

Below are written comments submitted by Progressive Cheverly regarding the Countywide Sectional Map Amendment (CMA) s. For those who may be unfamiliar with the process, the CMA is the final major step in the multi-year process of replacing the County's antiquated zoning system. The CMA codifies every property in the County under the new zoning classification system. The step we are at now is where affected property owners can request a zoning change for their property, but such a change should only be approved if they can show that there was an error in the rezoning process for that property. This was a key part of H.B. 980, as noted in our submission below.

This started out to be a statement expressing serious concern about the CMA process, particularly as it relates to public notification and participation. It is still that, but in the process of reviewing zoning change applications submitted to date we discovered a zoning intensification request right close to home at 2300 Craftsman Circle in the Industrial Park, requesting to change the new zoning from IE (light industrial, employment, and research and development uses) to IH (intense, high-impact industrial development). We have included opposition to that request in this statement.



**Progressive Cheverly submits comments regarding the proposed  
Countywide Sectional Map Amendment (CMA)  
Sept. 17, 2021**

**We have specific concerns about the process for approving the CMA.**

**We also oppose the zoning intensification request for 2300 Craftsman Circle, Exhibit 94 for the CMA public hearing.**

Progressive Cheverly, a local grassroots organization, has been involved with zoning and land use issues in regard to environmental justice practically since our inception in 2005. In April 2015, we submitted extensive comments regarding the Clarion Associates' Evaluation and Recommendations Report for the Zoning and Subdivision Regulations Rewrite. Some of our comments supported the broad effort to streamline the existing zoning classification, but we also raised several concerns that broadly related to improving the standing and ability of nearby communities to impact the development process, including better public notification, improvements to the special exception process and more transparent handling of text amendments. We can note here that most of our recommendations were not acted upon.

We mention this history, because with this CMA process we are concerned that there is the possibility that zoning intensification requests could be approved without adequate public notice and discussion. Here is a specific example that is close to home for us.

On pages 325-6 of of CMA Record Update Link (as of August 20, 2021), there is a request (Exhibit 94) to upzone 2300 Craftsman Circle, which is in the Industrial Park immediately adjacent to residences in

the Town of Cheverly. The current classification is I-1, light industrial. The proposed classification under the CMA is IE, Industrial/Employment (light industrial, employment, and research and development uses), allowing for current light industrial uses such as warehousing to continue. The zoning request submitted by the applicant on August 12, 2021 is for IH, Heavy Industrial (intense, high-impact industrial development).

As you know, H.B. 980, passed during the 2021 General Assembly, states that "except on a demonstration of error" no zone intensification that differs substantially from the applicable zoning category or classification is permitted during this process. We would submit changing IE to IH is a substantial change and that the justification submitted by the applicant is inadequate to justify that their submitted request of IH is due to any error in the process.

We understand that following the Joint Public Hearing on the CMA on Sept. 13-14 and the close of the comment period on Sept. 29, the Planning Department will review all requested zoning changes and recommend changes only for those that are due to an error in zoning classification during the zoning rewrite process, consistent with H.B. 980. We also understand that the Planning Board and the the District Council each have the power to override the recommendations of the Planning Department staff regarding any of the requested zoning intensification requests.

Given that there is no requirement for those seeking these zoning changes to notify potentially affected parties as would be required under normal public notice procedures, and given the significant number of applications for changes received, we urge the Planning Department to produce an interactive map with all the locations of requested zoning intensification requests, whether or not the Planning Department is recommending any specific zoning change be approved, and widely publicize the existence of this resource so that any resident of the County can identify potentially affected properties near them.

Regarding the zoning intensification request for 2300 Craftsman Circle, again we are in opposition to this request. Furthermore, a change of this magnitude, with potentially dramatically adverse impacts on the Town of Cheverly, if it is to be allowed at all, should not occur without a full and open public process.

Sincerely,

Karen Moe, Co-chair

Progressive Cheverly  
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Progressive Cheverly is a local organization with a mission to promote economic fairness, social justice, basic human rights, civil liberties, a sustainable environment, a tolerant society and world peace through a more informed political dialogue and active participation in civil society and the democratic political process.