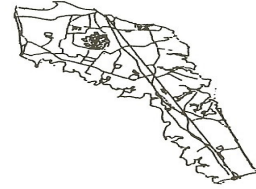




GREATER SEVERNA PARK COUNCIL
Meeting
Severna Park Library
February 8, 2011
Minutes



Go to: www.GSPCouncil.Org

The meeting was called to order at 7:30 pm by President Jerry Pesterfield. Mr. Pesterfield welcomed new members from Chartwell and Pointfield West, and President's Mark Schroeder, Woodberry Farms, and Wes Adam, Williams Woods.

Secretary's Report: President Pesterfield motioned for approval of the November 9, 2010, Minutes which were distributed by email to the full membership. Without objection the minutes were unanimously approved as submitted and filed for the record. It was also noted for the record that the January 11, 2011 general meeting was cancelled by President Pesterfield due to bad weather.

Treasurer's Report: Treasurer Steve Poland provided the Treasurer's Report as of February 8, 2011, and noted the following: (1) Twenty-two communities are paid plus received six more payments making total dues paid to date of 28 communities out of 53. President Pesterfield will send out reminders to communities not paid to date. Mr. Poland noted that 53 communities were in good standing plus Williams Woods. Motion to approve the Treasurer's Report was unanimously approved as submitted and filed for the record.

See Appendix A for account balances and activity reported in the Treasurer's Report as of February 8, 2011.

See Appendix B for Membership Update as of February 8, 2011, and the list of communities in arrears 2007 through 2010.

Chairman Richard B. "Dick" Ladd, County Council, 5th District: President Pesterfield welcomed new County Council Chairman Dick Ladd and noted that they have had the opportunity to meet and discuss issues important to the GSP communities, and he looks forward to continuing that discussion. Chairman Ladd noted that he appreciated the opportunity to meet with Jerry and to be informed on issues. He hopes to continue that dialogue with Jerry and the GSPC as well as his constituents during the next four years. He firmly believes it is important to listen and to be informed which will result in better decision making.

Chairman Ladd discussed the following:

Fiscal Discipline and County Financial Issues – Mr. Ladd stated that the view of the current fiscal situation is as bad as last year and noted that County financial issues are a high priority. John Hammond is an excellent County Budget Officer.

Projected budget shortfall – Once estimated to be \$90 million, that figure has been readjusted to around \$20-30 million, after the use of available "one-time" funds. (updated figure is now \$50 million). He wants to get the budget on sound footing since it is not currently sustainable.

County Employees – The largest single impact on the budget is employee pay and benefits. Unions will be negotiating new benefit packages for new hires. Defined contributions, greater level of deductions and co-pays, and other options will be looked at.

Binding Arbitration Issues – Mr. Ladd noted that this is a very important issue. One "tool" that is lacking is whether the Council can fund binding arbitration. Elected officials need to sit down to look at how less money can be spent. There are a handful of unions that the Council will have to put in line with all other costs to consider and reserve the right to do that.

Smaller Government and User-Friendly Government – The County has to look at ways to reduce government spending. Some suggestions received were closing some libraries or reducing hours of operation for libraries and perhaps the senior centers. (The County Council, however, does not make these operational decisions; it is basically up to the County Executive and Library Trustee.) The Council approves and adjusts spending plans.

User-Friendly Government – Mr. Ladd stated that he wants the County to be more responsive and fairer to the citizens when dealing with building permit issues particularly in the critical area. He would support new techniques and fixes for the permitting process.

Rezoning – District 5, with 49 applications for rezoning, will be in the third rezoning bill to be considered. While he is currently visiting the properties and meeting with applicants, the rezoning bill will not be introduced until August.

Property Rights and Responsibility – If improvements are made to the Bay, homeowners must be involved. This issue is something he wants to get everyone involved in.

School Renovation Funding – Mr. Ladd noted that the Council may only add funds to the County budget up to the Board of Education request. He also stated that he supports investments for schools including Benfield Elementary. Six or seven schools were proposed by the Board of Education for design – half of the schools on the list will get funding and support. \$2-3 million for design is not the problem; it is the \$40 million for construction next year which has his support. Mr. Ladd also noted that he totally supports the Severna Park area schools and they are on the Board of Ed's FY12 list. Mr. Ladd also noted that infrastructure is generally undercapitalized. He personally thanked Cathy Vitale and Maureen Carr-York and noted that they did a marvelous job in getting schools funded including \$98 million for Severna Park High School.

Board of Education – Mr. Ladd stated that the Board is very important and he has met with members to discuss concerns and issues. The Council makes great efforts to support BOE projects within available funds.

Libraries – (An announcement was made about a possible fundraiser for the libraries.) Mr. Ladd noted that he was pleased to hear that there is a Foundation to raise funds for the Libraries.

Board of Appeals – Mr. Ladd was pleased to announce that Carroll Hicks was reappointed to the Board of Appeals and he is very impressed with him. The Chartwell antenna issue will be before the Appeals Board tomorrow evening. There have been concerns lately on how the Board has been dealing with critical area issues and representatives of the Critical Area Commission.

County Charter – This year there will be a County Charter Review Commission established to study the County Charter. There has been some discussion on changing the number of councilmanic districts from 7 to 9 as a result of the recent consensus. Five people will be appointed to this Commission.

Septic Systems – Septic system run-off is a high priority of Mr. Ladd. There are five problem areas in District 5. Community systems are an idea worth exploring along with working with the communities to do what is right to clean up the Bay.

Delegates Questions and Answers – The following questions from delegates were discussed.

Wes Adams, Williams Woods Community, asked Mr. Ladd if he was aware of the 142% vs. 100% capacity rate for Benfield vs. Arnold and asked whether Benfield would lose to Arnold. Mr. Ladd responded that he would support Benfield by trying to keep it in the budget and would not suggest Arnold be put before Benfield.

Adrienne Croll, Berrywood Community, inquired about rezoning issues and asked whom Mr. Ladd met with on zoning issues on Route 2. Mr. Ladd responded that he met with those applicants who were available at the time of the site visits.

Woodberry Community resident commented about the article in the Washington Post about the communities impacted by BRAC and the transportation issues and implications. Mr. Ladd noted that long-term projections of getting the traffic issues resolved are pretty good. Currently there is a fight with the DOD to get funds for transportation projects and he understands that there are still some funds available.

Mr. Ladd also noted that over time we will find younger people will like the area and relocate. Military and certain employee families will initially try to commute between Ft. Meade and Virginia where they have established roots. Over time new hires and reassigned personnel will relocate here which will be good for the Severna Park area.

West Severna Park resident noted that the Severna Park Library is closed on Sunday and it has impacted her mother and others who use the library as well as the senior centers. Mr. Ladd noted that he understands and will keep that in mind during budget discussions.

In closing Mr. Ladd noted that he looks forward to working with Al Johnston and Jerry Pesterfield. He also looks forward to hearing from the community. There will be the ability to add amendments to the rezoning bill if an application is not recommended by Planning and Zoning.

Mr. Ladd also noted that Carroll Hicks, on his own, stepped up and ran for Vice Chairman of the Board of Appeals. He is considering whether to ask the Charter Review Commission to review a Board of Appeals term limitation.

Mr. Ladd would welcome the opportunity to meet with anyone to discuss any issues of interest. Please contact Diane Jennings, Legislative Assistant, at 410-222-1401 or via e-mail at d.jennings@aacounty.org to set up a meeting.

County Citizen Advisory Committee (CAC): Jim Snider, Acting Chair of the Countywide CAC, a state-mandated advisory committee that advises and reports to the AA County Board of Education on activities and programs affecting the public schools of the County, provided an update on the school board nominating commission and selection for appointment to the Anne Arundel County Board of Education. The Commission consists of 11 members, including five appointed by the Governor, one appointed by the County Executive, and five from designated organizations. There are open seats in Severna Park and Crofton. He encouraged members to support Senate Bill 114 which contains key provisions for by laws, and provides for codification of rules and adds a specified nominating and election component to the rules. He also noted that in his review of the current rules he found out the rules are not relevant and need to be rewritten to determine to what extent CAC should be independent and have its own set of by laws.

Go to: <http://www.aacac.info> for more information and details.

GSPC Election of 2011 Board: President Pesterfield stated that these communities, if present, may vote on the slate of candidates since they did not vote electronically. No other votes were submitted, and the following 2011 slate of candidates was approved based on the electronic voting:

President Jerry Pesterfield, Vice President Michele Rose, Vice President-Public Affairs Albert Johnston, Secretary Kathy Michels, Treasurer Steve Poland, Director Emeritus Dan Nataf, Director Roy Higgs, Director John Norville, and Director Brad Myers, Chair Education Committee

Julie Krause audited the counting of the electronic votes. The 2010 Nominating Committee's Final Report for the January 2011 Election was certified and approved by John Norville, Chairman, Director and Delegate, Jack Mason, Member, and Charlie Miller, Delegate and Member, and signed by John Norville, Election Chairman, and filed for the official record.

Accounting Audit Committee Appointment: President Pesterfield notified members that Anne DeMajistre has agreed to chair the Audit Committee again this year. She referred to the Audit Report Template Mr. Norville put together which was most helpful during last year's audit.

She asked for volunteers for the Audit Committee and later reported that three people did volunteer.

GSPC 2011 Survey: Dan Nataf advised members that 325 responses have been received, but responses are coming in now in spurts. By next month he will end access and put an announcement in the SP Voice and send out a note to delegates.

Education Committee: Brad Meyers notified members that the Board of Education unanimously approved funding for "Replacement of Severna Park High School" as recommended by SPHS Feasibility Study Committee. Folger McKinsey Elementary on schedule, best case scenario will be that students will be relocated back to Folger McKinsey at end of year or following school year.

February 24, 2011 Countywide CAC meeting will take place at its regularly scheduled time of 7:00 pm.

Elections for Countywide CAC officers will take place at that time. It is an important meeting to elect new officers and representatives from the communities and he welcomes members of the community who are interested in running for one of the positions.

Police/Community Relations: Buck Brown and Julie Krause. No report.

Environmental Committee: Ann Jackson/Ed Krause, Watershed Stewards, provided the February Environmental Committee Report. For information on the following events and light bulb cleanup and recycling *See Appendix C and D.*

- Severn River Association 100th Anniversary Celebration – Friday, April 29, 2011 at 6:00 pm. For more information go to www.severnriver.org
- Greater Severna Park Watershed Action Group Earth Day Celebration – Saturday, April 30, 2011 at the Severna Park Middle School. For more information call 410-647-3900 or visit www.gspwag.org

Public Works Committee: Dan Nataf. No report.

GSP Chamber of Commerce: Anne Meyers. No report.

Planning/Zoning/Legislative Committee: Al Johnston, Vice President for Public Affairs, discussed the GSPC Zoning/Legislation Agenda as of February 8th. **See Appendix E for detailed list of activities and the Baltimore Sun Article regarding the Arundel rezoning application process.** An overview was provided for the following:

- Growth Action Network met on February 3rd. Was an interesting discussion on impacts to Severna Park comprehensive rezoning; 5th Councilmanic district noted
- Comprehensive Rezoning * - 37 applications in District 5, 12 applications in District 3 within the Severna Park Small Area Plan. Schedule changes include:
 - Notice to Applicants July 6
 - Note: Each applicant will get letter of notice on acceptance or non-acceptance. Mr. Johnston will develop a process for recommended actions to be taken, and as soon as notification letters are released he will work with applicants to provide advice on proposed actions
 - Web postings July 13
 - PAB Hearings July 27
 - Bill introduction August 1
 - Council work session August 9
 - Council hearings September 6 and 19, October 3 and 17
- Ferry Point Marina – Case involves building a pavilion in critical area. A motion for GSPC approval to support their request for a permanent facility replacing tent was approved.
- Park Ridge – Subdivision at Cypress Landing has retained an expert regarding the sewer connection issues
- Severn School Request– Bleachers set back on Maple Avenue to be reviewed February 22nd
- McHale (Little Dobbins Case) – Dismissed by Board of Appeals – Possible March 2011 review
- Steve Curtis Case – Has lost at every level up to the Court of Special Appeals. District Court Hearing is now scheduled for March 3, 2011.
- Hambly Case – Antenna (Chartwood) – GSPC resolution filed. Scheduled for February 9th in Council Chambers. Anticipate will rule GSPC is not a party and cannot present case to Board of Appeals. GSPC Board suggests GSPC maintain position. Board of Appeals says only homeowners can be involved. The GSPC is going to test this case and will report back to delegates.
See Appendix F for the letter from Andrew Smith, Real Estate Appraiser, regarding the negative impact on the real estate market in the surrounding area of Chartwood resulting from the radio tower installation (Hambly Case) including reducing demand for the adjacent properties, and decline in property values.

* **Note: See Appendix G** for Mr. Johnston’s annotations emailed to the Board January 23, 2011 regarding the County Council Work Session January 10, 2011 on Comprehensive Zoning Overview, Office of Planning and Zoning. Background: Mr. Johnston provided the following details regarding the paper:

1. The Administration in the form of a panel presented a wide ranging review of the process at the Work Session of the County Council.

The panel consisted of Larry Tom, Planning and Zoning Officer, Carol Sanner, Assistant Planning and Zoning Officer and Lynn Miller, Administrator-Long Range Planning who provided the bulk of the commentary. Since it is her Section that provides the bulk of the staff work on the recommendations on the 355 applications received that have, or will be processed for inclusion an Administration Rezoning Bill to be submitted to the County Council for adoption.

2. The pass-out, as provided to the County Council without commentary, was provided to the GSPC Board so the Board would have a detailed understanding of what the members of the County Council have as their orientation to the process. The same pass-out was later reviewed by the Planning Advisory Board, with Lynn Miller again as the principal presenter.
3. The proposed schedule on the second page of the pass-out is by councilmanic districts and there will be three Major Council Bills to enact the rezoning.

The first Bill will cover the West County area since that is where the BRAC priorities are located. That will be followed by the Budget process that has priority over the rezoning process. In the summer, the project to cover East County including Council Districts 2, 3 and 5 will be considered. The remaining Districts 6 and 7 will be considered in the fall.

Updated Note for the Record: In Appendix G, the Table entitled “Proposed Schedule for 2011 Legislation” has been changed as follows: Districts 6 and 7 and Districts 2, 3, 5 have been reversed. Therefore, District 5 will be in the last group of presentations.

Mr. Johnston also noted that during the course of a meeting with the Arnold Preservation Council, he asked if Arnold Preservation Council would prefer the fall time slot and the answer was unanimous in the affirmative; and therefore proposes that GSPC take a similar poll and report it to the County Council.

Transportation Functional Master Plan - Mr. Johnston noted the following “choke” points on major highways and stated that these are major problems that will be watched:

1. Route 2 has several choke points along Route 10 and Ritchie Highway
2. I-97 choke point at Route 100
3. Severn River Bridge choke point at Route 50 and I-97

Mr. Johnston also noted that a movable barrier proposal along Severn River Bridge is under discussion that would involve taking out the solid barrier to make seven lanes. Five in the a.m., two on the other side, with five from D.C. to the Bay Bridge.

By-Laws of the GSPC: John Norville, Director and Member of the By-Laws Committee, made a motion to add the following two Committees to the List of Standing Committees: (1) Auditing Committee, and (2) Nominating Committee. He noted that the GSPC Board unanimously approved adding the two Committees at the Board’s meeting on February 2, 2011, and also agreed to retain the Communications Committee which provides important functions, and Dan Nataf, as Chair, is responsible for the website. The delegates were notified a vote will be taken at the next general meeting on March 8th. Of the 53 communities in good standing, 27 votes will be required. President Pesterfield commented that the By-Laws vote will be in the minutes, and delegates will vote at the next general meeting, however, if there is no majority vote, he will send information electronically via email. The motion to add the two committees signed by Mr. Norville on February 8, 2011 was filed for the record.

Upcoming Events:

ASPIRE Leadership Awards Dinner at Chartwell Country Club Wednesday, February 23, 2011 Honoring GSPC Nominees Steve Poland and Dan Nataf: President Pesterfield encouraged community members to attend the dinner to honor Mr. Poland and Mr. Nataf for their outstanding services to the GSPC.

Contact Susan Nolte by phone at 410-647-2525 or via email at csnolte@verizon.net to make a reservation. The cost of the dinner will be \$50.00 per person.

4th Annual Community Connections Day, February 16, 2011 – John Norville discussed the Constituent Service Open House hosted by County Executive John Leopold and members of his cabinet. He strongly encouraged residents to attend to meet with county employees to discuss issues and problems of concern. The event will be held at Pasadena Elementary School from 5 to 8 pm.

Unfinished Business: None.

Save Our Library Services – Town Hall Meetings at the Library – Funding for current library operating hours, programs and books is threatened by next year’s County budget. Anne Arundel County Public Library Administrator Skip Auld will explain how the library is funded, what services are in jeopardy and how you can voice your concerns to the elected official who make these important decisions. Events will be held on the following dates and locations:

1. **Thursday, March 10 at 7 pm – West County Area Library, 1325 Annapolis Rd. Odenton**
2. **Thursday, March 17 at 7 pm – Annapolis Area Library – 1410 West Street, Annapolis**
3. **Thursday, March 24 at 7 pm – North County Area Library – 1010 Eastway, Glen Burnie**

Other Community Business:

- **Reevaluating Community Dues** - President Pesterfield noted that he received a request from Chartridge asking for information on how communities go about re-evaluating their community dues. Mr. Pesterfield will send an email to the GSPC community representatives asking them to provide information and guidance.

- **Updating Community Information** – Community representatives were asked to update changes in their community contacts and representatives by sending updated information to President Pesterfield at Jlpesterfield@aol.com


- **Marina Hardy, Community and Constituent Services for County Executive Leopold** – Ms. Hardy elaborated on the Constituent Day event and encouraged members to attend. She also advised delegates that if anyone has any questions or concerns to contact her at 410-222-1323 or via email at mhardy@aacounty.org.

Next Meeting Dates:

- Board of Directors Meeting: Tuesday, February 22, 2011 - 7:30 pm - Severna **Park Library**
- General Meeting: Tuesday, March 8, 2011 – 7:30 pm – Severna Park Library

The meeting was adjourned at 9:16 pm.

Very respectfully submitted:



Kathleen J. Michels, GSPC Secretary
February 18, 2011

GSPC General Meeting
February 8, 2011

Treasurer's Report

Account balances (as of 01/31/2011)

BB&T checking = \$ 5,479.83
SmithBarney money market = \$ 791.42
SmithBarney CDs (4) = \$25,000.00

Beautification Trust Fund balance (as of 01/31/2011)

BankAnnapolis = \$ 2,472.10

Account activity in January

BB&T

Dues deposited = \$ 665.00
Checks cleared
--2176 = \$ (6.98)

SmithBarney

Money Market = \$ 0.11
Interest = \$ 0.00
CD
--\$5K, 1yr, 0.4% CD bought 01/07/11

BankAnnapolis (Beautification Fund)

Interest = \$ 0.00

GREATER SEVERNA PARK COUNCIL

Membership UPDATE

February 08, 2011

The list of Greater Severna Park Council communities and their membership status includes:

52 Communities in Good Standing YTD 2011

(includes 22 paid YTD for 2011, shown in **red** below)

Arnold Preservation Council, Belleview Estates, Bendale, Ben Oaks, **Berrywood, Bluff Point, Brittingham, Cape Arthur, Carrollton Manor,** Cattail Passage, **Chartridge,** Chartwood, **Chartwell,** Colchester, County Crusaders, Crain West, Cypress Improvement, Cypress Landing, Fair Oaks, Fairwinds, **Glen Oban, Harlequin,** Hollywood, **Kensington, Kilmarnock, Lake Waterford,** Linstead, **Lower Magothy,** Magothy Forest, Manhattan Beach, McKinsey Park, North Cape Arthur, North Severna Park, Olde Severna Park, Point Field Landing, **Pointfield West, Round Bay, Severna Enclave,** Severna Forest, Severn Heights, Severndale, **Shipley's Choice Community,** Shipley's Choice Homeowners, **Shipley's Retreat Homeowners, Swann Point, Twin Harbors,** West Severna Park, **Westridge,** Whitehurst, Whitney's Landing, **Woodberry Farms, Woodbridge Forest.**

Communities in arrears

- For 2010: Evergreen, Oakleigh Forest, Williams Woods.
- For 2009 -- 10: Berrywood Ridge, Berrywood South, East Earleigh Heights, Jennings Road, Sheffield Park
- For 2008 -- 10: Jones CA
- For 2007 -- 10: Arundel Plaza, McKinsey Woods

Environmental Committee report for Greater Severna Park Council Meeting

Tuesday, February 8, 2011

Submitted by Ann Jackson & Ed Krause, Watershed Stewards

Magothy River Association www.magothyriver.org

The Magothy River Association will hold its ninth annual State of the Magothy Conference on February 16, 2011 at Anne Arundel Community College on the West Campus in Arnold; Room 100 in the CALT building. Doors and displays open at 6:30 pm. The program, which includes speakers and features the annual Magothy River Index, runs from 7:00 - 9:00 pm. For more information, contact Paul Spadaro at 410-647-8772, spadaro@verizon.net, or go to www.magothyriver.org

Severn River Association www.severnriver.org

What's the Matter With Your Bulkhead?

On Tuesday, February 15 SRA Will Hear Experts Answer This Troublesome, Nagging Bulkhead Quandary. The meeting will be held at Arlington Echo beginning at 7 p.m. The first speaker will be Kevin Smith, Director of Eco-System Restoration at DNR, who will discuss the benefits of living shorelines and discuss the latest regulations governing shoreline property owners. John Flood, who is a leading contractor in living shoreline installations, will discuss two Horn Point properties he is converting from bulkheaded to a beautiful, sustaining habitat that will better serve stormwater infiltration.

Come to this February 15 SRA Solution Series program entitled "Giving Back Life to the Severn Shorelines" to learn why bulkheads are comparable to dead end streets.

Severn River Association Centennial

6 PM Friday April 29, 2011The 100th Anniversary Celebration of the Severn River Association will include a three course dinner with beverages to include a glass of wine and a remarkable look at the past in a documentary film. Early registration discounted pricing is \$50 per person and Community Tables are priced at \$400 if purchased on or before April 6th. For more information go to www.severnriver.org.

Greater Severna Park Watershed Action Group www.gspwag.org

Earth Day celebration at the Severna Park Middle School is Saturday, April 30. Attached is a flyer about the event.

Light Bulb Cleanup and Recycle

Compact fluorescent light bulbs (CFLs) save energy and money but, when one breaks, a small amount of mercury vapor can be released into the air. To protect against mercury exposure, EPA has updated its CFL brochure with tips on how to properly clean up broken compact fluorescent lamp bulbs and how to properly recycle them. To read the updated guidance, go to <http://www.epa.gov/cflcleanup>.

Anne Arundel County only accepts CFL bulbs for disposal at their Household Hazardous Waste drop-off days (Millersville site in 2011 on May 7, Jul 9 and Nov 12).

Home Depot stores will accept CFL bulbs for recycling. lamp bulbs and how to properly recycle them. To read the updated guidance, go to <http://www.epa.gov/cflcleanup>.

Anne Arundel County only accepts CFL bulbs for disposal at their Household Hazardous Waste drop-off days (Millersville site in 2011 on May 7, Jul 9 and Nov 12).

Home Depot stores will accept CFL bulbs for recycling.

Go Green - Earth Day & Everyday

*Businesses, Communities and Schools
Working Together for a Better Environment*

WHAT: Greater Severna Park Earth Day Exposition

WHEN: Saturday, April 30, 2011; 10 AM - 2 PM

WHERE: Severna Park Middle School
450 Jumpers Hole Road, Severna Park, MD

*A Day of Fun and Education
Learn How You Can Make a Difference in the
Quality of Our Waters*



Open to the Public: Come for a few minutes or stay a few hours; we will have demonstrations, exhibits, children's activities, and document shredding (donation to Community Center appreciated). There will also be food court for lunch or snacks.

Sponsored by:
Greater Severna Park Watershed Action Group
Greater Severna Park Chamber of Commerce
Severna Park Middle School

For more information: Call 410-647-3900 or visit www.gspwag.org

GSPC Zoning/Legislation Agenda 2-8-11, **Boldface=Your Attention**, Regular Typeface= Information/follow.

Legislation, Planning, Zoning and Capital Projects:

EPA "Pollution Diet" Meeting 10-13-10, TMDL processes. Final issued 12-31-10, Agriculture appeal.

Growth Action Network, <http://growthaction.net/#news>, **2-3-11** Extended review of County Council presentation on comprehensive rezoning with special emphasis on Council Districts 1 & 4.

Comprehensive Rezoning, 37 Applications in District 5, 12 Applications in District 3 within the Severna Park Small Area Plan. Example: 1-10-11 Presentation to County Council by Planning & Zoning Staff.

Pass out with Johnston annotations emailed to Board 1-23-11. Schedule change: Notice to Applicants 7-6, Web posting 7-13, PAB Hearings 7-27, Bill introduction 8-1, Council Work Session 8-9, Council Hearings 9-6, 9-19, 10-3, 10-17.

Transportation Functional Master Plan, Annapolis High School, 2-8-11

Administrative Hearing Officer, Board of Appeals, MDE, Corps of Engineers, Complaints:

Webpage for AHO: <http://www.aacounty.org/AdminHear/Calendar.cfm>, Webpage for Board of Appeals: <http://www.aacounty.org/BdofAppeals/Calendar.cfm>

Park Ridge Subdivision, Stormwater facilities, sewer connection-letter 11-22-10 (Cypress Landing, Jennings Road)

2010-275-V Severn School, 2-22-11 11:00AM Rescheduled, bleacher setback (OSPIA)

2010-283-V M. McVicker, 2-15-11 10:00AM, 1306 Kinloch Cir, Arnold, dwelling setback, steep slopes (Glen Oban)

2010-285-S Severna Forest Community Assn 2-17-11 11:00AM Special Exception-pier expansion 614 Tower Bank.

2010-275-V Severn School 2-22-11 11:00AM, Maple Ave, bleachers setback, (OSPIA)

2011-16-V A. Daly, 827 Cottonwood Dr, garage setback (SFCA)

BA 01-11A (B02264223) Ferry Point Land, LLC, 3-9-11 6:30PM, 700 Mill Creek Rd pavilion, parking, critical area issues (Twin Harbors, Manhattan Beach) **GSPC Resolution**.

BA 42-10A R. Hambly, 2-9-11 6:30PM, 363 Hawick Ct, B02268513-86' Antenna (Chartwood) **GSPC resolution filed**.

BA 30-10V J. Schulz, 2-16-11 6:30PM, 192 Seven Way-Arnold, -stairs & accessory structure setbacks, steep slopes.(Pine Bluff-APC)

BA 30-10V J Schulz, 2-16-11 6:30PM, 192 Severn Way, Arnold, pier & stair setbacks, steep slopes. (APC).

BA 48-10A B. Lutz-Heiman 2-10-11 5:30PM, 247 Cypress Creek Rd, P&Z failure to recognize two houses as Non Conforming Use, (Cypress Creek)

BA 4-11A Arundel Mills Partnership, 7649 Arundel Mills Blvd, Hanover, P&Z road adequacy certification.

Board of Appeals Deliberations: 1-25-11, (Two cases both NCU issues, None in Severna Park)

Circuit Court Cases (Clerk of Court 222-1431)

Court of Special Appeals Cases, Clerk 410 260-1450, *Court of Appeals Clerk 410-260-1500*.

Case 60, 2009 Term, McHale, et al, (Little Dobbins Island), dismissed by Board of Appeals, Multiple Parties (CBF, MRA, CAC), 4-30-10 Remand-Board of Appeals-standing. **Possible March 2011 review**.

Case 2250 Sept Term 2007 Steve Curtis v. AA Cnty (Circuit Court Case C-07-120132, BA82-02A) Application for C2 in R2 zone, Applicant argued County Council made a mistake for not affirmatively considering during rezoning, (Crain West). Consent Order, District Court Petition for Contempt Order District Court **Hearing 3-3-2011, 1:15PM**

Case #0702SP029622010, Attorney: Kelly Kenney

Pre-submission Community Meetings Calendar at: <http://www.aacounty.org/LandUse/CalendarPreSub.cfm>

Koch Homes, East Joyce Land. William Dodd-Koch, Review, **Project Review 2-3-11**, zoning issues, superfund issues, **multiple title issues**. P20100181, S2010076

Cypress Creek-Newbills Delight, 651 Creek Road, Resubdivision, (Cypress Creek) **Title issues 11-29-10** SDAT Application for Tax Identification Number process.

Subdivision Applications <http://www.aacounty.org/LandUse/SubAppls.cfm>

C:\gspc\agenda\zlagenda\zlagenda 2-8-11, Al Johnston 410 647-1380, j202gspc@comcast.

Developers, watchdogs gear up for Arundel zoning overhaul, Office of Planning and Zoning receives 355 applications for rezoning; process expected to be completed by the fall, **SUN, 1-24-11, Nicole Fuller**

The Anne Arundel County Council will consider zoning changes to parcels of land across the county beginning next month, a process that will likely take most of the year and begin with projects related to the federal military realignment plan expected to bring thousands of new residents and jobs to the region.

In an effort to prepare for the influx, the council plans to tackle the process of comprehensive rezoning incrementally, with legislators first considering rezoning applications in council districts 1 and 4. Those districts are in close proximity to [Fort Meade](#) and the [National Security Agency](#) — where the bulk of development relating to the [Defense Department's](#) base realignment and closure plan, or BRAC, is expected.

The process promises to be contentious — with developers and landowners clamoring for the ability to add new uses to their properties, which usually boosts values. Local residents resistant to development have begun organizing.

BRAC is expected to bring about 14,000 jobs to the Fort Meade area.

The developers of several large-scale projects in the Laurel area have applied for changes, including Arundel Gateway, a planned 1,600-home project where developers want to add commercial space; the National Business Park, an office complex of defense contractors that plans an expansion; and RiverWood, a 1,000-home development.

Dick Ladd, chairman of the County Council, predicted the rezoning process, which includes recommendations from the county's Office of Planning and Zoning, would stretch into the fall.

"It's a major muscle move for the county to go through this," said Ladd, a Republican. "We do this once every 10 years. It's one of those giant steps forward. The BRAC stuff will cause a fair amount of economic activity. We're hopeful for that."

The county has received 355 applications for zoning changes — ranging from homeowners seeking to add commercial zoning for their home to include an office, to the landowner of a vacant piece of property hoping to build a gas station.

Larry Tom, director of planning and zoning, said each application will be evaluated for compliance with the county's general development plan, most recently adopted in 2009, and the county's 16 small area plans. Tom plans to forward the county's recommendations to the council next month. Three separate bills will be introduced — the first for districts 1 and 2, and then bills for districts 2, 3 and 5, and for 6 and 7.

Ann Fligsten, coordinator of Growth Action Network of Anne Arundel County, a coalition of community groups following development issues, said she's organizing community groups to examine the applications and monitor the process.

"There's a lot of anticipation and excitement for folks that want to get their land up-zoned and make a bundle, pressure on the communities to follow the plan, pressure from people like me, a brand new council," said Fligsten. "It's really going to be interesting."

Tim Reyburn, president of the Russett Community Association and a member of the Growth Action Network, said he's concerned about how the proposed large-scale residential development projects will affect the value of current housing stock. Reyburn's also concerned that the new development wouldn't come with needed infrastructure, such as new schools and roadways.

"BRAC is a positive in the sense that you have people coming here and buying houses, so our houses are selling," said Reyburn, who said his recent home assessment was down 30 percent from three years ago. "If they build all this new development, we're going to have all these new homes, and not much demand. That's going to affect our housing values in a down economy."

Among the larger proposed projects, in District 4 [Severna Park](#)-based Polm Companies Ltd. has applied for a zoning change in order to construct a \$300 million housing development of 1,000 homes, including 320 homes for middle-income homeowners.

Andrew P. Zois, president of Polm Cos., which has been working to develop the now vacant parcel on Brock Bridge Road since 2004 and recently sweetened the pot by agreeing to build a \$23 million school to ease overcrowding in the area, said the process is the project's "last shot."

"At this point, I'm on as many pins and needles as the rest of the community out in West County in anticipation of this project being approved," Zois said. "I can't think of a better project, a better way to develop, a better part of the county or a better time in our economy to approve such an undertaking."

"It will help generations of children and work force homeowners."

County Executive John R. Leopold said a recent change in county law that more than doubles impact fees on development will ensure that developers and builders who are granted zoning changes "pay their fair share of the growth they create."

"My philosophy is that all 355 applicants should be treated with the same standards and same approach," Leopold said. "They'll all be treated the same. They all must be consistent with the general development plan."

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Andrew Smith Real Estate Appraisals
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February 8, 2011

I am writing this letter as a request from a homeowner in Severna Park regarding a ham radio tower. I have been a real estate appraiser in this area for 15 years and this location is my highest level of expertise.

There is an 80+- foot ham radio tower in the back yard of 363 Hawick Court in Severna Park. I made a visual inspection from the street on February 8, 2011 and was clearly able to see the radio tower from Hawick Court, sections of Dun-Robbin Drive and sections of Saint Andrews Road.

It is my professional opinion that this radio tower has a negative impact on marketability and therefore value of the surrounding properties. It is my opinion that potential buyers of these adjacent properties to the tower would see this tower as an external obsolescence. An external obsolescence is the diminished value of a property due to a negative influence emanating from outside the property. The negative influence would be the radio tower due to concerns over safety if the tower fell, the unsightly view of the tower and concerns that the tower transmissions could interfere with television signals.

The tower may also not permit FHA financing of the adjacent houses to the tower. The U.S. Department of Housing and Urban Development states that "No dwelling or related property improvement may be located within the engineering fall distance of any pole, tower or other support structure of a high- voltage transmission line, radio/TV transmission tower, microwave relay dish or tower or satellite dish (radio, TV cable, etc.).

In conclusion it is my opinion that the radio tower will reduce demand for the adjacent properties to the tower. Reduced demand for a section of housing would then result in a decline in property values. The reduced demand would be from the external obsolescence created by the tower and a possible lack of a type of financing (FHA) for potential buyers of these properties.

Respectfully submitted,

Andrew Smith
Real Estate Appraiser

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This outline below was presented on January 10, 21011, to the County Council by Larry Tom, Planning & Zoning Director; Carol Sanner, Assistant Planning and Zoning Officer and Lynn Miller, Administrator-Long Range Planning. Lynn provided the bulk of the commentary since her Section provides the staff work on the recommendations for the some 355 applications received. The Administration Rezoning Bills containing applications approved for rezoning will be submitted to the County Council for adoption. Text in block is the outline as presented. Text initialic is commentary by Al Johnston from notes taken during the Work Session. The outline format has been retained and the actual text remains identical to the pass-out to the Council. The outline was presented to the Planning Advisory Board later the same week by Lynn Miller.

**County Council\ Work Session
January 10, 2011
Comprehensive Zoning Overview
Office of Planning & Zoning**

Purpose:

- Implement County planning policies as outlined in (*Zoning Section*) 18-2-102 (eg. relate density of uses to appropriate locations; facilitate adequate provision of public facilities/utilities; protect environmental resources; promote adequate supply of housing; preserve agricultural land, etc)
- Implement policies and recommendations in the General Development Plan (*Comprehensive zoning changes must demonstrate the following criteria: (1) The change in zoning will further one or more of the established goals and policies in the adopted GDP or Small Area Plan; (2) The change in zoning will not be contrary to an established goal or policy in the adopted GDP or Small Area Plan; (3) The change in zoning will allow a land use that is compatible with the surround land uses, so as to promote the health, safety and welfare of present and future residents*) and/or other adopted comprehensive plans. (*Would include Water Resources, Transportation (Level of Service), Land Use, Small Area Plans, etc.*)
- Address a County or community need in order to meet a specific goal (e.g. promote revitalization; preserve neighborhood character; provide employment opportunities, etc)

Distinction between two Zoning Processes:

- Administrative Zoning - decided by Administrative Hearing Officer; initiated by an applicant seeking a zoning change; applicant must have vested interest in the property; applicant must meet "change or mistake" criteria. (*These are the cases that come before the Administrative Hearing Officer and the Board of Appeals, conventionally referred to as "piecemeal rezoning"*).
- Comprehensive Zoning - decided by County Council initiated by County Administration; allows County Administration to proactively propose changes in zoning to meet planning goals; applications by outside parties are also considered. (*This is the process that began with the application by some 355 applications for comprehensive rezoning in 2009*).

Previous Legislation:

1952	Original zoning
1971-73 & 1976	1 st rezoning (done by Tax Assessment District)
1985	2 nd rezoning for Annapolis Neck Sector only
1988-89	2 nd rezoning for rest of County (by Tax Assessment District)
2000-2007	3 rd rezoning (done by 16 Small Planning Areas)
2011	4 rezoning (by Council Districts)

(The Greater Severna Park Council has actively been involved in the 1973, 2002, and the 2011 legislative procedures)

Application Process:

- Was held from Dec 2009 through February 2010.
- 355 applications were submitted
- Applications evaluated by planning staff based on following criteria: consistency with adopted comprehensive plan policies and recommendations (GDP, Small Area Plans, Water & Sewer Master Plan; Land Preservation, Parks & Recreation Plan etc.); compatibility with community character; degree to which change in zoning would address an identified community or County need

Notification Process:

- All owners of properties for which a change in zoning is proposed will receive notification by mail of the proposed change.
- All applicants who filed a Comprehensive Zoning application will receive notification by mail stating whether a change in zoning will be proposed or not for the subject properties.
- All proposed zoning changes and the recommendations on all applications will be made available on the County web site for public review. *(As of Thursday, 1-20-11, the date for web posting was still pending.)*

Planning Advisory Board:

- Reviews proposed zoning changes and drafts recommendation for the Administration and the County Council.
- Proposed zoning changes will be presented to the PAB at a public briefing prior to each bill's Introduction to Council
- PAB will provide recommendations to the Council prior to the first public hearing on each bill *(The PAB has historically held hearings on each application where there are witnesses who request that they be heard on a subject application. The PAB will presumably announce its own procedures).*

Council Work Session:

- Planning staff will provide information relevant to each zoning proposal including illustrative Maps, at a work session prior to the public hearings. *(Work Sessions are open to the public but no public testimony will be heard.)*

Amendments:

- All amendments proposed by Council members must be prepared by the Office of Planning and Zoning. *(The drafting of comprehensive rezoning amendments is a function of the Administration And the Long Range Planning Section will prepare the amendment in the proper format.)*
- Council members submit all requests for preparation of amendments to Joanne Gray who will Then forward the r requests to Lynn Miller in Long Rang Planning. Please coordinate through Joanne.
- One week minimum advance notice (prior to the hearing at which the amendment will be Introduced) is required for all requests to prepare amendments.
- A "Request for Amendment" form will be provided to the Council Office and will be available on the web site after the introduction of the bill. The form must be completed by the party requesting the amendment and submitted to the Council Ofvic3 by the due date on the form.*(As of the date of the Council Work Session, 1-10-11, the form was not available. A request for the form has been made to the County Council. This would be the procedure for those communities that be interested in changing the zoning for an entire community or a specific school zone where there has been persistent over crowding. Individual members of the County Council were most interested in this procedure and there more questions on this item than any other.)*

Proposed Schedule for 2011 Legislation:

	Council Districts 1 & 4	Council Districts 2,3,5	Council Districts 6 & 7
Property Owner Notification Must be Mailed by	W 1/26	W 4/20	W7/6
Date to Post Proposals On Web	W 2/2	W 4/27	W 7/13
PAB Briefing	W 2/16	W 5/11	W 7/27
Introduction of Bill	T 2/22	M 5/16	M 8/1
Council Work Session	T 3/15	T 6/14	T 8/9
Council Hearings	M 3/21 M 4/4 T 4/19 M5/2	M 6/20 T 7/5 M7/18 M8/1	T9/6 M 9/19 M 10/3 M10/17

(The above schedule was the proposal of the Planning & Zoning Department. The County Council will ultimately have some say about the schedule. The schedule for Council Districts 1 & 4 will very likely be the first to be considered in view of the various high priority BRAC projects involved. The letters M, W, T stand for days of the week.)

*Albert M. Johnston
1-24-11 version*

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