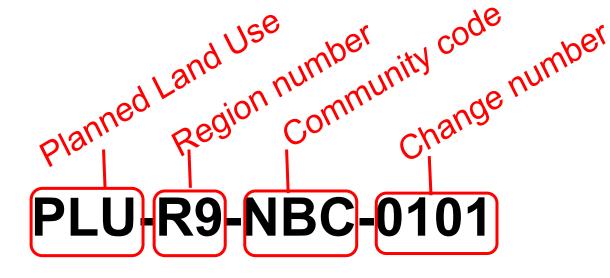


Region 9 Planned Land Use Changes

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	Мауо
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)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justifica
	7	PLU-R9-CHT-0001	5610 Shady Side Rd	74	14	1	10.6 *2.6	Low Density Residential	No Rec.	The SAC did not come to a consensus on this site, therefore there is no recommendation.		Low Density Residential and Commercial	This change t Residential pu to Commercia expand upon income and a Commercial p accessed from of a portion o residential us
	7	PLU-R9-CHT-0101	1235 Gladstone Ave	74	442	7	0.4	Parks and Open Space	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change t Table 17 in Pl acre. Low De
	7	PLU-R9-CHT-0102	5459 Deale Churchton Rd	74	146		0.4	Rural	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change t Table 17 in Pl Low Density
	7	PLU-R9-CHT-0103	1151 Deep Cove Rd	74	407		6.2	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change t existing and i Natural Area. Volume II for passive recre
CHURCHTON	7	PLU-R9-CHT-0104	Deep Cove Natural Area on Central Ave	74	255, 328		23.4	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change t existing and i Natural Area. Volume II for passive recrea
CHU	7	PLU-R9-CHT-0105	Deep Cove Natural Area on Gladstone Ave	74	329		3.7	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change t existing and i Natural Area. Volume II for passive recre
	7	PLU-R9-CHT-0106	Franklin Manor Beach Reserved Parcel	74	171	31	0.1	Conservation	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change t with Table 17 acre. Low-Me
	7	PLU-R9-CHT-0107	Unnumbered Deale Churchton Rd	74	91		0.2	Parks and Open Space	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change t Table 17 in Pl Low Density I
	7	PLU-R9-CHT-0108A	Franklin Manor Beach - Beach Area	74	171		22.6 *3.0	Low-Medium Density Residential and Maritime	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change t Open Space is and commun II for marinas Table 17 in Pl recreation are
	7	PLU-R9-CHT-0108B	Franklin Manor Beach - Beach Area	74	171		22.6 *10.3	Maritime	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change t Open Space i and commun II for marinas Table 17 in Pl recreation ar

e to split the Planned Land Use between Commercial and Low Density I provides an opportunity for dual uses on the property. The change rcial is consistent with Plan2040 Goal HE2 to attract, retain, and on the diversity of businesses and industries that will provide jobs, d a tax base that is sustainable and meets the needs of all residents. al provides an opportunity for a business that would be directly rom MD 468, and is compatible with the surrounding area. Retention n of the property in Low Density Residential continues to permit a use and is consistent with the adopted Plan2040 PLU.

e to Low Density Residential Planned Land Use is consistent with Plan2040, Volume II for developed density between 1 to 2 units per Density Residential is compatible with the surrounding area.

e to Low Density Residential Planned Land Use is consistent with Plan2040, Volume II for density that is between 1 to 2 unit per acre. y Residential is compatible with the surrounding area.

e to Parks and Open Space Planned Land Use is consistent with the d intended future use of this parcel as County-owned Deep Cove ea. Parks and Open Space is consistent with Table 17 in Plan2040, or public parks and privately-owned areas that provide active and reational amenities.

te to Parks and Open Space Planned Land Use is consistent with the ad intended future use of this parcel as County-owned Deep Cove ea. Parks and Open Space is consistent with Table 17 in Plan2040, for public parks and privately-owned areas that provide active and creational amenities.

e to Parks and Open Space Planned Land Use is consistent with the d intended future use of this parcel as County-owned Deep Cove ea. Parks and Open Space is consistent with Table 17 in Plan2040, for public parks and privately-owned areas that provide active and creational amenities.

e to Low-Medium Density Residential Planned Land Use is consistent 17 in Plan2040, Volume II for density that is between 2 to 5 units per Medium Density Residential is compatible with the surrounding area.

e to Low Density Residential Planned Land Use is consistent with Plan2040, Volume II for density that is between 1 to 2 units per acre. y Residential is compatible with the surrounding area.

e to split the Planned Land Use between Maritime and Parks and e is consistent with the existing dual uses on the property of maritime unity park. Maritime is consistent with Table 17 in Plan2040, Volume as and other maritime uses. Parks and Open Space is consistent with Plan2040 Volume II for a community's platted open space or area that is not under conservation easement in perpetuity.

e to split the Planned Land Use between Maritime and Parks and e is consistent with the existing dual uses on the property of maritime unity park. Maritime is consistent with Table 17 in Plan2040, Volume as and other maritime uses. Parks and Open Space is consistent with Plan2040 Volume II for a community's platted open space or area that is not under conservation easement in perpetuity.

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	7	PLU-R9-CHT-0108C	Franklin Manor Beach - Beach Area	74	171		22.6	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change Open Space and commur II for marinas Table 17 in P recreation ar
	7	PLU-R9-CHT-0109	1250 Gwynne Ave And An Unnumbered Parcel	74	171	6	1.2	Conservation	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change with Table 1 acre. Low-M
	7	PLU-R9-CHT-0111	5563 Harford St	74	171	4	0.2	Conservation	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	1
z	7	PLU-R9-CHT-0112	5644 Battee Dr	74	170		0.1	Conservation	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	-
CHURCHTON	7	PLU-R9-CHT-0113	1273 Deep Cove Rd	74	255		2.0	Conservation	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change Table 17 in P Low Density
СНО	7	PLU-R9-CHT-0114	1145 Venetian Way	74	170		0.7 *0.1	Low-Medium Density Residential and Conservation	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change with Table 1 acre. Low-M
	7	PLU-R9-CHT-0115	5519 llchester St	74	171	5, 7	0.3	Conservation	No Rec.	Change added after SAC discussion completed.		Low-Medium Density Residential	This change with Table 1 acre. Low-M
	7	PLU-R9-CHT-0116	5701 Deale Churchton Rd	74	496		19.1 *3.6	Low Density Residential	No Rec.	Change added after SAC discussion completed.		Low Density Residential and Commercial	This change Commercial consistent w Commercial upon the div and a tax bas Commercial the surround
DEALE	7	PLU-R9-DEL-0101	6159 Drum Point Rd 6162 Owings Beach Rd 6178 Owings Beach Rd 6200 Owings Beach Rd Herring Bay View Marsh	77, 78	21, 98, 168, 199, 217	1	14	Low-Medium Density Residential	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change NE1, NE2 an expand, enh space. These by sensitive
	7	PLU-R9-DEL-0102	Unnumbered Parcel on Deale Beach Rd	78	75		31.6 *30.6	Conservation	Low Density Residential and Conservation	SAC agrees with OPZ recommendation.		Low Density Residential and Conservation	This change Conservation conservatior property tha

te to split the Planned Land Use between Maritime and Parks and te is consistent with the existing dual uses on the property of maritime nunity park. Maritime is consistent with Table 17 in Plan2040, Volume has and other maritime uses. Parks and Open Space is consistent with Plan2040 Volume II for a community's platted open space or area that is not under conservation easement in perpetuity.

te to Low-Medium Density Residential Planned Land Use is consistent 17 in Plan2040, Volume II for density that is between 2 to 5 units per Medium Density Residential is compatible with the surrounding area.

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te to Low Density Residential Planned Land Use is consistent with Plan2040, Volume II for density that is between 1 to 2 units per acre. ty Residential is compatible with the surrounding area.

te to Low-Medium Density Residential Planned Land Use is consistent 17 in Plan2040, Volume II for density that is between 2 to 5 units per Medium Density Residential is compatible with the surrounding area.

te to Low-Medium Density Residential Planned Land Use is consistent 17 in Plan2040, Volume II for density that is between 2 to 5 units per Medium Density Residential is compatible with the surrounding area.

te to split the Planned Land Use between Low Density Residential and al recognizes the dual uses on the parcel. Low Density Residential is with the adopted Plan2040 Planned Land Use for this parcel. al is consistent with Plan2040 Goal HE2 to attract, retain, and expand diversity of businesses and industries that will provide jobs, income base that is sustainable and meets the needs of all residents. al is also consistent with the existing zoning and is compatible with nding area.

te to Conservation Planned Land Use is consistent with Plan2040 Goals and NE3 to preserve sensitive areas, retain existing forest cover and ahance, and continue to protect the County's greenways and open use lots are classified by the State as marshland and are encumbered be features.

te to split the Planned Land Use between Low Density Residential and ion corrects the boundaries of the portion of the property that is not on in perpetuity consistent with Table 17 in Plan2040, Volume II for hat has a primary function of conservation in perpetuity.

	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justifica
	7	PLU-R9-DEL-0103	965 Marzoff Rd	78	103		7.4	Low-Medium Density Residential	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change t NE1 to prese therefore cor consistent wi function of co
	7	PLU-R9-DEL-0105	Elk's Landing Open Space	78	134		20.1	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change t 17 in Plan204 provide active consistent wi
DEALE	7	PLU-R9-DEL-0106	Deale Community Park and Pumping Station	78	33, 51	1-14, 18- 20	12.1	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change t adopted Plan Community F Volume II for passive recre
	7	PLU-R9-DEL-0107	976 Chesapeake Ave and an Unnumbered Parcel	78	84		7.0	Low-Medium Density Residential	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change t NE1 to preser Conservation Volume II for
	7	PLU-R9-DEL-0108	870 Mason Ave	78	133		23.2 *19.2	Low-Medium Density Residential	Low-Medium Density Residential and Conservation	SAC agrees with OPZ recommendation.		Low-Medium Density Residential and Conservation	This change t Residential an Medium Den Land Use for the site which floodplain. Th the Critical An NE1 and NE2
	7	PLU-R9-DEL-0109	Unnumbered Drum Point Rd	78	294	5	0.1	Low-Medium Density Residential	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change t HE2 to attrac industries tha meets the ne development
	7	PLU-R9-DEL-0110	Unnumbered Swamp Circle Rd	74	179	5	15.7 *8.0	Low-Medium Density Residential	Low-Medium Density Residential and Commercial	SAC agrees with OPZ recommendation.		Low-Medium Density Residential and Commercial	This change t Residential an Medium Den Land Use for attract, retain will provide ju of all residen
	7	PLU-R9-DEL-0111	Stearnlings Property Open Space	78	38		15.0	Low-Medium Density Residential	No Rec.	Change added after SAC discussion completed.		Conservation	This change t NE1 to prese plat limits de Use. Conserv property that

e to Conservation Planned Land Use is consistent with Plan2040 Goal serve sensitive areas. The State classifies this as marshland and is considered Maryland Waters. Conservation Planned Land Use is with Table 17 in Plan2040, Volume II for property that has a primary f conservation in perpetuity.

te to Parks and Open Space Planned Land Use is consistent with Table 2040, Volume II for public parks and privately-owned areas that tive and passive recreational amenities. Parks and Open Space is with the use of the property as a community open space area.

te to Parks and Open Space Planned Land Use is an update to the lan2040 Planned Land Use Map to reflect the recently acquired Deale by Park. Parks and Open Space is consistent with Table 17 in Plan2040, for public parks and privately-owned areas that provide active and creational amenities.

te to Conservation Planned Land Use is consistent with Plan2040 Goal serve sensitive areas. The State classifies this as marshland. ion Planned Land Use is also consistent with Table 17 in Plan2040, for property that has a primary function of conservation in perpetuity.

te to split the Planned Land Use between Low-Medium Density I and Conservation recognizes the dual uses on the parcel. Lowensity Residential is consistent with the adopted Plan2040 Planned for this parcel. Conservation is consistent with the sensitive areas on hich include tidal and non-tidal wetlands as well as 100-year . The site is also designated as a Resource Conservation Area within I Area. Additionally, Conservation is consistent with Plan2040 Goals E2 of preserving sensitive areas and retaining existing forest cover.

te to Commercial Planned Land Use is consistent with Plan2040 Goal ract, retain, and expand upon the diversity of businesses and that will provide jobs, income and a tax base that is sustainable and needs of all residents. Commercial is consistent with the existing ent on a portion of the site and compatible with the surrounding area.

e to split the Planned Land Use between Low-Medium Density I and Commercial recognizes the dual uses on the parcel. Lowensity Residential is consistent with the adopted Plan2040 Planned or this parcel. Commercial is consistent with Plan2040 Goal HE2 to ain, and expand upon the diversity of businesses and industries that e jobs, income and a tax base that is sustainable and meets the needs ents. Commercial is also compatible with the surrounding area.

te to Conservation Planned Land Use is consistent with Plan2040 Goal serve sensitive areas. The State classifies this as marshland and the development to uses consistent with the Conservation Planned Land ervation is also consistent with Table 17 in Plan2040, Volume II for hat has a primary function of conservation in perpetuity.

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	7	PLU-R9-DEL-0112	6004 Deale Pl	78	205			Low-Medium Density Residential	No Rec.	Change added after SAC discussion completed.		Low-Medium Density Residential and Maritime	This change t Residential and and expand u jobs, income residents. Ma addition, the Residential us surrounding i
DEALE	7	PLU-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	Low-Medium Density Residential	Low Density Residential	Low Density Residential is consistent with the SAC's desire to limit growth on peninsulas.		Low Density Residential	This change t surrounding o opportunity f expressed a c change is also residential de prioritize con
	7	PLU-R9-DEL-0400	5839 Swamp Circle Rd and an Unnumbered Parcel	74	234, 451		11.2	Low Density Residential	No Rec.	SAC agrees with OPZ recommendation.		Rural	This change t Volume II for the agricultur patterns thro Density (RLD) surrounding
	7	PLU-R9-DEL-0401	623 Windsor Pl	78	39	27-31	0.5	Low-Medium Density Residential	LDR	SAC agrees with OPZ recommendation.		Density Residential and Commercial	This change t Medium Den retain, and ez provide jobs, all residents. neighborhoo existing use o neighborhoo
	7	PLU-R9-EDW-0001	313 Edgewater Dr	55	113		0.2	Low Density Residential	Maritime	SAC agrees with OPZ recommendation.		Maritime	This change t Plan2040, Vo
EDGEWATER	7	PLU-R9-EDW-0002	2973 Solomons Island Rd	55	220		4.7 *0.5	Low Density Residential and Commercial	No Rec	The SAC did not come to a consensus on this site, therefore there is no recommendation.		Low Density Residential and Commercial	change to Ma This change t consistent wi diversity of b base that is su recommenda property to th allowing a fut the adjacent

e to split the Planned Land Use between Low-Medium Density and Maritime is consistent with Plan2040 Goal HE2 to attract, retain, d upon the diversity of businesses and industries that will provide he and a tax base that is sustainable and meets the needs of all Maritime recognizes the existing zoning on a portion of the parcel. In he split in Planned Land Use aligns with current Low-Medium Density use on the front of the property that is compatible with the g neighborhood.

e to Low Density Residential Planned Land Use is consistent with the g community and with Plan2040 Goal BE3 by providing an y for the community to participate in the planning process. The SAC a desire to reduce the residential density of this community. This lso consistent with Plan2040 Goal BE4 that seeks to reduce densities in communities located on peninsulas when feasible and onservation of environmental features.

e to Rural Planned Land Use is consistent with Table 17 in Plan2040, or lots greater than 1 acre and with Plan2040 Goal BE2 to preserve tural and rural character of the County by limiting development rough maintaining Rural Agricultural (RA) and Residential Low .D) zoning. Also, the change to Rural is compatible with the g area.

e to split the Planned Land Use between Commercial and Lowensity Residential is consistent with Plan2040 Goal HE2 to attract, expand upon the diversity of businesses and industries that will us, income and a tax base that is sustainable and meets the needs of s. Additionally, Commercial is compatible with the surrounding bod. Low-Medium Density Residential use is consistent with the e on the west of the property and is compatible with the surrounding bod.

e to Maritime Planned Land Use is consistent with Table 17 in /olume II for marinas and other maritime uses. Additionally, the Maritime is compatible with the surrounding community.

e to extend the Commercial Planned Land Use of this property is with Plan2040 Goal HE2 to attract, retain, and expand upon the businesses and industries that will provide jobs, income and a tax is sustainable and meets the needs of all residents. The dation to extend Commercial to the parcel line of the adjacent o the north provides an opportunity for business expansion while still future residential use on the back of the property compatible with ht Low Density Residential developments.

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	7	PLU-R9-EDW-0006	Edgewater Beach Community Beach And Park	55	111	26	3.5	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change t request to ch Parks and Op in Plan2040, provide activ
	7	PLU-R9-EDW-0007	3422 Pike Ridge Rd 3424 Pike Ridge Rd	55	128	7, 9	1.4	Low Density Residential	Small Business	Small Business Planned Land Use is consistent with the transition from commercial to residential in the surrounding area and aligns with the applicant's request.		Small Business	This change t Goal HE2 to a industries tha meets the ne with the surr
	7	PLU-R9-EDW-0101	Unaddressed Shore Dr	56	131		0.1	Parks and Open Space	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change t with Table 17 acre. Low-Me The parcel is
	7	PLU-R9-EDW-0102	Locust Street DPW Property	55	310		1.3	Low Density Residential	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change t NE1 and NE2 parcel is a Cc is consistent primary func
EDGEWATER	7	PLU-R9-EDW-0103	3169 Solomons Island Rd 3177 Solomons Island Rd	55	171, 172, 263	2	5.6 *0.7	Commercial	Commercial and Industrial	SAC agrees with OPZ recommendation.		Commercial and Industrial	This change t consistent wi diversity of b base that is s recognizes th MD 2 and is o use will conti the establish
	7	PLU-R9-EDW-0104	1903 Ridgeville Rd	56	128	360	0.0	Commercial	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change t with Table 17 acre. Low-Me
	7	PLU-R9-EDW-0105	1903 Woodsboro Pl 1905 Woodsboro Pl	56	128	323-325	0.1	Commercial	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change t with Table 17 acre. Low-Me
	7	PLU-R9-EDW-0108	Unnumbered Shore Drive	56	14	6421	0.0	Low-Medium Density Residential	No Rec	This change was made after SAC review was completed.		Maritime	This change to Plan2040, Vo change to Ma an entrance
	7	PLU-R9-EDW-0109	1904 Salisbury Rd	56	128	283	0.0	Low-Medium Density Residential	No Rec	This change was made after SAC review was completed.		Commercial	This change to HE2 to attract industries that meets the net business ope and is compa
	7	PLU-R9-EDW-0400	25 Leeland Rd	56	159		0.4	Low Density Residential	Maritime	SAC agrees with OPZ recommendation.		Maritime	This change to consistent w uses. Maritin expand upor income and a

te to Parks and Open Space Planned Land Use supports a community's change their community beach and park to the OS zoning district. The Open Space Planned Land Use designation is consistent with Table 17 0, Volume II for for public parks and privately-owned areas that tive and passive recreational amenities.

te to Small Business Planned Land Use is consistent with Plan2040 to attract, retain, and expand upon the diversity of businesses and that will provide jobs, income and a tax base that is sustainable and needs of all residents. Small Business Planned Land Use is compatible urrounding area.

te to Low-Medium Density Residential Planned Land Use is consistent 17 in Plan2040, Volume II for density that is between 2 to 5 units per Medium Density Residential is compatible with the surrounding area. is owned by the Woodland Beach Volunteer Fire Department.

e to Conservation Planned Land Use is consistent with Plan2040 Goals E2 to preserve sensitive areas and retain existing forest cover. The County-owned parcel used for a storm drain easement. Conservation nt with Table 17 in Plan2040, Volume II for property that has a nction of conservation in perpetuity.

the existing commercial business which are directly accessed from is compatible with the surrounding area. In addition, the split in land ntinue to permit industrial uses that are consistent with the work of shed business and is compatible with the surrounding area.

te to Low-Medium Density Residential Planned Land Use is consistent 17 in Plan2040, Volume II for density that is between 2 to 5 units per Medium Density Residential is compatible with the surrounding area.

te to Low-Medium Density Residential Planned Land Use is consistent 17 in Plan2040, Volume II for density that is between 2 to 5 units per Medium Density Residential is compatible with the surrounding area.

e to Maritime Planned Land Use is consistent with Table 17 in Volume II for marinas and other maritime uses. Additionally, the Maritime is compatible with the surrounding community. This site is the to a commercial marina.

te to Commercial Planned Land Use is consistent with Plan2040 Goal ract, retain, and expand upon the diversity of businesses and that will provide jobs, income and a tax base that is sustainable and needs of all residents. Commercial is consistent with the existing perating on this parcel, the existing zoning on a portion of the parcel, upatible with the surrounding neighborhood.

te to Maritime Planned Land Use recognizes the existing marina and is with Table 17 in Plan2040, Volume II for marinas and other maritime time is consistent with Plan2040 Goal HE2 to attract, retain, and on the diversity of businesses and industries that will provide jobs, d a tax base that is sustainable and meets the needs of all residents.

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	7	PLU-R9-EDW-0401A	836 Shore Dr	56	131		0.6 *0.2	Conservation	Maritime	SAC agrees with OPZ recommendation.		Maritime	This change Open Space recognizes th with Table 17 and Open Sp compatible v
	7	PLU-R9-EDW-0401B	836 Shore Dr	56	131		0.6 *0.4	Conservation	POS	SAC agrees with OPZ recommendation.		Parks and Open Space	This change Open Space recognizes th with Table 1 and Open Sp compatible v
EDGEWATER	7	PLU-R9-EDW-402A	932 Shore Dr	56	131		3.3 *1.3	Maritime	Split POS, LMDR, and Maritime	SAC agrees with OPZ recommendation.		Parks and Open Space, Low-Medium Density Reidential, and Maritime	This change Medium Der the property consistent w property. Low on the prope portion of th the existing a recreation an Plan2040, Vo active and pa
	7	PLU-R9-EDW-402B	Unnumbered Londontown Beach Area South	56	131		8.4 *1.8	Low-Medium Density Residential	Split LMDR and POS	SAC agrees with OPZ recommendation.		Low Medium Density Residential and Parks and Open Space	This change Residential a property. Low community p Planned Land existing and recreation an Plan2040, Vo active and pa
FRIENDSHIP	7	PLU-R9-FDS-0101	607 Friendship Rd	82	7		2.2 *0.2	Maritime and Rural	No Rec	This change was made after SAC review was completed.		Rural	This change Volume II for the agricultu patterns thro Density (RLD existing uses Area. Also, tl
FRI	7	PLU-R9-FDS-0102	620 Friendship Rd	82	15		4.1 *0.4	Maritime and Rural	No Rec	This change was made after SAC review was completed.		Maritime	This change Plan2040, Vo change to M an existing n

te to split the Planned Land Use between Maritime and Parks and te recognizes the dual uses on the parcel. The change to Maritime the existing easement for the neighboring marina and is consistent 17 in Plan2040, Volume II for marinas and other maritime uses. Parks Space is consistent with uses on the remainder of the property and is the with the surrounding area.

te to split the Planned Land Use between Maritime and Parks and te recognizes the dual uses on the parcel. The change to Maritime the existing easement for the neighboring marina and is consistent 17 in Plan2040, Volume II for marinas and other maritime uses. Parks Space is consistent with uses on the remainder of the property and is the with the surrounding area.

the to split the Planned Land Use between Parks and Open Space, Lowensity Residential and Maritime is consistent with the existing uses on ty. Maritime recognizes the existing Marina on the property and is with the adopted Plan2040 Planned Land Use on a portion of the .ow-Medium Density Residential recognizes the existing private piers perty and is consistent with the adopted Planned Land Use on a the property. The change to Parks and Open Space is consistent with g and intended future use of this parcel as a community beach and area. Parks and Open Space is also consistent with Table 17 in Volume II for for public parks and privately-owned areas that provide passive recreational amenities.

the to split the Planned Land Use between Low-Medium Density I and Parks and Open Space is consistent with the existing uses on the Low-Medium Density Residential recognizes the existing private and y piers on the property and is consistent with the adopted Plan2040 and Use. The change to Parks and Open Space is consistent with the id intended future use of this parcel as a community beach and area. Parks and Open Space is also consistent with Table 17 in Volume II for for public parks and privately-owned areas that provide passive recreational amenities.

te to Rural Planned Land Use is consistent with Table 17 in Plan2040, for lots greater than 1 acre and with Plan2040 Goal BE2 to preserve tural and rural character of the County by limiting development brough maintaining Rural Agricultural (RA) and Residential Low LD) zoning. Additionally, the change to Rural is consistent with the es and the designation as a Resource Conservation Area in the Critical , the change to Rural is compatible with the surrounding area.

e to Maritime Planned Land Use is consistent with Table 17 in Volume II for marinas and other maritime uses. Additionally, the Maritime is compatible with the surrounding community. This site is marina.

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	7	PLU-R9-GSV-0003	1000 Main St	69	409		1.6 *0.1	Low Density Residential and Commercial	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change t HE2 to attrac industries the meets the ne
	7	PLU-R9-GSV-0005	954 Main St	69	412		0.5	Commercial	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change Table 17 in P Low Density
GALESVILLE	7	PLU-R9-GSV-0101	1151 Cumberstone Rd Driveway	65	166		0.9	Parks and Open Space	Rural	SAC agrees with OPZ recommendation.		Rural	This change Volume II for the agricultu patterns thro (RLD) zoning surrounding
GAI	7	PLU-R9-GSV-0401	1014 E Benning Rd, Galesville	69	407		1.7	Low Density Residential and Industrial	Industrial	The SAC noted that the site has been used marine industrially for about a century. Providing Industrial Planned Land Use on the entire site 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.		Low Density Residential and Industrial	Maintaining Land Use is o compatible v
	7	PLU-R9-MYO-0004	712 Central Ave	60	523	5	1.3	*Low Density Residential	No Rec	The SAC did not come to a consensus on this site, therefore there is no recommendation.		Commercial	This change HE2 to attrac industries th meets the ne
MAYO													intent to exp surrounding
Σ	7	PLU-R9-MYO-0005	969 Mayo Rd	60	270, 473	12A	1.5	Low Density Residential	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change HE2 to attractindustries th meets the ne developmen

te to Commercial Planned Land Use is consistent with Plan2040 Goal ract, retain, and expand upon the diversity of businesses and that will provide jobs, income and a tax base that is sustainable and needs of all residents.

te to Low Density Residential Planned Land Use is consistent with Plan2040, Volume II for density that is between 1 to 2 units per acre. ty Residential is compatible with the surrounding area.

te to Rural Planned Land Use is consistent with Table 17 in Plan2040, for lots greater than 1 acre and with Plan2040 Goal BE2 to preserve ltural and rural character of the County by limiting development nrough maintaining Rural Agricultural (RA) and Rural Low Density ng. Additionally, the change to Rural is compatible with the ng area as this is the driveway for a property with Rural PLU.

ng the existing split of Low Density Residential and Industrial Planned s consistent with the adopted Plan2040 Planned Land Use and is e with the surrounding area.

te to Commercial Planned Land Use is consistent with Plan2040 Goal ract, retain, and expand upon the diversity of businesses and that will provide jobs, income and a tax base that is sustainable and needs of all residents. Commercial is also consistent with the owner's xpand their business to this adjacent lot and is compatible with the ng uses.

te to Commercial Planned Land Use is consistent with Plan2040 Goal ract, retain, and expand upon the diversity of businesses and that will provide jobs, income and a tax base that is sustainable and needs of all residents. Commercial is also consistent with the existing ent and compatible with the surrounding uses.

	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justifica
	7		1295 Mayo Ridge Rd And An Unnumbered Parcel	60	413	19	0.6	Low Density Residential	Low-Medium Density Residential	The SAC supports the owner request for Low-Medium Density Residential and Maritime Planned Land Use as it will provide an opportunity for a limited number of new houses to the Mayo Peninsula. Additionally, the proposal for Low-Medium Density Residential and Maritime as presented for the entire site limits the potential of establishing additional maritime uses that would generate significant traffic, such as a restaurant or a banquet hall.		Low-Medium Density Residential	This change t Policy BE3.2 residential ne the surround provide an o public sewer
MAYO	7	PLU-R9-MYO-0006C	Unnumbered Mayo Ridge Rd	60	413		2.0	Maritime	Low-Medium Density Residential	The SAC supports the owner request for Low-Medium Density Residential and Maritime Planned Land Use as it will provide an opportunity for a limited number of new houses to the Mayo Peninsula. Additionally, the proposal for Low-Medium Density Residential and Maritime as presented for the entire site limits the potential of establishing additional maritime uses that would generate significant traffic, such as a restaurant or a banquet hall.		Low-Medium Density Residential	This change to Policy BE3.2 residential no the surround provide an o public sewer
	7	PLU-R9-MYO-0007A	3920 Germantown Rd	60	275		2.5 *1.7	Low Density Residential	Low Density Residential and Maritime	SAC agrees with OPZ recommendation.		Low Density Residential and Maritime	This change to is consistent diversity of b base that is s recognizes the portion of the current Low compatible w
	7	PLU-R9-MYO-0007B	3926 Germantown Rd	60	508		1.0 *0.3	Maritime	Low Density Residential and Maritime	SAC agrees with OPZ recommendation.		Low Density Residential and Maritime	This change t is consistent diversity of b base that is s recognizes th portion of th current Low compatible v

e to Low-Medium Density Residential is consistent with Plan2040 2 to ensure infill development and redevelopment in existing neighborhoods are compatible in scale, use, form and intensity with nding neighborhood character. Low-Medium Density Residential will opportunity for a limited number of residential units within the rer service area.

e to Low-Medium Density Residential is consistent with Plan2040 2 to ensure infill development and redevelopment in existing neighborhoods are compatible in scale, use, form and intensity with nding neighborhood character. Low-Medium Density Residential will opportunity for a limited number of residential units within the rer service area.

the visiting commercial marina that will provide jobs, income and a tax s sustainable and meets the needs of all residents. Maritime zoning the parcel. In addition, the split in Planned Land Use aligns with w Density Residential use on the front of the property that is e with the surrounding neighborhood.

the planned Land Use Low Density Residential and Maritime int with Plan2040 Goal HE2 to attract, retain, and expand upon the f businesses and industries that will provide jobs, income and a tax s sustainable and meets the needs of all residents. Maritime zoning the existing commercial marina that will continue to operate on a the parcel. In addition, the split in Planned Land Use aligns with w Density Residential use on the front of the property that is e with the surrounding neighborhood.

	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justifica
	7	PLU-R9-MYO-0007C	3942 Germantown Rd	60	269		0.9 *0.2	Low Density Residential and Maritime	Low Density Residential and Maritime	SAC agrees with OPZ recommendation.		Low Density Residential and Maritime	This change t is consistent diversity of b base that is s recognizes th portion of the current Low I compatible w
	7	PLU-R9-MYO-0010	4055 Honeysuckle Dr	60	315		7.3 *2.1	Low Density Residential	Low Density Residential and Conservation	SAC agrees with OPZ recommendation.		Low Density Residential and Conservation	This change t Conservation residential de prioritize con Residential is density betw Plan2040 Goa forest cover.
	7	PLU-R9-MYO-0011	4099 Honeysuckle Dr	61	1		0.0	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change t use of the pro consistent wi owned areas
MAYO	7	PLU-R9-MYO-0101	Turnbull Estates Recreation Area	56	136	A	2.9	Low Density Residential	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change t NE1, NE2 and expand, enha space. The pa tidal and non consistent wi function of co
	7	PLU-R9-MYO-0102	Turnbull Estates Open Space	56	136		4.9	Low Density Residential	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change t NE1, NE2 and expand, enha space. The pa nontidal weth II for property
	7	PLU-R9-MYO-0103	Southpointe HOA Areas A, E, G	56	15		45.4	Low Density Residential	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change t NE1, NE2 and expand, enha space. Conse community's perpetuity.
	7	PLU-R9-MYO-0104	Loch Haven Beach Area	60	24		3.2	Conservation	No Rec	This change was made after SAC review was completed.		Low-Medium Density Residential	This change t with the rem property. The which could b the adopted Residential Pl recognizes ex implementat

e to split the Planned Land Use Low Density Residential and Maritime at with Plan2040 Goal HE2 to attract, retain, and expand upon the ⁵ businesses and industries that will provide jobs, income and a tax a sustainable and meets the needs of all residents. Maritime zoning the existing commercial marina that will expand operation onto a the parcel. In addition, the split in Planned Land Use aligns with w Density Residential use on the front of the property that is e with the surrounding neighborhood.

e to split the Planned Land Use between Low Density Residential and on is consistent with Plan2040 Goal BE4 that seeks to reduce densities in communities located on peninsulas when feasible and onservation of environmental features. Additionally, Low Density is consistent with Table 17 in Plan2040, Volume II for developed ween 1 to 2 units per acre and Conservation is consistent with Goals NE1 and NE2 to preserve sensitive areas and retain existing r.

e to Parks and Open Space Planned Land Use is consistent with the property as a community open space area. Parks and Open Space is with Table 17 in Plan2040, Volume II for public parks and privatelyas that provide active and passive recreational amenities.

e to Conservation Planned Land Use is consistent with Plan2040 Goals and NE3 to preserve sensitive areas, retain existing forest cover and to hance, and continue to protect the County's greenways and open parcel is part of the Turnbull Estates platted open space and contains ontidal wetlands as well as 100-year floodplain. Conservation is with Table 17 in Plan2040, Volume II for property that has a primary f conservation in perpetuity.

e to Conservation Planned Land Use is consistent with Plan2040 Goals nd NE3 to preserve sensitive areas, retain existing forest cover and to hance, and continue to protect the County's greenways and open parcel is part of the Turnbull Estates platted open space and contains etlands. Conservation is consistent with Table 17 in Plan2040, Volume rty that has a primary function of conservation in perpetuity.

e to Conservation Planned Land Use is consistent with Plan2040 Goals nd NE3 to preserve sensitive areas, retain existing forest cover and hance, and continue to protect the County's greenways and open servation is consistent with Table 17 in Plan2040, Volume II for a 's platted open space or recreation area that is conservation in

e to Low-Medium Density Residential Planned Land Use is consistent emainder of the Loch Haven community and the zoning on the The community has a number of pier facilities off of this property, d become nonconforming uses if rezoned to OS for consistency with ed Plan2040 Conservation Planned Land Use. Low-Medium Density I Planned Land Use is consistent with Plan2040 Policy BE3.1 that existing communities within each Region Planning Area need specific tation strategies.

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	7	PLU-R9-MYO-0105	546 Bay View Point Dr	60	24		0.6	Low-Medium Density Residential	Maritime	SAC agrees with OPZ recommendation.		Maritime	This change t HE2 and HE5 Marina. Mari with Table 17
	7	PLU-R9-MYO-0106	3477 Shady Dr	60	27	344, 355	0.2	Parks and Open Space	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change t Table 17 in Pl Low Density
	7	PLU-R9-MYO-0107	South River Farm Park	60	27	246, 248, 252-261, 264, 299, 303-335, 341-343, 345-354, 356-362, 368-399		Low Density Residential	Public use	SAC agrees with OPZ recommendation.		Public use	This change t Plan2040, Vo due to the ty South River F that have stri was ever nee would need t space elsewh
	7	PLU-R9-MYO-0108	Unnumbered Beach Drive Blvd	60	31	245	0.1	Parks and Open Space	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change t Table 17 in Pl Low Density
MAYO	7	PLU-R9-MYO-0109	Unnumbered Parcels Beach Drive Blvd	60	27	238-240	0.5	Low Density Residential	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change t Plan2040 Goa forest cover a greenways ar marshland ar Floodplain. C property that
2	7	PLU-R9-MYO-0110	Unnumbered Muddy Creek Rd	60	201		1.3	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change t adopted Plan of the Smiths Space is cons Plan2040, Vo active and pa
	7	PLU-R9-MYO-0111	450 Contees Wharf Rd Driveway	6	156		0.7	Parks and Open Space	Rural	SAC agrees with OPZ recommendation.		Rural	This change t Volume II for the agricultur patterns thro (RLD) zoning. surrounding
	7	PLU-R9-MYO-0112	1267 Turkey Point Rd	60	39		4.3	Low Density Residential	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change t NE1 to prese wetlands and
	7	PLU-R9-MYO-0114	Triton Woods Recreation Area	65	74		4.4	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change t adopted Plan restrictions fo and Open Spa parks and pri amenities. Th preserve sens and continue

e to Maritime Planned Land Use is consistent with the Plan2040 Goals E5 by retaining existing maritime uses of the Loch Haven Community aritime is also consistent with the current use on the site and with 17 in Plan2040, Volume II for marinas and other maritime uses.

e to Low Density Residential Planned Land Use is consistent with Plan2040, Volume II for density that is between 1 to 2 units per acre. y Residential is compatible with the surrounding area.

e to Public Use Planned Land Use is consistent with Table 17 in /olume II and the existing zoning that must remain on the property type of funding used to purchase some of the park area. Portions of Farm Park were purchased with Land Water Conservation Funds trict requirements. There are concerns of devaluation of the land if it eeded for another use. Grant agreements require that the County d to not only reimburse the funds, but also replace the public open where in the County.

e to Low Density Residential Planned Land Use is consistent with Plan2040, Volume II for density that is between 1 to 2 units per acre. y Residential is compatible with the surrounding area.

e to Conservation Planned Land Use designation is consistent with Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing r and to expand, enhance, and continue to protect the County's and open space. The parcels are recognized by the State as and are completely within the RCA Critical Area and the FEMA . Conservation is consistent with Table 17 in Plan2040, Volume II for nat has a primary function of conservation in perpetuity.

e to Parks and Open Space Planned Land Use is a correction to the an2040 Planned Land Use Map that acknowledges this parcel is part hsonian Environmental Research Center (SERC). Parks and Open nsistent with other SERC property designations and with Table 17 in /olume II for public parks and privately-owned areas that provide passive recreational amenities.

e to Rural Planned Land Use is consistent with Table 17 in Plan2040, for lots greater than 1 acre and with Plan2040 Goal BE2 to preserve tural and rural character of the Count by limiting development prough maintaining Rural Agricultural (RA) and Rural Low Density ng. Additionally, the change to Rural is compatible with the ng area as this is a driveway for a property with Rural PLU.

e to Conservation Planned Land Use is consistent with Plan2040 Goal serve sensitive areas. The property contains tidal floodplain and nd is has an existing primary zoning of OS.

e to Parks and Open Space Planned Land Use is an update to the lan2040 Planned Land Use Map that acknowledges the plat s for use of the parcel for passive recreation and conservation. Parks Space is consistent with Table 17 in Plan2040, Volume II for public privately-owned areas that provide active and passive recreational The change is consistent with Plan2040 Goals NE1, NE2 and NE3 to ensitive areas, retain existing forest cover and to expand, enhance, ue to protect the County's greenways and open space.

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	7	PLU-R9-MYO-0115	Beverly Triton Nature Park	60	2		341.3 *2.0	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to 17 in Plan204 Triton Nature
	7	PLU-R9-MYO-0116	103 Likes Rd	65	87		15.6	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change t adopted Plar privately owr within the Re Open Space i and privately amenities.
MAYO	7	PLU-R9-MYO-0117	1246 Mayo Rd	60	412		2.3 *1.1	Commercial	No Rec	This change was made after SAC review was completed.		Low Density Residential and Commercial	This change t Commercial I consistent wi Additionally, 17 in Plan204 compatible w remainder of Plan2040 Pla
	7	PLU-R9-MYO-0118	201 Likes Rd 309 Likes Rd 205 Likes Rd 301 Likes Rd 303 Likes Rd 249 Likes Rd 203 Likes Rd 207 Likes Rd 247 Likes Rd	65	63 232 60 199 198 85 102 86 101	1	14.2	Low Density Residential	No Rec	This change was made after SAC review was completed.		Low-Medium Density Residential	This change t with Table 17 acre. Low-Me
	7	PLU-R9-MYO-0400	546 Bay View Point Dr	60	24		1.0	Parks and Open Space	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change t with Table 17 acre. Low-Me
Б	7	PLU-R9-NBC-0002	609 Walnut Ave	82	17	5	0.2	Low Density Residential	Commercial	SAC agrees with OPZ recommendation		Commercial	This change t HE2 to attrac industries tha meets the ne intended use compatible w
NORTH BEACH	7	PLU-R9-NBC-0101	752 Maple Ave	82	8	10	0.0	Conservation	Low Density Residential	SAC agrees with OPZ recommendation		Low Density Residential	This change t Table 17 in P Low Density
NORT	7	PLU-R9-NBC-0102	7065 Albany Ave	82	4	1	4.8	Low-Medium Density Residential and Public Use	Public use	SAC agrees with OPZ recommendation		Public use	This change to owned by the Volume II for designated as
	7	PLU-R9-NBC-0104	1018 Bay Front Ave 1020 Bay Front Ave 1026 Cypress Ave	84	1	7-11	0.8	Low Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation		Low-Medium Density Residential	

te to Parks and Open Space Planned Land Use is consistent with Table 2040, Volume II for public parks. The parcel is part of the Beverly ure Park.

te to Parks and Open Space Planned Land Use is an update to the lan2040 Planned Land Use Map that acknowledges this parcel is a wned camp rather than a conservation area. The parcel is entirely Resource Conservation Area (RCA) of the Critical Area. Parks and the is consistent with Table 17 in Plan2040, Volume II for public parks ely-owned areas that provide active and passive recreational

the to split the Planned Land Use between Low Density Residential and al recognizes the dual uses on the parcel. Low Density Residential is with the existing house and zoning on the south portion of the parcel. Iy, Low Density Residential Planned Land Use is consistent with Table 2040, Volume II for density that is between 1 to 2 units per acre and is e with the surrounding area. Commercial Planned Land Use on the of the property is consistent with the existing restaurant and adopted Planned Land Use on this parcel.

te to Low-Medium Density Residential Planned Land Use is consistent 17 in Plan2040, Volume II for density that is between 2 to 5 units per Medium Density Residential is compatible with the surrounding area.

te to Low-Medium Density Residential Planned Land Use is consistent 17 in Plan2040, Volume II for density that is between 2 to 5 units per Medium Density Residential is compatible with the surrounding area.

te to Commercial Planned Land Use is consistent with Plan2040 Goal ract, retain, and expand upon the diversity of businesses and that will provide jobs, income and a tax base that is sustainable and needs of all residents. Commercial is consistent with the applicant's use to expand the business from the adjacent property and is e with the surrounding neighborhood.

e to Low Density Residential Planned Land Use is consistent with Plan2040, Volume II for density that is between 1 to 2 units per acre. ty Residential is compatible with the surrounding area.

te to Public Use Planned Land Use recognizes that the property is the County. Public Use is consistent with Table 17 in Plan2040, for government-owned facilities and government reuse facilities not as Conservation, Parks and Open Space or Transit.

te to Low-Medium Density Residential Planned Land Use is consistent 17 in Plan2040, Volume II for density that is between 2 to 5 units per Medium Density Residential is compatible with the surrounding area.

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	7	PLU-R9-SDS-0001	1449 Snug Harbor Rd 1459 Snug Harbor Rd 1463 Snug Harbor Rd	69	769, 840, 863		1.7	Commercial	Commercial	The SAC recommends maintaining the adopted Plan2040 Planned Land Use of Commercial		Density Residential	This change to with Plan2044 that allow all income levels the surround
	7	PLU-R9-SDS-0101	Unnumbered Quince Street	69	892	1-19	2.2	Low-Medium Density Residential	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change to NE1 and NE2 lots are under 17 in Plan204 conservation
	7	PLU-R9-SDS-0102	1711 Columbia Beach Rd	74	74	3	0.0	Conservation	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change to Table 17 in Pla Low Density F
	7	PLU-R9-SDS-0104	1430 Snug Harbor Rd	69	119		3.5 *1.7	Low Density Residential and Industrial	No Rec	The SAC did not come to a consensus on this site, therefore there is no recommendation.		Low Density Residential	This change to Critical Area of NE2 and NE3 expand, enha space. Low Do and is compa
DY SIDE	7	PLU-R9-SDS-0105	4876 Idlewilde Rd	69	67	2	13.7	Conservation	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change to Table 17 in Pl Low Density F
SHADY	7	PLU-R9-SDS-0106	4711 Idlewilde Rd	69	63	134	0.9	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to existing and in and Open Spa parks and priv amenities.
	7	PLU-R9-SDS-0107	Felicity Cove Beach	69	66		2.6	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.			This change to existing and in and Open Spa parks and priv amenities.
	7	PLU-R9-SDS-0108	4821 Idlewilde Rd	69	269		0.3	Low Density Residential	Conservation	SAC agrees with OPZ recommendation.			This change to NE1, NE2 and expand, enha space. The pr Conservation that has a prin
	7	PLU-R9-SDS-0109	1517 Snug Harbor Rd	69	271		0.1	Low Density Residential	Public use	SAC agrees with OPZ recommendation.		Public use	This change to Planned Land Pumping Stat for governme Open Space c

e to Low-Medium Density Residential Planned Land Use is consistent 040 Goal BE 11 to provide for a variety of housing types and designs all residents housing choices at different stages of life and at all els. Additionally, Low-Medium Density Residential is compatible with nding area.

e to Conservation Planned Land Use is consistent with Plan2040 Goals E2 to preserve sensitive areas and retain existing forest cover. The der a conservation easement. Conservation is consistent with Table 040, Volume II for property that has a primary function of on in perpetuity.

e to Low Density Residential Planned Land Use is consistent with Plan2040, Volume II for density that is between 1 to 2 units per acre. y Residential is compatible with the surrounding area.

e to Low Density Residential Planned Land Use is consistent with the a designations of RCA and LDA and also with Plan2040 Goals NE1, E3 to preserve sensitive areas, retain existing forest cover and hance, and continue to protect the County's greenways and open Density Residential is consistent with the remainder of the parcel patible with the surrounding area.

e to Low Density Residential Planned Land Use is consistent with Plan2040, Volume II for density that is between 1 to 2 units per acre. y Residential is compatible with the surrounding area.

e to Parks and Open Space Planned Land Use is consistent with the d intended future use of this parcel as community open space. Parks Space is consistent with Table 17 in Plan2040, Volume II for public privately-owned areas that provide active and passive recreational

e to Parks and Open Space Planned Land Use is consistent with the d intended future use of this parcel as community open space. Parks Space is consistent with Table 17 in Plan2040, Volume II for public privately-owned areas that provide active and passive recreational

e to Conservation Planned Land Use is consistent with Plan2040 Goals nd NE3 to preserve sensitive areas, retain existing forest cover and hance, and continue to protect the County's greenways and open property has a conservation easement associated with its deed. on is also consistent with Table 17 in Plan2040, Volume II for property primary function of conservation in perpetuity.

e to Public Use Planned Land Use updates the adopted Plan2040 nd Use Map to acknowledge the County-owned Avalon Sewage ation. Public Use is consistent with Table 17 in Plan2040, Volume II nent-owned facilities not designated as Conservation, Parks and e or Transit.

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	7	PLU-R9-SDS-0110A	1750 Lake Ave	69	234	26	8.5	Low-Medium Density Residential and Maritime	Parks and Open Space	SAC agrees with OPZ recommendation		Parks and Open Space	This change t Residential a on the prope with Table 17 acre. Parks a a community conservation
	7	PLU-R9-SDS-0110B	1750 Lake Ave	69	234	26	8.5 *0.1	Low-Medium Density Residential and Maritime	Maritime	SAC agrees with OPZ recommendation prior to September 2024 for Maritime. In September 2024 OPZ provided a new recommendation of Low- Medium Density Planned Land Use.		Low-Medium Density Residential	This change t of the proper opportunity f community d the existing c compatible w
SIDE	7	PLU-R9-SDS-0111	Snug Harbor Recreation Area	69	234		14.2	Maritime	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change t Plan2040 Go forest cover a greenways ar Area and ent Table 17 in Pl conservation
SHADY	7	PLU-R9-SDS-0112	Cedarhurst On The Bay Park Area	69	236		7.9 *3.2	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation		Parks and Open Space	This change t existing use a consistent wi privately-own
	7	PLU-R9-SDS-0113	Dennis Point Open Space	69	732	2, 3, 4R, 5, 6, 7	29.2 *25.8	Low Density Residential and Conservation	Low Density Residential and Conservation	SAC agrees with OPZ recommendation on residentially developed parcels. Providing a split Planned Land Use of Low Density Residential and Conservation on the community owned open space and recreation areas balances the owner's request for the ability to develop the parcels residentially in the future and the SAC's desire to limit development in the Peninsula Policy Area.		Low Density Residential and Conservation	This change t Density Resid Association re Reserved Are Density Resid community a
	7	PLU-R9-SDS-0114	1500 Robinson Rd	69	338	1	0.0	Conservation	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change t Table 17 in P Low Density
	7	PLU-R9-SDS-0115	1500 Columbia Dr	69	338	1, 2	0.1	Conservation	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change t Table 17 in Pl Low Density

te to split the Planned Land Use between Low Medium Density I and Parks and Open Space is consistent with the existing dual uses perty of maritime and community recreation area. LMDR is consistent 17 in Plan2040, Volume II for density that is between 2 to 5 units per and Open Space is consistent with Table 17 in Plan2040 Volume II for ity's platted open space or recreation area that is not under on easement in perpetuity.

te to Low-Medium Density Residential Planned Land Use on a portion berty is consistent with Plan2040 Goal BE3 by providing an ty for the community to participate in the planning process. The y desires to limit land use changes for this parcel for consistency with g community pier. Additionally, the change to Low-Medium Density is e with the surrounding area.

te to the Conservation Planned Land Use designation is consistent with Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing er and to expand, enhance, and continue to protect the County's and open space. The majority of the parcel is within the RCA Critical entirely within the FEMA Floodplain. Conservation is consistent with Plan2040, Volume II for property that has a primary function of on in perpetuity.

e to Parks and Open Space Planned Land Use is consistent with the e as a community beach and recreation area. Parks and Open Space is with Table 17 in Plan2040, Volume II for for public parks and wined areas that provide active and passive recreational amenities.

te to split the Planned Land Use between Conservation and Low esidential Planned Land Use reflects the Dennis Point Homeowner in request to maintain an area as Conservation on a portion of the Area Open Space while having the remainder of the HOA parcel as Low esidential. Low Density Residential is consistent with the rest of the y and is compatible with the surrounding area.

te to Low Density Residential Planned Land Use is consistent with Plan2040, Volume II for density that is between 1 to 2 units per acre. ty Residential is compatible with the surrounding area.

te to Low Density Residential Planned Land Use is consistent with Plan2040, Volume II for density that is between 1 to 2 units per acre. ty Residential is compatible with the surrounding area.

	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justificat
	7	PLU-R9-SDS-0116	1402 Dent Rd	74	71		8.4 *8.2	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change t existing and i State Park. Pa Volume II for
	7	PLU-R9-SDS-0117	6281 Shady Side Rd	69	692		8.1	Parks and Open Space	Public use	SAC agrees with OPZ recommendation.		Public use	This change t Plan2040, Vo due to the ty Harbor Natur have strict re- ever needed need to not c elsewhere in
	7	PLU-R9-SDS-0118	1740 Columbia Beach Rd	74	469		1.7	Low Density Residential	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change t NE1, NE2 and expand, enha space.
SHADY SIDE	7	PLU-R9-SDS-0120	1493 Snug Harbor Rd	69	716		3.8 *0.4	Low Density Residential	No Rec	This change was made after SAC review was completed.		Low Density Residential and Commercial	This change t Commercial r consistent wi Commercial i attract, retair will provide ju of all residen area.
	7	PLU-R9-SDS-0121	1441 Snug Harbor Rd	69	140		3.3 *0.7	Low Density Residential	No Rec	This change was made after SAC review was completed.		Low Density Residential and Commercial	This change t Commercial r consistent wi Commercial i attract, retair will provide ju of all resident area.
	7	PLU-R9-SDS-0122	1457 Nieman Rd	69	58		1.0	Low Density Residential	Maritime	SAC agrees with OPZ recommendation.		Maritime	This change t HE2.6 of pror Additionally, current MA2
	7	PLU-R9-SDS-0400	4804 Atwell Rd	69	129		6.2	Public use	No Rec	The SAC did not come to a consensus on this site, therefore there is no recommendation.		Maritime	This change t site and with commercial f Use is compa
	7	PLU-R9-TLD-0101	6685 Old Solomon Island Rd	81	135		71.3	Conservation	Rural	SAC agrees with OPZ recommendation.		Rural	This change t Volume II for the agricultur patterns thro Density (RLD)

e to Parks and Open Space Planned Land Use is consistent with the d intended future use of this parcel as State-owned Franklin Point Parks and Open Space is consistent with Table 17 in Plan2040, for public parks.

e to Public Use Planned Land Use is consistent with Table 17 in Volume II and the existing zoning that must remain on the property type of funding used to purchase some of the park area. The Snug tural Area was purchased with Land Water Conservation Funds that requirements. There are concerns of devaluation of the land if it was ed for another use. Grant agreements require that the County would of only reimburse the funds, but also replace the public open space in the County.

e to Conservation Planned Land Use is consistent with Plan2040 Goals nd NE3 to preserve sensitive areas, retain existing forest cover and hance, and continue to protect the County's greenways and open

te to split the Planned Land Use between Low Density Residential and al recognizes the dual uses on the parcel. Low Density Residential is with the adopted Plan2040 Planned Land Use for this parcel. al is consistent with the existing zoning and with Plan2040 Goal HE2 to cain, and expand upon the diversity of businesses and industries that e jobs, income and a tax base that is sustainable and meets the needs ents. Additionally, Commercial is compatible with the surrounding

te to split the Planned Land Use between Low Density Residential and al recognizes the dual uses on the parcel. Low Density Residential is with the adopted Plan2040 Planned Land Use for this parcel. al is consistent with the existing zoning and with Plan2040 Goal HE2 to cain, and expand upon the diversity of businesses and industries that e jobs, income and a tax base that is sustainable and meets the needs ents. Additionally, Commercial is compatible with the surrounding

e to Maritime Planned Land Use is consistent with the Plan2040 Policy romoting and sustaining the commercial fishing and maritime trades. y, Maritime Planned Land Use is consistent with the majority of the A2 zoning on the site.

e to Maritime Planned Land Use is consistent with existing use on the th the Plan2040 Policy HE2.6 of promoting and sustaining the I fishing and maritime trades. Additionally, Maritime Planned Land patible with the surrounding area.

e to Rural Planned Land Use is consistent with Table 17 in Plan2040, for lots greater than 1 acre and with Plan2040 Goal BE2 to preserve tural and rural character of the Count by limiting development mough maintaining Rural Agricultural (RA) and Residential Low LD) zoning. Rural is compatible with the surrounding area.

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	7	PLU-R9-TLD-0102	5889 Solomons Island Rd	77	40		1.4	Rural	Public use	SAC agrees with OPZ recommendation.		Public use	This change t owned by the in Plan2040, facilities not
	7	PLU-R9-TLD-0103	Southeast intersection of Franklin Gibson Rd and Deale Rd	77	95		0.3	Rural	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change t Table 17 in Pl Low Density
	7	PLU-R9-TLD-0104	Northeast Intersection Of Solomons Island Rd And Fairhaven Rd	77	28		40.8 *6.6	Rural and Conservation	Rural	SAC agrees with OPZ recommendation.		Rural	This change t Volume II for and compatil
ט	7	PLU-R9-TLD-0105	422 Leitch Rd	77	135		4.5 *1.7	Rural	Rural and Maritime	SAC agrees with OPZ recommendation.		Rural and Maritime	This change t consistent wi recognizes th Plan2040, Vo with the exis
LANDIN	7	PLU-R9-TLD-0106	Owings Cliffs Beachfront Area	81	159		1.0	Conservation	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change t Table 17 in Pl Low Density
TRACYS LANDING	7	PLU-R9-TLD-0107	Herrington Harbour North	77	89	1R	64.7 *0.7	Conservation	No Rec	This change was made after SAC review was completed.		Maritime	This change t Planned Land businesses al sustainable; a maritime trad existing use a
	7	PLU-R9-TLD-0108	Traceys Creek Open Space B	77	99		7.2 *0.7	Maritime	No Rec	This change was made after SAC review was completed.		Conservation	This change t Goals NE1, N and expand, open space. for a commu perpetuity.
	7	PLU-R9-TLD-0109	Highview Beachfront Area	77	206		2.3 *1.8	Maritime	No Rec	This change was made after SAC review was completed.		Parks and Open Space and Maritime	This change t Maritime is c recognizes th adopted Plan Space is cons community b Table 17 in Pl that provide
WEST RIVER	7	PLU-R9-WRV-0003	846 Shady Oaks Rd	69	240	1-5	3.0	Low Density Residential	Maritime	SAC agrees with OPZ recommendation.		Maritime	This change t Planned Land businesses at sustainable; a maritime trad existing use a

te to Public Use Planned Land Use recognizes that the property is the United State Postal Service. Public Use is consistent with Table 17 0, Volume II for government-owned facilities and government reuse ot designated as Conservation, Parks and Open Space or Transit.

e to Low Density Residential Planned Land Use is consistent with Plan2040, Volume II for density that is between 1 to 2 units per acre. ty Residential is compatible with the surrounding area.

te to Rural Planned Land Use is consistent with Table 17 in Plan2040, for lots greater than 1 acre. Rural is consistent with the existing zoning atible with the surrounding area.

te to split the Planned Land Use between Rural and Maritime is with the existing uses on the property. The change to Maritime the existing Marina on the property and is consistent with Table 17 in Volume II for marinas and other maritime uses. Rural is consistent xisting uses on a portion of the property.

te to Low Density Residential Planned Land Use is consistent with Plan2040, Volume II for density that is between 1 to 2 units per acre. Ity Residential is compatible with the surrounding area.

e to Maritime Planned Land Use is consistent with the Plan2040 and Use Goal HE2 to attract, retain, and expand upon the diversity of and industries that will provide jobs, income and a tax base that is e; and in particular, promoting and sustaining commercial fishing and rades. Additionally, the change to Maritime is consistent with the e as a commercial marina.

te to Conservation Planned Land Use is consistent with with Plan2040, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and, enhance, and continue to protect the County's greenways and e. Conservation is also consistent with Table 17 in Plan2040, Volume II nunity's platted open space or recreation area that is conservation in

the existing Marina on the property and is consistent with the existing uses on the property. Maritime the existing Marina on the property and is consistent with the lan2040 Planned Land Use of Maritime. The change to Parks and Open possistent with the existing and intended future use of this parcel as a y beach and recreation area. Parks and Open Space is consistent with n Plan2040, Volume II for for public parks and privately-owned areas de active and passive recreational amenities.

te to Maritime Planned Land Use is consistent with the Plan2040 and Use Goal HE2 to attract, retain, and expand upon the diversity of and industries that will provide jobs, income and a tax base that is e; and in particular, promoting and sustaining commercial fishing and trades. Additionally, the change to Maritime is consistent with the e as a commercial marina.

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	7	PLU-R9-WRV-0004	668 Plantation Blvd 670 Plantation Blvd	69	278		25.3	Low Density Residential	Rural	SAC agrees with OPZ recommendation.		Rural	This change to Volume II for the agricultu patterns thro Density (RLD existing agric the Critical A the Maryland very limited of surrounding
	7	PLU-R9-WRV-0101	Cedarlea Open Space	69	295		34.1	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change t use of the pr consistent w owned areas
	7	PLU-R9-WRV-0102	Rousbys Run Floodplain	64	94		5.6	Rural	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change t NE1, NE2 and expand, enha space. The pa Table 17 in P conservation
WEST RIVER	7	PLU-R9-WRV-0103	4956 Muddy Creek Rd	68	102		188.0	Conservation	Rural	SAC agrees with OPZ recommendation.		Rural	This change t Volume II for the agricultu patterns thrc Density (RLD property has Rural Legacy
	7	PLU-R9-WRV-0104	West River Plantation Open Space	69, 74	250, 361		176.2	Low Density Residential	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change t Goals NE1, N and expand, open space. for a commu perpetuity.
	7	PLU-R9-WRV-0105	Rockhold Creek Farm Park	73	55		396.0	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change t 17 in Plan204 Creek Farm P
	7	PLU-R9-WRV-0106	2 Cherry Ln 1102 Cherry Point Rd 1104 Cherry Point Rd 1106 Cherry Point Rd 1110 Cherry Point Rd 1114 Cherry Point Rd 1119 - 1130 Cherry Point Rd	69	1-4, 6, 347-349, 752, 780, 783			Low Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change t with the exis participation

the to Rural Planned Land Use is consistent with Table 17 in Plan2040, for lots greater than 1 acre and with Plan2040 Goal BE2 to preserve ltural and rural character of the County by limiting development mough maintaining Rural Agricultural (RA) and Residential Low LD) zoning. Additionally, the change to Rural is consistent with the ricultural uses, the designation as a Resource Conservation Area in I Area and with the historical easement placed on the property with and Environmental Trust which precludes further development with the d exceptions. Also, the change to Rural is compatible with the ng area.

te to Parks and Open Space Planned Land Use is consistent with the property as a community open space area. Parks and Open Space is with Table 17 in Plan2040, Volume II for public parks and privatelyeas that provide active and passive recreational amenities.

te to Conservation Planned Land Use is consistent with Plan2040 Goals and NE3 to preserve sensitive areas, retain existing forest cover and to phance, and continue to protect the County's greenways and open e parcel is platted wooded floodplain. Conservation is consistent with a Plan2040, Volume II for property that has a primary function of on in perpetuity.

te to Rural Planned Land Use is consistent with Table 17 in Plan2040, for lots greater than 1 acre and with Plan2040 Goal BE2 to preserve tural and rural character of the County by limiting development prough maintaining Rural Agricultural (RA) and Residential Low LD) zoning. Rural is compatible with the surrounding area. the has an agricultural preservation easement and is part of the State's cy program.

te to Conservation Planned Land Use is consistent with with Plan2040, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and, enhance, and continue to protect the County's greenways and e. Conservation is also consistent with Table 17 in Plan2040, Volume II nunity's platted open space or recreation area that is conservation in

te to Parks and Open Space Planned Land Use is consistent with Table 2040, Volume II for public parks. The parcel is part of the Rockhold n Park.

te to Low-Medium Density Residential Planned Land Use is consistent xisting zoning and with Goal BE3 that by encourages resident on in the planning processes