

**Critical Area Commission
Chesapeake and Atlantic Coastal Bays
Meeting at 100 Community Place, Crownsville, Maryland**

August 2, 2023

Project Implementation Subcommittee Minutes

***Attendees:** Conway (Chair), Glanz, Grant, R. Hance, Mahoney, McCall, McCarthy, Patel, Roberson, Young*

***Guests:** Aaron Harding (Cecil), Cassie Dyson (Dorchester), Michael Day (Anne Arundel), Susan Webb (Dorchester), Kelly Krinetz (Anne Arundel), Piero Mellits (Anne Arundel)*

Chair Fisher welcomed the new Commissioners to the meeting, and thanked Commissioner Conway for agreeing to chair the subcommittee. He also thanked Commissioner Hertz for her prior service as Chair.

Item 1. Approval of June minutes.

Commissioner Grant moved to approve the June minutes. Commissioner Roberson seconded the motion. All voted in favor. **Motion passed unanimously.**

Item 2. Lula G. Scott Parking Lot Expansion – Anne Arundel County

Presented by Jennifer Esposito

Anne Arundel County is seeking conditional approval to expand parking and exceed lot coverage limits for the Lula G. Scott Community Center in Shady Side. The site is owned by Anne Arundel County and the facility is currently utilized by the Anne Arundel County Department of Aging and Disabilities, the Department of Health, and the Department of Social Services.

The County is proposing to expand the parking lot from 26 to 77 spaces. The expansion of the parking lot is necessary to create a safer, less congested parking area for the older adults and community that use the facility. The additional parking will accommodate more individuals from the community to enjoy the amenities offered at the site. The 5.24-acre site is located entirely within the Critical Area on lands designated as a Limited Development Area (LDA) (4.01 acres) and as a Resource Conservation Area (RCA) (1.23 acres). Given that this site is split between the LDA and RCA Critical Area designation, the 15% lot coverage limit applies to each Critical Area designation separately.

Discussion: Commissioner Rosa Hance questioned the need to almost triple the number of parking spaces, and wondered what studies were conducted to come up with the number. Michael Day and Piero Mellits both provided details. The number of parking spaces needed was based on a combination of the current overflow that results in people often parking across the street in a church parking lot and having to cross the roadway, which isn't safe; and the projected needs of spaces due to an expansion of services. Public mass transit options are limited due to the rural location. Chair Fisher asked about the possibility of a phased construction, where they would add 2/3 of the spaces, evaluate the need for more, and either

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finish or leave as is. Mr. Mellits responded that it would end up costing more to phase it that way.

Commissioner Conway asked for a motion to approve. Commissioner Roberson so moved. Commissioner Buddy Hance seconded. Commissioner Rosa Hance voted against, all others voted in favor. **Motion passed.**