

Parcels considered at the Stakeholder Advisory Committee (SAC) meeting, Thursday, Aug. 14, 2025:

-A video of the 2 hour and 23 minute session is available here:

<https://www.youtube.com/watch?v=5yqgP5GwUJ8>

Note: This final report contains the Region 5 Stakeholder Advisory Committee's recommendations on rezoning requests based upon feedback received on the Region 5 Zoning Map. The public review period was open from June 17, 2025, to July 14, 2025, during which OPZ received approximately 450 comments. In addition, this final report contains new owner requests, amended or revised requests previously considered, and new or reconsiderations of OPZ/SAC recommendations made at the May 14 and May 21 meetings.

Unless otherwise indicated, Mr. Tull voted in the majority. Any errors are the responsibility of Mr. Tull.

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1405 Odenton Road, Odenton [CZ-R5-ODT-0003] - Owner's amended request.

-17.87 acres

-Current zoning: OTC-H (Odenton Town Center - Historic)

-Current use: Contractor's yard, existing residential structure, and parking

-Owner's request: OTC-H and OTC-I (Odenton Town Center - Historic & Industrial)

-May 21 OPZ recommendation: Split OTC-I and OTC-H (from SE corner of church to SW corner of 1401 Odenton Road)

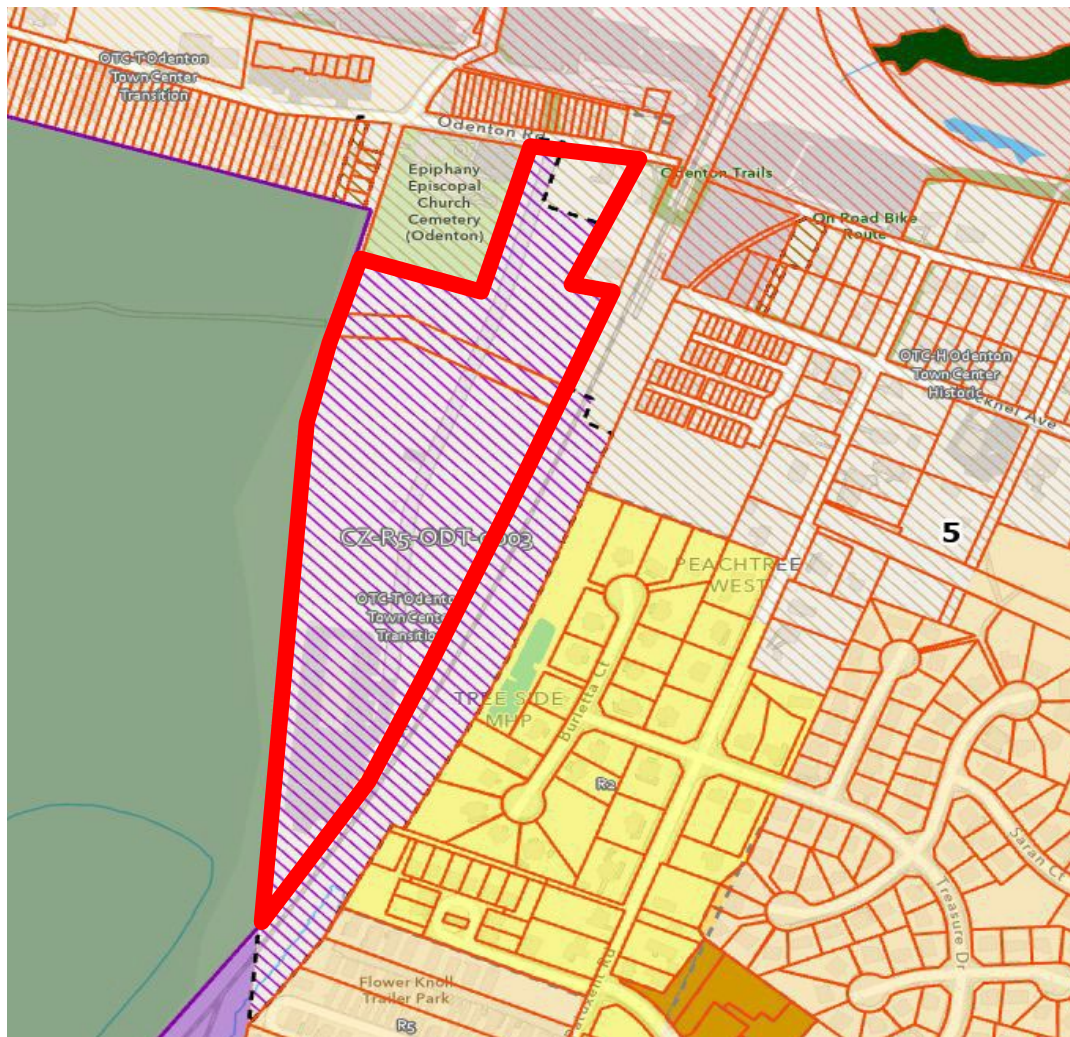
-May 21 SAC recommendation: SAC voted 8-3 with 1 abstention to support the OPZ recommendation.

Owner's amended request: Split OTC-I and OTC-H (to preserve a residential lot and structure in NE corner)

Aug. 14 OPZ recommendation: Split OTC-I and OTC-H (based on the residential lot and structure)
OPZ justification: OPZ and the SAC had recommended that the property be split zoned OTC-I and OTC-H from the southeast corner of the church property to the southwest corner of 1401 Odenton Road. The owner's amended request proposed a subdivision of the historic residential home from the subject property and the construction of a training facility. OPZ has revised its recommendation to recommend OTC-I and OTC-H split zoning so that OTC-H is applied to the proposed subdivision of the historic residential home, and OTC-I is applied to the remaining parcel.

Aug. 14 SAC recommendation: By consensus (no vote required), the SAC agreed to support the OPZ recommendation.

[Map follows]



Map - 1405 Odenton Road, Odenton

348 Baldwin Road, Odenton [CZ-R5-ODT-0001] - Renewed owner request.

-1.04 acres

-Current zoning: OTC-C (Odenton Town Center - Core)

-Current use: Manufacturing, light industrial

-Owner's request: OTC-I (Odenton Town Center - Industrial)

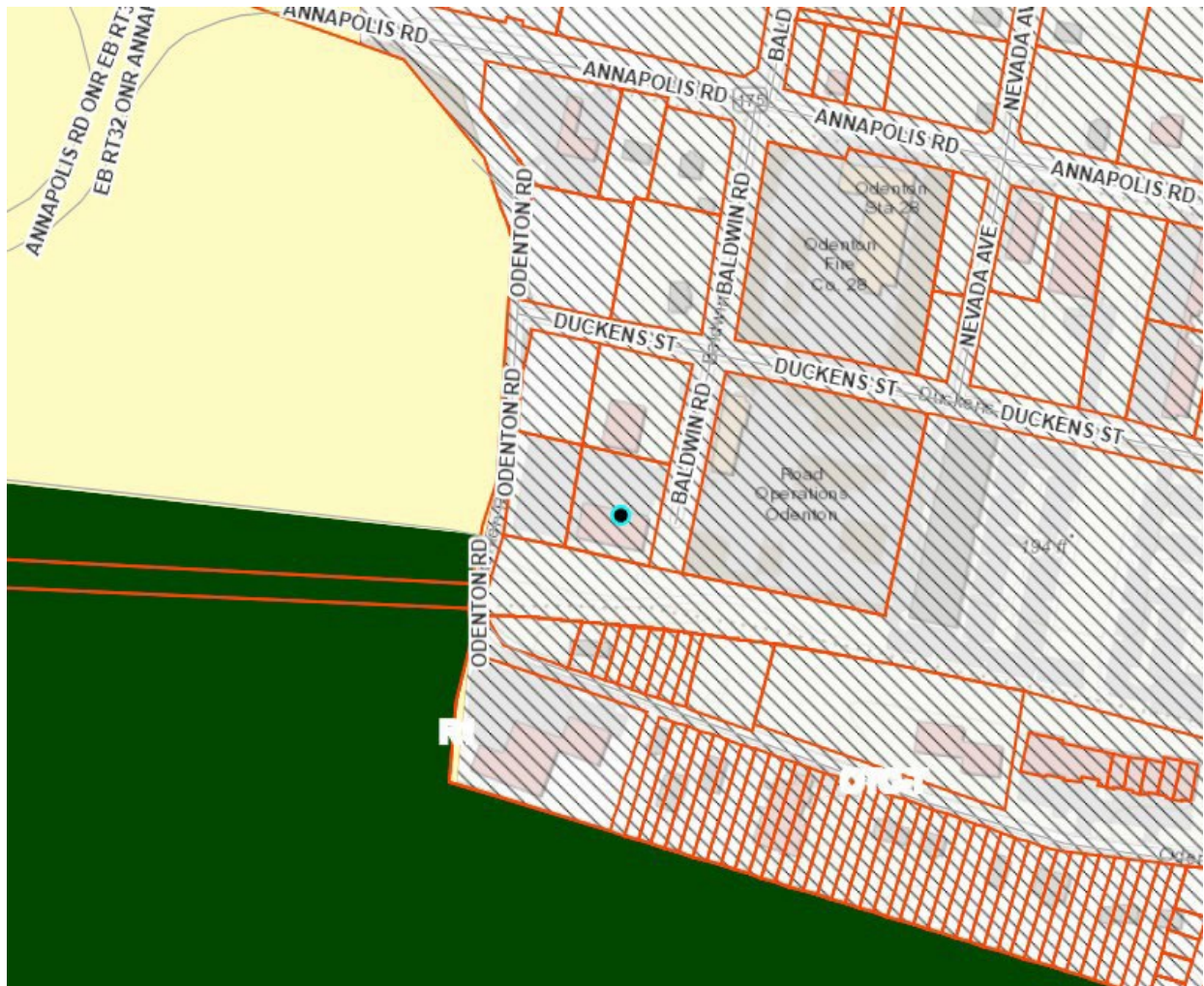
-May 21 OPZ recommendation: OTC-C (Odenton Town Center - Core)

-May 21 SAC recommendation: By consensus (no vote required), the SAC agreed to support the OPZ recommendation.

Aug. 14 OPZ recommendation: OTC-C (Odenton Town Center - Core)

OPZ justification: The retention of OTC-C is consistent with the adopted Plan2040 Town Center Development Policy Area, the Transit-Oriented Development Policy Area Overlay, and the Town Center Planned Land Use.

Aug. 14 SAC recommendation: By consensus (no vote required), the SAC agreed to support the OPZ recommendation.



Map - 348 Baldwin Road, Odenton

607 Old Waugh Chapel Road, Odenton [CZ-R5-ODT-0004] - Reconsidered because there was no SAC consensus at the May 21 meeting.

-1.54 acres

-Current zoning: R2

-Current use: Unused (wooded)

-Owner's request: R5

-Owner's justification: R5 zoning would provide for more efficient utilization of land and lower residential construction costs.

-May 21 OPZ recommendation: R5

-May 21 SAC recommendation: SAC voted 4-7 with 1 abstention to support the OPZ recommendation. Not achieving a two-thirds majority vote, the motion failed. Mr. Tull voted against this change, preferring to keep zoning same as neighborhood in back. The SAC will reconsider this property at the Aug. 14 meeting.

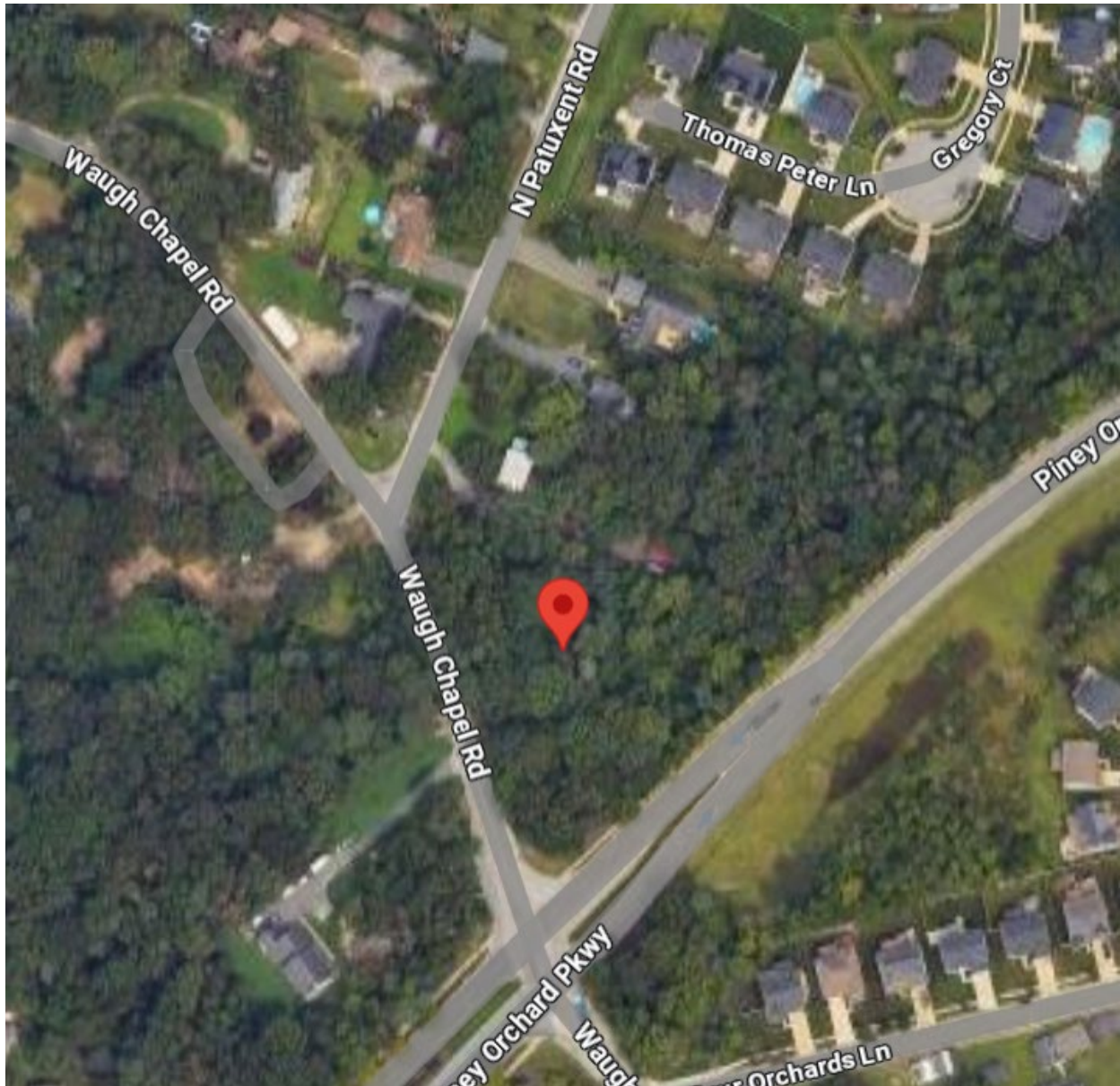
Aug. 14 OPZ recommendation: R5

OPZ justification: This change to R5 is consistent...ensuring infill development and redevelopment in existing residential neighborhoods are compatible in scale, use, form and intensity with the surrounding neighborhood character. This neighborhood is a mix of residential densities.

Aug. 14 SAC recommendation: SAC voted 8-1 to support the OPZ recommendation. Mr. Tull again voted against this change, preferring to keep zoning same as neighborhood in back.



Map 1 - 607 Old Waugh Chapel Road, Odenton



Map 2 - 607 Old Waugh Chapel Road, Odenton

920 Francis Station Road, Piney Orchard [CZ-R5-POC-0100] - Owner request based on public feedback.

-2.38 acres

-Current zoning: R5 and R15 split

-Current use: Unused (wooded)

-OPZ initial recommendation: R5 with Low Density Residential

(Note: SAC did not consider this parcel at either of the May meetings.)

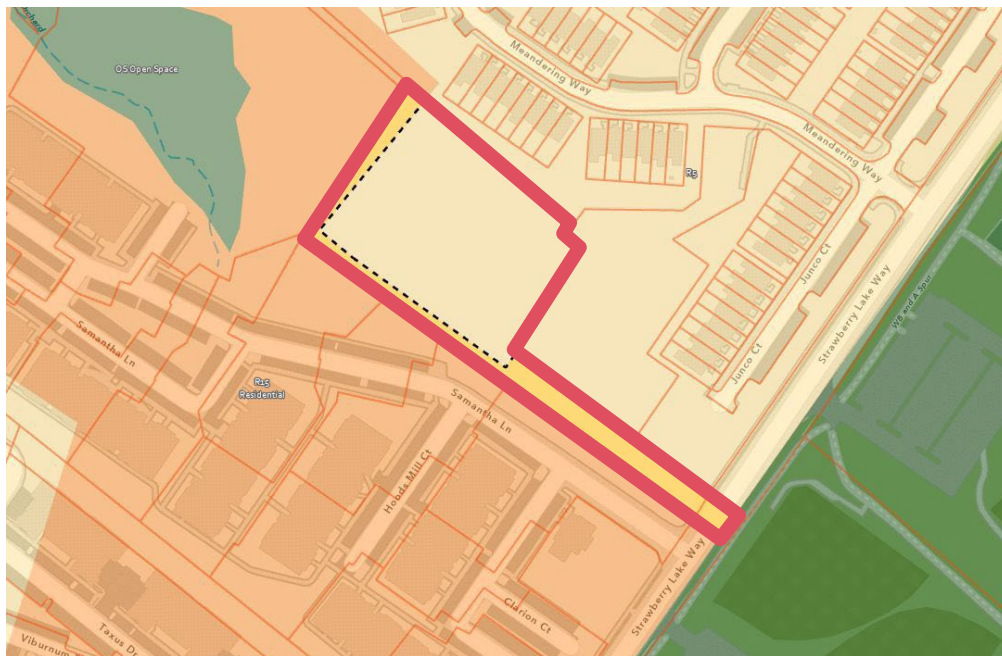
Owner's request: R15

Owner's justification: Develop the property to provide residential dwellings.

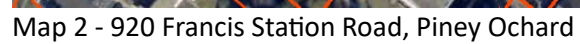
Aug. 14 OPZ recommendation: R15

OPZ justification: Change to R15 is consistent with Plan2040 by providing an opportunity for additional housing and diverse housing types in this area.

Aug. 14 SAC recommendation: SAC voted 8-0, with one abstention, in support of the OPZ recommendation for R15.



Map 1 - 920 Francis Station Road, Piney Orchard



Map 2 - 920 Francis Station Road, Piney Orchard

549 Burns Crossing Road, Gambrills [CZ-R5-GAM-0002] - Revised owner's request.

-4.11 acres

-Current zoning: RLD

-Current use: Residential (one structure)

-Owner's request: MXD-N, R5, R10, or R15

-Owner's justification: Develop the property to provide residential dwellings.

-May 21 OPZ recommendation: RLD

-May 21 SAC recommendation: By consensus (no vote required), the SAC agreed to support the OPZ recommendation.

Owner's revised request: R2

Owner's justification: Develop the property to provide residential dwellings.

Aug. 14 OPZ recommendation: RLD

OPZ justification: Retention of RLD zoning is consistent with Plan2040 and is compatible with the surrounding area. A change to R2 zoning is not consistent with Plan2040 land use and rural/agricultural development, increasing density in an area not targeted for significant growth. Additionally, the change is not consistent with the rural sewer service area.

Aug. 14 SAC recommendation: SAC voted 6-2, with one abstention, in support of the OPZ recommendation for RLD.



Map - 549 Burns Crossing Road, Gambrills

487 Burns Crossing Road, Gambrills [CZ-R5-GAM-0001] - Revised owner request.

-27.75 acres

-Current Use: Farm with one residential structure

-Current zoning: RLD

-Owner's requested rezoning: R2

-Owner's justification: Residential subdivision at a density of 2.5 dwellings per acre. Existing site conditions will limit maximum developable R2 density.

-May 21 OPZ recommendation: RLD

-May 21 SAC recommendation: By consensus (no vote required), the SAC agreed to support the OPZ recommendation.

Owner's revised request: R2

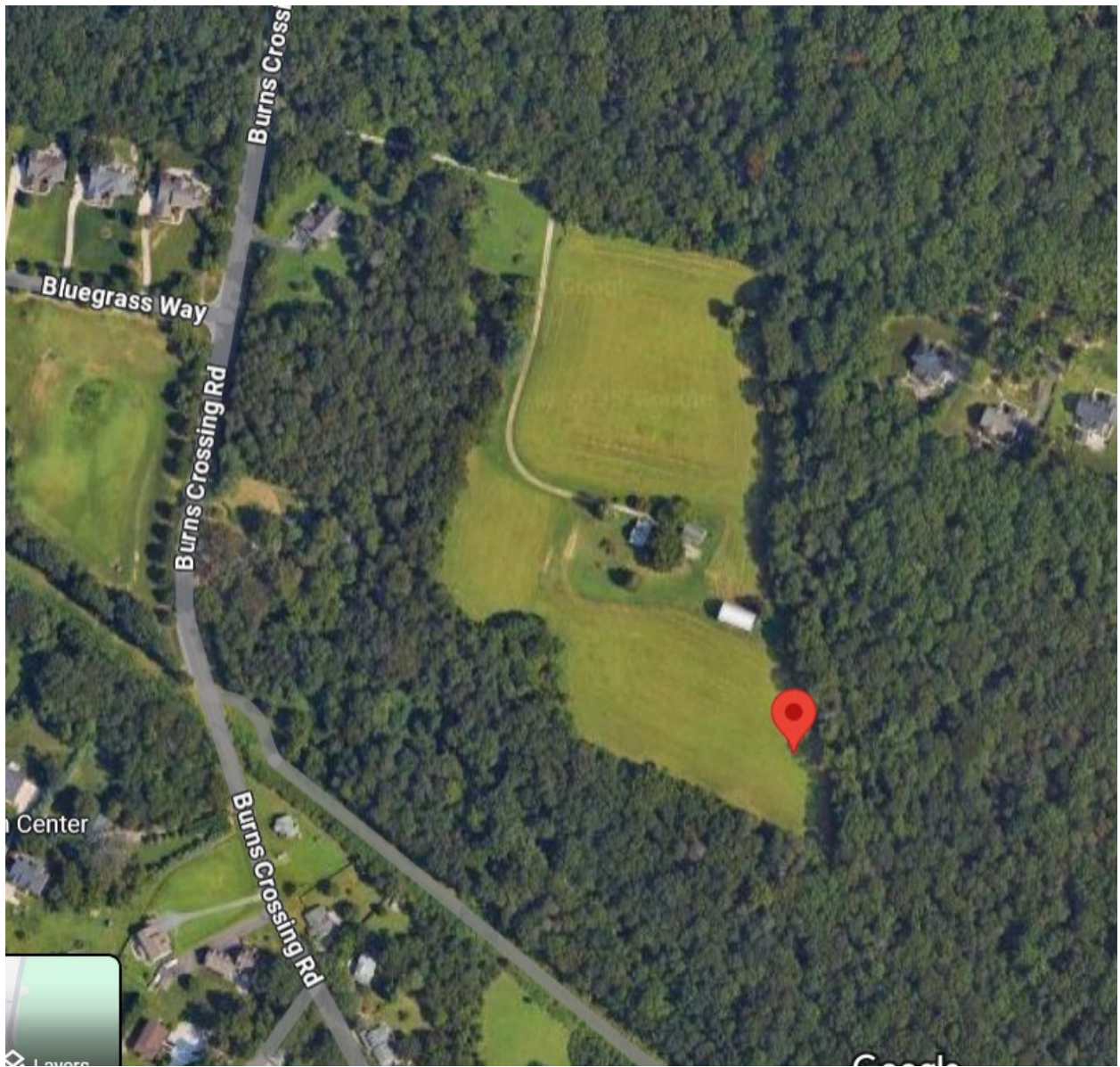
Owner's justification: Public testimony given at the beginning of the meeting stated a desire to upzone the property so as to increase assessment value for possible sale to County for a park.

Aug. 14 OPZ recommendation: RLD

Aug. 14 SAC recommendation: By consensus (no vote required), the SAC agreed to support the OPZ recommendation.



Map 1 - 487 Burns Crossing Road, Gambrills



Map 2 - 487 Burns Crossing Road, Gambrills

292 Charles Hall Drive, Gambrills [CZ-R5-GAM-0004] - Reconsidered because there was no SAC consensus at the May 21 meeting.

-3.83 acres

-Current zoning: RLD

-Current use: Residential (one structure)

-Owner's request: R1

-May 21 OPZ recommendation: R1

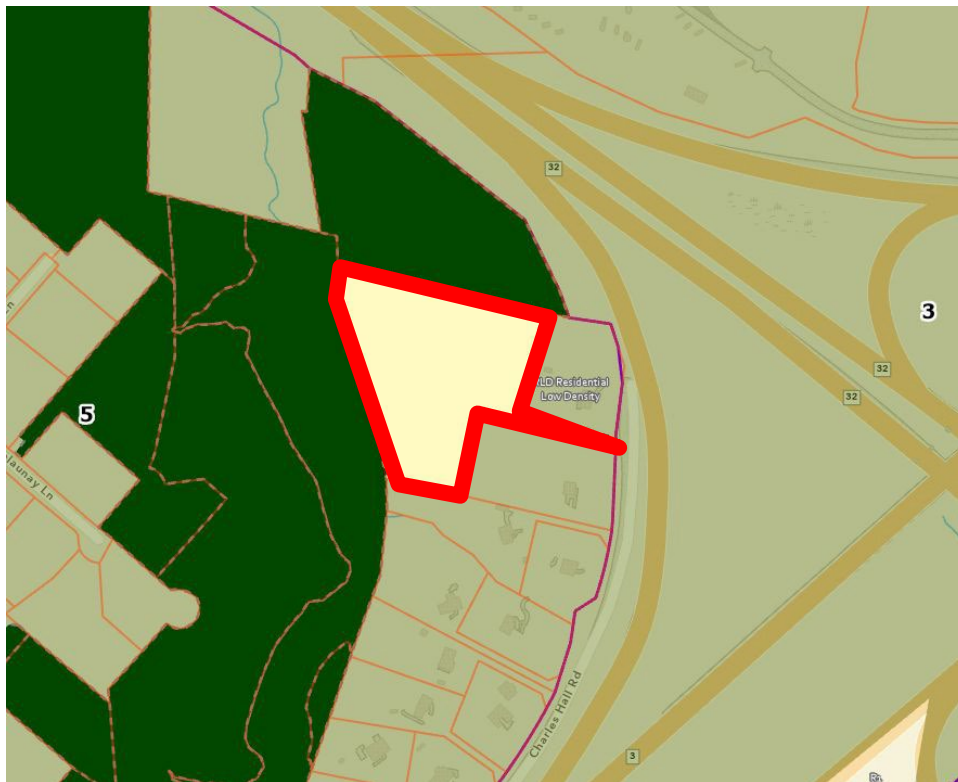
-May 21 SAC recommendation: SAC voted 7-5 with 1 abstention to support the OPZ recommendation. Mr. Tull and others voted against this because of its proximity to Jabez Creek. Not achieving a two-thirds majority vote, the motion failed. The SAC will reconsider this property at the Aug. 14 meeting.

[NB: Comment by OPZ staffer: In 2021, during the Plan2040 process, owner had requested upzoning. Council member offered amendment supporting the upzoning. OPZ policy was that it would not reverse that during Region planning sessions. Normally OPZ would not recommend R1 but because of the previous policy it is doing so.]

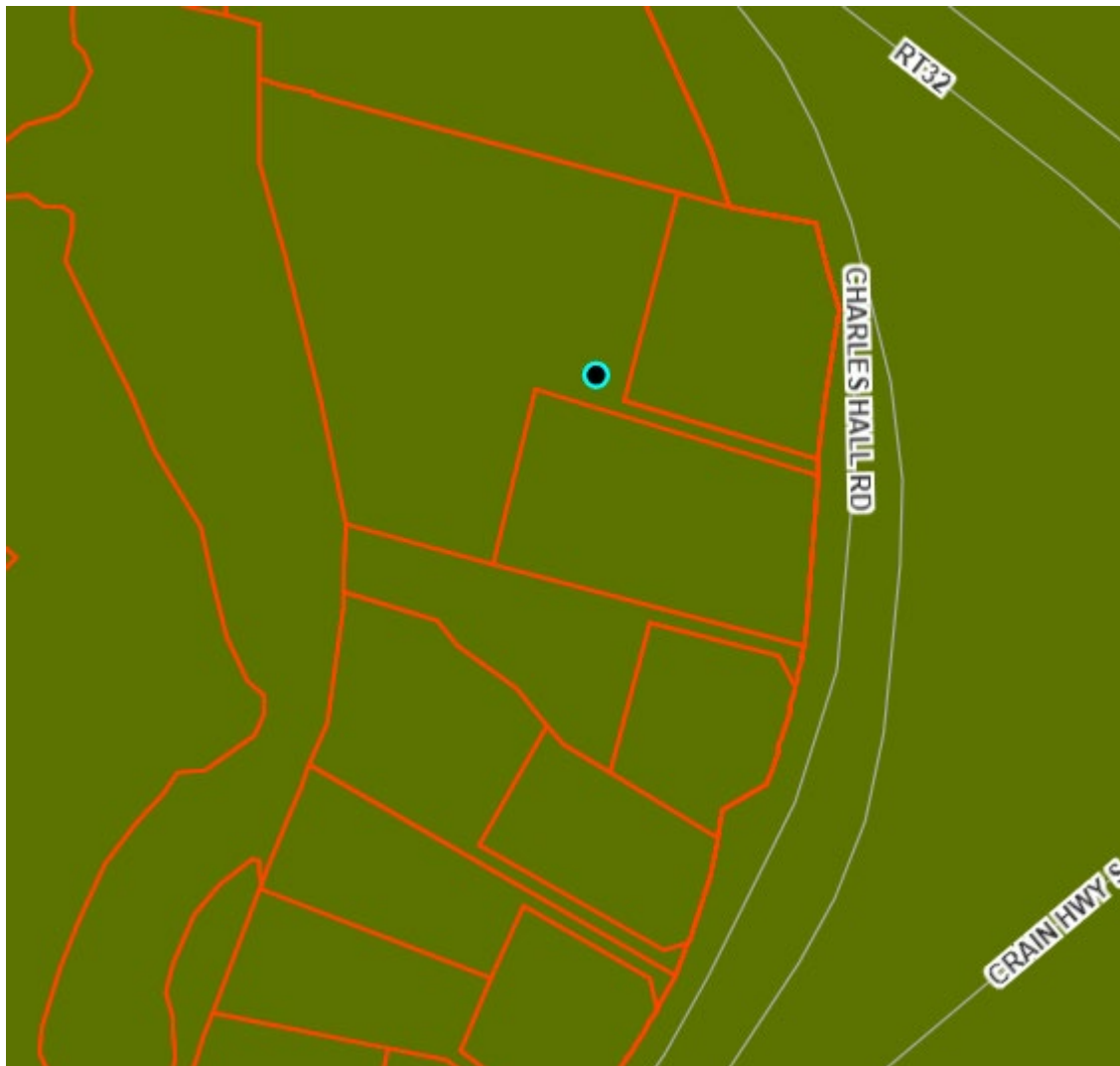
Aug. 14 OPZ recommendation: R1

OPZ justification: The change to R1 zoning is consistent with Plan2040 low density residential land use and is compatible with the surrounding area.

Aug. 14 SAC recommendation: SAC voted 6-1 , with two abstentions, in support of the OPZ recommendation for R1. Mr. Tull voted against this again because of its proximity to Jabez Creek.



Map 1 - 292 Charles Hall Drive, Gambrills



Map 2 - 292 Charles Hall Drive, Gambrills



Map 3 - 292 Charles Hall Drive, Gambrills

1617 Underwood Road, Gambrills - New owner request.

-2.14 acres

-Current zoning: RA and RLD split

-Current use: Residential (one structure)

-OPZ initial recommendation: RA

(Note: SAC did not consider this parcel at either of the May meetings.)

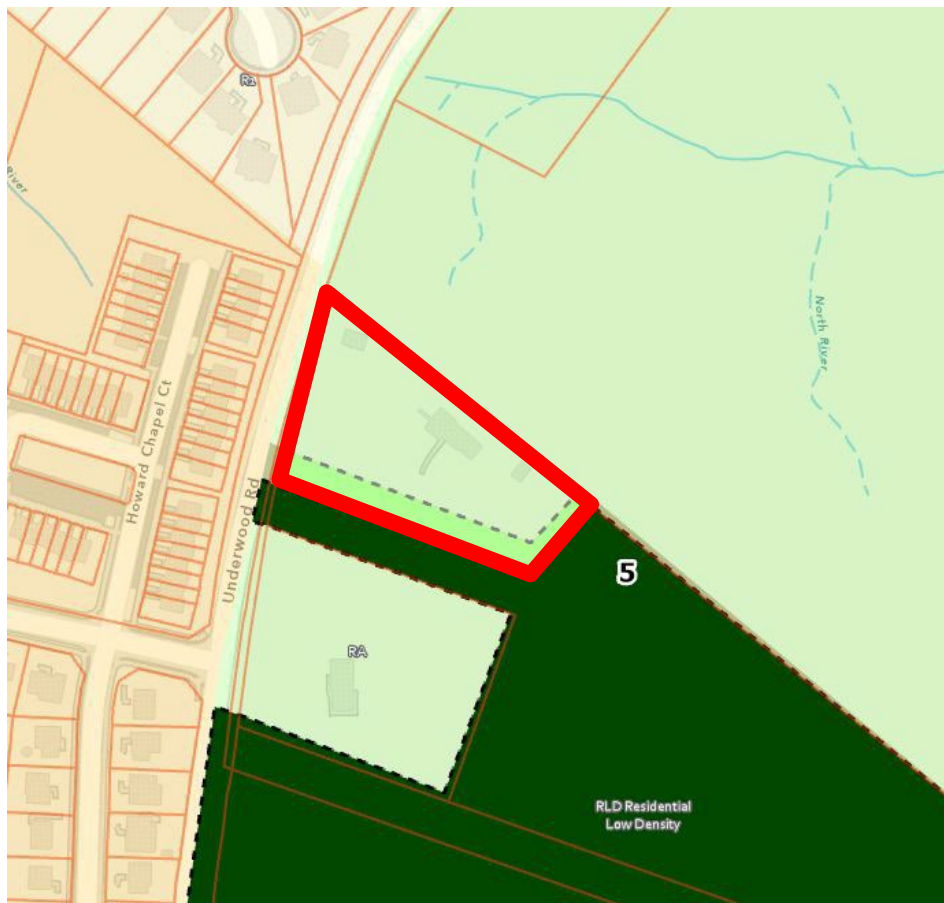
Owner's request: R5

Owner's justification: Preserve the current and future residential use of the property.

Aug. 14 OPZ recommendation: RA

OPZ Justification: Retention and expansion of RA zoning is consistent with Plan2040 rural and agricultural development policy and rural planned land use. The change assigns one zoning district to the site and is compatible with the surrounding area.

Aug. 14 SAC recommendation: By consensus (no vote required), the SAC agreed to support the OPZ recommendation.



Map 1 - 1617 Underwood Road, Gambrills



Map 2 - 1617 Underwood Road, Gambrills

[Note: OPZ/SAC reconsidered all of these parcels because of a significant amount of public feedback opposing MXD-N rezoning.]

730 MD Route 3 South (Regency Assisted Living Facility) [CZ-R5-GAM-0006]

-16.39 acres

-Current use: Vacant land and Regency Assisted Living Facility

-Current zoning: C2

736 MD Route 3 South and McKnew Rd. (properties around Regency) [CZ-R5-GAM-0008]

-24.23 acres

-Current use: Vacant land; single-family dwellings

-Current zoning: C2 and R5 (about evenly split)

814 MD Route 3 South - Nighthawk Golf Center [CZ-R5-GAM-0011]

-20.96 acres

-Current use: Night Hawk Golf Center

-Current zoning: C2

846 & 848 MD Rt 3 South (but is 3 parcels south of Nighthawk Golf) [CZ-R5-GAM-0012]

-4.86 acres

-Current Use: Vacant land

-Current zoning: C2

-Owner requests: MXD-N and MXD-S

-May 21 OPZ recommendation: MXD-N

-May 21 SAC recommendation: MXD-N

OPZ reconsideration: Based on significant amount of feedback opposition to MXD-N due to infrastructure and public facilities capacity.

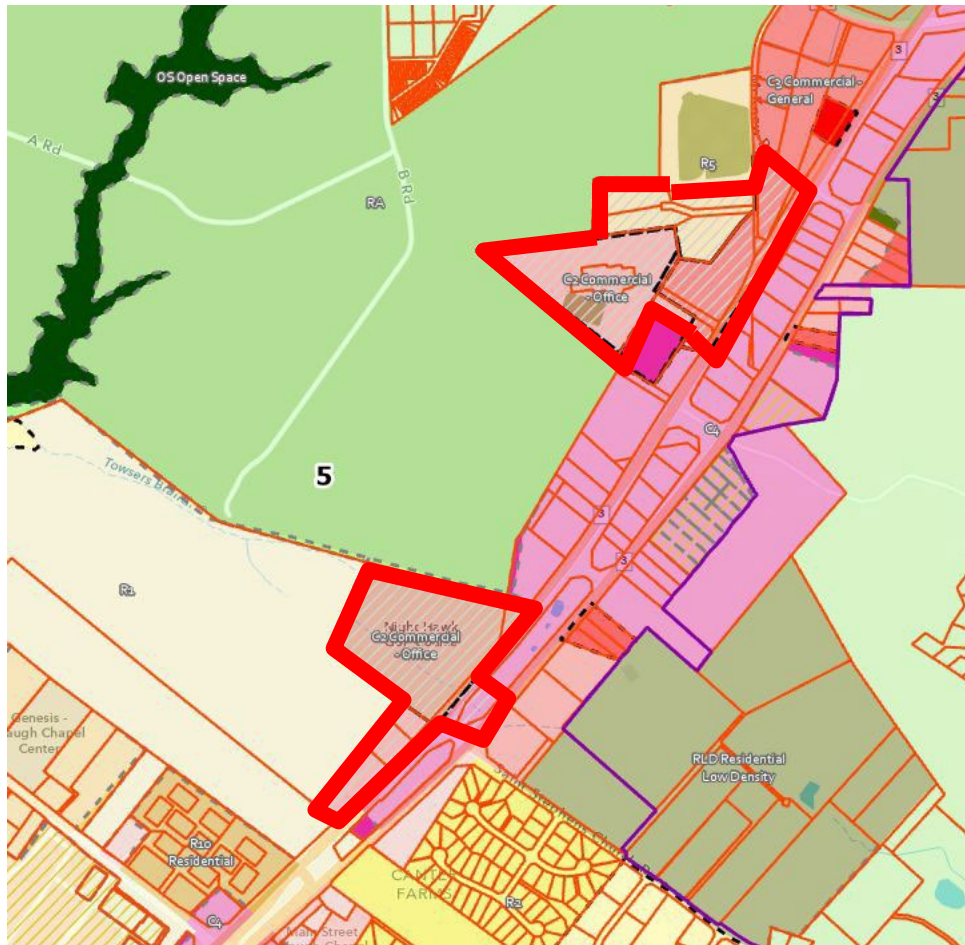
[NB: Comment by Mr. Tull: I think context is needed for the fact that these commercial properties are already allowed more units per acre than the number of units they would be allowed if rezoned to MXD-N (22 units versus 15). The total acreage of the parcels is approximately 65 acres. C2 zoning (allowing up to 22 units per acre) could result in 1,430 units. MXD-N zoning (allowing up to 15 units per acre) could result in 975 units).

Aug. 14 OPZ recommendation: MXD-N

OPZ Justification: Change to MXD-N zoning is consistent with Plan2040 critical corridor development and mixed use planned land use. Additionally, change is consistent with Plan2040 Goal BE11 by providing an opportunity for a variety of housing types and designs as well as 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.

Aug. 14 SAC recommendation: By consensus (no vote required), the SAC agreed to support the OPZ recommendation.

[Map follows]



Map - Five properties along MD Rt. 3 South

MD Route 3 North, Tax Map 37, Parcel 6, Lots 1-3 [CZ-R5-GAM-0013] - OPZ reconsideration because of public comment at the Aug. 14 meeting.

-2.22 acres

-Current use: Vacant, undeveloped

-Current zoning: C2

-Owner request: C4

-Owner justification: To be able to develop the property according to the trends in traffic and consumer demand that continues to transform the Md. Route 3 Corridor between Md Route 50 to the south and I-97 to the north.

-May 21 OPZ recommendation: C2

-May 21 SAC recommendation: SAC voted 12-0 with 1 abstention in support of the OPZ recommendation.

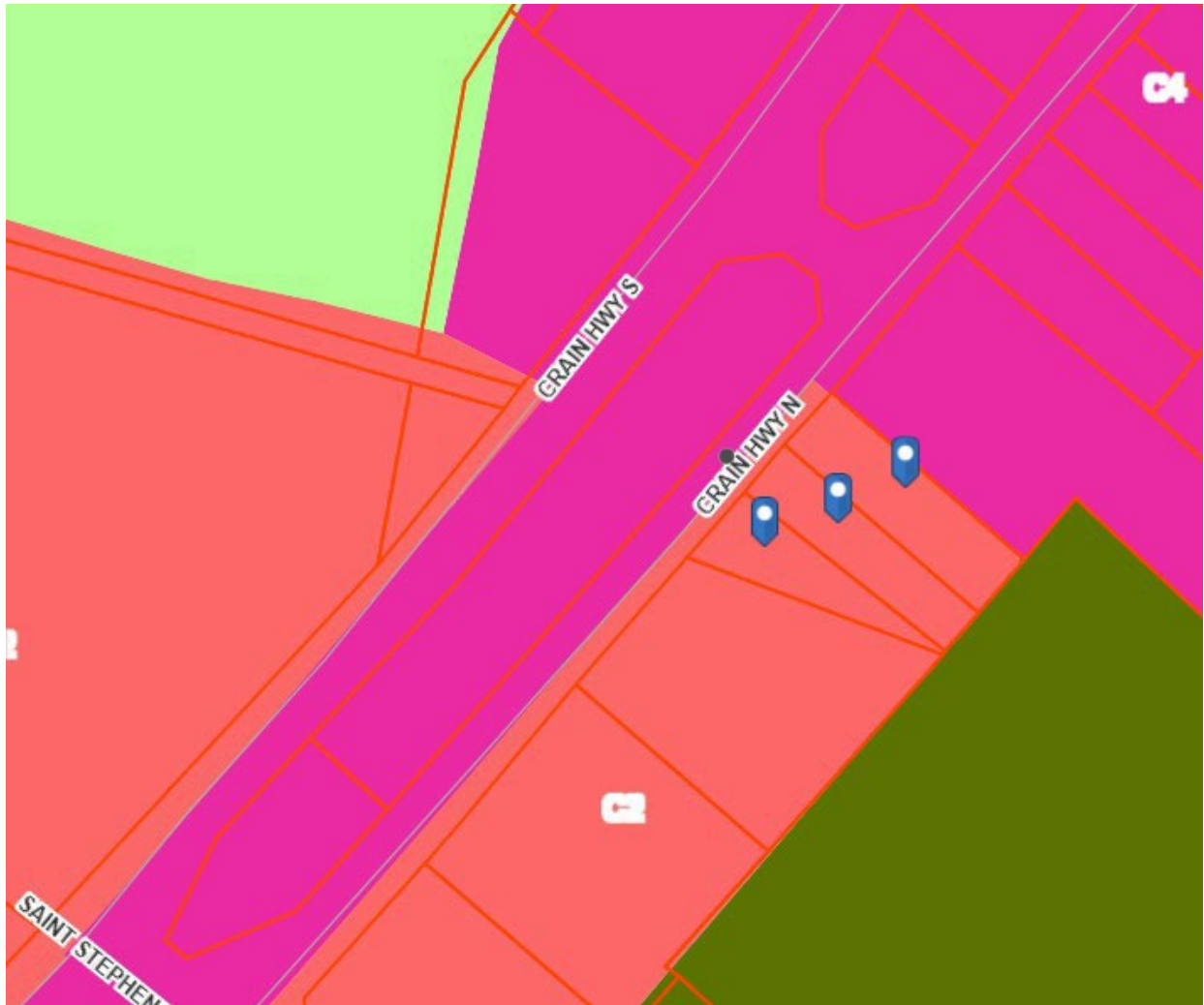
OPZ reconsideration: Public comment at the Aug. 14 meeting.

Aug. 14 OPZ recommendation: C2

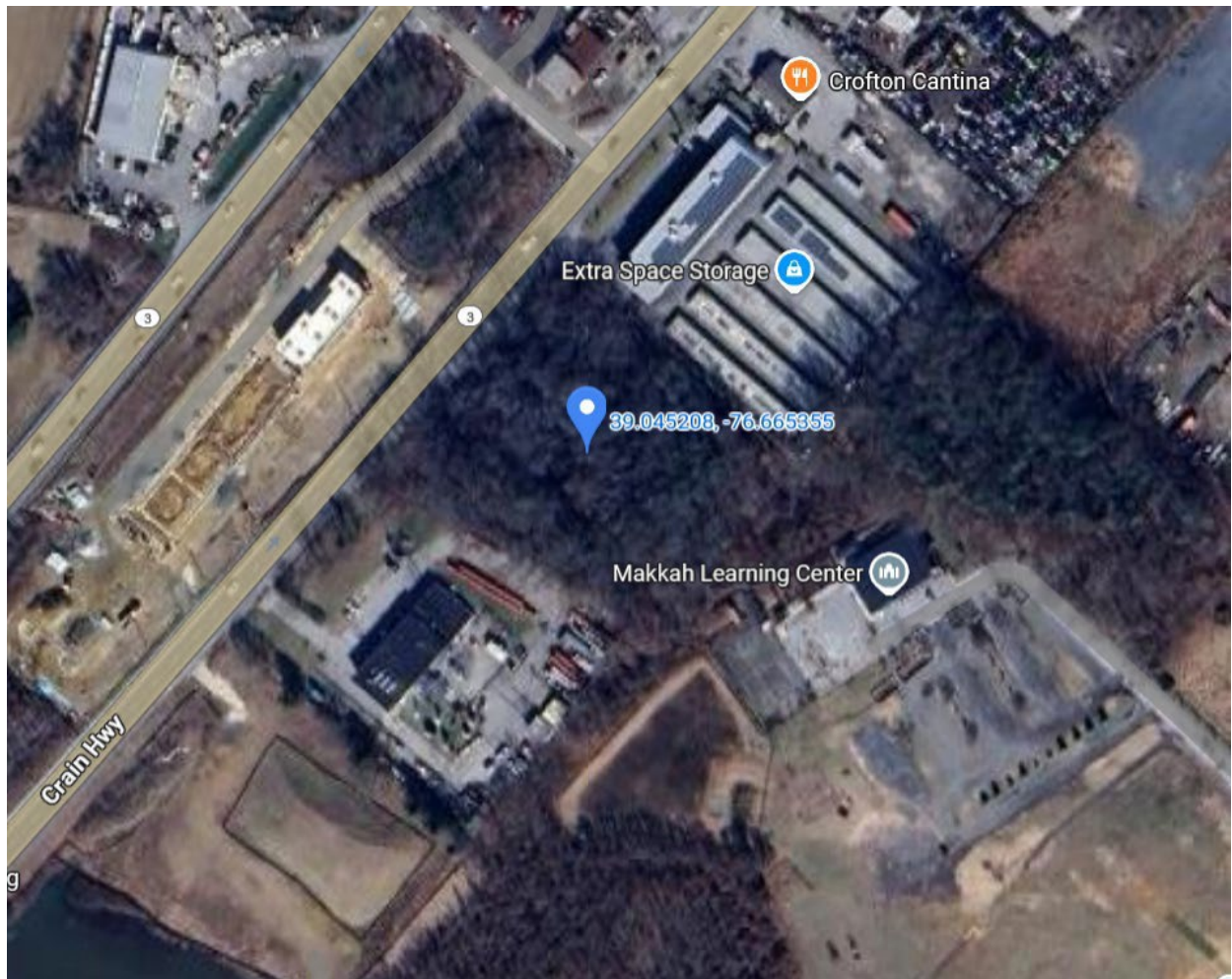
OPZ Justification: The retention of C2 zoning is consistent with the adopted Plan2040 Critical Corridor Development Policy Area and Commercial Planned Land Use as well as Plan2040 Goal HE2.

Aug. 14 SAC recommendation: By consensus (no vote required), the SAC agreed to support the OPZ recommendation.

[Maps follow]



Map 1 - MD Route 3 North, Tax Map 37, Parcel 6, Lots 1-3 [CZ-R5-GAM-0013]



Map 2 - MD Route 3 North, Tax Map 37, Parcel 6, Lots 1-3 [CZ-R5-GAM-0013]

1034 MD 3 North Lane (Versa Tile) [CZ-R5-GAM-0020] - New owner request.

-1.92 acres

-Current zoning: C3, OS, and R1 split

-Current use: Commercial

-OPZ initial recommendation: C3 (for the entire parcel; only a small portion is OS and R1)

(Note: SAC did not consider this parcel at either of the May meetings.)

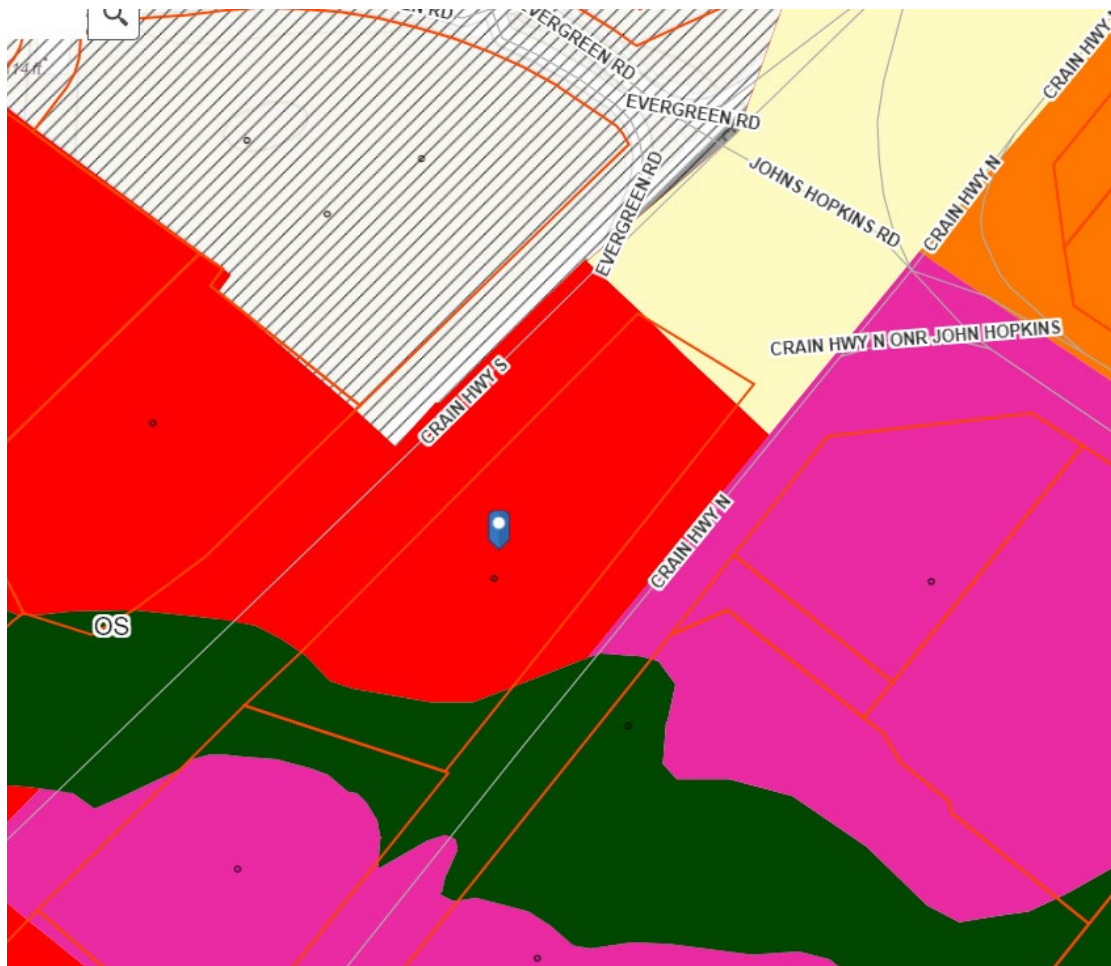
Owner request: C4

Owner justification: Expand the potential permitted commercial uses for the property.

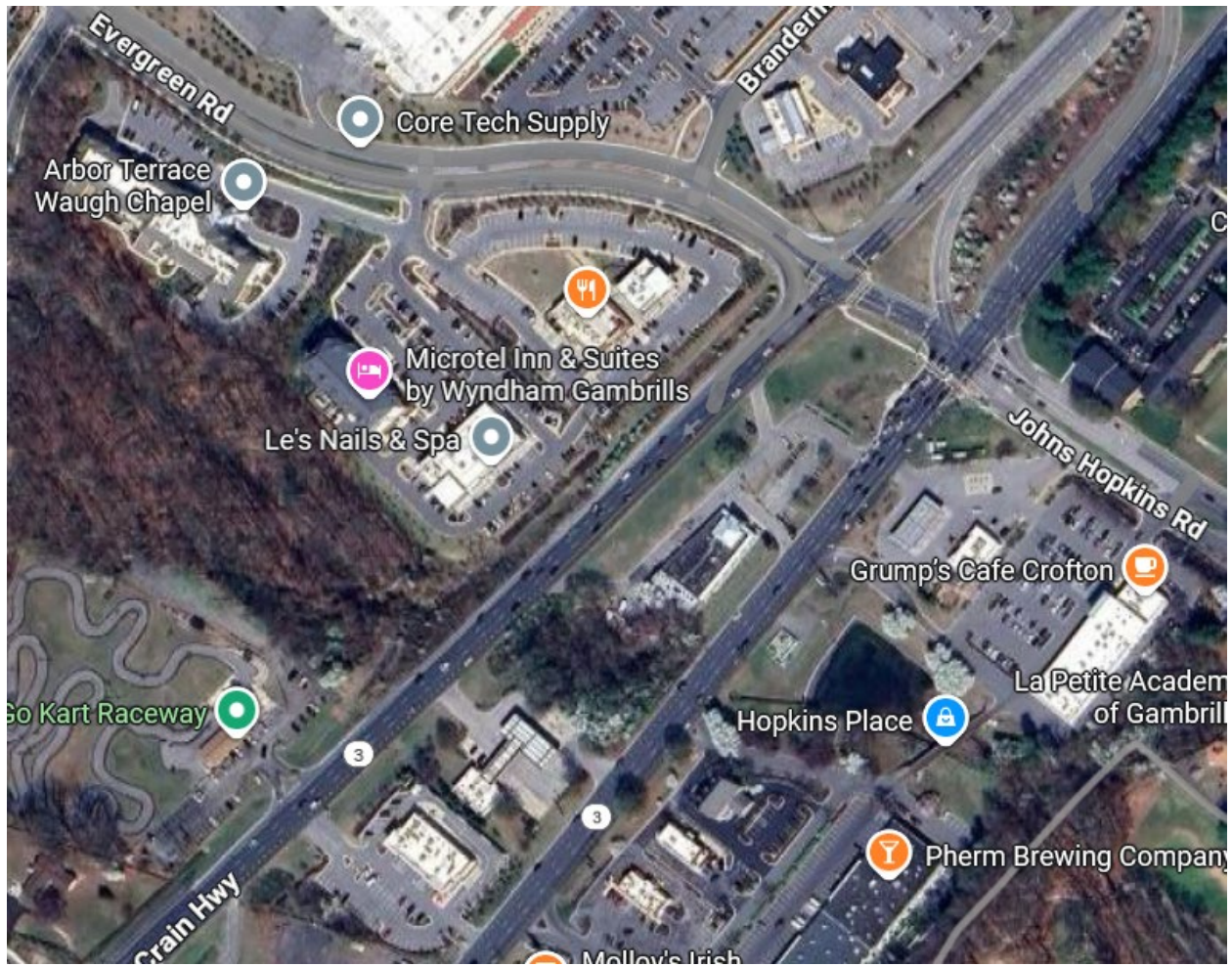
Aug. 14 OPZ recommendation: C3 (for the entire parcel; only a small portion is OS and R1)

OPZ justification: The retention of C3 zoning is consistent with the Plan2040 critical corridor development and commercial planned land use. It is consistent with Plan2040 Goal HE2 by retaining appropriately zoned land for industrial and commercial uses to maintain a balanced tax base and meet current employment projections.

Aug. 14 SAC recommendation: By consensus (no vote required), the SAC agreed to support the OPZ recommendation.



Map 1 - 1034 MD 3 North Lane (Versa Tile)



Map 2 - 1034 MD 3 North Lane (Versa Tile)

2609, 2629, 2662, 2664, and 2680 Evergreen Road, Gambrills - Reconsidered because there was no SAC consensus at the May 14 meeting.

[CZ-R5-GAM-0014] & [CZ-R5-GAM-0015]; [CZ-R5-POC-0001, 0002, 0003]

-Current zoning: RA and RLD
-Owner requests: RLD, R1, R2, and R5

-May 14 OPZ recommendation: RLD

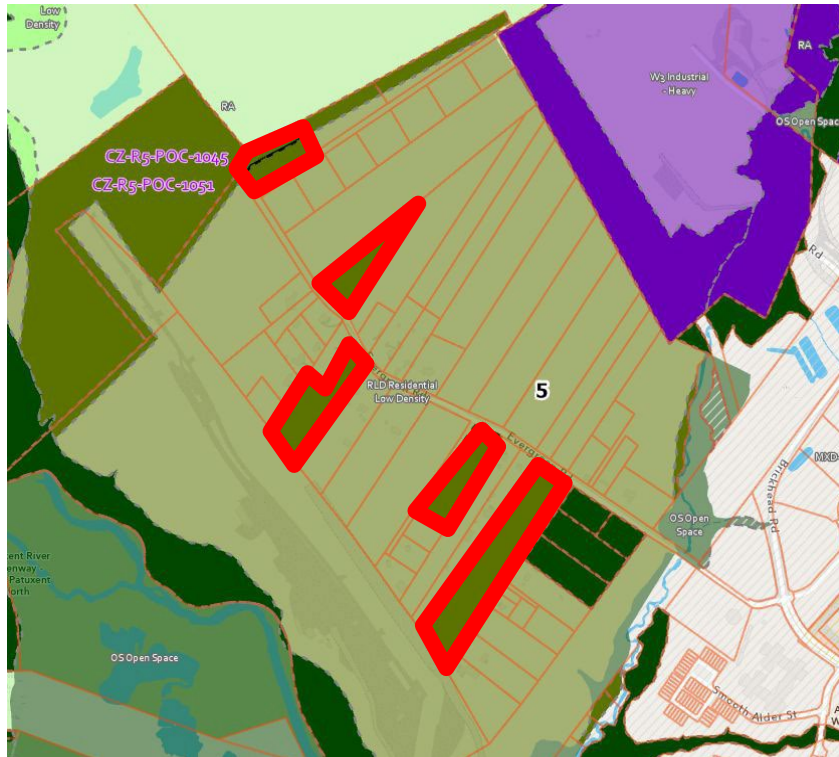
-May 14 SAC recommendation: A SAC member offered a motion to rezone the whole area from RLD to R1. SAC voted 7-4. Not achieving a two-thirds majority, the motion failed. The SAC may reconsider these properties at the Aug. 14 meeting.

Aug. 14 OPZ recommendation: RLD

OPZ Justification: Retention of RLD zoning is consistent with Plan2040 rural planned land use and is compatible with the surrounding area. A change to R5 zoning is not consistent with Plan2040 as it increases density in an area not targeted for significant growth. Additionally, the change is not consistent with the rural sewer service area.

Aug. 14 SAC recommendation: A SAC member offered a motion to rezone the whole area from RLD to R5. SAC voted 3 to 4 with 2 abstentions against this motion. Not achieving a two-thirds majority, the motion failed. Mr. Tull voted against the motion, particularly because there is no current exit from Evergreen Rd. to MD Rt. 3 northbound. All traffic would have to go through the Wegman's shopping center or go south and make a U-turn somewhere. SAC did not reach a consensus on these requests.

[Map follows]



Map - 2609, 2629, 2662, 2664, and 2680 Evergreen Road, Gambrills

Tax Map 29 & 26, Parcels 92, 252, 322, & 327 (Four Seasons Community Association) [CZ-R5-GAM-0022] - New owner request.

-13.84 acres

-Current zoning: R5 and OS split

-Initial OPZ recommendation: R5

(Note: SAC did not consider these parcels at either of the May meetings.)

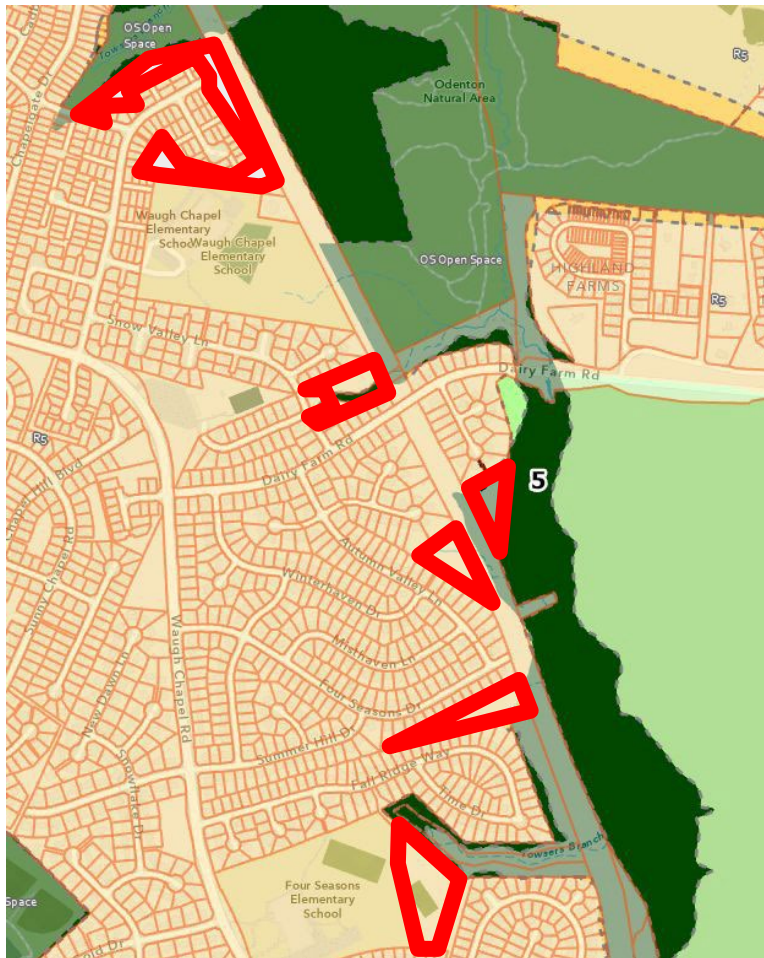
Owner request: OS

Owner justification: Reflects the current open space use of the parcels.

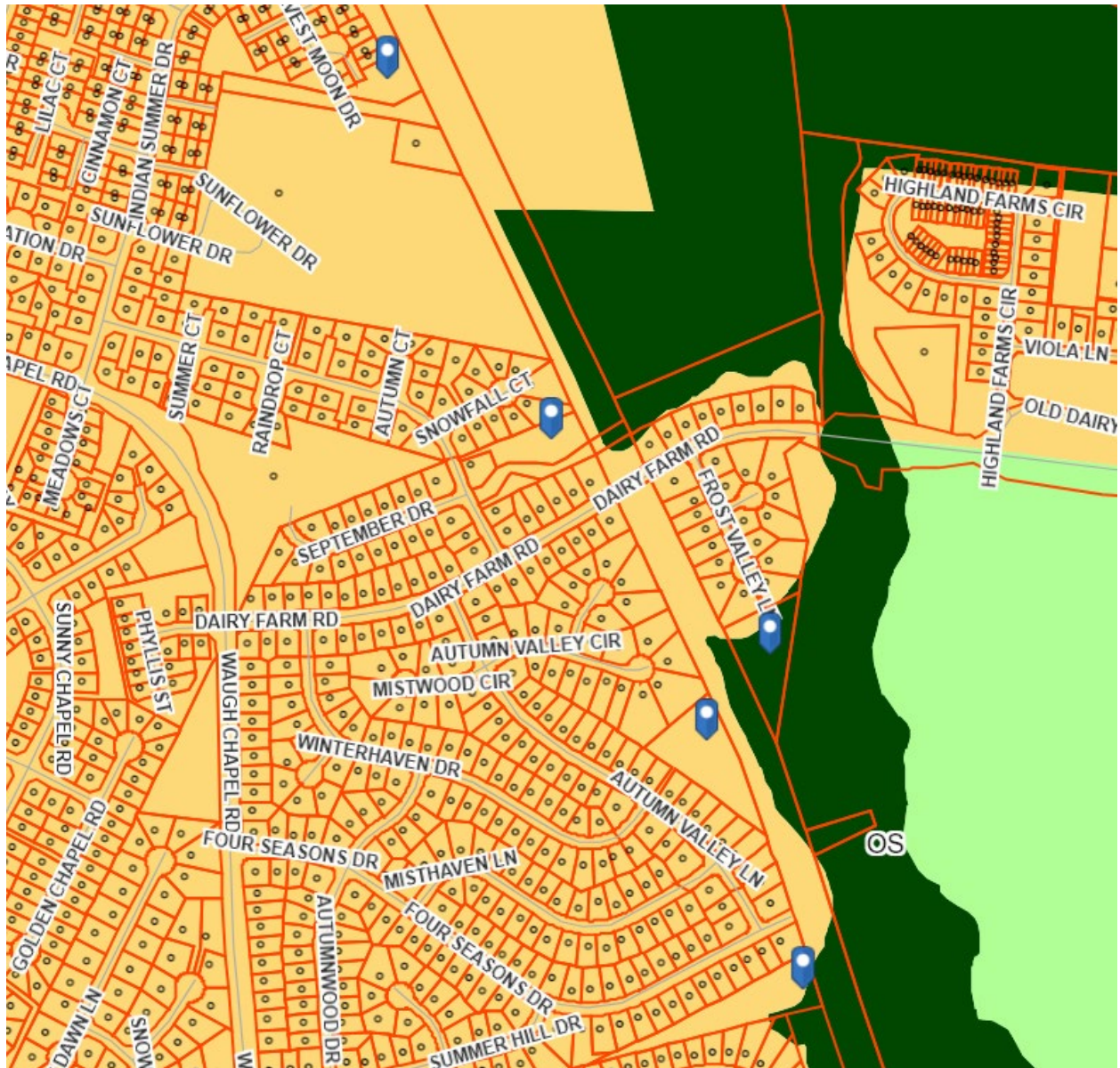
Aug. 14 OPZ recommendation: OS

OPZ justification: This change to OS zoning is consistent with the existing use as open space for the Four Season Community Association. Additionally, the change is compatible with the surrounding area.

Aug. 14 SAC recommendation: By consensus (no vote required), the SAC agreed to support the OPZ recommendation.



Map 1 - Four Seasons Community Association (4 parcels)



Map 2 - Four Seasons Community Association (4 parcels)

MD Rt. 3 North and Brandy Farms Lane (Lots 1, 2, & 3) - New OPZ request per Deferred Plan2040 Land Use Change Application: LUCA-79.

-14.99 acres

-Current zoning: C2 and RLD split

-Current use: Unused

-Plan2040 PLU Request: C1 and High Density Residential and Commercial split

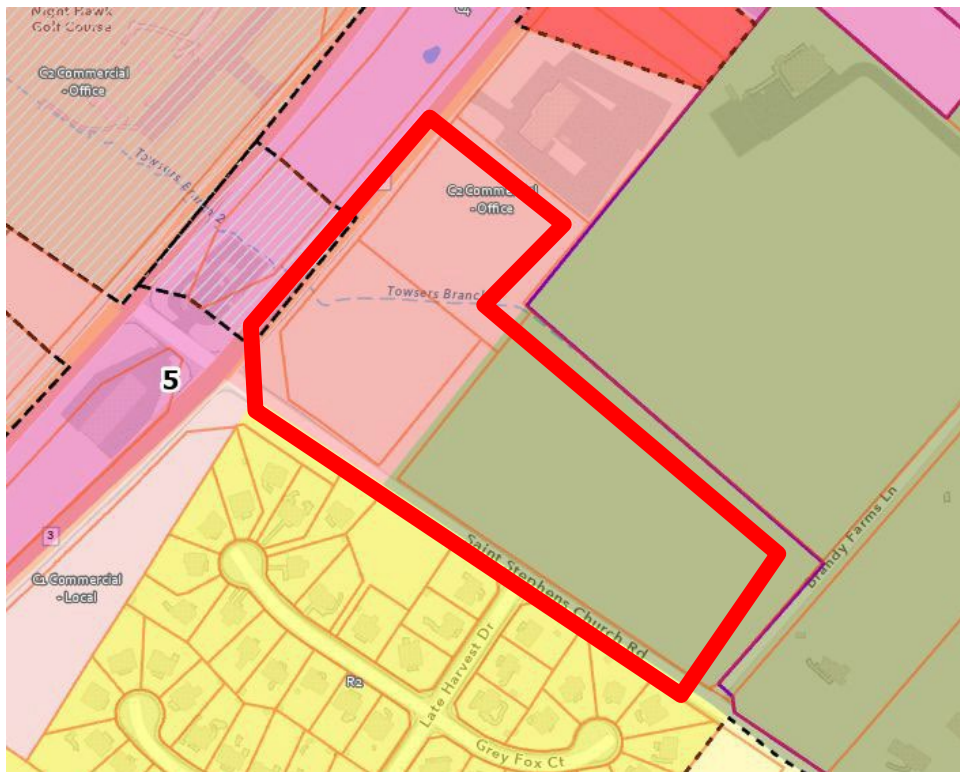
-Initial OPZ recommendation: Maintain current C2 and RLD split

(Note: SAC did not consider these parcels at either of the May meetings)

Aug. 14 OPZ recommendation: C2 and RLD split

OPZ justification: The requested Plan2040 change to the portion of the property that is zoned C2 is consistent with its zoning, however, changing the portion that is currently zoned RLD to High Density Residential is an increase in residential density within this corridor.

Aug. 14 SAC recommendation: By consensus (no vote required), the SAC agreed to support the OPZ recommendation.



Map - MD Rt. 3 North and Brandy Farms Lane (Lots 1, 2, & 3)

1318 Defense Highway (Eastern Motorcycles) [CZ-R5-GAM-0019] - Reconsidered because of public feedback.

- 1.2 acres

-Current zoning: C1

-Owner request: C4

-Owner justification: Expand business operations and permitted uses.

-May 14 OPZ recommendation: C1

-May 14 SAC recommendation: SAC voted 7-2 with 2 abstentions to support the OPZ recommendation.

Public Survey Feedback: General support for the business and the C4 zoning request.

[Note: Owner wants to upzone to C4 in order to have a dealers license and fully exploit the parcel. OPZ said this rezoning request garnered the most feedback of any other. The fact that there were 18 "public" comments in support and not one against seems a little suspect to this writer. To see the comments go this .pdf and search for CZ-R5-GAM-0019.]

https://aacoprod.aacounty.org/AACOServicePublic/rest/SharedDrive/loadFile/web/opz-region-plan5/R5_Preliminary_Draft_Public_Comments.pdf

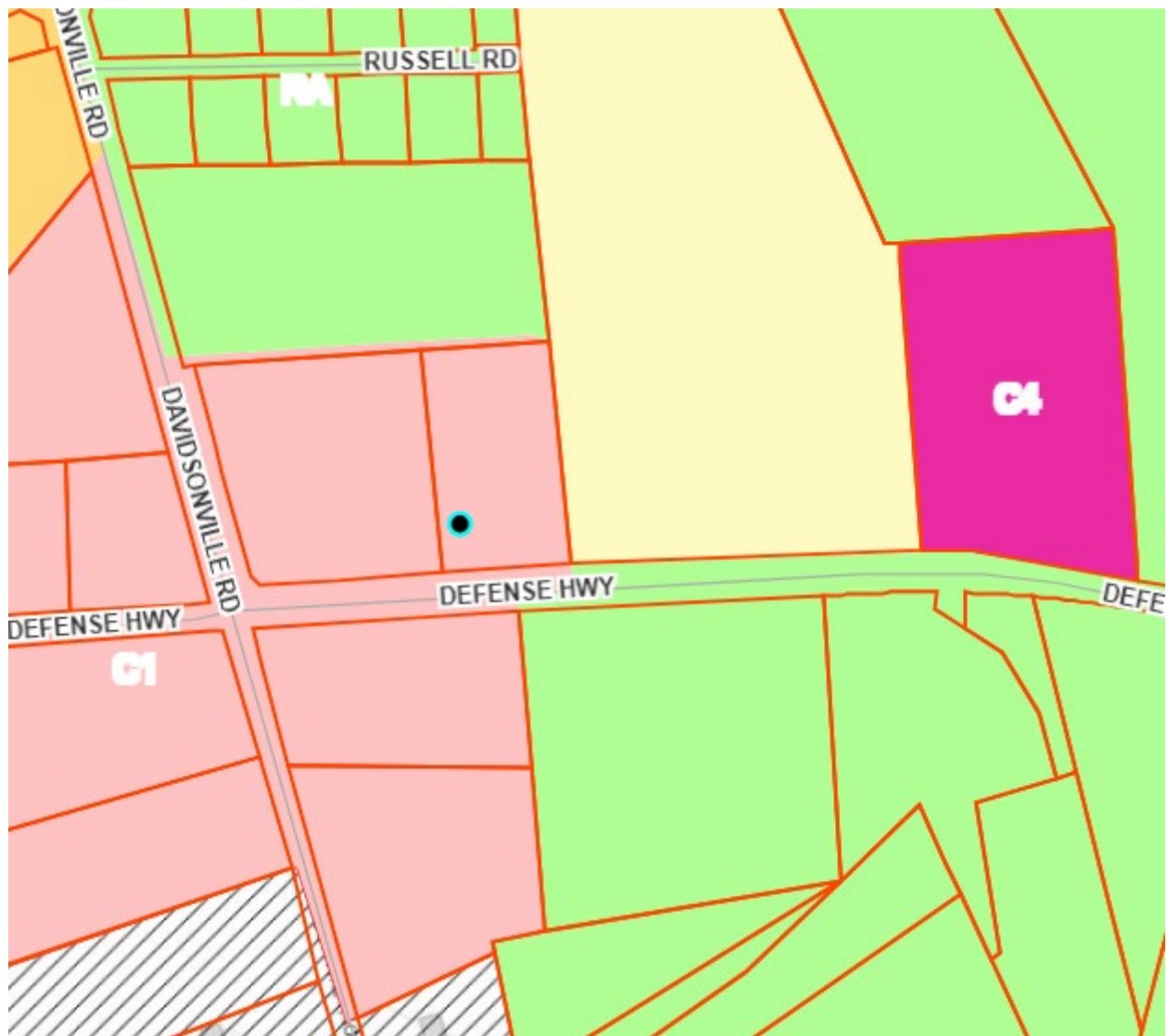
Aug. 14 OPZ recommendation: C1

OPZ justification: The retention of C1 is consistent with the commercial planned land Use and is compatible with the surrounding area. A change to C4 is not consistent with the Plan2040 neighborhood preservation development policy area.

Aug. 14 SAC recommendation: A SAC member offered a motion to support the owner's C4 request. The SAC voted 7-1 with 1 abstention to support the motion. Having achieved a two-thirds majority, this became the SAC recommendation. Mr. Tull voted against the motion, wanting to prevent more intense commercial development in the Staples Corner area.

[Note: This reversed the 7-2 recommendation on May 14 to maintain the C1 zoning].

[Maps follow]



Map 1 - 1318 Defense Highway (Eastern Motorcycles)



Map 2 - 1318 Defense Highway (Eastern Motorcycles)

1350 Defense Hwy (parcels 27 & 2) [CZ-R5-CFT-0001] - Reconsidered because of public comments.

-2.1 acres

-Current zoning: C1

-Current use: Mostly undeveloped; used car lot on some of it.

-Owner request: C3

-Owner justification: Pursue a commercial use

-May 14 OPZ recommendation: C1

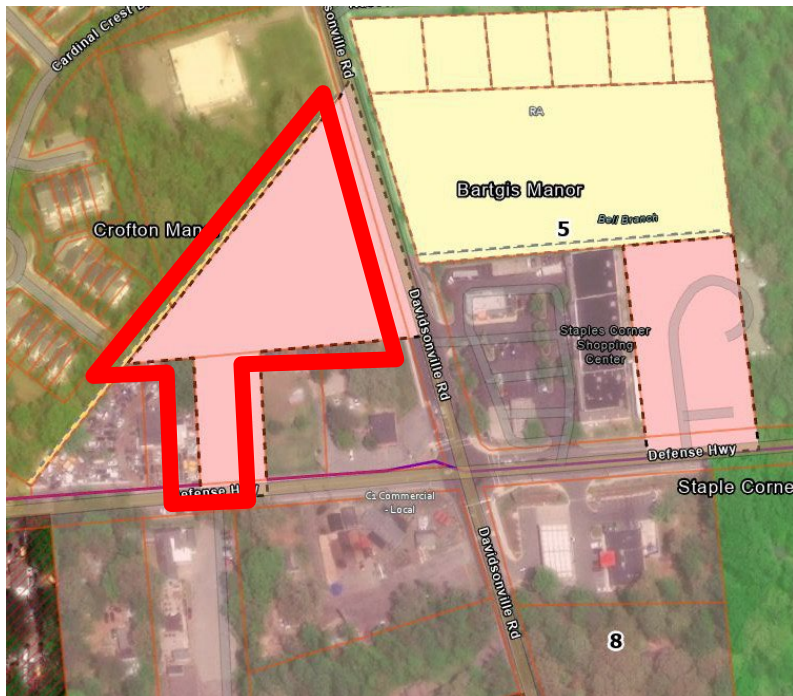
-May 14 SAC recommendation: SAC voted 7-2 with 2 abstentions to support of the OPZ recommendation.

Public Feedback: Mix of comments in support and opposition of zoning recommendation. Comments supporting the owner request noted C3 could align with community growth patterns. Comments opposing the owner request noted concerns about traffic congestion along MD 424.

Aug. 14 OPZ recommendation: C1

OPZ Justification: The retention of C1 zoning is consistent with Plan2040 commercial planned land use and is compatible with the surrounding area. A change to C3 zoning would intensify commercial uses that are adjacent to existing residential neighborhoods and is not consistent with Plan2040 neighborhood preservation development.

Aug. 14 SAC recommendation: SAC voted 6-1, with two abstentions, in support of the OPZ recommendation to maintain C1.



Map - 1350 Defense Hwy (parcels 27 & 2)

MD Rt. 3 North Tax Map 42, Parcel 195 (Crofton Civic Association former "Enclave" property) [CZ-R5-CFT-0002] - New owner request.

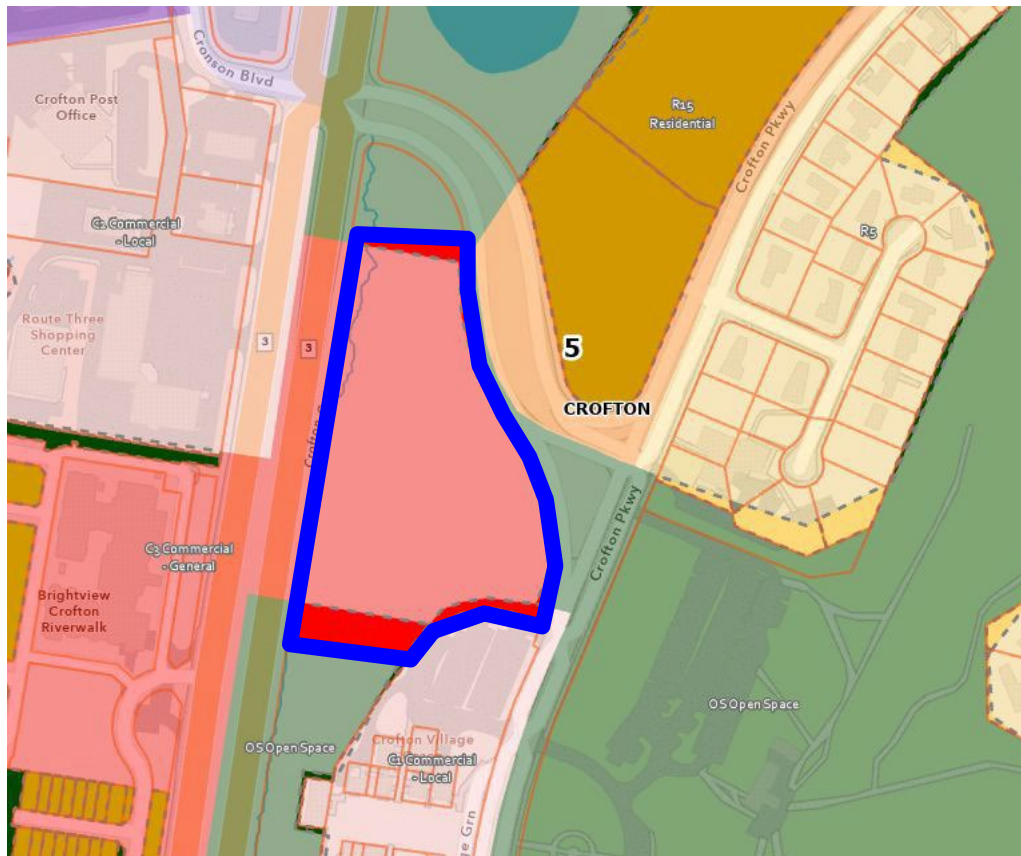
- 6.94 acres
- Current zoning: C3 and OS split
- Current use: Vacant (wooded preserve)
- May 14 OPZ recommendation: C3
- May 14 SAC recommendation: C3

[Note: At the May 14 meeting, OPZ/SAC recognized that this property had since become a forest preserve and that the C3 recommendation would trigger a letter to the owner who could then make a request for a zoning change. The CCA has done just that.]

Owner request: OS
Owner justification: Reflects the CCA's desire to preserve the parcel.

Aug. 14 OPZ recommendation: OS (and Parks and Open Space PLU)
OPZ justification: This change to OS zoning is consistent with the existing use as open space for the Crofton Civic Association community. Additionally, the change is compatible with the surrounding area.

Aug. 14 SAC recommendation: By consensus (no vote required), the SAC agreed to support the OPZ recommendation.



Map - Crofton Civic Association "Enclave" property on MD Rt. 3 North

MD Rt. 3 South Tax Map 42, Parcel 45 (MD Rt. 3 South) [CZ-R5-CFT-0003] - New owner request.

-3.72 acres

-Current zoning: OS and C3 split

-Current use: Vacant (wooded lot)

-Initial OPZ recommendation: OS and R10 split

(Note: SAC did not consider this parcel at either of the May meetings)

Owner request: R10

Owner justification: Develop residential housing.

[Note: Only a small sliver in the SE corner is zoned C3 (see map 1) and the rest is with a floodplain.

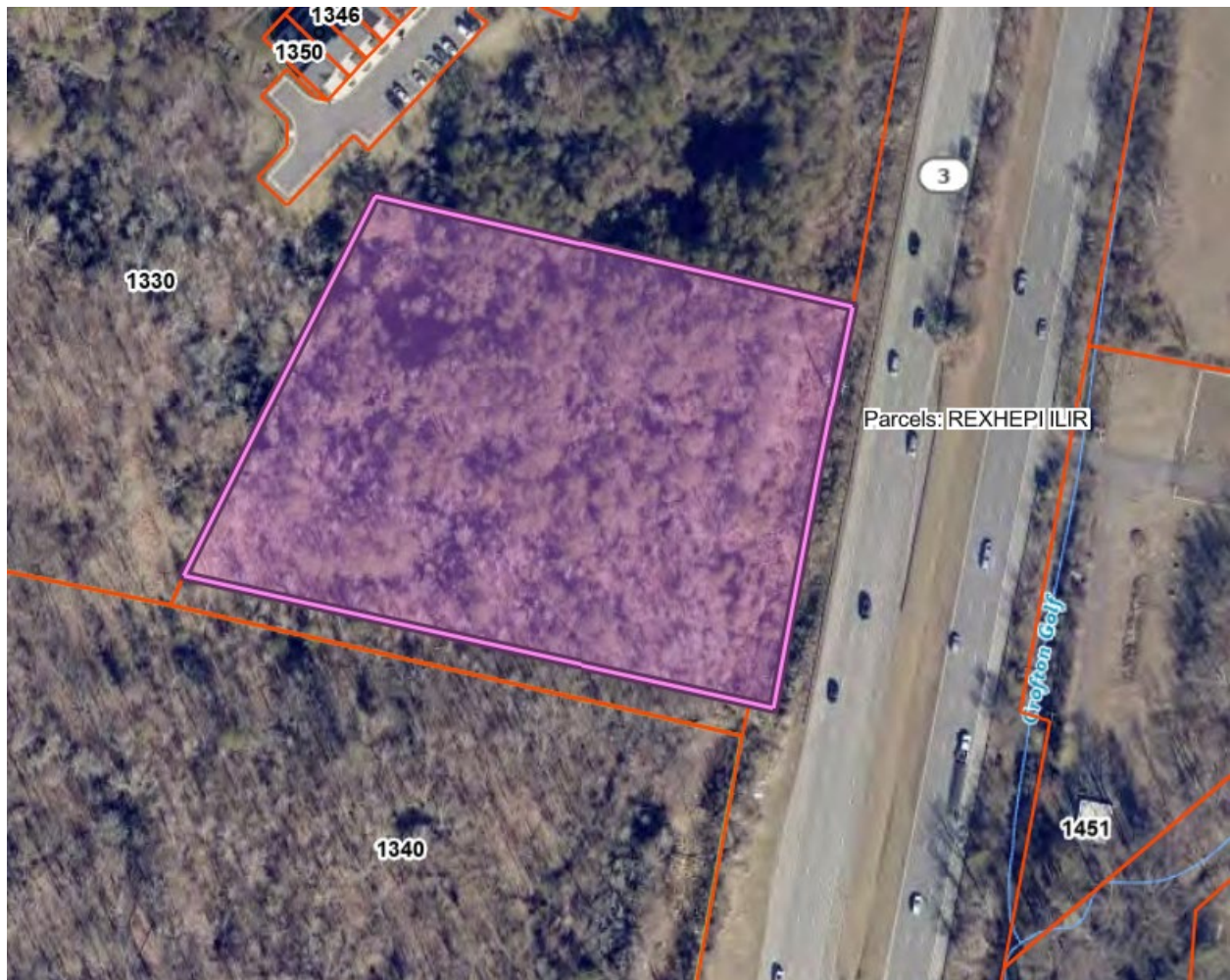
Aug. 14 OPZ recommendation: OS and R10 split

OPZ justification: The recommended OS and R10 zoning split is consistent with Plan2040 Goal 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.

Aug. 14 SAC recommendation: By consensus (no vote required), the SAC agreed to support the OPZ recommendation.



Map 1 - MD Rt. 3 South wooded lot across from pumping station



Map 2 - MD Rt. 3 South wooded lot across from pumping station

MD Rt. 3 North, Tax Map 42, Parcels 155 & 181 (Crossgate Lane, Crofton) [CZ-R5-CFT-0004] - New owner request.

-6.86 Acres

Current zoning: OS, R5, and C3 split

Current use: Vacant

-Initial OPZ recommendation: R5

(Note: SAC did not consider these parcels at either of the May meetings)

[Note: Only a small sliver of one parcel is zoned OS (see the northern tip of the north parcel) and only a small sliver of the other is zoned C3 (see the southern tip of the south parcel). When the Crofton Civic Association received letters with the OPZ recommendation to rezone all of both to R5, the CCA countered with a request that all of both parcels be rezoned OS in order to better protect them.]

Owner request: OS

Owner justification: Reflects the CCA's desire to preserve the parcels.

Aug. 14 OPZ recommendation: OS (and Parks and Open Space PLU)

OPZ justification: This change to OS zoning is consistent with the existing use as open space for the Crofton Civic Association community. Additionally, the change is compatible with the surrounding area.

Aug. 14 SAC recommendation: By consensus (no vote required), the SAC agreed to support the OPZ recommendation.

[Maps follow]



Map 1 - Crossgate Lane, Crofton (north and south parcels)



Map 2 - Crossgate Lane, Crofton (north parcel)



Map 3 - Crossgate Lane, Crofton (south parcel)

1079 MD Rt. 3 North [CZ-R5-CFT-0005] - New owner request.

-2.00 acres

-Current zoning: C2 and R5 split

-Current use: Residential (1 structure)

-Initial OPZ recommendation: C2 and R5 split

(Note: SAC did not consider this parcel at either of the May meetings)

Owner request: C4

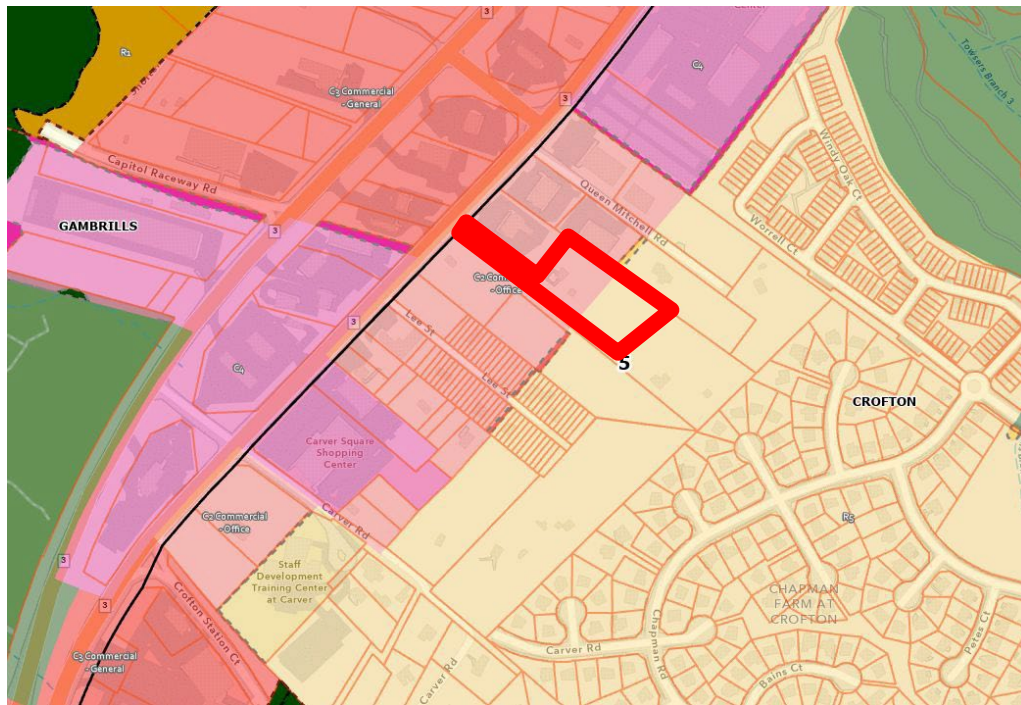
Owner justification: Business to rehab historic cars and other permitted C4 uses.

Aug. 14 OPZ recommendation: C2 for all of the property

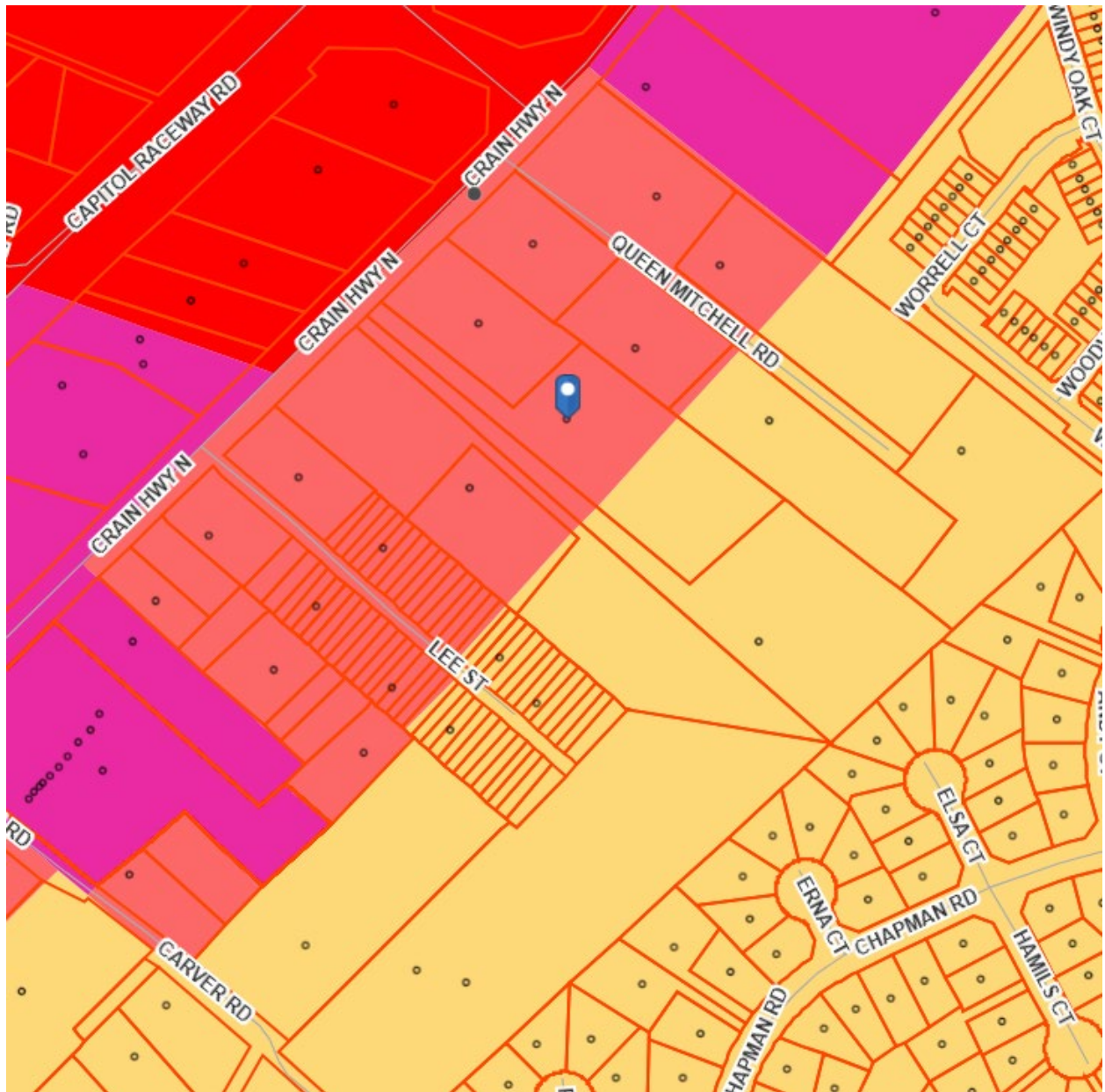
OPZ justification: The retention and expansion of the C2 zoning is consistent with the commercial planned land use and Plan2040 Goal BE11 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income, and a tax base that is sustainable and meets the needs of all residents. Additionally, the change is compatible with the surrounding area.

Aug. 14 SAC recommendation: A SAC member (Mr. Tull) offered a motion to maintain the existing C2/R5 split. The SAC voted 3-5 with 1 abstention against the motion. Another SAC member then offered a motion to support the OPZ recommendation to zone all of the parcel C2. The SAC voted 5-3 with one abstention to support the motion. Not achieving a two-thirds majority the motion failed. ST voted against this motion to prevent further intrusion of commercial zoning into R5 and thus preserve the wooded buffer between the two zoned areas. SAC was unable to reach a consensus on this request.

[Maps follow]



Map 1 - 1079 MD Rt. 3 North

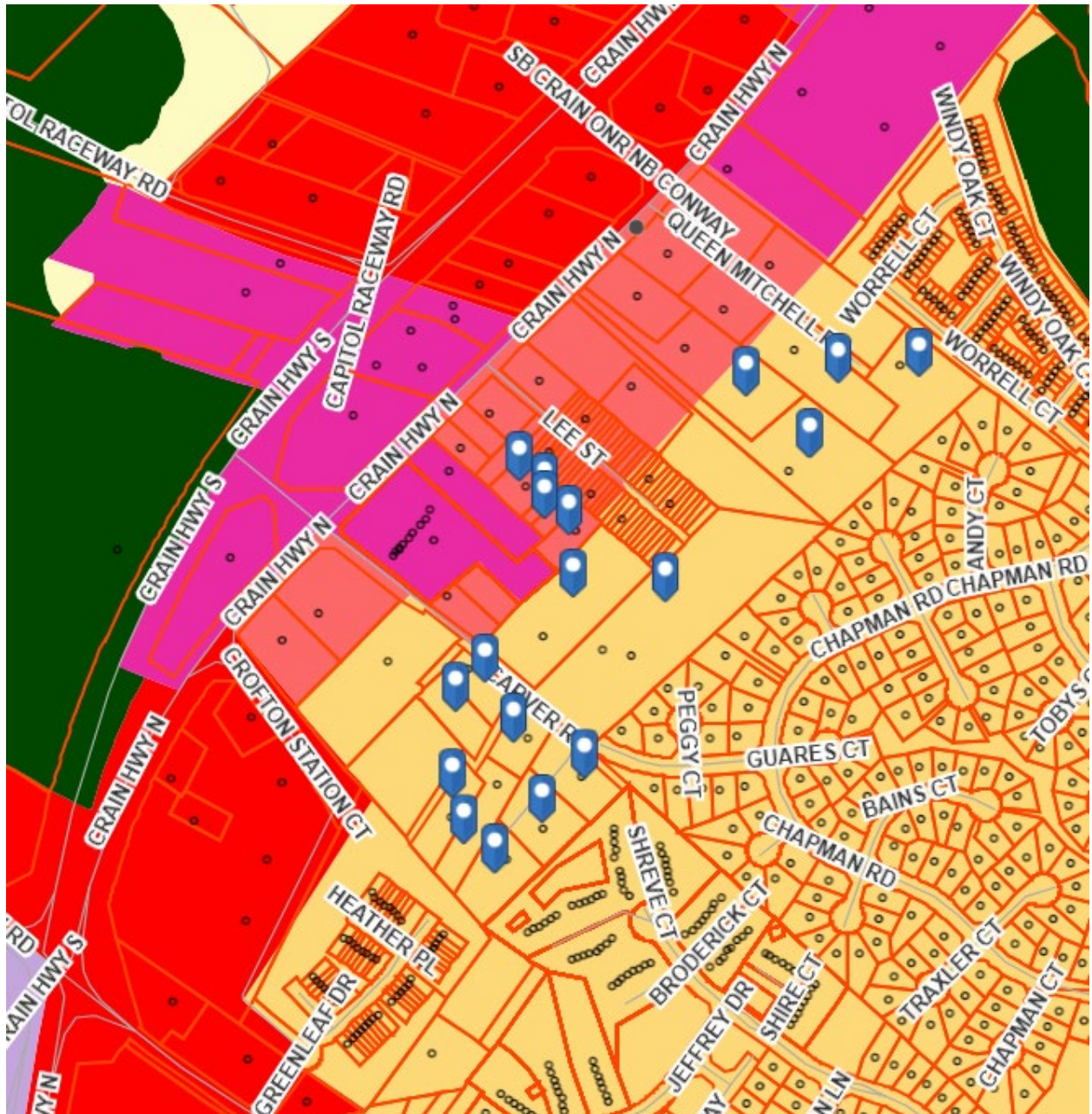


Map 2 - 1079 MD Rt. 3 North



Map 3 - 1079 MD Rt. 3 North

Map 1 - properties to be included in future MD Rt. 3 corridor studies.



Map 2 - properties to included in future MD Rt. 3 corridor studies.

2805 Fifth Avenue, Woodwardville (Parcels 180 & 182) - [CZ-R5-WWV-0004] - New owner request.

-54.03 acres

-Current zoning: RA and OS split

-Current use: Vacant (forest)

-Initial OPZ recommendation: RA

(Note: SAC did not consider these parcels at either of the May meetings)

Owner request: RLD

Owner justification: Develop the properties to provide residential dwellings.

Aug. 14 OPZ recommendation: RA

OPZ justification: The retention and expansion of RA zoning is consistent with Plan2040 rural and agricultural development policy area and Rural Planned Land Use. Additionally, the recommendation is consistent with BE2 and BE14 to protect and preserve the significant historic and cultural rural character of the County and 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.

Aug. 14 SAC recommendation: A SAC member offered a motion to maintain the RA/OS split. SAC voted 4-5 on the motion. Not achieving a two-thirds majority the motion failed. Another SAC member then offered a motion to support the OPZ recommendation to rezone the whole property RA. SAC voted 5-4 with 1 abstention to support the motion (Mr. Tull voted for this motion). Not having achieved a two-thirds majority, the motion failed. SAC was unable to reach a consensus on this request.

[Maps follow]



Map 1 - 2805 Fifth Avenue, Woodwardville



Map 2 - 2805 Fifth Avenue, Woodwardville

Bulk Parcel OR & OS 6R (Parcel O), Two Rivers [CZ-R5-TRS-0005] - Reconsidered because of public comments.

-137.47 acres

-Current zoning: OS, R2, and, RA split

-Current use: Vacant (open and wooded)

-Owner request: RLD and R2

-May 21 OPZ recommendation: OS and R2 split [the RA zoning line was adjusted to R2]

-May 21 SAC recommendation: SAC voted 11-0 with 2 abstentions to support the OPZ recommendation.

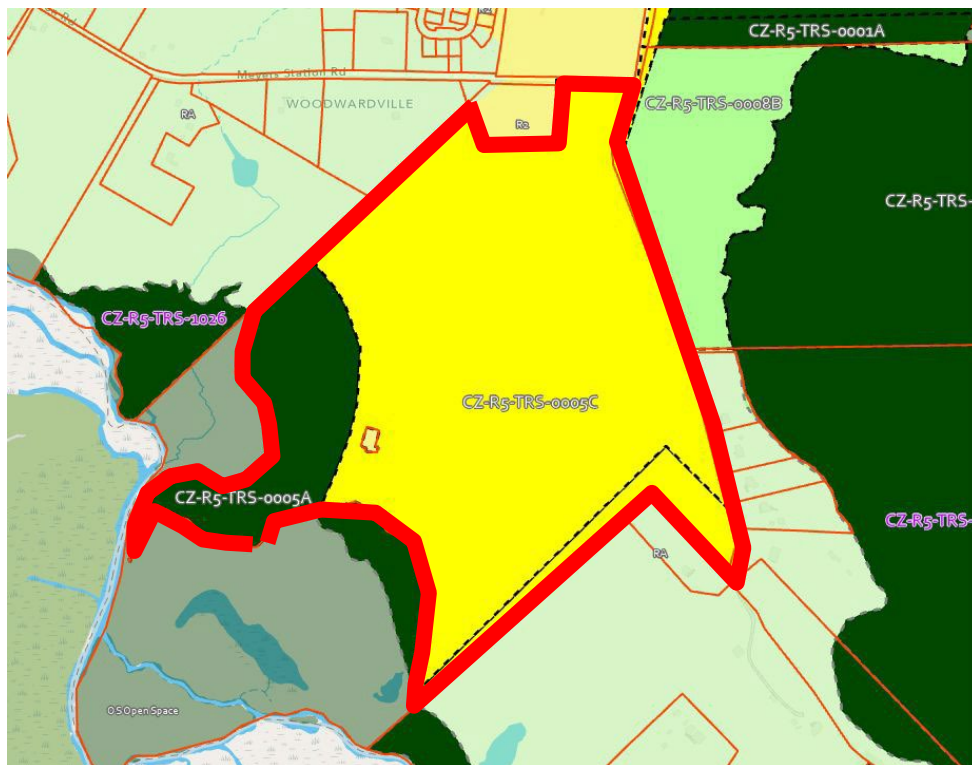
Owner request: RLD and R2

Public feedback: Significant amount of public feedback regarding infrastructure and public facilities capacity, traffic congestion threatening public safety, and impacts to the natural environment.

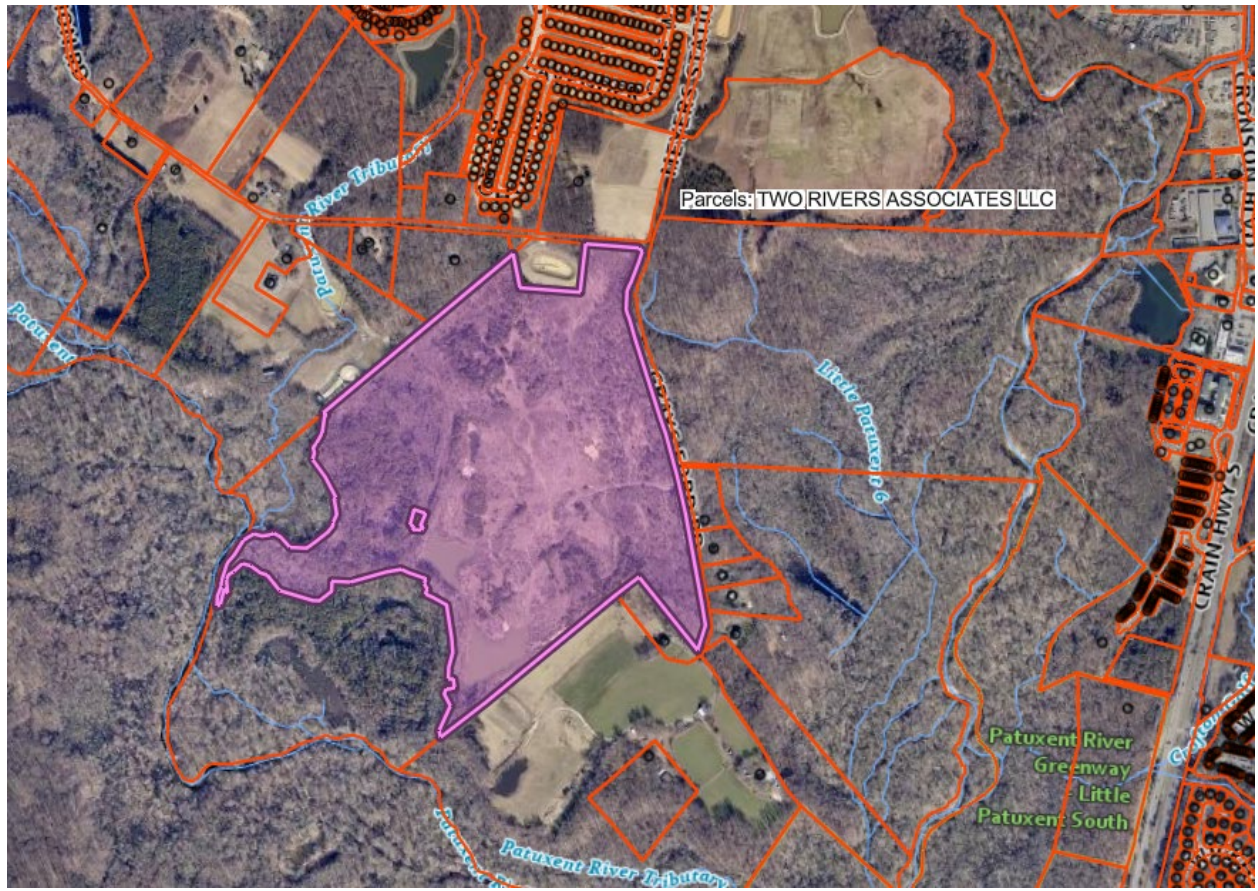
Aug. 14 OPZ recommendation: R2 and OS split

OPZ justification: This property is currently zoned R2 and OS and is part of the Two Rivers Planned Unit Development. This parcel was rezoned during the 2004 comprehensive zoning process from RA and OS to R2 and OS. A change to R2 or R5 zoning for the OS portion or to R5 for the R2 portion zone would increase density in an area not targeted for significant growth.

Aug. 14 SAC recommendation: By consensus (no vote required), the SAC agreed to support the OPZ recommendation.



Map 1 - Bulk Parcel OR & OS 6R Parcel O [CZ-R5-TRS-0005]



Map 2 - Bulk Parcel OR & OS 6R Parcel O [CZ-R5-TRS-0005]

Tax Map 42, Parcel 10, Two Rivers (Meyers Station Rd.) [CZ-R5-TRS-0008] - New owner request.

-134.08 acres

-Current Zoning: OS, RA, and R2

-Initial OPZ recommendation: R2 (western parcel), OS and RA split (eastern parcel)

(Note: SAC did not consider this parcel at either of the May meetings)

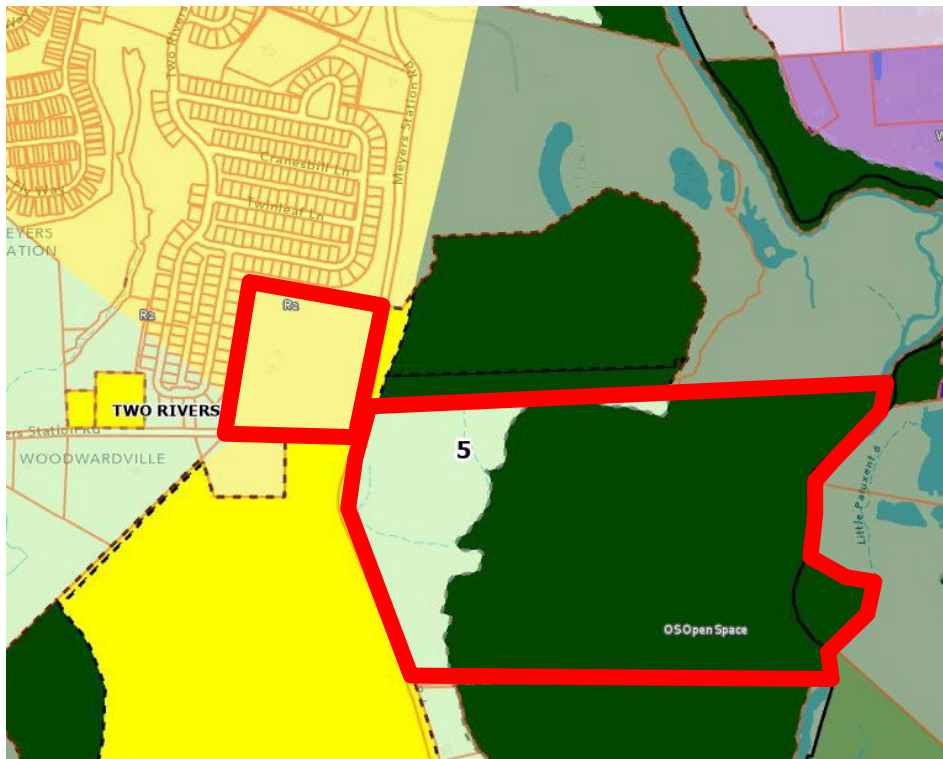
Owner request: R2 (western parcel) and RLD (eastern parcel)

Owner justification: Develop the properties to provide residential dwellings.

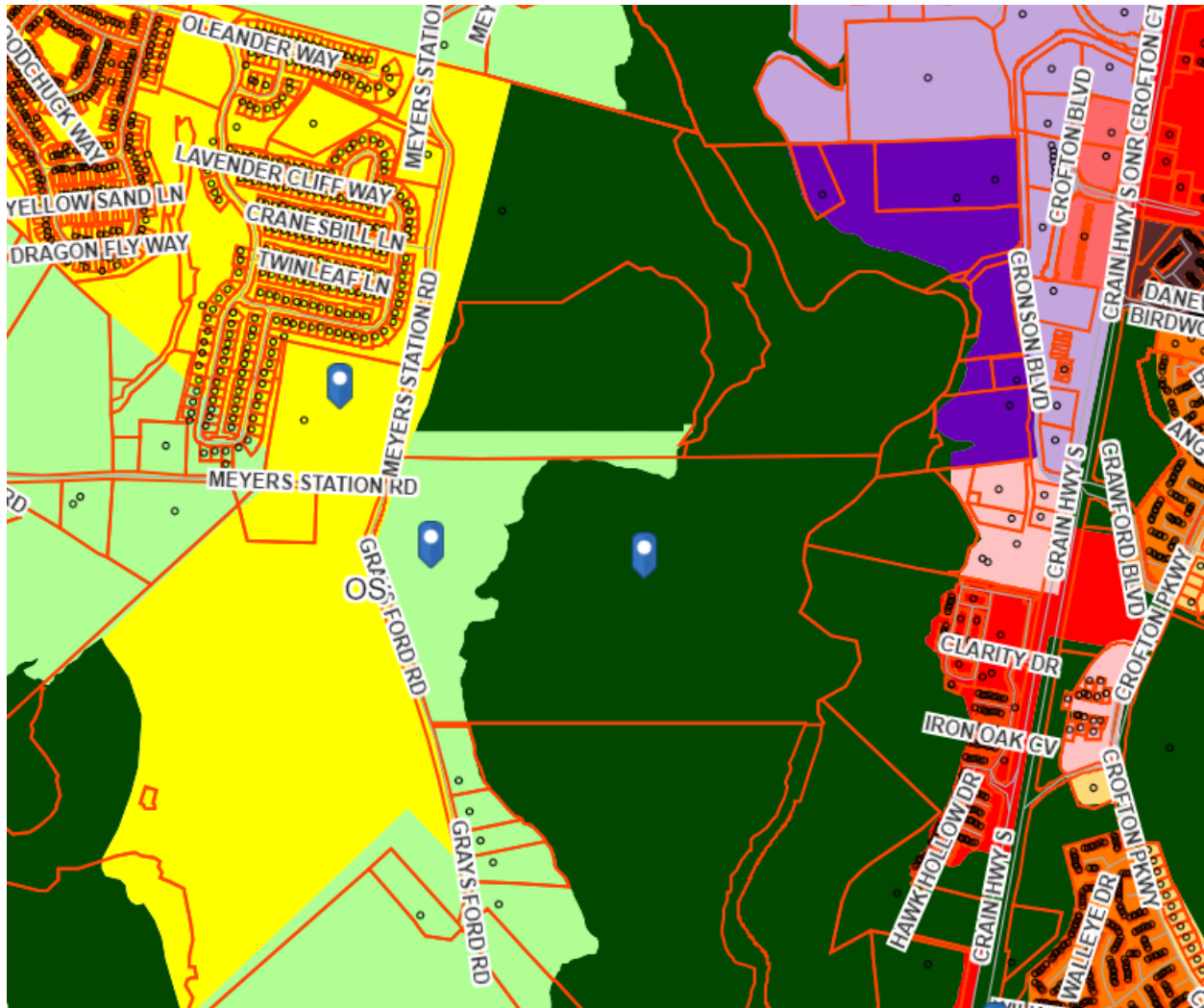
Aug. 14 OPZ recommendation: R2 (western parcel) and OS/RA (eastern parcel)

OPZ justification: The retention of the R2 and OS/RA split is consistent with Plan2040 rural and agricultural development policy area. Additionally, the recommendation is consistent with BE2 to preserve the agricultural and rural character of the County's rural and agricultural policy area and 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.

Aug. 14 SAC recommendation: SAC voted 9-0 in support of the OPZ recommendation to maintain the R2 and OS/RA split zoning.



Map 1 - Meyers Station Road, Two Rivers



Map 2 - Meyers Station Road, Two Rivers

- THE SAC THEN VOTED UNANIMOUSLY TO SEND THESE RECOMMENDATION TO THE PLANING ADVISORY BOARD (PAB).
- END OF THE AUGUST 14, 2025 MEETING.
- END OF REGION 5 SAC MEETINGS.

Next steps: The Planning Advisory Board (PAB) will meet on September 17, 2025, where OPZ will present a briefing on the general process and highlights for the Region 5, 6, and 8 plans and zoning. The PAB will meet again on October 8, 2025, where OPZ will provide brief highlights of the Region 5 Plan and zoning map. The meeting will also include an opportunity for the public to provide oral and written testimony. Written testimony will be accepted between September 17, 2025 and October 22, 2025. The PAB will deliberate during their meeting on November 19, 2025, and provide recommendations on the Region 5 Plan and zoning map. Additionally, the PAB will deliberate during the meeting on December 3, 2025, and provide recommendations on new Region 5 Comprehensive Zoning Applications.

After the conclusion of the PAB process and changes have been made to the Region 5 Plan and zoning map, it is anticipated that the County council process will begin in early 2026.