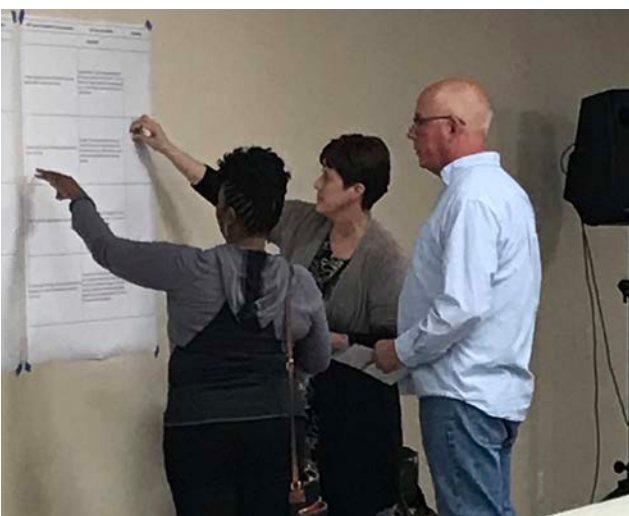




Plan2040

Volume I: Anne Arundel County General Development Plan
Adopted May 3, 2021



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Special thanks to all of the community members who participated in meetings, completed surveys, and provided the County with input to create this plan.

**One Councilmember was missing from the Bill as amended, but all are included herein*

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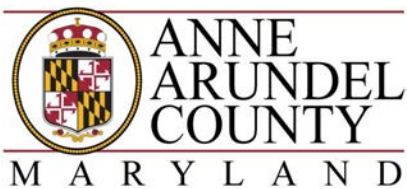
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Office of the County Executive
STEUART PITTMAN

Welcome to Plan2040, the County's General Development Plan.

My father used to say that it's our obligation as human beings to leave the land we steward in better condition than we found it. I believed him, but was never quite sure how to define "better."

I want to thank thousands of engaged County residents and our extraordinary team at the Office of Planning and Zoning for providing this county with an answer to that question. Plan 2040 is that answer, and it is presented with clarity and precision.

During these turbulent political times, when we are told that our communities are divided, Anne Arundel County residents came together and created a vision for the future of our land. It turns out that regardless of our political affiliations, we agree on so much. We want to preserve our natural resources, improve our infrastructure, maintain the character of existing neighborhoods, and redevelop to improve the lives of our residents in ways that offer opportunity for all.

We also want a government that is accountable to its residents, establishes performance metrics, and is transparent about progress.

Plan 2040 shows us how to get there. It identifies 600 goals, policies, and strategies, with responsible departments, timeframes, and performance measures for each. It establishes a schedule for nine community-led regional plans that must take place before any comprehensive rezoning is allowed.

Adoption of Plan 2040 is a turning point for Anne Arundel County. Past small area and general development plans were ignored, both by politicians and the land speculators whose campaign contributions funded their campaigns. It was a pay-to-play system of land use policy in which rezonings violated the plans, and modifications were given out like candy so that developers could circumvent land use ordinances.

The result was a tragic loss of natural resources, a failure to provide the infrastructure needed to serve a growing population, and a public loss of trust in their leaders.

That's why this document is so important. By following the path laid out here, Anne Arundel County really can become *The Best Place - For All*. And we really can leave this land in better condition than we found it.

Let's do this.

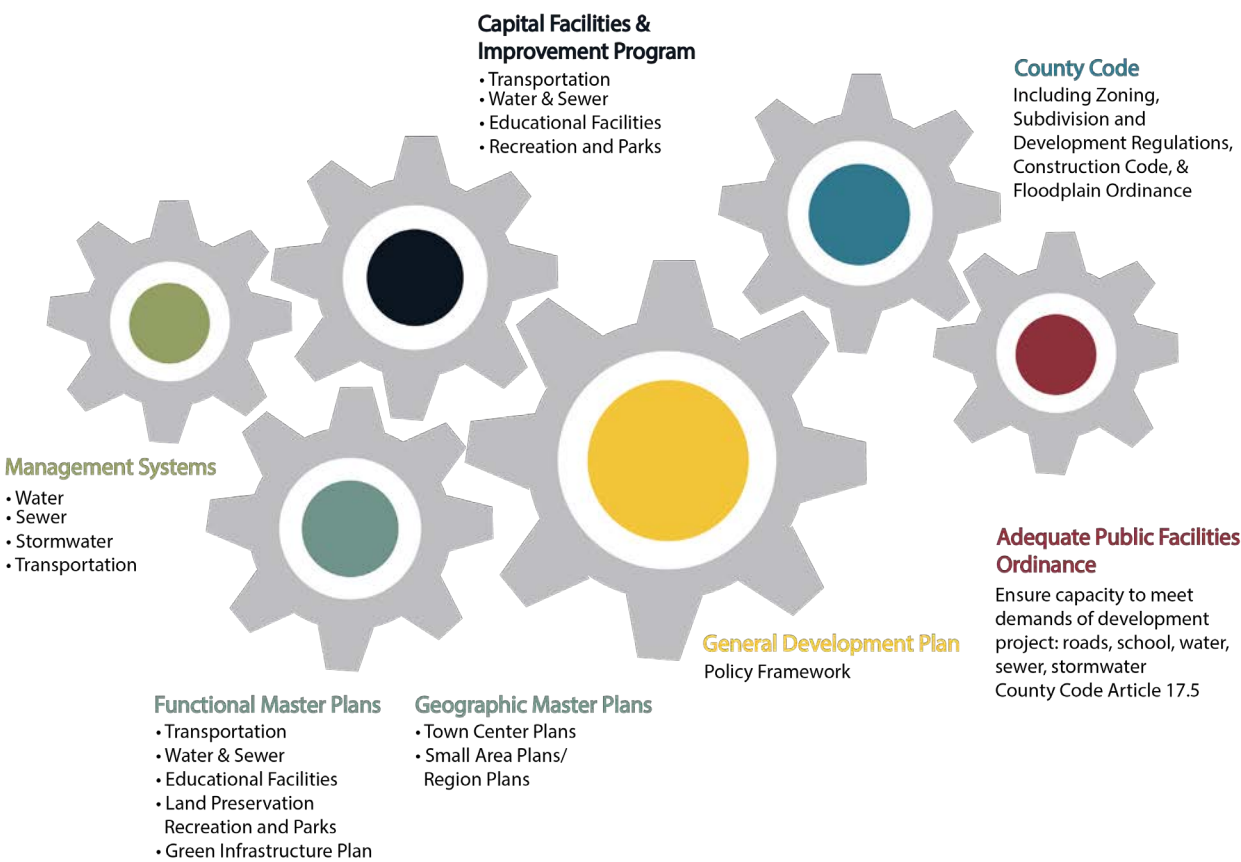
A handwritten signature in blue ink, reading "Stuart Pittman".



Existing Growth Management Program

Anne Arundel County first established a Growth Management Program in its 1978 General Development Plan. Today, this program has largely remained unchanged. The overall objectives of growth management in the County are to:

- Guide the majority of development to targeted areas where there is existing infrastructure and a mix of employment, residential, commercial, and recreation opportunities. This creates opportunities to live, work, and play in close proximity and reduce travel demand.
- Provide adequate infrastructure to support demand created by development
- Protect environmentally sensitive areas
- Preserve the rural and agricultural character of South County
- Maintain the stability of existing residential neighborhoods



Growth Management Program: Six Elements

General Development Plan

- The County's official policy document for guiding its physical growth and development. It provides a framework for the coordinated implementation of the Growth Management Program and specific goals, policies and strategies for the environment, land use, housing, transportation and other physical and community aspects of the County's development.

Adequate Public Facilities Regulations

- The principle mechanism that directs growth to areas where adequate public infrastructure exists or will exist. It provides explicit standards for the level of public services which are the pre-conditions of development. It sets requirements to enable the County to provide public schools, roads, other infrastructure facilities in a timely manner; and achieve the General Development Plan's goals, policies and strategies.

Management Systems

- Analysis methods to measure impacts of development, monitor growth and aid the County's departments in delivering services. These include systems such as the Sewer and Water Allocations Management Program (SWAMP) which provides a continuous accounting of water and wastewater system capacities and the Capital Program Management System that tracks the scheduling and financial aspects of public capital projects.

Functional Master Plans

- Plans that focus on specific systems such as the Transportation Functional Master Plan, the Water and Sewer Master Plan, Land Preservation Parks and Recreation Plan, Greenways Plan, and specific geographic regions such as the Region Plans or the Town Center master plans. The purpose of these plans is to complement, detail and assist in implementing the goals, policies and strategies of the General Development Plan.

Capital Facilities and Improvement Program

- The County's plans and budgets for expenditures to meet capital facility needs in a timely manner, allow growth in an orderly manner and implement the General Development Plan's goals, policies and strategies.

County Code

- The County's requirements that regulate zoning, permitted uses, subdivision of land, grading, construction, stormwater management, sediment and erosion, environmental and open space protection and conservation in order to implement the General Development Plan's goals, policies and strategies.

Regulation of Land Development



Measuring Our Success

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