

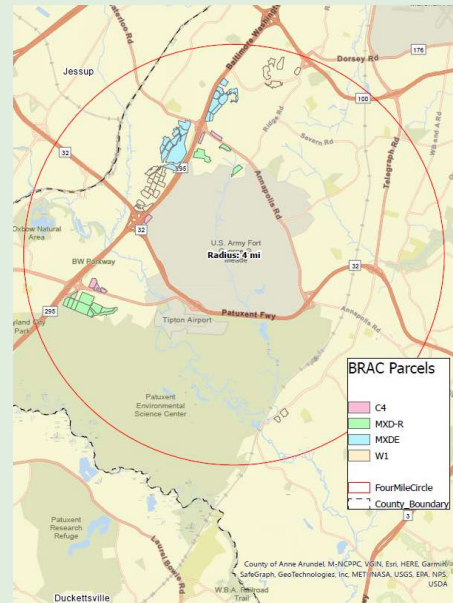


# Growth Action Network

of Anne Arundel County, Inc.

P.O. Box 748 • Arnold, MD 21012

## Bill 31-22 proposes large scale zoning changes near Ft. Meade



### Wholesale changes in MXD, W1, and C4 uses within 4 mile radius in [Bill 31-22](#)

**Bill 31-22 proposes changes to the zoning uses and conditions of approximately 60 parcels near Ft. Meade.** The Bill is sponsored by Councilmembers Lacey and Pruski and was first heard by the County Council on April 18. The properties will be designated BRAC Mixed Use and must be larger than 5 acres, located within 4 miles of Ft. Meade, and currently zoned MXD, W1, or C4. All of these properties would be allowed residential unit densities of 15 units per acre and allowed building types would include those of R15 zones. Usage mixture requirements normally associated with Mixed Use zoning would be also be eliminated.

**Normally, large scale changes in zoning like this would be addressed in the Region 2 Area Plan** and reviewed by the Planning Review Board and the County Executive before presentation to the County Council. Bill 31-22 is an end run around this Regional Area planning process and Plan2040. It has been justified only by statements from Ft. Meade that several large buildings will be constructed over the next several years, with office space for as many as 10,000 employees.

**Advocates for the Bill state that emergency action is required to prepare residential accommodations outside the gates for many thousand new employees.** The urgency to change the zoning rules apparently does not allow time for even a cursory review of individual properties. This position is strongly supported by development interests, as evidenced by testimony in the recent Council meeting. But this overreaction has not yet been supported by hard employment projections from the Fort.

**No concrete employment projections appear to be available to document the speculated rate of employment scale-up at Ft. Meade.** Statements to GAN by a construction supervisor at the Base have revealed that redevelopment and rearrangement is occurring at the Base, and it should not be assumed that all of the new office space will be filled by new employees. Employment data is restricted due to security considerations. We don't know what mix of on-site employees, current off-site employees, or new employees will occupy the new office space. Panic about off-site housing availability seems very premature.

**Also unknown is the number of recently constructed housing units in the 4 mile zone or the number of projects currently in the pipeline.** Since this supply information has not been made available, citizens and the Council are left with almost no concrete data about either supply or demand upon which to make a rational decision.

**The impact of this wholesale rezoning on quality of life in areas near Ft. Meade will not be positive.** Increased residential density can only lead to more local traffic congestion, more storm water and pollution problems, and continued assaults on green infrastructure. Most residents of the USA support the cybersecurity work that is carried out at Ft. Meade, but it seems that western Anne Arundel County is asked to demonstrate its support by sacrificing its quality of life.

Councilmember Haire requested that the Bill be held until the May 2 meeting to allow residents and Councilmembers alike to study the Bill in more detail. **GAN members are urged to contact their Council representative before May 2 and request that the zoning changes proposed by Bill 31-22 be handled by the Region 2 Area Plan. This would assure a more thorough review and provide better opportunities for public input.**

---

## **New GAN video on key planning issues in the Russet/Maryland City/Laurel Park area**

GAN has just released a new six-minute video on key planning issues in the far western portion of the County. This video may be particularly timely in view of the issues raised by Bill 31-22 above.

Click below to view the video.



[Click here to view video](#)

---

[Website](#) [About Us](#) | [Join GAN](#) [Calendar](#) [Contact](#)



Growth Action Network | 5545 Nicole Drive, Arnold, MD 21012 410-544-1454

[Unsubscribe {recipient's email}](#)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by growthaction.adm@gmail.com