

AA COUNTY PLAN2040 (General Development Plan)

By Mike Lofton

The Time to Speak Up is Almost Over!



The General Development Plan (GDP) or Plan2040 is the County's plan to guide land use for the next 20 years. All master plans and development regulations adopted by the County must be consistent with the goals, policies and recommendations of the GDP. Links to the Draft GDP and related documents are below.

The draft plan being considered by the County Council includes a proposed land use map and approximately 300 parcel specific land use changes (LUCAs). These changes are a significant first step toward rezoning land and authorizing previously prohibited uses. Take a look at the map to see potential changes that may affect your quality of life. Growth Action Network has created a video tutorial to demonstrate use of the map and methods for advocacy.

Link to Map:

<https://gis.aacounty.org/portal/apps/webappviewer/index.html?id=46c652cd866647a7b545f2c073491899>

Growth Action Network map and advocacy tutorial: <https://vimeo.com/514784616>

A list and description of proposed changes can be found at: <https://www.aacounty.org/AACoOIT/PZ/Plan2040-Vol2-Final-Draft-color.pdf> (begin on page 268)

The function of the land use map is unclear. Under prior practice, it would be adopted immediately *prior* to the commencement of comprehensive rezoning and would be based on the work of citizen led Regional Plans (previously called Small Area Plans). In the current GDP update the order is different. The GDP and companion land use map will be adopted years prior to the adoption of Regional Plans and rezoning. There appears to be confusion on the Council about the function of the map/lucas prior to the comprehensive rezoning exercise as well as its consequence in administrative decisions.

Here is the audio of the March 11, 2021 Council work session: (begin at 3:00min to 45min).

<https://www.aacounty.org/AACoOIT/cc-audio/20210311.m4a>

The Md Dept of Planning review of draft Plan2040 does not identify a Land use map as a required element of the Plan; https://planning.maryland.gov/Documents/OurWork/compplans/20_CMT_AnneArundel.pdf

There are many questions regarding Plan204, such as:

- How will future Administrations and Councils regard the map and its multitude of changes?
- Will the sheer volume of lucas lead to a reliance on “councilmanic courtesy” adoption?
- Should map adoption be deferred and considered as a component of each regional plan?
- At a minimum, should the Council insert strong specific language declaring the map to be invalid as a basis for zoning changes or administrative decisions?

April 19, 2021 is final opportunity to amend the GDP.

Links to the Plan and related subjects; <https://www.aacounty.org/departments/planning-and-zoning/long-range-planning/general-development-plan/index.html>