 / MA2	SAC agrees with OPZ recommendation.		Split R2 / MA2	This change to split the zoning between R2 and MA2 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. MA2 zoning recognizes the existing commercial marina that will continue to operate on a portion of the parcel. In addition, the split in zoning aligns with current residential use on the front of the property that is compatible with the surrounding neighborhood.
	7	CZ-R9-MYO-0007C	3942 Germantown Rd	60	269		0.9 *0.2	Split R2 / MA2	Split R2 / MA2	Split R2 / MA2	SAC agrees with OPZ recommendation.		Split R2 / MA2	This change to split the zoning between R2 and MA2 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. MA2 zoning recognizes the existing commercial marina that will expand operation onto a portion of the parcel. In addition, the split in zoning aligns with current residential use on the front of the property that is compatible with the surrounding neighborhood.

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MAYO	7	CZ-R9-MYO-0008A	1024 Carrs Wharf Rd 1026 Carrs Wharf Rd 1032 Carrs Wharf Rd	60	278, 353	A	3.4 *1.9	Split R2 / MA2	Split R2 / MA2	MA2	SAC agrees with OPZ recommendation.		MA2	This change to MA2 on a portion of the property recognizes the existing marina and is consistent with the adopted Plan2040 Planned Land Use. The change is also 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.
	7	CZ-R9-MYO-0008B	1024 Carrs Wharf Rd 1026 Carrs Wharf Rd 1032 Carrs Wharf Rd	60	278, 353	A	3.4 *1.5	Split R2 / MA2	Split R2 / MA2	R2	SAC agrees with OPZ recommendation.		R2	This change to R2 and MA2 recognizes the existing marina and allows future R2 development on the property that is compatible with the surrounding character and consistent with the adopted Plan2040 Planned Land Use. The change is also 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.
	7	CZ-R9-MYO-0009	4105 Cadle Creek Rd	65	68		1.9	Split R2 / W2	MA2	MA2	SAC agrees with OPZ recommendation.		MA2	This change to MA2 recognizes the existing commercial maritime use on the property and is consistent with the Plan2040 Planned Land Use and 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 in particular, promoting and sustaining commercial fishing and maritime trades.
	7	CZ-R9-MYO-0010A	4055 Honeysuckle Dr	60	315		7.3 *2.5	R5	Split R2 / OS	Split R2 / OS	SAC agrees with OPZ recommendation.		Split R2 / OS	This change to split the zoning with R2 and OS recognizes the existing residential use on the property as well as its natural features. This change is also consistent with Plan2040 Goal BE4 that seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features.
	7	CZ-R9-MYO-0010B	4055 Honeysuckle Dr	60	315		7.3 *0.0	OS	Split R2 / OS	Split R2 / OS	SAC agrees with OPZ recommendation.		Split R2 / OS	This change to split the zoning with R2 and OS recognizes the existing residential use on the property as well as its natural features. This change is also consistent with Plan2040 Goal BE4 that seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features.
	7	CZ-R9-MYO-0010C	4055 Honeysuckle Dr	60	315		7.3 *0.1	R2	Split R2 / OS	Split R2 / OS	SAC agrees with OPZ recommendation.		Split R2 / OS	This change to split the zoning with R2 and OS recognizes the existing residential use on the property as well as its natural features. This change is also consistent with Plan2040 Goal BE4 that seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features.
	7	CZ-R9-MYO-0011	4099 Honeysuckle Dr	61	1		0.0	Split R2 / OS	OS	OS	SAC agrees with OPZ recommendation.		Split R2 / OS	This change to split the zoning with R2 and OS recognizes the existing residential use on the property as well as its natural features. This change is also consistent with Plan2040 Goal BE4 that seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features.
	7	CZ-R9-MYO-0100	Turnbull Estates Recreation Area	56	136	A	2.9 *0.4	Split R1 / OS	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the intended use of the property as platted conservation and community open space for Turnbull Estates.
	7	CZ-R9-MYO-0101	Turnbull Estates Open Space	56	136		4.9	R1	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the intended use of the property as platted conservation and community open space for Turnbull Estates.
	7	CZ-R9-MYO-0102	Southpointe HOA Areas A, E, G	56	15		45.4	Split R5 / R1	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the intended use of the property as platted conservation and community open space for the Southpointe community.
7	CZ-R9-MYO-0106	Unnumbered Beach Drive Blvd	60	27	246	0.2 *0.0	Split R2 / OS	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the conservation use, classification by the State as marshland and the remaining OS zoning on the site. OS is compatible with the surrounding area.	

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MAYO	7	CZ-R9-MYO-0107	1267 Turkey Point Rd	60	39		4.3 *0.6	Split R2 / OS	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the environmental features on site including the coastal floodplain, wetlands, and Resource Conservation Area designation of Critical Area. It is also consistent with the remainder of OS zoning on the property. OS is compatible with the surrounding area.
	7	CZ-R9-MYO-0108	Triton Woods Recreation Area	65	74		4.4	Split R2 / OS	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing and intended future use as a platted passive recreation area for the Triton Woods community. OS is compatible with the surrounding area.
	7	CZ-R9-MYO-0109	546 Bay View Point Dr	60	24		0.6 *0.0	Split R5 / MA1	NA	MA1	SAC agrees with OPZ recommendation.		MA1	This change to MA1 is consistent with the existing use as a community marina and with the existing zoning on the remainder of the property. MA1 it is compatible with the surrounding area.
	7	CZ-R9-MYO-0111	Unnumbered Beach Drive Blvd	60	31	245	0.1	Split R2 / OS	NA	R2	SAC agrees with OPZ recommendation.		R2	This change to R2 is consistent with the existing use and the remainder of the zoning on the parcel. R2 is compatible with the surrounding area.
	7	CZ-R9-MYO-0112	247 Likes Rd	65	101	2	6.1 *0.1	Split R5 / OS	NA	No Rec	Change added after SAC discussion completed.		R5	This change to R5 is consistent with the existing use and the remainder of the R5 zoning on the property. Additionally, R5 is compatible with the surrounding area.
	7	CZ-R9-MYO-0113	201 Likes Rd	65	63		0.4 *0.0	Split R5 / OS	NA	No Rec	Change added after SAC discussion completed.		R5	This change to R5 is consistent with the existing use and the remainder of the R5 zoning on the property. Additionally, R5 is compatible with the surrounding area.
	7	CZ-R9-MYO-0400	546 Bay View Point Dr	60	24		1.0	Split R5 / OS	R5	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 for the entire parcel allows future development of the parcel as a recreation area. The current OS zoning designation imposes setbacks that cannot be met given the size of the lot, thus limiting redevelopment of the playground. R5 is compatible with the surrounding area.
	7	CZ-R9-MYO-0401	205 Likes Rd	65	60		0.6	R5	R5	R5	SAC agrees with OPZ recommendation.		R5	Maintaining the existing R5 zoning is compatible with the surrounding community. While the initial recommended change to R1 zoning is consistent with the adopted Plan2040 Planned Land Use and the density of the surrounding area, this parcel and adjacent parcels are of similar size and do not have subdivision potential under R5 zoning due the Resource Conservation Area Critical Area Overlay.
NORTH BEACH	7	CZ-R9-NBC-0001	6901 Lake Shore Dr	82	18	1-46	7.6	Split MB / OS	MB	MB	SAC agrees with OPZ recommendation.		MB	This change to MB recognizes the existing use by the Herrington Harbor Marina on the property and is consistent with Plan2040 Planned Land Use and 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 in particular, promoting and sustaining commercial fishing and maritime trades.
	7	CZ-R9-NBC-0002	609 Walnut Ave	82	17	5	0.2	R5	C1	C1	SAC agrees with OPZ recommendation.		C1	This change to C1 zoning 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. C1 is consistent with the applicant's intended use to expand the business from the adjacent property and is compatible with the surrounding neighborhood.

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NORTH BEACH	7	CZ-R9-NBC-0003	Unnumbered Walnut Ave	84	1	1	109.0	Split R2 / R5 / OS	R2	Split R2 / OS	Maintaining the existing split zoning between R2 and OS balances the owner's request and the SACC's desire to limit development in sensitive environmental areas such as the Resource Conservation Area (RCA) Critical Area. Changing the entire lot to R2 is a significant change for the community.		Split R2 / OS	Development potential of this property is limited by restrictions in the subdivision plat and a recorded forest conservation easement. Retaining the existing split of R2 and OS zoning is consistent with the surrounding community and with Plan2040 Goal BE3 by providing an opportunity for the community to participate in the planning process. The current zoning maintains the property owner's current development rights remaining on the property. The SAC recommends maintaining the existing split zoning to balance the owner's request and the SAC's desire to limit growth in sensitive environmental areas such as the Resource Conservation Area (RCA) Critical Area.
	7	CZ-R9-NBC-0101	1018 Bay Front Ave 1020 Bay Front Ave 1026 Cypress Ave	84	1	7-11	0.8 *0.2	Split R5 / OS	NA	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with the existing use and the remainder of the zoning on the property. R5 is compatible with the surrounding area.
SHADY SIDE	7	CZ-R9-SDS-0001	1449 Snug Harbor Rd 1459 Snug Harbor Rd 1463 Snug Harbor Rd	69	769, 840, 863		1.7	C1	R10	C1	The SAC recommends maintaining the existing zoning.		R5	This change to R5 zoning is consistent with Plan2040 Goal BE 11 to provide for a variety of housing types and designs that allow all residents housing choices at different stages of life and at all income levels. This property is in the existing sewer service category and the Limited Development Area Critical Area, which limits the development potential to a maximum of four units per acre and limits impervious surface coverage. The change to R5 is compatible with the existing adjacent maritime and industrial businesses.
	7	CZ-R9-SDS-0002	6121 Shady Side Rd	69	309		1.0	C1	C4	C2	SAC agrees with OPZ recommendation.		C2	This change to C2 zoning is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. C2 permits the applicants intended use for offices and indoor storage. The requested C4 zone is not compatible in this area and could introduce uses that are not compatible with and potentially negatively impact adjacent residential areas.
	7	CZ-R9-SDS-0003	6118 Shady Side Rd	69	855		7.9	R1	R2	R1	SAC agrees with OPZ recommendation.		R1	Retaining the existing R1 zoning is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. Rezoning to R2 is not consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features.
	7	CZ-R9-SDS-0100	1430 Snug Harbor Rd	69	119		3.5 *1.7	Split R1 / W2	NA	No Rec	The SAC did not come to a consensus on this site, therefore there is no recommendation.		R1	This change to R1 is consistent with the Resource Conservation Area and Limited Development Area Critical Area designations. R1 is consistent with the remainder of the parcel and is compatible with the surrounding area.
	7	CZ-R9-SDS-0101	4821 Idlewilde Rd	69	269		0.3	R1	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing and intended future use as an open space and conservation area for the Idlewilde Road community.
	7	CZ-R9-SDS-0102A	1750 Lake Ave	69	234	26	8.5 *0.3	Split R1 / R5 / OS	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing use as open space for the Snug Harbor community and the remainder of the zoning on the site.
	7	CZ-R9-SDS-0102B	1750 Lake Ave	69	234	26	8.5 *0.1	Split R5 / OS	NA	NA	SAC agrees with OPZ recommendation prior to August 2024 for MA1. In August 2024 OPZ provided a new recommendation.		R5	This change to R5 on a portion of the property recognizes the Community's desire to provide a zoning category that is consistent with the existing community pier. The current OS zoning district will be maintained on the remainder of the community property.

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SHADY SIDE	7	CZ-R9-SDS-0103	Cedarhurst On The Bay Park Area	69	236		7.9 *2.4	Split R5 / OS	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing use as an open space and park area for the Cedarhurst community and the remainder of the zoning on the property. OS is compatible with the surrounding area.
	7	CZ-R9-SDS-0104	1711 Columbia Beach Rd	74	74	3	0.0	Split R2 / OS	NA	R2	SAC agrees with OPZ recommendation.		R2	This change to R2 is consistent with the existing use and the remainder of the zoning on the property. R2 is compatible with the surrounding area.
	7	CZ-R9-SDS-0105A	Dennis Point Open Space	69	732	2, 3, 4R, 5, 6, 7	29.2 *6.4	Split R2 / R5 / OS	NA	R2	SAC agrees with OPZ recommendation.		R2	This change to R2 is consistent with the remainder of the R2 zoning on the property. Natural features are assessed and regulated more accurately and appropriately through the development review process than through maintaining OS zoning. R2 is compatible with the surrounding area and is consistent with the request of the Dennis Point community.
	7	CZ-R9-SDS-0105B	Dennis Point Open Space	69	732	2, 3, 4R, 5, 6, 7	29.2 *1.7	Split R2 / R5 / OS	NA	No Rec	Change added after SAC discussion completed.		OS	This change to split the zoning between OS and R2 reflects the Dennis Point Homeowner Association request to maintain an area as OS on a portion of the Reserved Area Open Space while having the remainder of the HOA parcel as R2. OS is consistent with the existing use on this portion of the property and the existing zoning on the remainder of the Reserved Area Open Space.
	7	CZ-R9-SDS-0114	1740 Columbia Beach Rd	74	469		1.7 *0.4	Split R2 / OS	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the conservation use, classification by the State as marshland and the remaining OS zoning on the site. OS is compatible with the surrounding area.
	7	CZ-R9-SDS-0115	1402 Dent Rd	74	71		8.4 *7.3	Split R1 / OS	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing and intended future use as State-owned Franklin Point State Park and the remainder of the zoning on the property.
	7	CZ-R9-SDS-0116	Unnumbered Quince Street	69	892	1-19	2.2	R5	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing use as conservation in perpetuity.
	7	CZ-R9-SDS-0117	1457 Nieman Rd	69	58		1.0 *0.1	Split R1 / MA2	NA	MA2	SAC agrees with OPZ recommendation.		MA2	This change to MA2 for the R1-zoned portion of the site is consistent with the existing zoning on the remainder of the property and the owner's desire to maintain the existing zoning.
	7	CZ-R9-SDS-0400	4804 Atwell Rd	69	129		6.2	Split W1 / R1 / OS	MC	No Rec	The SAC did not come to a consensus on this site, therefore there is no recommendation.		MB	This change to MB 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 in particular, promoting and sustaining commercial fishing and maritime trades.
TRACY'S LANDING	7	CZ-R9-TLD-0001A	330 Highview Rd	77	19, 268		13.5 *4.0	Split R1 / MB	Split R1 / MB	MB	SAC agrees with OPZ recommendation.		MB	This change to R1 and MB is consistent with the adopted Plan2040 Planned Land Use. The change recognizes the existing marina and allows future R1 development on the property that is compatible with the surrounding character. Additionally, the change 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.
	7	CZ-R9-TLD-0001B	330 Highview Rd	77	19, 268		13.5 *0.0	Split R1 / MB	Split R1 / MB	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 and MB is consistent with the adopted Plan2040 Planned Land Use. The change recognizes the existing marina and allows future R1 development on the property that is compatible with the surrounding character. Additionally, the change 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.

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TRACY'S LANDING	7	CZ-R9-TLD-0002	466 Leitch Rd	77	132		0.7 *0.3	Split RA / OS	R2	RA	SAC agrees with OPZ recommendation.		RA	This change to RA for the entire parcel is consistent with the adopted Plan2040 Planned Land Use, the Rural and Agricultural Development Policy Area and the designation as a Limited Development Area within the Critical Area. Additionally, this area is in the Rural Sewer Service Area and will not be served by public sewer in the future. Rezoning to R2 would allow additional homes, increasing septic systems that contribute pollution to the Bay.
	7	CZ-R9-TLD-0003	754 Fairhaven Rd	82	6	31	0.4	RA	R2	RA	SAC agrees with OPZ recommendation.		RA	Retaining the existing RA is consistent with the adopted Plan2040 Planned Land Use, the Rural and Agricultural Development Policy Area, the designation as a Limited Development Area within the Critical Area and the Rural Sewer Service Area. Many parcels were downzoned in the 1980s in the South County area as a growth management tool and do not meet the maximum one dwelling unit per 20 acres requirement.
	7	CZ-R9-TLD-0100	Herrington Harbour North, Area A	77	89	1R	64.7 *0.6	Split R1 / OS / MC / MB	NA	No Rec	Change added after SAC discussion completed.		Split MC / MB	This change to MC is consistent with the existing use by the Herrington Harbour Marina and the zoning on the remainder of the parcel. MC is compatible with the surrounding area.
	7	CZ-R9-TLD-0101A	Traceys Creek Open Space B	77	99		7.2 *1.5	Split R1 / OS / MC / MB	NA	No Rec	Change added after SAC discussion completed.		OS	This change to OS is consistent with the existing use and intended future use as open space and conservation for the Tracy's Creek community. Additionally, the change is compatible with the surrounding area.
	7	CZ-R9-TLD-0101B	Traceys Creek Open Space B	77	99		7.2 *0.8	Split R1 / OS / MC / MB	NA	No Rec	Change added after SAC discussion completed.		OS	This change to OS is consistent with the existing use and intended future use as open space and conservation for the Tracy's Creek community. Additionally, the change is compatible with the surrounding area.
	7	CZ-R9-TLD-0102	Highview Beachfront Area	77	206		2.3 *0.6	Split R2 / OS / MA1	NA	No Rec	Change added after SAC discussion completed.		Split MA1 / OS	This change to split the Zoning between MA1 and OS is consistent with the existing dual uses on the property of maritime and community park. MA1 is consistent with the existing maritime zoning on the property. The change to OS on a portion of the property is consistent with the existing use and intended future use as open space and beach area for the Highview community. The change is compatible with the surrounding area.
WEST RIVER	7	CZ-R9-WRV-0001	4921 Muddy Creek Rd 4957 Muddy Creek Rd	68	116, 210		30.0 *9.0	Split RLD / OS	RA	No Rec	The SAC did not come to a consensus on this site, therefore there is no recommendation.		RLD	This change to RLD zoning for the entire parcel is consistent with the surrounding area and the adopted Planned Land Use. To make this change viable there would need to be support from adjacent property owners to expand RA zoning to a larger area. Currently, there does not appear to be support from adjacent property owners. It should be noted that much of this area is within the Resource Conservation Area designation of the Critical Area, which limits subdivision to 1 housing unit per 20 acres in addition to other restrictions, so there is limited development potential currently.
	7	CZ-R9-WRV-0002	820 Shady Oaks Rd	69	240	24	0.4	R2	R5	R2	SAC agrees with OPZ recommendation.		R2	Retaining the existing R2 zoning is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. Rezoning to R5 is not consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features. This area is in the Rural Sewer Service Area and will not be served by public sewer in the future. Allowing higher density in this area would increase septic systems that contribute pollution to the Bay. Additionally, this lot is entirely within the Resource Conservation Area of the Critical Area which limits the development capacity of this site.

	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
WEST RIVER	7	CZ-R9-WRV-0003	846 Shady Oaks Rd	69	240	1-5	3.0	R2	MA2	MA2	SAC agrees with OPZ recommendation.		MA2	This change to MA2 is consistent with the existing commercial marina use. Additionally, the change 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 in particular, promoting and sustaining commercial fishing and maritime trades.
	7	CZ-R9-WRV-0004	668 Plantation Blvd 670 Plantation Blvd	69	278		25.3	Split R1 / OS	RA	RLD	SAC agrees with OPZ recommendation.		RLD	This change to RLD is consistent with the adopted Plan2040 Rural and Agricultural Development Policy Area, the existing agricultural use on the property and the designation as a Resource Conservation Area within the Critical Area. Additionally, the change is consistent with the historical easement held on the property with the Maryland Historical Trust that precludes further development with very limited exceptions and is compatible with the surrounding area.
	7	CZ-R9-WRV-0100	Rousbys Run Floodplain	64	94		5.6	RA	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing and intended future use as platted floodplain.
	7	CZ-R9-WRV-0101	4956 Muddy Creek Rd	68	102		188.0 *19.3	Split RA / OS	NA	RA	SAC agrees with OPZ recommendation.		RA	This change to RA is consistent with the existing use and the remainder of the zoning on the property. RA is compatible with the surrounding area.
	7	CZ-R9-WRV-0102	West River Plantation Open Space	69, 74	250, 361		176.2	Split RLD / R1	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing and intended future use as an open space and conservation area for the West River Plantation community.
	7	CZ-R9-WRV-0105	1049 Friendship Ln 5125 Chalk Point Rd 5147 Chalk Point Rd 5143 Chalk Point Rd 1037 Friendship Ln 5135 Chalk Point Rd 5151 Chalk Point Rd 5139 Chalk Point Rd 1811 Highland Dr	69	256, 259-262, 265, 744, 943, 968	A	23.7 *16.9	Split R1 / R2	NA	R1	SAC agrees with OPZ recommendation.		R1	The change to R1 zoning is more reflective of the built density in this area. This change is also consistent with Plan2040 Goal BE4 that seeks to reduce residential densities in communities located on peninsulas when feasible.
	7	CZ-R9-WRV-0133	Cedarlea Open Space	69	295		34.1	Split R1 / R2	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing use and intended future use as open space and conservation for the Cedarlea community. Additionally, the change is compatible with the surrounding area.