



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	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)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justification
CHURCHTON	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 to split the Planned Land Use between Commercial and Low Density Residential provides an opportunity for dual uses on the property. The change to Commercial 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. Commercial provides an opportunity for a business that would be directly accessed from MD 468, and is compatible with the surrounding area. Retention of a portion of the property in Low Density Residential continues to permit a residential use and is consistent with the adopted Plan2040 PLU.
	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 to Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for developed density between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area.
	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 to Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 unit per acre. Low Density Residential is compatible with the surrounding area.
	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 to Parks and Open Space Planned Land Use is consistent with the existing and intended future use of this parcel as County-owned Deep Cove Natural Area. Parks and Open Space is consistent with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.
	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 to Parks and Open Space Planned Land Use is consistent with the existing and intended future use of this parcel as County-owned Deep Cove Natural Area. Parks and Open Space is consistent with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.
	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 to Parks and Open Space Planned Land Use is consistent with the existing and intended future use of this parcel as County-owned Deep Cove Natural Area. Parks and Open Space is consistent with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.
	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 to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 2 to 5 units per acre. Low-Medium Density Residential is compatible with the surrounding area.
	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 to Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area.
	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 to split the Planned Land Use between Maritime and Parks and Open Space is consistent with the existing dual uses on the property of maritime and community park. Maritime is consistent with Table 17 in Plan2040, Volume II for marinas and other maritime uses. Parks and Open Space is consistent with Table 17 in Plan2040 Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity.
	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 to split the Planned Land Use between Maritime and Parks and Open Space is consistent with the existing dual uses on the property of maritime and community park. Maritime is consistent with Table 17 in Plan2040, Volume II for marinas and other maritime uses. Parks and Open Space is consistent with Table 17 in Plan2040 Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity.

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CHURCHTON	7	PLU-R9-CHT-0108C	Franklin Manor Beach - Beach Area	74	171		22.6 *8.8	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to split the Planned Land Use between Maritime and Parks and Open Space is consistent with the existing dual uses on the property of maritime and community park. Maritime is consistent with Table 17 in Plan2040, Volume II for marinas and other maritime uses. Parks and Open Space is consistent with Table 17 in Plan2040 Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity.
	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 to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 2 to 5 units per acre. Low-Medium Density Residential is compatible with the surrounding area.
	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	This change to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 2 to 5 units per acre. Low-Medium Density Residential is compatible with the surrounding area.
	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	This change to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 2 to 5 units per acre. Low-Medium Density Residential is compatible with the surrounding area.
	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 to Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area.
	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 to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 2 to 5 units per acre. Low-Medium Density Residential is compatible with the surrounding area.
	7	PLU-R9-CHT-0115	5519 Ilchester St	74	171	5, 7	0.3	Conservation	No Rec.	Change added after SAC discussion completed.		Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 2 to 5 units per acre. Low-Medium Density Residential is compatible with the surrounding area.
	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 to split the Planned Land Use between Low Density Residential and Commercial recognizes the dual uses on the parcel. Low Density Residential is consistent with the adopted Plan2040 Planned Land Use for this parcel. Commercial 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. Commercial is also consistent with the existing zoning and is compatible with the surrounding area.
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 to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. These lots are classified by the State as marshland and are encumbered by sensitive features.
	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 to split the Planned Land Use between Low Density Residential and Conservation corrects the boundaries of the portion of the property that is not conservation in perpetuity consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.

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DEALE	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 to Conservation Planned Land Use is consistent with Plan2040 Goal NE1 to preserve sensitive areas. The State classifies this as marshland and is therefore considered Maryland Waters. Conservation Planned Land Use is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.
	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 to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities. Parks and Open Space is consistent with the use of the property as a community open space area.
	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 to Parks and Open Space Planned Land Use is an update to the adopted Plan2040 Planned Land Use Map to reflect the recently acquired Deale Community Park. Parks and Open Space is consistent with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.
	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 to Conservation Planned Land Use is consistent with Plan2040 Goal NE1 to preserve sensitive areas. The State classifies this as marshland. Conservation Planned Land Use is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.
	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 to split the Planned Land Use between Low-Medium Density Residential and Conservation recognizes the dual uses on the parcel. Low-Medium Density Residential is consistent with the adopted Plan2040 Planned Land Use for this parcel. Conservation is consistent with the sensitive areas on the site which include tidal and non-tidal wetlands as well as 100-year floodplain. The site is also designated as a Resource Conservation Area within the Critical Area. Additionally, Conservation is consistent with Plan2040 Goals NE1 and NE2 of preserving sensitive areas and retaining existing forest cover.
	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 to Commercial Planned Land Use 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. Commercial is consistent with the existing development on a portion of the site and compatible with the surrounding area.
	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 to split the Planned Land Use between Low-Medium Density Residential and Commercial recognizes the dual uses on the parcel. Low-Medium Density Residential is consistent with the adopted Plan2040 Planned Land Use for this parcel. Commercial 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. Commercial is also compatible with the surrounding area.
	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 to Conservation Planned Land Use is consistent with Plan2040 Goal NE1 to preserve sensitive areas. The State classifies this as marshland and the plat limits development to uses consistent with the Conservation Planned Land Use. Conservation is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.

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DEALE	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 to split the Planned Land Use between Low-Medium Density Residential and Maritime 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. Maritime recognizes the existing zoning on a portion of the parcel. In addition, the split in Planned Land Use aligns with current Low-Medium Density Residential use on the front of the property that is compatible with the surrounding neighborhood.
	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 to Low Density Residential Planned Land Use 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 SAC expressed a desire 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	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 to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II for lots greater than 1 acre and with 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. Also, the change to Rural is compatible with the surrounding area.
	7	PLU-R9-DEL-0401	623 Windsor Pl	78	39	27-31	0.5	Low-Medium Density Residential	LDR	SAC agrees with OPZ recommendation.		Low-Medium Density Residential and Commercial	This change to split the Planned Land Use between Commercial and Low-Medium Density Residential 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. Additionally, Commercial is compatible with the surrounding neighborhood. Low-Medium Density Residential use is consistent with the existing use on the west of the property and is compatible with the surrounding neighborhood.
EDGEWATER	7	PLU-R9-EDW-0001	313 Edgewater Dr	55	113		0.2	Low Density Residential	Maritime	SAC agrees with OPZ recommendation.		Maritime	This change to Maritime Planned Land Use is consistent with Table 17 in Plan2040, Volume II for marinas and other maritime uses. Additionally, the change to Maritime is compatible with the surrounding community.
	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	This change to extend the Commercial Planned Land Use of this property is consistent with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents. The recommendation to extend Commercial to the parcel line of the adjacent property to the north provides an opportunity for business expansion while still allowing a future residential use on the back of the property compatible with the adjacent Low Density Residential developments.

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EDGEWATER	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 to Parks and Open Space Planned Land Use supports a community's request to change their community beach and park to the OS zoning district. The Parks and Open Space Planned Land Use designation is consistent with Table 17 in Plan2040, Volume II for for public parks and privately-owned areas that provide active and passive recreational amenities.
	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 to Small Business Planned Land Use 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. Small Business Planned Land Use is compatible with the surrounding area.
	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 to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 2 to 5 units per acre. Low-Medium Density Residential is compatible with the surrounding area. The parcel is owned by the Woodland Beach Volunteer Fire Department.
	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 to Conservation Planned Land Use is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. The parcel is a County-owned parcel used for a storm drain easement. Conservation is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.
	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 to split the Planned Land Use between Commercial and Industrial is consistent with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents. The change recognizes the existing commercial business which are directly accessed from MD 2 and is compatible with the surrounding area. In addition, the split in land use will continue to permit industrial uses that are consistent with the work of the established business and is compatible with the surrounding area.
	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 to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 2 to 5 units per acre. Low-Medium Density Residential is compatible with the surrounding area.
	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 to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 2 to 5 units per acre. Low-Medium Density Residential is compatible with the surrounding area.
	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 Maritime Planned Land Use is consistent with Table 17 in Plan2040, Volume II for marinas and other maritime uses. Additionally, the change to Maritime is compatible with the surrounding community. This site is an entrance to a commercial marina.
	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 Commercial Planned Land Use 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. Commercial is consistent with the existing business operating on this parcel, the existing zoning on a portion of the parcel, and is compatible with the surrounding neighborhood.
	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 Maritime Planned Land Use recognizes the existing marina and is consistent with Table 17 in Plan2040, Volume II for marinas and other maritime uses. Maritime 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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EDGEWATER	7	PLU-R9-EDW-0401A	836 Shore Dr	56	131		0.6 *0.2	Conservation	Maritime	SAC agrees with OPZ recommendation.		Maritime	This change to split the Planned Land Use between Maritime and Parks and Open Space recognizes the dual uses on the parcel. The change to Maritime recognizes the existing easement for the neighboring marina and is consistent with Table 17 in Plan2040, Volume II for marinas and other maritime uses. Parks and Open Space is consistent with uses on the remainder of the property and is compatible with the surrounding area.
	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 to split the Planned Land Use between Maritime and Parks and Open Space recognizes the dual uses on the parcel. The change to Maritime recognizes the existing easement for the neighboring marina and is consistent with Table 17 in Plan2040, Volume II for marinas and other maritime uses. Parks and Open Space is consistent with uses on the remainder of the property and is compatible with the surrounding area.
	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 Residential, and Maritime	This change to split the Planned Land Use between Parks and Open Space, Low-Medium Density Residential and Maritime is consistent with the existing uses on the property. Maritime recognizes the existing Marina on the property and is consistent with the adopted Plan2040 Planned Land Use on a portion of the property. Low-Medium Density Residential recognizes the existing private piers on the property and is consistent with the adopted Planned Land Use on a portion of the property. The change to Parks and Open Space is consistent with the existing and intended future use of this parcel as a community beach and recreation area. Parks and Open Space is also consistent with Table 17 in Plan2040, Volume II for for public parks and privately-owned areas that provide active and passive recreational amenities.
	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 to split the Planned Land Use between Low-Medium Density Residential and Parks and Open Space is consistent with the existing uses on the property. Low-Medium Density Residential recognizes the existing private and community piers on the property and is consistent with the adopted Plan2040 Planned Land Use. The change to Parks and Open Space is consistent with the existing and intended future use of this parcel as a community beach and recreation area. Parks and Open Space is also consistent with Table 17 in Plan2040, Volume II for for public parks and privately-owned areas that provide active and passive recreational amenities.
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 to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II for lots greater than 1 acre and with 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 Rural is consistent with the existing uses and the designation as a Resource Conservation Area in the Critical Area. Also, the change to Rural is compatible with the surrounding area.
	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 to Maritime Planned Land Use is consistent with Table 17 in Plan2040, Volume II for marinas and other maritime uses. Additionally, the change to Maritime is compatible with the surrounding community. This site is an existing marina.

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GALESVILLE	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 to Commercial Planned Land Use 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	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 to Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area.
	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 to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II for lots greater than 1 acre and with Plan2040 Goal BE2 to preserve the agricultural and rural character of the County by limiting development patterns through maintaining Rural Agricultural (RA) and Rural Low Density (RLD) zoning. Additionally, the change to Rural is compatible with the surrounding area as this is the driveway for a property with Rural PLU.
	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 the existing split of Low Density Residential and Industrial Planned Land Use is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area.
MAYO	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 to Commercial Planned Land Use 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. Commercial is also consistent with the owner's intent to expand their business to this adjacent lot and is compatible with the surrounding uses.
	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 to Commercial Planned Land Use 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. Commercial is also consistent with the existing development and compatible with the surrounding uses.

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MAYO	7	PLU-R9-MYO-0006A	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 to Low-Medium Density Residential 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. Low-Medium Density Residential will provide an opportunity for a limited number of residential units within the public sewer service area.
	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 Low-Medium Density Residential 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. Low-Medium Density Residential will provide an opportunity for a limited number of residential units within the public sewer service area.
	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 split the Planned Land Use Low Density Residential and Maritime 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. Maritime zoning recognizes the existing commercial marina that will expand operation onto a portion of the parcel. In addition, the split in Planned Land Use aligns with current Low Density Residential use on the front of the property that is compatible with the surrounding neighborhood.
	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 to split the Planned Land Use Low Density Residential and Maritime 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. Maritime zoning recognizes the existing commercial marina that will continue to operate on a portion of the parcel. In addition, the split in Planned Land Use aligns with current Low Density Residential use on the front of the property that is compatible with the surrounding neighborhood.

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MAYO	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 to split the Planned Land Use Low Density Residential and Maritime 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. Maritime zoning recognizes the existing commercial marina that will expand operation onto a portion of the parcel. In addition, the split in Planned Land Use aligns with current Low Density Residential use on the front of the property that is compatible with the surrounding neighborhood.
	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 to split the Planned Land Use between Low Density Residential and Conservation is consistent with Plan2040 Goal BE4 that seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features. Additionally, Low Density Residential is consistent with Table 17 in Plan2040, Volume II for developed density between 1 to 2 units per acre and Conservation is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing 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 to Parks and Open Space Planned Land Use is consistent with the use of the property as a community open space area. Parks and Open Space is consistent with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.
	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 to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The parcel is part of the Turnbull Estates platted open space and contains tidal and nontidal wetlands as well as 100-year floodplain. Conservation is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.
	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 to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The parcel is part of the Turnbull Estates platted open space and contains nontidal wetlands. Conservation is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.
	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 to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. Conservation is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is conservation in 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 to Low-Medium Density Residential Planned Land Use is consistent with the remainder of the Loch Haven community and the zoning on the property. The community has a number of pier facilities off of this property, which could become nonconforming uses if rezoned to OS for consistency with the adopted Plan2040 Conservation Planned Land Use. Low-Medium Density Residential Planned Land Use is consistent with Plan2040 Policy BE3.1 that recognizes existing communities within each Region Planning Area need specific implementation strategies.

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MAYO	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 to Maritime Planned Land Use is consistent with the Plan2040 Goals HE2 and HE5 by retaining existing maritime uses of the Loch Haven Community Marina. Maritime is also consistent with the current use on the site and with with Table 17 in Plan2040, Volume II for marinas and other maritime uses.
	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 to Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area.
	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	13.9	Low Density Residential	Public use	SAC agrees with OPZ recommendation.		Public use	This change to Public Use Planned Land Use is consistent with Table 17 in Plan2040, Volume II and the existing zoning that must remain on the property due to the type of funding used to purchase some of the park area. Portions of South River Farm Park were purchased with Land Water Conservation Funds that have strict requirements. There are concerns of devaluation of the land if it was ever needed for another use. Grant agreements require that the County would need to not only reimburse the funds, but also replace the public open space elsewhere in the County.
	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 to Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area.
	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 to Conservation Planned Land Use designation is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The parcels are recognized by the State as marshland and are completely within the RCA Critical Area and the FEMA Floodplain. Conservation is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.
	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 to Parks and Open Space Planned Land Use is a correction to the adopted Plan2040 Planned Land Use Map that acknowledges this parcel is part of the Smithsonian Environmental Research Center (SERC). Parks and Open Space is consistent with other SERC property designations and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.
	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 to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II for lots greater than 1 acre and with Plan2040 Goal BE2 to preserve the agricultural and rural character of the Count by limiting development patterns through maintaining Rural Agricultural (RA) and Rural Low Density (RLD) zoning. Additionally, the change to Rural is compatible with the surrounding area as this is a driveway for a property with Rural PLU.
	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 to Conservation Planned Land Use is consistent with Plan2040 Goal NE1 to preserve sensitive areas. The property contains tidal floodplain and wetlands and is has an existing primary zoning of OS.
	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 to Parks and Open Space Planned Land Use is an update to the adopted Plan2040 Planned Land Use Map that acknowledges the plat restrictions for use of the parcel for passive recreation and conservation. Parks and Open Space is consistent with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities. The change is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space.

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MAYO	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 Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for public parks. The parcel is part of the Beverly Triton Nature Park.
	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 to Parks and Open Space Planned Land Use is an update to the adopted Plan2040 Planned Land Use Map that acknowledges this parcel is a privately owned camp rather than a conservation area. The parcel is entirely within the Resource Conservation Area (RCA) of the Critical Area. Parks and Open Space is consistent with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.
	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 to split the Planned Land Use between Low Density Residential and Commercial recognizes the dual uses on the parcel. Low Density Residential is consistent with the existing house and zoning on the south portion of the parcel. Additionally, Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre and is compatible with the surrounding area. Commercial Planned Land Use on the remainder of the property is consistent with the existing restaurant and adopted Plan2040 Planned Land Use on this parcel.
	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 2	14.2	Low Density Residential	No Rec	This change was made after SAC review was completed.		Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 2 to 5 units per acre. Low-Medium Density Residential is compatible with the surrounding area.
	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 to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 2 to 5 units per acre. Low-Medium Density Residential is compatible with the surrounding area.
NORTH BEACH	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 to Commercial Planned Land Use 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. Commercial is consistent with the applicant's intended use to expand the business from the adjacent property and is compatible with the surrounding neighborhood.
	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 to Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area.
	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 Public Use Planned Land Use recognizes that the property is owned by the County. Public Use is consistent with Table 17 in Plan2040, Volume II for government-owned facilities and government reuse facilities not designated as Conservation, Parks and Open Space or Transit.
	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	This change to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 2 to 5 units per acre. Low-Medium Density Residential is compatible with the surrounding area.

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SHADY SIDE	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		Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use 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. Additionally, Low-Medium Density Residential is compatible with the surrounding area.
	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 Conservation Planned Land Use is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. The lots are under a conservation easement. Conservation is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.
	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 Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area.
	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 Low Density Residential Planned Land Use is consistent with the Critical Area designations of RCA and LDA and also with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. Low Density Residential is consistent with the remainder of the parcel and is compatible with the surrounding area.
	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 Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area.
	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 Parks and Open Space Planned Land Use is consistent with the existing and intended future use of this parcel as community open space. Parks and Open Space is consistent with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.
	7	PLU-R9-SDS-0107	Felicity Cove Beach	69	66		2.6	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing and intended future use of this parcel as community open space. Parks and Open Space is consistent with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.
	7	PLU-R9-SDS-0108	4821 Idlewilde Rd	69	269		0.3	Low Density Residential	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. The property has a conservation easement associated with its deed. Conservation is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.
	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 Public Use Planned Land Use updates the adopted Plan2040 Planned Land Use Map to acknowledge the County-owned Avalon Sewage Pumping Station. Public Use is consistent with Table 17 in Plan2040, Volume II for government-owned facilities not designated as Conservation, Parks and Open Space or Transit.

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SHADY SIDE	7	PLU-R9-SDS-0110A	1750 Lake Ave	69	234	26	8.5 *5.3	Low-Medium Density Residential and Maritime	Parks and Open Space	SAC agrees with OPZ recommendation		Parks and Open Space	This change to split the Planned Land Use between Low Medium Density Residential and Parks and Open Space is consistent with the existing dual uses on the property of maritime and community recreation area. LMDR is consistent with Table 17 in Plan2040, Volume II for density that is between 2 to 5 units per acre. Parks and Open Space is consistent with Table 17 in Plan2040 Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity.
	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 to Low-Medium Density Residential Planned Land Use on a portion of the property is consistent with Plan2040 Goal BE3 by providing an opportunity for the community to participate in the planning process. The community desires to limit land use changes for this parcel for consistency with the existing community pier. Additionally, the change to Low-Medium Density is compatible with the surrounding area.
	7	PLU-R9-SDS-0111	Snug Harbor Recreation Area	69	234		14.2	Maritime	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change to the Conservation Planned Land Use designation is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The majority of the parcel is within the RCA Critical Area and entirely within the FEMA Floodplain. Conservation is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.
	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 to Parks and Open Space Planned Land Use is consistent with the existing use as a community beach and recreation area. Parks and Open Space is consistent with Table 17 in Plan2040, Volume II for for public parks and privately-owned areas that provide active and passive recreational amenities.
	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 to split the Planned Land Use between Conservation and Low Density Residential Planned Land Use reflects the Dennis Point Homeowner Association request to maintain an area as Conservation on a portion of the Reserved Area Open Space while having the remainder of the HOA parcel as Low Density Residential. Low Density Residential is consistent with the rest of the community and is compatible with the surrounding area.
	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 to Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area.
	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 to Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area.

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SHADY SIDE	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 to Parks and Open Space Planned Land Use is consistent with the existing and intended future use of this parcel as State-owned Franklin Point State Park. Parks and Open Space is consistent with Table 17 in Plan2040, Volume II for public parks.
	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 to Public Use Planned Land Use is consistent with Table 17 in Plan2040, Volume II and the existing zoning that must remain on the property due to the type of funding used to purchase some of the park area. The Snug Harbor Natural Area was purchased with Land Water Conservation Funds that have strict requirements. There are concerns of devaluation of the land if it was ever needed for another use. Grant agreements require that the County would need to not only reimburse the funds, but also replace the public open space elsewhere in the County.
	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 to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space.
	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 to split the Planned Land Use between Low Density Residential and Commercial recognizes the dual uses on the parcel. Low Density Residential is consistent with the adopted Plan2040 Planned Land Use for this parcel. Commercial is consistent with the existing zoning and with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents. Additionally, Commercial is compatible with the surrounding 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 to split the Planned Land Use between Low Density Residential and Commercial recognizes the dual uses on the parcel. Low Density Residential is consistent with the adopted Plan2040 Planned Land Use for this parcel. Commercial is consistent with the existing zoning and with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents. Additionally, Commercial is compatible with the surrounding 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 to Maritime Planned Land Use is consistent with the Plan2040 Policy HE2.6 of promoting and sustaining the commercial fishing and maritime trades. Additionally, Maritime Planned Land Use is consistent with the majority of the current MA2 zoning on the site.
	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 to Maritime Planned Land Use is consistent with existing use on the site and with the Plan2040 Policy HE2.6 of promoting and sustaining the commercial fishing and maritime trades. Additionally, Maritime Planned Land Use is compatible with the surrounding area.
	7	PLU-R9-TLD-0101	6685 Old Solomon Island Rd	81	135		71.3	Conservation	Rural	SAC agrees with OPZ recommendation.		Rural	This change to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II for lots greater than 1 acre and with Plan2040 Goal BE2 to preserve the agricultural and rural character of the Count by limiting development patterns through maintaining Rural Agricultural (RA) and Residential Low Density (RLD) zoning. Rural is compatible with the surrounding area.

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TRACYS LANDING	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 to Public Use Planned Land Use recognizes that the property is owned by the United State Postal Service. Public Use is consistent with Table 17 in Plan2040, Volume II for government-owned facilities and government reuse facilities not designated as Conservation, Parks and Open Space or Transit.
	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 to Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area.
	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 to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II for lots greater than 1 acre. Rural is consistent with the existing zoning and compatible with the surrounding area.
	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 to split the Planned Land Use between Rural and Maritime is consistent with the existing uses on the property. The change to Maritime recognizes the existing Marina on the property and is consistent with Table 17 in Plan2040, Volume II for marinas and other maritime uses. Rural is consistent with the existing uses on a portion of the property.
	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 to Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. Low Density Residential is compatible with the surrounding area.
	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 to Maritime Planned Land Use is consistent with the Plan2040 Planned Land Use 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. Additionally, the change to Maritime is consistent with the existing use as a commercial marina.
	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 to Conservation Planned Land Use is consistent with with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. Conservation is also consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is conservation in 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 to split the Planned Land Use between Parks and Open Space and Maritime is consistent with the existing uses on the property. Maritime recognizes the existing Marina on the property and is consistent with the adopted Plan2040 Planned Land Use of Maritime. The change to Parks and Open Space is consistent with the existing and intended future use of this parcel as a community beach and recreation area. Parks and Open Space is consistent with Table 17 in Plan2040, Volume II for for public parks and privately-owned areas that provide active and passive recreational amenities.
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 to Maritime Planned Land Use is consistent with the Plan2040 Planned Land Use 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. Additionally, the change to Maritime is consistent with the existing use as a commercial marina.

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WEST RIVER	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 Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II for lots greater than 1 acre and with 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 Rural is consistent with the existing agricultural uses, the designation as a Resource Conservation Area in the Critical Area and with the historical easement placed on the property with the Maryland Environmental Trust which precludes further development with very limited exceptions. Also, the change to Rural is compatible with the surrounding area.
	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 to Parks and Open Space Planned Land Use is consistent with the use of the property as a community open space area. Parks and Open Space is consistent with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.
	7	PLU-R9-WRV-0102	Rousbys Run Floodplain	64	94		5.6	Rural	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The parcel is platted wooded floodplain. Conservation is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.
	7	PLU-R9-WRV-0103	4956 Muddy Creek Rd	68	102		188.0	Conservation	Rural	SAC agrees with OPZ recommendation.		Rural	This change to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II for lots greater than 1 acre and with 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. Rural is compatible with the surrounding area. the property has an agricultural preservation easement and is part of the State's Rural Legacy program.
	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 to Conservation Planned Land Use is consistent with with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. Conservation is also consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is conservation in 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 to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for public parks. The parcel is part of the Rockhold Creek Farm Park.
	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	1-6, 2A-B, A			Low Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential