



The Broadneck Bulletin

Broadneck Council of Communities, Inc.
Annual Report

From Pat Lynch, President

The Broadneck Council of Communities (BCC) was formed in 2007 by five community associations dedicated to 1) the support of citizens' property rights under Anne Arundel County's Small Area Plan (SAP) and General Development Plan (GDP); 2) protection of the environment under the State's critical area plan and 3) the improvement of the quality of life for those who live on the Broadneck Peninsula.

The BCC works closely with our District #5 County Councilman, Dick Ladd, the County Office of Planning and Zoning (OPZ), the Citizens' SAP proponents, the State's Critical Areas Commission and the Special Advisory Committee (SAC) for the development of the 2009 GDP. The SAC members were selected by the County administration to represent taxpayers and included a member of the BCC Board who represented the

entire Broadneck area for input into this important legal document.

Town Meetings plus several community meetings for our Councilman -Dick Ladd were hosted by the BCC at the Cape Saint Claire clubhouse in January, June and the Broadneck High School in November along with several round table discussions scheduled throughout the year. Our Board is meeting with Michael Busch at the end of January to review Broadneck concerns and to thank Mike for his years of service to the residents of the Broadneck Peninsula. Please contact us with comments you would like to bring forward to Mike at this meeting. He will still be our District #30 Delegate until 2014 assuming the District changes are voted up by the legislature. Our next 'Town Meeting' will take place on Thursday, Feb 02, 2012 at 7:30 PM at the Cape Saint Claire Clubhouse -1223 River Bay Road.

CURRENT CHALLENGES:--

--Work to achieve compliance with AA County zoning laws that provide direction for actions involving developers, property owners, businesses and individuals who operate in the Broadneck Peninsula.

--Monitor activities of developers especially in the Critical Areas.

--Support long range planning for transportation and traffic improvements in the Broadneck area. Work to assimilate these plans with City of Annapolis and State of Maryland to ensure integration of all arteries throughout this County.

--Focus on the impact of continued development on Broadneck schools who suffer from overcrowded classrooms and declining budgets for additional teachers.

BCC ACTIONS:

--In 2009, Bill Nevel, BCC Director, participated on the Special Advisory Committee (SAC) which included representatives from every district in the County and several at large members. This team worked with the County OPZ to develop a plan dedicated to safeguard our geography from overdevelopment or improper development. Plans were formulated to improve transportation by developing focus areas for revitalization that were already served by public utilities and appropriate roadways. The GDP became the foundation for the next step in the zoning process which was the Comprehensive Rezoning Plan. This work resulted in new legislation that governs the County zoning action for the next 10 years under the authority of the County Council and the oversight of the County Administration..

--In 2011, Comprehensive Rezoning changes were submitted as applications into the OPZ review system. Additional rezoning requests were entered as amendments through our seven County councilmen. Three separate bills were presented to the Council by the Administration for final approval. Bill 66-11 included requests from three districts-- #2(Glen Burnie) #3 (Pasadena) and #5 (Severna Park and Broadneck). In our District #5, there were originally 54 applications submitted for rezoning with 24 of these in the Broadneck Area. The BCC took responsibility for 12 of the 24 Broadneck applications for review and action. Our Board notified residents of the communities located in proximity to the address of the requested zoning action. The BCC and community organizations were opposed to many of these applications and worked with the

Councilman Ladd, and Larry Tom, Director of the Office of Planning and Zoning, to highlight our objections and fight for citizens' rights to bring these cases to a satisfactory resolution.

We are happy to report that only one case was approved that did not have the support of the BCC. That case is for the up-zoning to C4 for the Jemal Shopping Center located at the Rte #50 exit #30 at Whitehall Rd. That mall is of interest to a foreign car dealer who is considering relocating to that property. This zoning change was approved by an amendment submitted by Dick Ladd in the hope that the mall would be revitalized. No traffic study was done to validate that this interchange would support the traffic demands of this business. Most of the retailers intend to stay in this mall. If the dealership is approved, permits must be issued and many structural changes must be made to relocate existing tenants and make room for the car dealership. On the positive side, the BCC worked with Dick Ladd and property owners representing communities from St. Margaret's Road, Browns' Woods Road, Orchard Beach, Bay Head Road, East College Parkway, Whitehall Manor and others to successfully resolve many of these zoning cases.

Success Stories

- 1) preserved the residential zoning of the St. Margaret's Rd residential property east of the bakery building (corner of Brown's Woods Rd)
- 2) defeated the J. Park's application to rezone a small lot in Orchard Beach to an MB commercial marina
- 3) worked with Whitehall Manor's Community Association to reduce the OPZ's proposed marine up

zoning from the highest industrial/commercial class of MC to a more restricted zoning level of MA2. Covenants were signed by the owner of Whitehall Marina that complied with the request of Whitehall residents. The County OPZ made errors in applying for and recommending marine zoning upgrades in Broadneck for residential properties that should never have been supported. We shall continue to track these zoning changes to ensure compliance with all OPZ zoning laws and enforcement issues

2012 FOCUS:

- Overdevelopment of the Broadneck area--a focus on specific companies who are successfully expanding development ventures on the Peninsula.
- Transportation and Bay Bridge safety and planning.
- Water quality/stormwater management, septic and sewage treatment/upgrades.
- Overcrowded schools caused by increased development. The six year plan for developers to hold property with regard to >55 age restriction-- must be lengthened.
- Zoning enforcement and compliance with Critical Areas laws.
- Rewrite of the zoning code to respect the safety and privacy of Broadneck residents. The code must require notification of affected neighbors when an applicant requests zoning changes.
- Redistricting/representation.

COMMUNICATIONS:

Notices of scheduled BCC meetings will be posted on line and in the Broadneck Patch and Annapolis Capital newspapers. We will email details of our meetings to those on our distribution list. Please call Pat Lynch (410-757-3231) or June Paul (202-997-3216) if you wish to be added to our list.



Thursday, February 2

A General Meeting has been scheduled by the Broadneck Council of Communities-(BCC) and cosponsored by the Arnold Preservation Council (APC) to include Dick Ladd as our guest speaker. We will meet in the Cape St. Claire Clubhouse, 1223 River Bay Road, on Thursday, February 2nd at 7:30 PM. The meeting will begin with the BCC and APC discussing their 2011 challenges and achievements in 2011 and their focus area and plans for 2012. Dick Ladd will present his agenda for about 30 minutes and will cover the highlights from last year--Comprehensive Rezoning---of course--with the remedial solutions he is recommending to improve the process. There will be time for Q's and A's after Dick speaks so join us for a lively session. Join us to vent and enjoy some refreshments! Hope to see you there.!



Tuesday, January 31

The BCC Board will have a private meeting with District 30 Delegate and House Speaker Mike Busch in his office on Tuesday, January 31. We will be presenting issues to Mike that concern residents of the Broadneck Peninsula. If you have specific issues you would like the Board to discuss with Mr. Busch on your behalf, please contact:
Pat Lynch at 410-757-3231



First Thursday

Every month

The BCC holds a Board meeting each month at the Cape St. Claire clubhouse, Cox meeting room. Space is limited, but visitors are welcome to attend with prior arrangements. Call Pat Lynch at 410-757-3231 or June Paul at 410-757-3782

Please consider joining the Broadneck Council of Communities!

Annual dues start at \$50 for HOAs and \$25 for individuals.

See page 6 for membership form.

From Bill Nevel, Boardmember and Transportation Specialist

TRANSPORTATION PLANNING

An element of the adopted General Development Plan (GDP) includes a Master Transportation Plan (highways, transit, commuter and freight rail, bikeways, safety, and the like). Due to limited resources the AA County Office of Planning and Zoning (OPZ) initiated this activity by focusing on the analysis of 13 major corridors in the county. This so called Transportation Functional Master Plan includes 6 corridors that are critical to the Broadneck communities. These include Route 50, Route 2 North (Ritchie Hwy), Route 2 South (from Route 50 to Route 214), I-97, Route 32 and Benfield Road. Complementary studies in the Fort Meade and Arundel Mills (casino) areas are also on-going.

The BCC has a major concern about the treatment and planning of Route 50 (safety, congestion, etc), its interface with the deteriorating 60 year old Bay Bridge structure and Route 50's relationship with the on-off ramps in the Broadneck community. Regarding the Bay Bridge, especially the eastern span, many believe that structure needs replacement or

considerable modification to keep pace with safety, traffic congestion, tolls and related issues. The planning process for any modification of the Bay Bridge is complex, but there should be no more delays in initiating this process.

The next meeting of the Transportation Functional Master Plan Committee is scheduled for late February or March. This will be an important meeting at which the staff and the consultant will present four alternatives: 1) A do nothing approach (even this will have considerable cost), 2) A major highway improvement focus, 3) A plan with an emphasis on transit and 4) A plan with a focus on anticipated future land use. We are urging the Broadneck communities to work with the BCC to make sure these plans are relevant to the needs of the Broadneck peninsula.

PLAN MARYLAND

On December 19, 2011 the governor approved the state's first statewide plan for coordinated sustainable growth. Legislation mandating the creation of a statewide plan was adopted over 50 years ago (1959). Since that time more land has been developed in Maryland than its previous 350 year history. The BCC has been tracking the development of this plan and has assisted in providing testimony on the contents of the plan. This "process plan" concentrates development in areas where there is

existing and planned infrastructure, it aims to preserve and protect sensitive and rural lands and key resources from the impact of development with an objective to ensure that a desirable quality of life is sustainable. While all of this sounds laudable the devil as they say is in the detail.

The plan provides a process for the state to work with counties and other local jurisdictions to coordinate planning and development efforts. The plan does not take away and is not a substitute for local planning, zoning and development authority. The plan also sets a framework for state agencies to coordinate their development planning activities.

The BCC is concerned that the plan does not provide guidance to local counties for growth and development issues that overlap county boundaries. These include issues such as transportation that impact our communities, such as Route 50 and the future of the Bay Bridge, environmental issues, including the Chesapeake Bay. In 2012 the BCC intends to work with other organizations in AA County to alert the State Planning Department of our concerns. We are requesting other associations in the BCC area to join with us in the monitoring and implementation of Plan Maryland.





Stormwater runoff is caused by you and me!

From Britt Griswold, Treasurer of BCC

The BCC's mission is to protect the Broadneck peninsula by banding together the communities that exist here. One of the most important assets we have as homeowners is a clean and beautiful environment, and livability within it. The major defining issue of the Broadneck environment is the Bay, creeks, and the filtering systems that keep them from becoming a cesspool. Anyone who has spent any time living on the Broadneck knows that we are failing to protect the Bay's waters. Their quality is diminishing year by year in a slow motion train wreck.

About one-third of the nitrogen pollution getting into the Chesapeake Bay from Anne Arundel County comes from urban and suburban stormwater runoff. Fertilizer, oils, pavement pollution, pet waste and other organic debris flow unchecked into local streams and creeks. We all contribute to this fouling of our communities. We all use common assets of our county that produce this pollution as well. Nitrogen and phosphorous pollution must be eliminated from our waters to protect our Bay. Effectively dealing with this issue improves the value of our property and the livability, health and safety of our communities.

To begin tackling with this issue, County Council members Chris Tumbauer and our own Councilman Dick Ladd have introduced a bill to assess a \$35 annual fee on every AA Co. homeowner's property tax bill (\$25 for condo and townhouse owners) to help pay for reducing stormwater runoff. In light of the fact the the current cost to clear the existing backlog of stormwater management projects is about \$4000 per property owner, it is a small scratch at the problem. A somewhat similar bill was introduced 4 years ago, before the recession. it died under the old council and for basically the same "don't tax me" complaints we are hearing now (even though it was a pre-recession economy). But who will begin to help us if we refuse to help ourselves? As of January 10th the stormwater bill has been withdrawn over concerns of five councilmen who feel \$35 will be a burden on a recession effected economy. There are also costs to not implementing the fee, which need to be considered. The pollution and disease flowing into our waters pose an economic burden as well. It is just one that is harder to feel in the short run. The chance to use a small amount of money to possibly

leverage larger amounts of money is also foregone. Now the issue is moving to the state level to see if some token amount (perhaps \$15?) might piggy back on the flush tax and be returned to the county to help its own bay cleanup efforts.

The BCC agrees that the cost of ownership should include financial consequences of pollution that property improvement creates, both on the property itself as well as the county wide infrastructure that evolves to support it. There is certainly no shortage of effective ways to spend this small amount of money to begin the cleanup of our Peninsula. This will require collective action of both government and the nonprofit community. We are, in principle, supportive of a valid stormwater fee. Councilman Dick Ladd should be encouraged by all residents of the Broadneck to work for an effective way to reduce pollution. We would like some type of guarantee that collected fees will be only used for stormwater clean-up activities. One of the responsibilities of an effective organization of communities, like the BCC, is to hold our councilman accountable for overseeing the effective use of these fees.



Frank Philip, HCA president - Whitehall Yacht Yard Ordeal

In August 2011, the Homewood Community Association (HCA) was faced with a problem; Anne Arundel County OPZ proposed to change the zoning of the Whitehall Yacht Yard (WYY) from R2 (with a non-conforming use agreement) to operate as a Heavy Commercial Marina-(MC). The marina owner, John White, did not request the up zone and had no plans to expand the present operations. However, any subsequent owner would be permitted to have such amenities as a restaurant, a tavern, a convenience store that could sell packaged liquor, a fuel dock...and more, all without any legal process for input from the community. Any such unwelcome changes could have a negative effect on the neighborhood and introduce potentially dangerous conditions for the homeowners.

With the assistance of Dick Ladd, Chairman of the Anne Arundel County Council, and the support of the Broadneck Council of Communities, a win-win solution for the problem was negotiated by the HCA Board and Mr. White. Following an example from the Greater Severna Park Council, a covenant to the Whitehall Yacht Yard deed was drawn up to prohibit any such changes without the agreement of the HCA, that is recognized as the legal entity to enforce the covenant restrictions. The Marina has its important new maritime zoning (MA2 or Light Commercial Marina) and the community has its assurance that any future growth and development will be appropriate and complimentary to our Whitehall neighborhood. For more details, see the Whitehall Chronology File attached to this email.

**Broadneck Council of Communities, Inc.
Membership Form**

Please send your annual dues to support the work of the BCC to represent your community to local government.

Profile

Community/Civic Assoc./Indiv.: _____

Address: _____

Officers: President _____

ph: _____

V. President _____ ph: _____

Treasurer _____ ph: _____

Contact:

Name: _____

Address: _____

Email: _____

Phone: _____

Number of Homesites _____ Number of Residents _____

Incorporated Home Owners Association (HOA): yes/no

Board of Directors: yes/no ByLaws: yes/no

Dues:

Homeowner Assoc.: \$50 for every 300 housing units. One delegate vote will be assigned for each \$50.

Civic Associations & Individuals: Non-voting membership is \$25/yr.

Dues are payable upon acceptance and thereafter on July 31st of each year.

Bylaws:

For new memberships, provide a copy of your Bylaws (if incorporated).

For renewing memberships, include if changed since last year.

I, _____, as an official, elected representative of _____, or an individual, request of membership (or membership renewal) in the Broadneck Council of Communities, Inc.

Signed: _____

Enclosed is a check for our dues for \$_____ made out to:

Broadneck Council of Communities.

Mail renewal form and check to:

BCC Treasurer

c/o Britt Griswold

823 Holly Drive East, Annapolis, MD 21409