

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
Bill No. 92-25, as amended											
2026-02-07 13:35:21	Daniel	Weber	Severn	Maryland	21144	Yes		Bill No. 92-25 (As Amended): AN ORDINANCE concerning: Subdivision and Development – Zoning – Cottage Home Development	Oppose	<p>This proposed legislation is supposed to be pertaining to Cottage Home Developments. 1.Page No. 8 - Lines 8-12 states: (E) The density in a cottage home development may not exceed 8 dwelling units per acre in an R1 zoning district, 12 dwelling units per acre in an R2 zoning district, and 15 dwelling units per acre in an R-5 zoning district and 20 dwelling units per acre in an R10, C2 or C3 zoning district and 10 dwelling units per acre in a W1 distrct. Each of these exceed what the county zoning already has in existing residential zoning codes. As written, this legislation changes R1, R2, R5, and R10 zoning to R8, R12, R15 and R20 respectively. Thus. our home (currently R2) would effectively become R12. Building that many dwellings in an existing R2 community would destroy the nature of current residential neighborhoods no matter where they are in the county. Existing codes allow a maximum of: 1 dwelling unit per acre in an R1 residential zoned location; 2 dwelling units per acre in an R2 zoned location; 5 dwelling units per acre in an R5 zoned location, 10 dwelling units per acre in an R10 zoned location. Thus, the legislation as written violates current zoning code. Perhaps an entirely new zoning district needs to be created for cottage housing and condominium developments (i.e. CH not R) in the proposed legislation. Otherwise, cottage homes need to comply with the current existing residential zoning limitations and be restricted to R10, R15, R22 zoned locations as appropriate with 10, 15 or 22 units per acre. Plunking high density housing into an R1-R5 zoned district is totally inappropriate without that area going through the entire zoning code change process....</p> <p>2.Page 5 line 10. There needs to be a separate allocation of acreage for the “conference retreat facility” which may be better termed a “community center” as the “conference retreat facility” moniker makes it sound like a commercial (C) business hosting retreats which would belong in at least a mixed Use (MXD) zoning district or industrial district NOT a residential (R) zoned district.</p> <p>3.This proposed legislation does not make any allowances for zoned open space. At a minimum any acreage already zoned conservation property (e.g. forest conservation) and not buildable must NOT be considered in making the allocation of buildable acreage within the planned Cottage Home Development.</p> <p>4.On page 5 line 25 the table: Aren’t duplex dwellings already covered under existing building and zoning codes? Leave those codes as they are and do not confuse the purpose of cottage home developments. Delete the “Conversion of existing single family detached dwellings to duplex dwellings.” In the same table delete the R1, R2, R5 areas that Cottage Homes are permitted. This matches the comments noted in item 1 above. Existing codes allow a maximum of: 1 dwelling unit per acre in an R1 residential zoned location; 2 dwelling units per acre in an R2 zoned location; 5 dwelling units per acre in an R5 zoned location, 10 dwelling units per acre in an R10 zoned location. Cottage homes need to comply with the current existing residential zoning limitations and be restricted to R10, R15 R22 zoned locations as appropriate with 10, 15 or 22 units per acre. Plunking high density housing into an R1-R5 zoned district is totally inappropriate without that zoning area going through the entire zoning code change process....</p> <p>5.Check your math for the allowable space for each of the Cottage Home plots of ground. Under article 17 subdivision developments there are to be 7-foot building restriction lines on the side of each individual Cottage Home plot. As noted on page 5 lines 23-24 “outside storage as an accessory use is limited to the lesser of 10% of the allowed lot coverage or 500 square foot (i.e. an auxiliary structure). On page 8 lines 4-6 “the dwelling unit in a Cottage House Development shall be located on a discrete area of land that is at least 2,000 square feet in area and at least 30 feet in width.” On such a small plot, approximately 30 feet x 66 feet or 45 x 45 feet in size a 800 square feet dwelling (about 40 feet x 20 feet) and a 500 square feet auxiliary structure (about 25 feet x 20 feet) will leave only 700 square feet of non-structure space (7 feet x 100 feet). This small acreage will not give a 7 foot building restriction line around the circumference of the plot surrounding the Cottage Home and Auxiliary storage structure. Nor will it allow adequate parking space for the resident’s vehicle(s).</p> <p>6.If you want dense housing to be built in the county to accommodate the need then town homes noted within this bill are more appropriate. This bill expires on February 20, 2026 and given the problems remaining as written you should start over next year. Leave existing R1 to R5 residential communities as they exist intact without plunking high density housing within them. Restrict high density housing to areas already zoned R10, R15 or R22 or infill into vacant commercial or mixed use zoned locations better suited for such high density housing.</p>	
Bill No. 1-26											
2026-02-10 19:09:18	Terry	Halstad	Millersville	Maryland	21108	Yes		Bill No. 1-26: AN ORDINANCE concerning: General Development Plan – Region 6 Plan	Oppose		

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2026-02-14 10:44:00	Maribeth	Love	Millersville	MD	21108	No	OMNA	Bill No. 1-26: AN ORDINANCE concerning: General Development Plan – Region 6 Plan	Oppose	<p>My name is Maribeth Love, I reside at 881 Cecil Ave S, Millersville. I have been a resident of AACo since 1896. I have enjoyed the beauty of AACo and my rural residential area. Since 2015, I have been actively involved in the land use, land preservation and environmental protection of the community and county. I am a Master Watershed Steward and active member of numerous environmental 501 groups.</p> <p>I am writing you today to garner your support of Region 6 council representative, Lisa Rodvian's amendment proposals to Bill 2-26 and 2-26 to retain current zoning for parcel CZ-R6-MRV-003B and the requests for Region 6 Generals Hwy.</p> <p>Since 2021, requested variances to zoning for this property have been denied by AACo OPZ. The Region 6 Comprehensive review SAC, after written, oral testimony and internal discussions, suggested to deny the requested up-zoning identified in the bills. Presentation of the suggested outcomes to the PAB included community written and oral supporting testimony. Members of the PAB commented on the fact based, professional supporting testimony. Regretfully, the PAB did not accept the diligent work of the SAC and all proposed upzoning was sent forward for AACo council approval.</p> <p>Lisa Rodvian, in support of her Regional constituency prepared the proposed amendment and requests your supporting vote.</p> <p>BACKGROUND:</p> <p>Environmental:</p> <ul style="list-style-type: none">-supports Plan 2040- Policy NE1.4, protection of Jabez Branch. Parcel sits directly on tributary 4 of Jabez.-supports Jabez Branch Conservation Plan, AAco has already spent \$6M in restoration projects to Jabez <p>Land Use:</p> <ul style="list-style-type: none">-Plan 2040 Goal HE8, limited development on locations with existing hub or village centers comparable with scale and character of surrounding community.-OPZ & R&P envision this intersection being a site for trail oriented development as part of a Multi nodal Crossroads to serve local community. Property sits at South Shore Trail Phase I head, no existing plan or access to connect to Phase II across Rt 3. <p>Traffic/Community Safety:</p> <ul style="list-style-type: none">-SHA has deemed the intersection including Rt 3 N and Millersville Road as the most dangerous in the corridor.-Extensive bottlenecks already exist.-Commuter use, at excessive speeds, of 30 mph residential roads (no enforcement) to avoid Rt 3 traffic congestion <p>Rural Character:</p> <ul style="list-style-type: none">-Plan 2040; AACo goal to retain rural character of Region 6-Already suffering from unmanaged sprawl of Rt 3-Area supports rural agricultural (one farm is adjacent to parcel in question) and low density residential communities on septic and well.-Historic Millersville Road serves as the Gateway to the AACo Greenway <p>Generals Highway:</p> <ul style="list-style-type: none">-Serves as Greenway of AACo-Corridor sits on Severn River watersheds-existing infrastructure is not designed to handle the traffic and commercial vehicle traffic. <p>Please support Lisa's proposed amendments and preserve the existing green space and rural integrity of this portion AACo Region 6.</p> <p>Thank you for your time and consideration, Maribeth Love</p>	
2026-02-15 9:27:38	Ann	Beech	Millersville	MD	21108	Yes		Bill No. 1-26: AN ORDINANCE concerning: General Development Plan – Region 6 Plan	Oppose		

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2026-02-15 15:09:29	Gretchen	Bandy	Millersville	MD	21108	Yes		Bill No. 1-26: AN ORDINANCE concerning: General Development Plan – Region 6 Plan	Oppose	<p>I have several reasons for my opposition. These points are in order of concern, but, quite frankly, it was difficult to place an order since all are of grave concern.</p> <p>-Traffic and Safety: To increase commercial development at one of the most dangerous intersections in the county is absurd. It will also increase traffic and risk on Millersville Road and Route 175. I worry everyday about crossing the road to my mailbox on Millersville Road and especially about my elder neighbor(s) doing so. The trail users, street cyclists and others are already in danger not only on Millersville Road but also on Cecil Ave, Severn Chapel Road, and St. Stephens Church Road as more vehicles, both local and through traffic, avoid Rt. 3 and especially the Rt. 3/Millersville Road/Rt. 175 intersection. To exacerbate this dangerous situation would be beyond reproach.</p> <p>-Jabez Branch Protection: It is impossible to believe that rezoning to allow intense, high-density development will not further impact the already endangered Jabez Branch. Even if millions more are spent (which will not be recouped financially by the county from the development), we all know from past experience and promises that this will be a setback for the Branch, Severn Run, Severn River, and the Bay.</p> <p>-Rural and Historic Nature of Millersville: The county seems bent on destroying the nature of Millersville Road bit by bit. The plans for Millersville Park are a catastrophe in the works. The traffic, especially at the beginning and end of schooldays and church-days, is sometimes half a mile or more. People dangerously “play chicken” going around these long backups. It’s already very scary and frustrating and will get worse with the park. Between the unsightliness of a commercial development, the further traffic congestion, and other impacts, those of us who sought out living here, have stayed here for generations, bicycle, stroll, and recreate here, school and worship here, and otherwise enjoy this special road and community, would receive an extremely sad, unfortunate, and unnecessary change to this uniquely wonderful place, if these changes were to go forward.</p> <p>I have many more concerns and could add more detail to those above, but I'll stop here in hopes this will actually be read. Many of my neighbors are offering more lengthy, well researched and documented information that I hope will be read.</p> <p>Thank you for your time.</p>	
2026-02-15 21:03:18	Caryn	Sobel	Millersville	MD	21108	Yes		Bill No. 1-26: AN ORDINANCE concerning: General Development Plan – Region 6 Plan	Oppose		https://www.aacounty.org/system/files/webform/cc_legislative_testimony/84747/zoning-legislation-aaco-2025-2026-public-testimony.docx

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2026-02-16 11:33:55	Michele	Matton	Crownsville	MD	21032	Yes		Bill No. 1-26: AN ORDINANCE concerning: General Development Plan – Region 6 Plan	Oppose	<p>The change from RLD to C2 is not consistent with the envisioned Rural Character of Region 6: This change is inconsistent with Plan2040 and the Region 6 plan, which aim to protect the rural character of this area. The parcel is bordered on the south and east by agricultural and low-density residential land, and this rezoning would introduce commercial sprawl into a protected area. Furthermore, the surrounding road network, particularly the intersection of Route 3 and Millersville Rd, is already at capacity. Increasing density here presents serious safety risks regarding traffic ingress/egress. I request that the RLD designation be maintained to create a necessary buffer between the Route 3 commercial corridor and the rural community."</p> <p>· The nearby commercial area is much smaller than the surrounding rural area. If proximity to a land use or zoning is a basis for evaluating the request, the request to rezone should have been denied to preserve a land use consistent with the much larger rural/agricultural/residential area and with the intent of the 2040 Plan. Preserving the RLD designation for this parcel is essential to stop commercial sprawl.</p> <p>· The existence of Route 3 sprawl should not be used to justify more sprawl. The Millersville Rd/Route 3 is already failing, and this development would add unsustainable traffic and dangerous ingress/egress.</p> <p>· Please draw the line here to protect the remaining agricultural and residential development to the south and east, and establish a low-density transition between Route 3 sprawl development and adjacent rural areas.</p> <p>Upzoning is inconsistent with Plan 2040 HE8 and trail-oriented development: OPZ may envisions this intersection being a site for trail-oriented development serving the local community and trail users, but OPZ has no control over what would be built. It is unlikely that C2 zoning will service the local community or the South Shore trail users. C2 is a commercial office district that will permit the construction of office buildings, attracting more traffic to a failing intersection with a high accident rate and increasing impervious cover.</p> <p>· Rather than supporting a multimodal environment, C2 development is likely to exacerbate the high accident rate and existing congestion at this failing intersection through increased peak-hour commuter traffic.</p> <p>Re-zoning Parcel 357 to C2 Fails to Protect Jabez Branch: Upzoning this RLD parcel to C2 directly contradicts environmental protection goals for Jabez Branch by permitting intense development and increasing impervious surfaces, exacerbating, rather than mitigating, stormwater threats. There is no evidence—and no guarantee—that Millersville LLC will protect the waterway. True protection for Jabez Branch requires enhanced stormwater management, not increased density.</p> <p>· Contradicts Regional Goals: NE3 of the Region 6 plan calls for adopting the Jabez Branch Conservation Plan to identify critical recharge areas, expand the Green Infrastructure Network, and reduce impervious surfaces [1].</p> <p>· Violates Policy 2040: Plan 2040 Policy NE1.4 mandates protection for Jabez Branch as a "Resource Sensitive Policy Area.</p> <p>· Fiscal Irresponsibility: It is illogical to spend millions on stream restoration while simultaneously approving intensive development that will degrade the headwater tributary.</p> <p>Traffic concerns: The intersection of Rt 3 North with Millersville Rd is in Region 6, but problems there have major impacts on anyone who drives Route 3, Route 175, or Millersville Rd. According to SHA, this is a grade F intersection. Planned road improvements will at best maintain the status quo, and new development will make it worse. Comments on the Region 6 community feedback map expressed a major public concern about this intersection.</p> <p>· The community feedback map for Region 6 also shows that people are concerned about commuters using Cecil Ave and Millersville Rd to avoid the congestion when traffic backs up on Route 3 or I-97.</p> <p>· This is a safety and quality-of-life issue for residents as well as a safety issue at the Cecil Rd crossing of the South Shore Trail.</p> <p>· SHA says this is one of the most dangerous in the Rt 3 corridor.</p> <p>· The previous strip mall plan for the site was repeatedly questioned by OPZ and SHA, partly over traffic impacts.</p> <p>· Upzoning these parcels will undo the ongoing upgrades even before they are completed.</p>	

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2026-02-16 14:59:48	Jillian	Mills	Millersville	MD	21108	Yes		Bill No. 1-26: AN ORDINANCE concerning: General Development Plan – Region 6 Plan	Oppose	<p>I oppose upzoning the CZ-R6-MRV-0003b from RLD to C2.</p> <p>Upzoning presents a net negative fiscal, environmental, and public safety outcome for Anne Arundel County, contradicting the goals of Plan2040 and violating principles against improper spot-zoning. The proposal directly threatens to nullify the investment of over \$9 million in public and non-profit funds currently allocated to the restoration of the Jabez Branch watershed. It is fiscally irresponsible to fund environmental rehabilitation while simultaneously approving intensive development that destroys it. Increasing commercial density on Route 3, particularly in areas lacking public water and sewer, exacerbates "highway sprawl." This strains the County infrastructure and increases the likelihood of accidents, resulting in higher public expenditures for emergency services, infrastructure maintenance, and traffic mitigation.</p> <p>The presence of vacant retail spaces in nearby centers indicates that additional commercial zoning is not necessary for economic growth. Constructing new commercial space while existing space remains vacant is an inefficient use of land that does not improve the overall tax base. The development will encroach upon remaining agricultural land, diminishing the rural character of this area of the County. Furthermore, development violates the principles of Plan2040 Goal HE2 because this rezoning increases environmental risk and infrastructure liability without a commensurate increase in net jobs or tax revenue, it violates Plan2040 Goal HE2.</p> <p>The current recommendation contradicts OPZ's historical opposition to rezoning in this immediate corridor, specifically noting the denial of Case 2021-1090-V. The Subject Parcel does not function as a node for community services. Rather, it represents the edge of an encroaching commercial corridor that requires a managed transition to preserve residential stability. Proximity and common ownership are insufficient grounds for a zoning change that contradicts resource protection and undermines the Plan2040 and Region Plan goal maintain rural character and trail-oriented development.</p> <p>The proposal lacks a viable mitigation plan for the Jabez Branch or the Level of Service (LOS) failures at the Route 3/Millersville Road intersection.</p> <p>The change from RLD to C2 is not consistent with the envisioned Rural Character of Region 6: This change is inconsistent with Plan2040 and the Region 6 plan, which aim to protect the rural character of this area. The parcel is bordered on the south and east by agricultural and low-density residential land, and this rezoning would introduce commercial sprawl into a protected area. Furthermore, the surrounding road network, particularly the intersection of Route 3 and Millersville Rd, is already at capacity. Increasing density here presents serious safety risks regarding traffic ingress/egress. I request that the RLD designation be maintained to create a necessary buffer between the Route 3 commercial corridor and the rural community."</p> <p>The nearby commercial area is much smaller than the surrounding rural area. If proximity to a land use or zoning is a basis for evaluating the request, the request to rezone should have been denied to preserve a land use consistent with the much larger rural/agricultural/residential area and with the intent of the 2040 Plan. Preserving the RLD designation for this parcel is essential to stop commercial sprawl.</p> <p>The existence of Route 3 sprawl should not be used to justify more sprawl. The Millersville Rd/Route 3 is already failing, and this development would add unsustainable traffic and dangerous ingress/egress.</p> <p>Please draw the line here to protect the remaining agricultural and residential development to the south and east, and establish a low-density transition between Route 3 sprawl development and adjacent rural areas.</p> <p>Upzoning is inconsistent with Plan 2040 HE8 and trail-oriented development: OPZ may envisions this intersection being a site for trail-oriented development serving the local community and trail users, but OPZ has no control over what would be built. It is unlikely that C2 zoning will service the local community or the South Shore trail users. C2 is a commercial office district that will permit the construction of office buildings, attracting more traffic to a failing intersection with a high accident rate and increasing impervious cover.</p> <p>Rather than supporting a multimodal environment, C2 development is likely to exacerbate the high accident rate and existing congestion at this failing intersection through increased peak-hour commuter traffic.</p> <p>Re-zoning Parcel 357 to C2 Fails to Protect Jabez Branch: Upzoning this RLD parcel to C2 directly contradicts environmental protection goals for Jabez Branch by permitting intense development and increasing impervious surfaces, exacerbating, rather than mitigating, stormwater threats. There is no evidence—and no guarantee—that Millersville LLC will protect the waterway. True protection for Jabez Branch requires enhanced stormwater management, not increased density.</p> <p>The community feedback map for Region 6 also shows that people are concerned about commuters using Cecil Ave and Millersville Rd to avoid the congestion when traffic backs up on Route 3 or I-97. This is a safety and quality-of-life issue for residents as well as a safety issue at the Cecil Rd crossing of the South Shore Trail. SHA says this is one of the most dangerous intersections in the Rt 3 corridor.</p>	

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2026-02-16 16:28:00	David	Demers	Millersville	MD	21108	Yes		Bill No. 1-26: AN ORDINANCE concerning: General Development Plan – Region 6 Plan	Oppose		https://www.aacounty.org/system/files/webform/cc_legislative_testimony/84824/council-mtg-feb-17-2026-my-written-testimony-david-demers.docx

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2026-02-16 18:26:33	James	Thomas	Millersville	MD	21108	Yes		Bill No. 1-26: AN ORDINANCE concerning: General Development Plan – Region 6 Plan	Oppose	<p>I wish to state my opposition to the proposed legislation and ask that an amendment be submitted to change the CZ-R6-MRV-0003b back to RLD. This intersection is not a traditional commercial hub. It is a darn mess, which is the result of commercial creep. The notion that the this property will provide better site design, protect the Jabez watershed, and preserve cultural resources is a complete fiction. Instead, the proposed C2 zoning density lacks economic justification, undermines environmental protections for the Jabez Branch, and will not result in enhanced site design. It will allow continued development on well and septic systems and exacerbate existing traffic at a failed and therefore dangerous, intersection. The historic Greer House, originally slated for preservation per Anne Arundel Cultural Resource comments in the 2020 preliminary plan, was demolished on January 21, 2026, after years of neglect.</p> <p>In 2021, the Administrative Hearing Officer denied the owners' request to rezone the RLD parcel for C2 commercial use (Case 2021-1090-V), a decision actively supported by the Office of Planning and Zoning (OPZ).</p> <p>Instead of requiring more land, the developers can improve the design by adapting it to the current site, which previously included the Wegley-Greer house.</p> <p>Upzoning the RLD parcel to C2 directly contradicts environmental protection goals for Jabez Branch by facilitating intense commercial development. This rezoning enables more intense development and impervious surfaces that increase, rather than mitigate, storm water threats to the waterway. There is no evidence and certainly no guarantee that Millersville, LLC will protect Jabez Branch, as evidenced by how they preserved the historic Wegley Greer house.</p> <p>In fact, NE3 of the Region 6 plan states that a short-term goal is the Adoption and implementation of Jabez Branch Conservation Plan. That would identify Critical Aquifer Recharge areas, additional properties to include in the Green Infrastructure Network, feasibility of a Jabez Branch Overlay Zone, strategies to protect and restore the Jabez Branch, and study viable goals for reducing impervious surface and increasing forest cover.</p> <p>Plan 2040 Policy NE1.4 includes an explicit commitment to protect Jabez Branch as a “Resource Sensitive Policy Area,” demanding protection of unique environmental features and habitats.</p> <p>Despite PAB and OPZ recommendations for a multi-modal commercial hub, the precedent of existing development should not justify further commercial expansion at a failing, congested intersection, particularly when it threatens the integrity of the priority, Jabez Branch. This is an opportunity to take a look at what can be done, not plow ahead.</p> <p>The change from RLD to C2 is inconsistent with the surrounding residential neighborhood and the County’s goal of retaining the rural character of Region 6. The RLD is indeed adjacent to commercial land to the north and west. If you look west, you will see unmanaged sprawl along Route 3 outside the Region 6 planning area. The Maryland Muffler business across Millersville Rd has been there for more than 30 years and serves the local community. However, if you look east and south, you will see rural agricultural and low-density residential uses that align with the vision of Plan2040 and the goals of the Region Plan. In addition, the nearby commercial area is much smaller than the surrounding rural area. If proximity to a land use or zoning is a basis for evaluating the request, the request to rezone should have been denied to preserve a land use consistent with the much larger rural/agricultural/residential area and with the intent of the 2040 Plan. Preserving the RLD designation for this parcel is essential to stop commercial sprawl.</p> <p>Route 3 is already failing, and this development would add unsustainable traffic and dangerous ingress/egress. We must protect the rural character of our community's gateway.</p> <p>This is an opportunity to stop commercial creep, at least until the Jabez Branch Overlay (per NE1.4), traffic, and the South Shore trail crossing are addressed. In addition, this development should not be on well and septic.</p> <p>The owners of these parcels requested that both be upzoned to C3. The Region 6 SAC recommended maintaining the current C2/RLD zoning, and public comments overwhelmingly opposed additional commercial zoning and development here. The PAB disregarded the SAC's recommendations and community concerns.</p> <p>The SAC recommended retaining C2 zoning and the RLD zoning on for CZ-R6-MRV-0003b (parcel 357) aligns with the adopted Plan2040 Planned Land Use, while limiting the potential for increased traffic safety issues through intensified land use. Future development should include enhanced protections for the Jabez Branch, impacts on surrounding residential areas, and a safe crossing for the South Shore Trail over MD 3. The Community comments submitted throughout the Region Plan process have reflected their concern and opposition to additional development due to the traffic, safety and environmental issues. So, who is this commercial hub for?</p> <p>Up-zoning is inconsistent with Plan 2040 HE8 and trail-oriented development. OPZ claims that focusing additional development at this site is consistent with Plan2040 Goal HE8 which states that limited development should be focused on locations there are existing hub or Village Centers, are compatible with scale and character of the surrounding community and provide services that meet local (Region 6) needs. This site has never been a center of community activity or a village center. Only two parcels are currently zoned commercial – Maryland Muffler and the Greer Property (parcel 353). The Maryland Muffler business across the Millersville Road has been there for at least 30 years and serves the local community. The Greer Property had been RLD but was forced to rezoned to C2 in 2011. OPZ opposed this up-zoning.</p> <p>OPZ envisions (page 23/24 of PAB Draft of the Region 6 Plan) this intersection being a site for trail oriented development as part of a Multi-modal Crossroads Community Hub serving the local community and trail users but they have no control over what would be built. It is unlikely that C2 zoning will service local community or the South Shore trail</p>	

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2026-02-17 8:23:20	Deborah	Unitus Bereznak	Millersville	MD	21108	No	Indian Landing C	Bill No. 1-26: AN ORDINANCE concerning: General Development Plan – Region 6 Plan	Oppose	There is no infrastructure for this proposed legislation. No public water and no sewage systems. An environmentally sensitive area (Jabez branch), a historical area, a failed and dangerous highway - Md Rt 3 N and S. No plan to correct one of the most dangerous roads in the state. No definition of a "commercial hub" . Long letters written to each Council member in complete opposition.	
2026-02-17 10:14:03	Scott	Blackketter	Millersville	MD	21108	Yes		Bill No. 1-26: AN ORDINANCE concerning: General Development Plan – Region 6 Plan	Oppose	I oppose the bill because of the possible upzoning of the properties at the intersection of Millersville Rd. (Route 175) and Route 3. This intersection is already a safety problem and inconvenience and allowing developers greater ability to burden it with additional traffic is growth in the wrong direction. Our residential corridor (Millersville Rd.) is being attacked by commercial sprawl and our quality of life and property values are suffering because of it. The added environmental stress upon Jabez Branch should not be tolerated. A better use of these properties would be open space as an expansion of the South Shore Trail.	
2026-02-17 10:23:57	Nita	Settina	Annapolis	Maryland	21403	Yes		Bill No. 1-26: AN ORDINANCE concerning: General Development Plan – Region 6 Plan	Support		https://www.aacounty.org/system/files/webform/cc_legislative_testimony/84873/county-council-region-6-plan-written-testimony.pdf
Bill No. 2-26											
2026-02-10 19:12:15	Terry	Halstad	Millersville	Maryland	21108	Yes		Bill No. 2-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 6	Oppose		
2026-02-11 8:23:21	Kara	Richmond	Crownsville	MD	21032	Yes		Bill No. 2-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 6	Oppose	I oppose this bill because it invites more development along General Corridor which is already a congested high traffic area during rush hour. I am concerned about the negative environmental impact that additional commercial development brings to our region and would like to see this area remain as currently zoned. There is no need for more commercialization along this road with everything that currently exists on and around Bestgate Road.	
2026-02-11 18:33:32	Anne	Canaday	Crownsville	MD	21032	Yes		Bill No. 2-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 6	Oppose	I am writing to express my deep concern and opposition to your proposal to re-zone several areas in the Crownsville and near Crownsville areas. 1222 Generals Highway in Crownsville. This is the route and light I take to work every day (as a teacher). This is a bizarre 3-way light with a 4th business entrance that is already confusing. It will be further a complete disaster when the approved Dunkin opens at the corner of Generals and Herald Harbor Road. Right now without the new Dunkin or your proposed rezone you can easily sit thru 3-5 light cycles trying to exit our neighborhoods onto Generals. It is already massively overloaded and adding C4 zoning to this area would be a disaster. Not to mention the noise and proximity to what is an amazing, community school right around the corner. I am STRONGLY opposed to this proposal. 1240 & 1241 Generals Highway - similarly just a block up the road this becoming commercial would increase the massive traffic that already exists. I would like to invite you to come try to exit my workplace in the afternoon at that corner for a couple days. See the massive lines trying to get onto 97N coming from Annapolis, see how dangerous that left is off of Fairfield loop with cars flying south on Generals Highway. How dangerous and impossible the left out of 1241 Generals is and would increasingly become. Our buses take that left. Daily. Additional retail of anysort would not only add to the already overwhelmed Generals Highway but would honestly be very dangerous as turning in and out of business without lights on Generals Highway so close to the 97 ramp (where people are flying way too fast) is irresponsible. The section of Generals Highway from Crownsville Road to I97 backed up to a standstill already near daily during rush hours- not to even consider fall Renn Fest weekends, combined with boat shows and USNA football- we almost become locked in our neighborhoods. 1341 Sunrise Beach Rd- the corner with the new fire station- that isn't even occupied yet - and yet there are traffic back ups. It is at best premature and at worse irresponsible to propose a zoning change when we do not realistically know the impact the new fire house would have. Beyond that the grading of that corner of the intersection leads to blind corners and added retail would create people turning in blind spots. It is obvious our District 6 Representative proposing these changes does not actually live near or around the people she claims to represent. Her proposals and subsequently the actions of the entire counsel should they approve these re-zonings, are reckless and irresponsible. Impacting fire and emt response time from the new station, directly increasing the danger and risk to school busses from South Shore Elementary school and increasing an already over burdened corridor of the Crownsville community. I implore the County Council to vote NO to these rezoning proposals.	

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2026-02-13 9:42:25	Jasmine	Wilding	CROWNSVILLE	MD	21032	Yes		Bill No. 2-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 6	Oppose	<p>Please support yes on proposed amendment 1 by Rodvien to the P&Z recommended zoning (679 MD RT3 North) in order to keep this parcel RLD.</p> <p>Please vote NO on all other amendments proposed by Rodvien which upzone commercial or RLD properties along Generals Highway, unserved by sewer and water. This includes 1222, 1240, and 1241 Generals highway as well as 1341 Sunrise Beach Rd. These amendments are against recommendations by Planning and Zoning, the Stakeholder Advisory Committee, and are in conflict with the General Development Plan. The GDP supports "community" hubs and not automotive centric commercial development.</p> <p>Please instead consider making an amendment for 1341 Sunrise to keep it non-commercial in line with SAC recommendations and community input. Being forced to accept the new town center (in lieu of any amendments proposed by esteemed Council people) at the end of Region 6 is already a huge compromise for the region and will alter quality of life for residents.</p>	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/84564/amendements.jpg
2026-02-14 10:45:38	Maribeth	Love	Millersville	MD	21108	No	OMNA	Bill No. 2-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 6	Oppose	<p>My name is Maribeth Love, I reside at 881 Cecil Ave S, Millersville. I have been a resident of AACo since 1896. I have enjoyed the beauty of AACo and my rural residential area. Since 2015, I have been actively involved in the land use, land preservation and environmental protection of the community and county. I am a Master Watershed Steward and active member of numerous environmental 501 groups. I am writing you today to garner your support of Region 6 council representative, Lisa Rodvian's amendment proposals to Bill 2-26 and 2-26 to retain current zoning for parcel CZ-R6-MRV-003B and the requests for Region 6 Generals Hwy. Since 2021, requested variances to zoning for this property have been denied by AACo OPZ. The Region 6 Comprehensive review SAC, after written, oral testimony and internal discussions, suggested to deny the requested up-zoning identified in the bills. Presentation of the suggested outcomes to the PAB included community written and oral supporting testimony. Members of the PAB commented on the fact based, professional supporting testimony. Regretfully, the PAB did not accept the diligent work of the SAC and all proposed upzoning was sent forward for AACo council approval. Lisa Rodvian, in support of her Regional constituency prepared the proposed amendment and requests your supporting vote.</p> <p>BACKGROUND:</p> <p>Environmental:</p> <ul style="list-style-type: none">-supports Plan 2040- Policy NE1.4, protection of Jabez Branch. Parcel sits directly on tributary 4 of Jabez.-supports Jabez Branch Conservation Plan, AAco has already spent \$6M in restoration projects to Jabez <p>Land Use:</p> <ul style="list-style-type: none">-Plan 2040 Goal HE8, limited development on locations with existing hub or village centers comparable with scale and character of surrounding community.-OPZ & R&P envision this intersection being a site for trail oriented development as part of a Multi nodal Crossroads to serve local community. Property sits at South Shore Trail Phase I head, no existing plan or access to connect to Phase II across Rt 3. <p>Traffic/Community Safety:</p> <ul style="list-style-type: none">-SHA has deemed the intersection including Rt 3 N and Millersville Road as the most dangerous in the corridor.-Extensive bottlenecks already exist.-Commuter use, at excessive speeds, of 30 mph residential roads (no enforcement) to avoid Rt 3 traffic congestion <p>Rural Character:</p> <ul style="list-style-type: none">-Plan 2040; AACo goal to retain rural character of Region 6-Already suffering from unmanaged sprawl of Rt 3-Area supports rural agricultural (one farm is adjacent to parcel in question) and low density residential communities on septic and well.-Historic Millersville Road serves as the Gateway to the AACo Greenway <p>Generals Highway:</p> <ul style="list-style-type: none">-Serves as Greenway of AACo-Corridor sits on Severn River watersheds-existing infrastructure is not designed to handle the traffic and commercial vehicle traffic. <p>Please support Lisa's proposed amendments and preserve the existing green space and rural integrity of this portion AACo Region 6.</p> <p>Thank you for your time and consideration, Maribeth Love</p>	
2026-02-15 9:29:26	Ann	Beech	Millersville	MD	21108	Yes		Bill No. 2-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 6	Oppose		

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2026-02-15 10:49:04	Deborah	Weller	MILLERSVILLE	MD	21108-2115	No	Old Millersville N	Bill No. 2-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 6	Oppose	<p>The Old Millersville Neighborhood Association requests your support for Councilmember Rodvien’s amendment to restore the Residential Low Density (RLD) zoning at 679 MD RT 3 NORTH LN, reverting the parcel designation from CZ-R6-MRV-0003b back to CZ-R6-MRV-0700.</p> <p>Key Arguments for Restoring RLD Zoning:</p> <ul style="list-style-type: none">•Conflict with Region 6 Plan: The proposed upzoning to C2-Commercial Office directly conflicts with the Region 6 Plan (page 24), which envisions low-intensity development, prioritizes resident needs, and focuses on trail-user accessibility for this area.•Protection of Rural Character: C2 zoning threatens the rural, low-impact character of the Region 6 community by encouraging high-intensity commercial sprawl at a critical edge.•Environmental & Infrastructure Risk: The site relies on private wells and septic systems, making intensive commercial development incompatible and unsustainable. <p>Fiscal and Environmental Impact:</p> <ul style="list-style-type: none">•Wasted Public Funds: The proposal threatens to nullify over \$9 million in public and non-profit investment currently allocated to the restoration of the Jabez Branch watershed.•Infrastructure Liability: Increased commercial density on Route 3 without public water/sewer strains County infrastructure and increases emergency service liability.•Economic Incompatibility: The presence of existing vacant retail spaces in nearby centers indicates that this intensive development is unnecessary and risks further devaluation. <p>We urge the Council to uphold the integrity of the Region 6 Plan and protect the Jabez Branch watershed by approving this amendment.</p>	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/84717/old-millersville-neighborhood-association-feb-17-testimony.docx
2026-02-15 15:11:18	Gretchen	Bandy	Millersville	MD	21108	Yes		Bill No. 2-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 6	Oppose	<p>I have several reasons for my opposition. These points are in order of concern, but, quite frankly, it was difficult to place an order since all are of grave concern.</p> <p>-Traffic and Safety: To increase commercial development at one of the most dangerous intersections in the county is absurd. It will also increase traffic and risk on Millersville Road and Route 175. I worry everyday about crossing the road to my mailbox on Millersville Road and especially about my elder neighbor(s) doing so. The trail users, street cyclists and others are already in danger not only on Millersville Road but also on Cecil Ave, Severn Chapel Road, and St. Stephens Church Road as more vehicles, both local and through traffic, avoid Rt. 3 and especially the Rt. 3/Millersville Road/Rt. 175 intersection. To exacerbate this dangerous situation would be beyond reproach.</p> <p>-Jabez Branch Protection: It is impossible to believe that rezoning to allow intense, high-density development will not further impact the already endangered Jabez Branch. Even if millions more are spent (which will not be recouped financially by the county from the development), we all know from past experience and promises that this will be a setback for the Branch, Severn Run, Severn River, and the Bay.</p> <p>-Rural and Historic Nature of Millersville: The county seems bent on destroying the nature of Millersville Road bit by bit. The plans for Millersville Park are a catastrophe in the works. The traffic, especially at the beginning and end of schooldays and church-days, is sometimes half a mile or more. People dangerously “play chicken” going around these long backups. It’s already very scary and frustrating and will get worse with the park. Between the unsightliness of a commercial development, the further traffic congestion, and other impacts, those of us who sought out living here, have stayed here for generations, bicycle, stroll, and recreate here, school and worship here, and otherwise enjoy this special road and community, would receive an extremely sad, unfortunate, and unnecessary change to this uniquely wonderful place, if these changes were to go forward.</p> <p>I have many more concerns and could add more detail to those above, but I’ll stop here in hopes this will actually be read. Many of my neighbors are offering more lengthy, well researched and documented information that I hope will be read.</p> <p>Thank you for your time.</p>	
2026-02-15 21:04:05	Caryn	Sobel	Millersville	MD	21108	Yes		Bill No. 2-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 6	Oppose		https://www.aacounty.org/system/files/webform/cc_legislative_testimony/84748/zoning-legislation-aaco-2025-2026-public-testimony.docx

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2026-02-16 11:36:39	Michele	Matton	Crownsville	MD	21032	Yes		Bill No. 2-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 6	Oppose	<p>The change from RLD to C2 is not consistent with the envisioned Rural Character of Region 6: This change is inconsistent with Plan2040 and the Region 6 plan, which aim to protect the rural character of this area. The parcel is bordered on the south and east by agricultural and low-density residential land, and this rezoning would introduce commercial sprawl into a protected area. Furthermore, the surrounding road network, particularly the intersection of Route 3 and Millersville Rd, is already at capacity. Increasing density here presents serious safety risks regarding traffic ingress/egress. I request that the RLD designation be maintained to create a necessary buffer between the Route 3 commercial corridor and the rural community."</p> <p>· The nearby commercial area is much smaller than the surrounding rural area. If proximity to a land use or zoning is a basis for evaluating the request, the request to rezone should have been denied to preserve a land use consistent with the much larger rural/agricultural/residential area and with the intent of the 2040 Plan. Preserving the RLD designation for this parcel is essential to stop commercial sprawl.</p> <p>· The existence of Route 3 sprawl should not be used to justify more sprawl. The Millersville Rd/Route 3 is already failing, and this development would add unsustainable traffic and dangerous ingress/egress.</p> <p>· Please draw the line here to protect the remaining agricultural and residential development to the south and east, and establish a low-density transition between Route 3 sprawl development and adjacent rural areas.</p> <p>Upzoning is inconsistent with Plan 2040 HE8 and trail-oriented development: OPZ may envisions this intersection being a site for trail-oriented development serving the local community and trail users, but OPZ has no control over what would be built. It is unlikely that C2 zoning will service the local community or the South Shore trail users. C2 is a commercial office district that will permit the construction of office buildings, attracting more traffic to a failing intersection with a high accident rate and increasing impervious cover.</p> <p>· Rather than supporting a multimodal environment, C2 development is likely to exacerbate the high accident rate and existing congestion at this failing intersection through increased peak-hour commuter traffic.</p> <p>Re-zoning Parcel 357 to C2 Fails to Protect Jabez Branch: Upzoning this RLD parcel to C2 directly contradicts environmental protection goals for Jabez Branch by permitting intense development and increasing impervious surfaces, exacerbating, rather than mitigating, stormwater threats. There is no evidence—and no guarantee—that Millersville LLC will protect the waterway. True protection for Jabez Branch requires enhanced stormwater management, not increased density.</p> <p>· Contradicts Regional Goals: NE3 of the Region 6 plan calls for adopting the Jabez Branch Conservation Plan to identify critical recharge areas, expand the Green Infrastructure Network, and reduce impervious surfaces [1].</p> <p>· Violates Policy 2040: Plan 2040 Policy NE1.4 mandates protection for Jabez Branch as a "Resource Sensitive Policy Area.</p> <p>· Fiscal Irresponsibility: It is illogical to spend millions on stream restoration while simultaneously approving intensive development that will degrade the headwater tributary.</p> <p>Traffic concerns: The intersection of Rt 3 North with Millersville Rd is in Region 6, but problems there have major impacts on anyone who drives Route 3, Route 175, or Millersville Rd. According to SHA, this is a grade F intersection. Planned road improvements will at best maintain the status quo, and new development will make it worse. Comments on the Region 6 community feedback map expressed a major public concern about this intersection.</p> <p>· The community feedback map for Region 6 also shows that people are concerned about commuters using Cecil Ave and Millersville Rd to avoid the congestion when traffic backs up on Route 3 or I-97.</p> <p>· This is a safety and quality-of-life issue for residents as well as a safety issue at the Cecil Rd crossing of the South Shore Trail.</p> <p>· SHA says this is one of the most dangerous in the Rt 3 corridor.</p> <p>· The previous strip mall plan for the site was repeatedly questioned by OPZ and SHA, partly over traffic impacts.</p> <p>· Upzoning these parcels will undo the ongoing upgrades even before they are completed.</p>	

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2026-02-16 18:31:15	James	Thomas	millersville	MD	21108	Yes		Bill No. 2-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 6	Oppose	<p>I wish to state my opposition to the proposed legislation and ask that an amendment be submitted to change the CZ-R6-MRV-0003b back to RLD. This intersection is not a traditional commercial hub. It is a darn mess, which is the result of commercial creep. The notion that the this property will provide better site design, protect the Jabez watershed, and preserve cultural resources is a complete fiction. Instead, the proposed C2 zoning density lacks economic justification, undermines environmental protections for the Jabez Branch, and will not result in enhanced site design. It will allow continued development on well and septic systems and exacerbate existing traffic at a failed and therefore dangerous, intersection. The historic Greer House, originally slated for preservation per Anne Arundel Cultural Resource comments in the 2020 preliminary plan, was demolished on January 21, 2026, after years of neglect.</p> <p>In 2021, the Administrative Hearing Officer denied the owners' request to rezone the RLD parcel for C2 commercial use (Case 2021-1090-V), a decision actively supported by the Office of Planning and Zoning (OPZ).</p> <p>Instead of requiring more land, the developers can improve the design by adapting it to the current site, which previously included the Wegley-Greer house.</p> <p>Upzoning the RLD parcel to C2 directly contradicts environmental protection goals for Jabez Branch by facilitating intense commercial development. This rezoning enables more intense development and impervious surfaces that increase, rather than mitigate, storm water threats to the waterway. There is no evidence and certainly no guarantee that Millersville, LLC will protect Jabez Branch, as evidenced by how they preserved the historic Wegley Greer house.</p> <p>In fact, NE3 of the Region 6 plan states that a short-term goal is the Adoption and implementation of Jabez Branch Conservation Plan. That would identify Critical Aquifer Recharge areas, additional properties to include in the Green Infrastructure Network, feasibility of a Jabez Branch Overlay Zone, strategies to protect and restore the Jabez Branch, and study viable goals for reducing impervious surface and increasing forest cover.</p> <p>Plan 2040 Policy NE1.4 includes an explicit commitment to protect Jabez Branch as a “Resource Sensitive Policy Area,” demanding protection of unique environmental features and habitats.</p> <p>Despite PAB and OPZ recommendations for a multi-modal commercial hub, the precedent of existing development should not justify further commercial expansion at a failing, congested intersection, particularly when it threatens the integrity of the priority, Jabez Branch. This is an opportunity to take a look at what can be done, not plow ahead.</p> <p>The change from RLD to C2 is inconsistent with the surrounding residential neighborhood and the County’s goal of retaining the rural character of Region 6. The RLD is indeed adjacent to commercial land to the north and west. If you look west, you will see unmanaged sprawl along Route 3 outside the Region 6 planning area. The Maryland Muffler business across Millersville Rd has been there for more than 30 years and serves the local community. However, if you look east and south, you will see rural agricultural and low-density residential uses that align with the vision of Plan2040 and the goals of the Region Plan. In addition, the nearby commercial area is much smaller than the surrounding rural area. If proximity to a land use or zoning is a basis for evaluating the request, the request to rezone should have been denied to preserve a land use consistent with the much larger rural/agricultural/residential area and with the intent of the 2040 Plan. Preserving the RLD designation for this parcel is essential to stop commercial sprawl.</p> <p>Route 3 is already failing, and this development would add unsustainable traffic and dangerous ingress/egress. We must protect the rural character of our community's gateway.</p> <p>This is an opportunity to stop commercial creep, at least until the Jabez Branch Overlay (per NE1.4), traffic, and the South Shore trail crossing are addressed. In addition, this development should not be on well and septic.</p> <p>The owners of these parcels requested that both be upzoned to C3. The Region 6 SAC recommended maintaining the current C2/RLD zoning, and public comments overwhelmingly opposed additional commercial zoning and development here. The PAB disregarded the SAC's recommendations and community concerns.</p> <p>The SAC recommended retaining C2 zoning and the RLD zoning on for CZ-R6-MRV-0003b (parcel 357) aligns with the adopted Plan2040 Planned Land Use, while limiting the potential for increased traffic safety issues through intensified land use. Future development should include enhanced protections for the Jabez Branch, impacts on surrounding residential areas, and a safe crossing for the South Shore Trail over MD 3. The Community comments submitted throughout the Region Plan process have reflected their concern and opposition to additional development due to the traffic, safety and environmental issues. So, who is this commercial hub for?</p> <p>Up-zoning is inconsistent with Plan 2040 HE8 and trail-oriented development. OPZ claims that focusing additional development at this site is consistent with Plan2040 Goal HE8 which states that limited development should be focused on locations there are existing hub or Village Centers, are compatible with scale and character of the surrounding community and provide services that meet local (Region 6) needs. This site has never been a center of community activity or a village center. Only two parcels are currently zoned commercial – Maryland Muffler and the Greer Property (parcel 353). The Maryland Muffler business across the Millersville Road has been there for at least 30 years and serves the local community. The Greer Property had been RLD but was forced to rezoned to C2 in 2011. OPZ opposed this up-zoning.</p> <p>OPZ envisions (page 23/24 of PAB Draft of the Region 6 Plan) this intersection being a site for trail oriented development as part of a Multi-modal Crossroads Community Hub serving the local community and trail users but they have no control over what would be built. It is unlikely that C2 zoning will service local community or the South Shore trail</p>	

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2026-02-16 19:07:47	Deborah	Weller	MILLERSVILLE	MD	21108-2115	No	Old Millersville N	Bill No. 2-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 6	Oppose	<p>The Old Millersville Neighborhood Association expresses serious concerns regarding the rezoning requests for 1222, 1240, 1241 Generals Highway, and 1341 Sunrise Beach Road. The proposed shifts to C3 (General Commercial) and C4 (Highway Commercial) constitute an inconsistent, high-density development pattern that conflicts with the established Region 6 goal of maintaining rural character, traffic safety, and community scale.</p> <p>C3 and C4 are high density commercial development. C3 – General Commercial is larger arterial strip commercial development and shopping centers that offer a wide range of commercial uses that serve a broad market area. C4 - Highway Commercial intended for larger scale auto-oriented retail and service businesses along or near major traffic routes that serve local and regional residents as well as the traveling public.</p> <p>We oppose the upzoning of parcels to commercial or higher-density residential (R2/mixed-use) in areas lacking planned water and sewer infrastructure. Furthermore, rezoning should not occur, even in planned areas, until the necessary infrastructure is fully installed and operational. We are particularly concerned about the impact on existing well water, because high-density development—specifically intensive users like dry cleaners—can cause localized cones of depression and threaten groundwater sustainability.</p> <p>Given their current intended uses, proponents may characterize the commercial impact of upzoning as minimal, but upzoning creates a permanent avenue for future more intensive and intrusive commercial uses. For current non-compliant operations, a business-lifetime variance is a more appropriate remedy than a permanent map amendment. Furthermore, Region 6 infrastructure—specifically water, sewer, and road capacity—is insufficient to support this increased density without compromising resident quality of life.</p> <p>Rezoning this area for higher-intensity commercial use threatens to convert a designated rural area into highway sprawl, destroying the character of this historic corridor and endangering local natural resources. Approving high-density development on a piecemeal basis contradicts the established plan to maintain Region 6 as a rural and agricultural zone.</p>	
2026-02-17 8:33:33	Deborah	Unitus Bereznak	Millersville	MD	21108	No	Indian Landing C	Bill No. 2-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 6	Oppose	<p>Commercial Hub has never been defined. This is a historical and environmentally sensitive area (Jabez Creek). There are no plans to correct the very dangerous MD Rt. 3-N &S. Fatalities and accidents increase on this dangerous road every year. No plans for public water when everyone uses wells and septic systems. No safe plans for pedestrians onto Millersville Road and Rt 3 intersection(South Shore Trail) Letters sent to each Council member in total opposition to bill 2-26. Please oppose.</p>	
2026-02-17 9:09:07	Steven	Reddick	Crownsville	MD	21032	Yes		Bill No. 2-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 6	Oppose	<p>Please vote YES on Proposed Amendment 1 (Councilmember Rodvien) to maintain the Planning & Zoning recommended RLD designation for 679 MD Route 3 North. Please vote NO on the other amendments proposed by Councilmember Rodvien that would upzone commercial or RLD properties along Generals Highway that are not served by public sewer and water infrastructure, including 1222, 1240, and 1241 Generals Highway and 1341 Sunrise Beach Road.</p> <p>These proposed upzonings are inconsistent with the recommendations of Planning & Zoning and the Stakeholder Advisory Committee, and conflict with the adopted General Development Plan. The GDP emphasizes appropriately scaled “community hubs” rather than auto-oriented commercial expansion in rural, infrastructure-limited corridors.</p> <p>For 1341 Sunrise Beach Road, I respectfully request consideration of an amendment that maintains its non-commercial designation in alignment with SAC recommendations and community input.</p> <p>The Region 6 town center proposal already represents a significant change for residents. Preserving the remaining low-density and infrastructure-appropriate parcels is essential to maintaining the character and quality of life of the area.</p> <p>Thank you for your consideration.</p>	
2026-02-17 10:14:27	Scott	Blackketter	Millersville	MD	21108	Yes		Bill No. 2-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 6	Oppose	<p>I oppose the bill because of the possible upzoning of the properties at the intersection of Millersville Rd. (Route 175) and Route 3.</p> <p>This intersection is already a safety problem and inconvenience and allowing developers greater ability to burden it with additional traffic is growth in the wrong direction.</p> <p>Our residential corridor (Millersville Rd.) is being attacked by commercial sprawl and our quality of life and property values are suffering because of it.</p> <p>The added environmental stress upon Jabez Branch should not be tolerated.</p> <p>A better use of these properties would be open space as an expansion of the South Shore Trail.</p>	
2026-02-17 10:24:58	Nita	Settina	Annapolis	Maryland	21403	Yes		Bill No. 2-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 6	Oppose		https://www.aacounty.org/system/files/webform/cc_legislative_testimony/84874/county-council-region-6-plan-written-testimony.pdf

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2026-02-17 10:59:13	Jasmine	Wilding	CROWNSVILLE	MD	21032-1054	Yes		Bill No. 2-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 6	Oppose	<p>Providing previous testimony since website link seems broken. Please support yes on proposed amendment 1 by Rodvien to the P&Z recommended zoning (679 MD RT3 North) in order to keep this parcel RLD.</p> <p>Please vote NO on all other amendments proposed by Rodvien which upzone commercial or RLD properties along Generals Highway, unserved by sewer and water. This includes 1222, 1240, and 1241 Generals highway as well as 1341 Sunrise Beach Rd. These amendments are against recommendations by Planning and Zoning, the Stakeholder Advisory Committee, and are in conflict with the General Development Plan. The GDP supports "community" hubs and not automotive centric commercial development.</p> <p>Please instead consider making an amendment for 1341 Sunrise to keep it non-commercial in line with SAC recommendations and community input. Being forced to accept the new town center (in lieu of any amendments proposed by esteemed Council people) at the end of Region 6 is already a huge compromise for the region and will alter quality of life for residents.</p>	
Bill No. 9-26											
2026-02-13 17:46:16	Kyra	Wheatley	Annapolis	Maryland	21401	No	CME Mare, LLC	Bill No. 9-26: AN ORDINANCE concerning: Zoning – Conditional Uses – Battery Energy Storage Systems	Support	Please see the attached document.	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/84663/written-testimony-in-support-of-bill-no-9-26-final-2.13.26.pdf
2026-02-17 9:49:51	Norma	Mewborn	Jessup	MD	20794	Yes		Bill No. 9-26: AN ORDINANCE concerning: Zoning – Conditional Uses – Battery Energy Storage Systems	Support	As a resident of Anne Arundel County,I support Bill 9-26. It will bring in millions of investment into our community, increasing local tax revenues that help fund schools, public safety, and other essential community services. Please vote to approve Bill 9-26.I' ve been thinking a lot about what energy storage could mean for us here in Anne Arundel County. It's not just about keeping the lights on during those sweltering heatwaves; it's really about the bigger picture for our community. Imagine having a reliable energy source that doesn't just help us avoid blackouts, but also keeps our electricity bills from skyrocketing. With everything getting more expensive, that's something we can all get behind.Plus, when we talk about energy storage, we're also talking about opportunities for our local economy. It's a chance for new jobs and businesses to come in—something we desperately need around here. We all know the struggle of making ends meet, and anything that can help stabilize costs and create work is worth supporting.I can't help but feel optimistic about the future when I think about what this could mean for our families and friends. We've got to keep pushing for developments that support us locally, and this zoning proposal is a step in the right direction. It's about time we prioritize solutions that not only meet our energy needs but also support our community's growth. Let's not let outside interests dictate what's best for us; we know what our area needs.	
2026-02-17 9:52:00	Leslie	Levine	Severna Park	MD	21146	Yes		Bill No. 9-26: AN ORDINANCE concerning: Zoning – Conditional Uses – Battery Energy Storage Systems	Support	As a resident of Anne Arundel County,I support Bill 9-26. It will bring in millions of investment into our community, increasing local tax revenues that help fund schools, public safety, and other essential community services. Please vote to approve Bill 9-26.I' ve been thinking a lot about what energy storage could mean for us here in Anne Arundel County. It's not just about keeping the lights on during those sweltering heatwaves; it's really about the bigger picture for our community. Imagine having a reliable energy source that doesn't just help us avoid blackouts, but also keeps our electricity bills from skyrocketing. With everything getting more expensive, that's something we can all get behind.Plus, when we talk about energy storage, we're also talking about opportunities for our local economy. It's a chance for new jobs and businesses to come in—something we desperately need around here. We all know the struggle of making ends meet, and anything that can help stabilize costs and create work is worth supporting.I can't help but feel optimistic about the future when I think about what this could mean for our families and friends. We've got to keep pushing for developments that support us locally, and this zoning proposal is a step in the right direction. It's about time we prioritize solutions that not only meet our energy needs but also support our community's growth. Let's not let outside interests dictate what's best for us; we know what our area needs.	
2026-02-17 9:53:39	Reginald	Wallace	Annapolis	MD	21401	Yes		Bill No. 9-26: AN ORDINANCE concerning: Zoning – Conditional Uses – Battery Energy Storage Systems	Support	As a resident of Anne Arundel County,I support Bill 9-26. It will bring in millions of investment into our community, increasing local tax revenues that help fund schools, public safety, and other essential community services. Please vote to approve Bill 9-26.I' ve been thinking a lot about what energy storage could mean for us here in Anne Arundel County. It's not just about keeping the lights on during those sweltering heatwaves; it's really about the bigger picture for our community. Imagine having a reliable energy source that doesn't just help us avoid blackouts, but also keeps our electricity bills from skyrocketing. With everything getting more expensive, that's something we can all get behind.Plus, when we talk about energy storage, we're also talking about opportunities for our local economy. It's a chance for new jobs and businesses to come in—something we desperately need around here. We all know the struggle of making ends meet, and anything that can help stabilize costs and create work is worth supporting.I can't help but feel optimistic about the future when I think about what this could mean for our families and friends. We've got to keep pushing for developments that support us locally, and this zoning proposal is a step in the right direction. It's about time we prioritize solutions that not only meet our energy needs but also support our community's growth. Let's not let outside interests dictate what's best for us; we know what our area needs.	

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2026-02-17 10:02:04	Angela	Beasley	Severn	MD	21144	Yes		Bill No. 9-26: AN ORDINANCE concerning: Zoning – Conditional Uses – Battery Energy Storage Systems	Support	As a resident of Anne Arundel County,I support Bill 9-26. It will bring in millions of investment into our community, increasing local tax revenues that help fund schools, public safety, and other essential community services. Please vote to approve Bill 9-26.'I've been thinking a lot about what energy storage could mean for us here in Anne Arundel County. It's not just about keeping the lights on during those sweltering heatwaves; it's really about the bigger picture for our community. Imagine having a reliable energy source that doesn't just help us avoid blackouts, but also keeps our electricity bills from skyrocketing. With everything getting more expensive, that's something we can all get behind.Plus, when we talk about energy storage, we're also talking about opportunities for our local economy. It's a chance for new jobs and businesses to come in—something we desperately need around here. We all know the struggle of making ends meet, and anything that can help stabilize costs and create work is worth supporting.I can't help but feel optimistic about the future when I think about what this could mean for our families and friends. We've got to keep pushing for developments that support us locally, and this zoning proposal is a step in the right direction. It's about time we prioritize solutions that not only meet our energy needs but also support our community's growth. Let's not let outside interests dictate what's best for us; we know what our area needs.	
2026-02-17 10:03:48	Hidaya	Farooq	Glen Burnie	MD	216061	Yes		Bill No. 9-26: AN ORDINANCE concerning: Zoning – Conditional Uses – Battery Energy Storage Systems	Support	As a resident of Anne Arundel County,I support Bill 9-26. It will bring in millions of investment into our community, increasing local tax revenues that help fund schools, public safety, and other essential community services. Please vote to approve Bill 9-26.'I've been thinking a lot about what energy storage could mean for us here in Anne Arundel County. It's not just about keeping the lights on during those sweltering heatwaves; it's really about the bigger picture for our community. Imagine having a reliable energy source that doesn't just help us avoid blackouts, but also keeps our electricity bills from skyrocketing. With everything getting more expensive, that's something we can all get behind.Plus, when we talk about energy storage, we're also talking about opportunities for our local economy. It's a chance for new jobs and businesses to come in—something we desperately need around here. We all know the struggle of making ends meet, and anything that can help stabilize costs and create work is worth supporting.I can't help but feel optimistic about the future when I think about what this could mean for our families and friends. We've got to keep pushing for developments that support us locally, and this zoning proposal is a step in the right direction. It's about time we prioritize solutions that not only meet our energy needs but also support our community's growth. Let's not let outside interests dictate what's best for us; we know what our area needs.	
2026-02-17 10:05:51	Hossein	Yazdan	Annapolis	MD	21401	Yes		Bill No. 9-26: AN ORDINANCE concerning: Zoning – Conditional Uses – Battery Energy Storage Systems	Support	As a resident of Anne Arundel County,I support Bill 9-26. It will bring in millions of investment into our community, increasing local tax revenues that help fund schools, public safety, and other essential community services. Please vote to approve Bill 9-26.'I've been thinking a lot about what energy storage could mean for us here in Anne Arundel County. It's not just about keeping the lights on during those sweltering heatwaves; it's really about the bigger picture for our community. Imagine having a reliable energy source that doesn't just help us avoid blackouts, but also keeps our electricity bills from skyrocketing. With everything getting more expensive, that's something we can all get behind.Plus, when we talk about energy storage, we're also talking about opportunities for our local economy. It's a chance for new jobs and businesses to come in—something we desperately need around here. We all know the struggle of making ends meet, and anything that can help stabilize costs and create work is worth supporting.I can't help but feel optimistic about the future when I think about what this could mean for our families and friends. We've got to keep pushing for developments that support us locally, and this zoning proposal is a step in the right direction. It's about time we prioritize solutions that not only meet our energy needs but also support our community's growth. Let's not let outside interests dictate what's best for us; we know what our area needs.	
Prior testimony from 2/2/26 Meeting											
2026-02-17 10:16:24	Susan	Gross	Annapolis	MD	21401	No	Anne Arundel Co	Prior testimony from the 2/2/26 council meeting	Support	My written testimony is in support of Bill # 101-25, that deals with tenants and landlords.	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/84872/favorable_on_bill_101-25.docx