

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. 17-26											
2026-03-24 22:17:14	Sheila	Callahan	ODENTON	MD	21113	Yes		Bill No. 17-26: Bill No. 17-26: AN ORDINANCE concerning: General Development Plan – Region 5 Plan	Support	Concerns regarding Two Rivers.	
2026-04-02 10:24:54	Donald	Egger	Odenton	MD	21113	Yes		Bill No. 17-26: Bill No. 17-26: AN ORDINANCE concerning: General Development Plan – Region 5 Plan	Oppose		
2026-04-04 18:21:18	Paul	Gammill	Odenton	Md	21113	Yes		Bill No. 17-26: Bill No. 17-26: AN ORDINANCE concerning: General Development Plan – Region 5 Plan	Oppose		
Bill No. 18-26											
2026-03-23 19:57:29	Rosa	Perez	Crofton	MD	21114	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	Protect open space and the developers promise for a park. Our area can not handle more homes, especially homes only the wealthy could afford.	
2026-03-23 22:18:12	Patrick	Nolan	Severn	MD	21144	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I believe this land should be zoned as open space because we are rapidly losing the little open space left in the county. The developers have been playing games from the start, originally saying the community will be golf centered and primarily cater towards 55+. Next thing you know they are having to build a school because they jammed in every single house they could while throwing their original promises out the window.	
2026-03-24 7:41:14	Laura	Kellman	Annapolis	MD	21409	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I would like this land, parcel O, to remain open space.	
2026-03-24 9:00:20	Gary	Mills	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	Please rezone this property as open space... as a Two Rivers resident it is UNACCEPTABLE to expand Two Rivers to property beyond that which was originally approved for this community. No more additional new homes in Two Rivers! Make the developer accountable to the original plan and intent of this area.	
2026-03-24 13:03:45	Christine	Silver	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support the decision made in change number CZ-R5-TRS-0005B to make the zoning for this land Open Space. I would like the County Council to support this decision and not change it during the amendment process.	
2026-03-24 13:05:12	Shawn	Silver	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support the decision made in change number CZ-R5-TRS-0005B to make the zoning for this land Open Space. I ask the County Council to support this decision and not change it during the amendment process.	
2026-03-24 13:07:48	Arlene	Silver	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support the decision made in change number CZ-R5-TRS-0005B to make the zoning for this land Open Space. I ask the County Council to support this decision and not change it during the amendment process.	
2026-03-24 13:37:29	George	A Daughtry	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support		
2026-03-24 13:38:23	Raynetta	Daughtry	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support		
2026-03-24 17:06:49	Patrick	Maslar	DAVIDSONVILLE	Maryland	21035	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support the decision made in change number CZ-R5-TRS-0005B to make the zoning for this land Open Space.	
2026-03-24 18:33:10	Kate	Sinnott	Crofton	Md	21114	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose	Keep it a park. We won't need anymore traffic on rt3. We also don't have room for anymore kids at our schools.	
2026-03-24 22:09:05	Ryan	Callahan	Odenton	Maryland	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	This needs to be a protected area. The developer is just trying to get more money and should be ashamed. When my family bought a home in two rivers, we were told it was to be a nature preserve/park with walkable trails. This land needs to be designated as open space and protected from the developer.	
2026-03-24 23:29:47	Anna	Anna Borchardt	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support the decision made in change number CZ-R5-TRS-0005B to make the zoning for this land Open Space. I ask the County Council to support this decision and not change it during the amendment process.	
2026-03-25 7:17:58	Aimee	Hayden	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support the decision made in change number CZ-R5-TRS-0005B to make the zoning for the land listed as "Parcel O" to be Open Space. Please do not allow this to be changed during the amendment process.	

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2026-03-25 10:24:07	Alana	C	Pasadena	Maryland	21122	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	The land should remain Open Space and NOT be developed. Stop putting in new developments in our county.	
2026-03-25 17:20:19	Justine	Jonea	Gambrills	MD	21054	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose		
2026-03-25 18:53:48	Trisha	Potter	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I want ("Parcel O") to remain open space. I am commenting on bill 18-26 (Comprehensive Zoning - Region 5). I support the decision made in change number CZ-R5-TRS-0005B to make the zoning for this land Open Space, and ask the county council to support this decision and not change it during the amendment process.	
2026-03-25 18:56:10	Charles	Mathis	Gambrills	Maryland	21054	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	support the decision made in change number CZ-R5-TRS-0005B to make the zoning for this land Open Space.	
2026-03-25 21:15:40	Sheila	Callahan	ODENTON	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support		
2026-03-26 11:30:25	Lauren	Toomey	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support Parcel O as open space. The Classic and Koch developers have continued their unethical land grab. Quote of Dover Hankins, Classic Developer related to the decision not to proceed with the environmental Park "You can have too many things." Open space to support wildlife and slow the flow of stormwater runoff are not "things." This is how unscrupulous developers view habitat. Maybe Dover Hankins and Bill Dodd should go in to the Data Center instead of residential building business.	
2026-03-27 7:49:24	Natalia	Caffrey	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	We don't need more houses to create additional traffic! The roads are already at max capacity. Thank you	
2026-03-27 9:31:35	Allison	Duckworth	Brooklyn	MD	21225	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	Make this land open space and create a park or conservatory. We don't need more unaffordable housing in this area	
2026-03-27 14:49:39	Jamie	Herrera	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support the decision made in change number CZ-R5-TRS-0005B to make the zoning for this land Open Space. I ask the County Council to support this decision and not change it during the amendment process.	
2026-03-27 15:24:13	Layne	Weber	Odenton	Md	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose	Developer promised many things starting with a golf course that have never happened. Now they want to turn land that was supposed to be a park into more homes. There is no infrastructure for this increase in traffic nor any benefit to the existing residents to add these new homes. A park to benefit the community or a plot of million dollar homes to increase traffic is an easy decision.	
2026-03-27 23:26:27	Kelly	Breeden	Glen Burnie	MD	21061	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support the decision made in change number CZ-R5-TRS-0005B to make the zoning for this land Open Space.	
2026-03-31 12:05:57	Winnifred	Overton	Crofton	MD	21114	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	Support the decision made in change number CZ-R5-TRES-0005B to make the zoning for this land Open Space. Ask the County Council to support this decision and not change it during the amendment process. The developers of Two Rivers want to build 400 homes on land that was supposed to be a golf course. They cannot do this without a zoning change.	
2026-03-31 17:41:10	Michele	Floam	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	Support the parcels O and N at Two Rivers community be rezoned open space only as shown on maps during sale of homes	
2026-04-01 16:43:29	Judith	Wagner	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	Specifically arguing in favor of Item CZ-R5-TRS-005A/B, Parcel O in Two Rivers. See attached testimony	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/89415/aa-cc-doc-final-draaft-1.docx

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2026-04-02 5:11:33	Cheryl	Wojnar	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose	<p>I strongly oppose the proposed development of 377 new homes in the Environmental Park area, also known as Parcel "O," within the Two Rivers community.</p> <p>The additional homes is a direct violation of the 2016 agreement stating that no residential or commercial buildings would ever be constructed in these restricted areas.</p> <p>The current infrastructure is unable to support additional growth and traffic. Conway road is a highly traveled road, especially around the circle. The circle area is too small to handle more traffic from an additional 377 homes. Meyers Station Road is a two lane road, without shoulders, and poses a safety risk as well.</p> <p>I strongly urge the County Council to support the rezoning of Parcel "O" and Parcel "N" to Open Space, consistent with the 2013 Planned Unit Development (PUD) "Special Exception" and the Developers' own 2016 commitments.</p>	
2026-04-02 8:48:20	Derek	Mellars	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>Support making parcel O open space ! The roads are not built to support an influx of people, neighborhood facilities are not built for it, the school is not built for it. Over development/crowding is a problem and will destroy valuable land area for the sake of money. I completely support this bill to make parcel O open space.</p>	
2026-04-02 8:53:02	Gina	Driscoll	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support the parcel O change. The infrastructure in and around Two Rivers was not built to support the addition of 377 more homes. Moreover, the amenities in the community are already overburdened and borderline unusable for many (such as the All Ages pool in the summer) due to the large amount of residents using it at the same time. Our roads cannot support more traffic. The elementary school has already overburdened Conway Road massively, and in the event of emergencies, our infrastructure is already problematic.</p>	
2026-04-02 8:59:00	Teresa	Catucci	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I have been a homeowner in Two Rivers since 12/2016 and was told when I bought the property that the land mentioned in this bill would be an environmental park. This is one of the reasons I purchased my home. Over the course of 9 years I have seen traffic in the area, especially on Route 3, increase exponentially and also on Conway. If the developer builds the additional 377 proposed homes this will only increase the problem. People are dying in accidents on Route 3.</p>	
2026-04-02 9:20:10	Gary	Hendren	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>The developers made promises and indicated plans to keep the parcel as "wilderness", even indicating a park to be built, to a wide range of organizations, including the prior homeowners in the area, the new homebuyers who purchased homes in Two Rivers, the County organizations involved in zoning and planning. The developers should not now be allowed to go back on those promises.</p>	
2026-04-02 10:11:18	Cynthia	Hendren	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>The developers of the Two Rivers community have made promises to the former and new owners of homes in this community regarding a parcel of land that was intended to be a nature park, which would bring value to the community. Therefore, the zoning specific to this land should not be changed.</p>	
2026-04-02 10:23:29	Christie	Roberts	Odenton	Md	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>Parcel O should remain open space. Adding more homes would exacerbate capacity issues at local schools. Two Rivers residents were promised that this would remain open space, and many bought here in reliance in that assumption. Additionally there are already issues with flooding in the area and reducing open space would worsen flooding conditions.</p>	
2026-04-02 10:26:52	Sharon	Topper	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose		
2026-04-02 10:27:52	Donald	Egger	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose		
2026-04-02 10:39:55	Mary	Miltner	Odenton	Md	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>Preserving open and green space is vital for this area, both for environmental reasons and to avoid further overcrowding of the roads.</p>	

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2026-04-02 11:15:50	Jonathan	Gray	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose	<p>Good evening. I am a resident of South Two Rivers speaking regarding Bill 18-26 and the proposed comprehensive zoning affecting Parcel O. I respectfully request that the County Council reconsider any increase in residential density for Parcel O and preserve this area as open space, recreational land, or very low-intensity use.</p> <p>Parcel O represents one of the final undeveloped tracts in the southern portion of Two Rivers and serves as an important environmental and community buffer. Additional housing in this area would remove significant green space and tree canopy that currently supports stormwater absorption, wildlife habitat, and natural drainage. Development of this parcel would increase impervious surfaces, which can lead to greater stormwater runoff, localized flooding risks, and downstream water quality impacts. Preserving Parcel O as open space would support long-term environmental sustainability, maintain natural buffers, and protect the character of the surrounding community.</p> <p>In addition to environmental concerns, further residential development in Parcel O would place additional strain on schools serving the Two Rivers and greater Odenton area. New housing generates additional student enrollment, which can accelerate overcrowding, increase class sizes, and place pressure on staffing and resources. School capacity planning is typically based on approved development projections, and additional density beyond original expectations risks outpacing available infrastructure. Maintaining Parcel O as open space would help stabilize enrollment growth and avoid compounding capacity challenges for local elementary, middle, and high schools.</p> <p>Parcel O also functions as a transitional buffer that preserves neighborhood character, reduces noise and traffic impacts, and provides valuable open space for residents. Replacing this area with additional housing would increase traffic on surrounding roads, reduce green space, and permanently alter the southern boundary of the South Two Rivers community. Two Rivers has already contributed significantly to county housing supply, and preserving remaining open land helps balance growth with livability and infrastructure capacity.</p> <p>Preserving Parcel O as open space also aligns with existing county and state priorities. Maintaining this area as green space supports environmental protection goals, including tree canopy preservation, stormwater management, and watershed protection. It also supports responsible school capacity planning and promotes balanced growth that aligns development with available infrastructure. This request does not oppose growth, but instead supports thoughtful planning that balances housing needs with environmental protection, community character, and public service capacity.</p> <p>For these reasons, I respectfully request that Parcel O remain open space, recreational land, or low-intensity use, and that no additional residential density be approved under Bill 18-26.</p>	
2026-04-02 11:18:29	Curt	Slater	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I strongly support keeping Parcel O as open space as promised by the developer to all Two Rivers residents where we signed our purchase agreements. In addition, I feel that the burden ~377 additional homes would put on our community, roads, and schools simply is unsustainable and frankly, not worth it.</p> <p>Please keep Parcel O open space, almost the entire community (83%) support Parcel O remaining open space. Thank you</p>	
2026-04-02 11:31:45	Rebecca	Dimanche	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support The parcel O change because there are enough houses already in the Two Rivers Community all with one way in and out. Add an elementary school into the mix and it really is not safe to add more housing! There is overdevelopment already in this area and there does not need to be more added to it. There's accidents daily and traffic is a nightmare as is. Please stop the development!! Land is just as important that we should treasure as climate change gets worse.</p>	

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2026-04-02 12:08:26	Kelsey	Earle	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support parcel O change. This area is overpopulated without the required infrastructure to support additional housing.	
2026-04-02 12:34:09	Sandra	Gagliardi	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I hope I picked the right Bill! I support the Bill blocking any new housing development for the Two Rivers Community (Parcel O) in the area of Myers Station Road. This land should be preserved for open space. I have lived in the Two Rivers Development for four years and have seen the results of poor planning and disregard for its residents 1) No useable second entrance to the development (I don't understand how the developer was able to build at all with no second outlet). 2) amenities that are inadequate for the size of the community : a) ballroom b) outdoor pool c) kitchen d) lack of card rooms 3) width of residential streets below permitted size to allow parking on both sides 4) the monopoly that the developer has with regard to votes for his seat on the Board of Directors 5) overcrowding of local schools 6) insane amount of traffic on Conway Road, especially as school begins, ends, rush hour 7) in the case of an emergency, as has happened, emergency vehicles can be blocked by a fallen branch or an accident on Conway Road 8) Our area is a delicate ecosystem along a branch of the Patuxent River. More development puts this area at higher risk. Please do NOT allow any more building in our development!	
2026-04-02 13:23:35	Rona	Finkelstein	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	If this bill did. To pass, Two Rivers developers will be adding 377 homes in this parcel. Doing so will overburden the clubhouses in the community as well as the roads coming in and out of the community.	
2026-04-02 14:45:31	Jan	Randall	Odenton	Maryland	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support		https://www.aacounty.org/system/files/webform/cc_legislative_testimony/89564/county-council.docx
2026-04-02 17:35:44	Anthony	Routh	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support the recommended zoning changes, especially considering changing Parcel O in the Two Rivers area from R2 to Open Space. Parcel O was supposed to be a golf course or nature sanctuary as agreed upon in the special exception for the planned unit development and their agreement with the local community. This zoning change to open space reflects the county's recognition of that commitment that the developers made in order to get their project approved	
2026-04-02 18:25:09	Scott	Meyer	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	The sprawling Two Rivers community and surrounding county infrastructure cannot support additional housing on this land. The developers have already lied many times over about the size of the development to the people that live here. The area as an open space would be better for the well being and happiness of the community.	
2026-04-03 8:28:52	Mark	Lewis	Odenton	Maryland	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose	Conway Road is the only way in or out of Two Rivers. The roundabout at the intersection of Conway, Meyers Station and Patuxent River Road is a major chokepoint. Every time there is an accident, all emergency vehicles and residents have no way to exit. This will cost lives. Adding 377 homes and 1100 more people will further strain the already precarious traffic issue. This development violates the terms of the 2016 Agreement between the Developers and Friends of Two Rivers (FOTPIA). Flooding already occurs along Conway and Patuxent Road.	

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2026-04-03 13:56:10	kathleen	Mayer	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose	This developer has consistently lied about his intentions. We bought in Two Rivers in 11/2015 into a 55+ Community, which promptly six months later included all ages. Now, they are proposing an additional 377 homes and want to make them a part of Two Rivers and our already limited amenities. The impact of these homes on the traffic on Conway Road and the circle will be astronomical. Already, we have issues with traffic that can cause delays of up to one hour. Unless the developer can find another way to alleviate the traffic on Conway Road, this should not happen. Definitely, they should not be a part of Two Rivers. We were told when we bought that this would be an Environmental Park. HA! Lied again. They promised FTOPIA that they would not build on these parcels; Ha! Lied again.	
2026-04-04 11:23:33	Gina	Perantoni	Crofton	MD	21114	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I am opposed to the proposed development of 377 new homes in the Environmental Park area, also known as Parcel "O," within the Two Rivers community. As a resident of Crofton for over 32 years I have witnessed first hand the degradation of the quality of my life and my personal safety as a direct result of overdevelopment of residential and commercial property in the area. The route 3 corridor has become a dangerous thoroughfare to the local residents and others who travel it everyday. The area infrastructure simply cannot safely sustain additional growth and development. Traffic congestion on route 3 through Crofton is an ongoing problem and no solutions are being implemented. The widening of route 3 beginning at route 175 will only push the traffic bottleneck to Crofton making a dangerous roadway even more treacherous. The current proposal to build hundreds of additional homes in the Two Rivers community will only exasperate this issue. I strongly urge the County Council to support the rezoning of Parcel "O" and Parcel "N" to Open Space, consistent with the 2013 Planned Unit Development (PUD) "Special Exception" and the Developers' own 2016 commitments. Thank you for your consideration of this important matter. Gina Perantoni	
2026-04-04 18:17:51	Deborah	Gamill	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I am supporting this bill due to the long standing agreement between the county and Two Rivers Developers that Parcel O would be protected for open space. When we had our home built we were told that no more homes would be built on parcel O. We are a community of 5000 and parkland space would be beneficial for the wellbeing of the community. In addition, in all good conscience how can the bill be opposed just because the developer changed his mind?	
2026-04-04 20:32:06	Paul	McHugh	Odenton	Maryland	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose	The Developer- Koch- has reached his limit of 2000+ homes to be developed in Two Rivers. Under the 2012-2018 Schuh administration, he broke his promise to build a 55+ community and included All Age parcels. Also in 2016, he promised not to build on Parcel O and Parcel N. But in 2025-26 he proposes more than 300 - 500 homes on Parcels N and O on which had promised NEVER to build on but to leave as open space or for communal recreation spaces. We are in an already tightly packed area back here with inadequate river crossings, antiquated roadways, few activity areas for the many children now living and growing up in this area and threatened with a rubble landfill that seems to keep on endangering our lives and our standard of living. Please oppose any housing development on Parcel O and Parcel N for the good of this community and of Anne Arundel County. Thank you for your support.	
2026-04-04 20:42:37	Netsanet	Kiffle	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	We need to preserve the remaining green space in parcel O. Our infrastructure cannot support additional development in that area. Give it time.	

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2026-04-04 21:05:29	Netsanet	Kiffle	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	We support this bill because it preserves green space.	
2026-04-04 21:19:51	Anna	Graham	Odenton	Maryland	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	This parcel needs to be rezoned from R2. This area is already super congested, we have safety hazards with traffic backing up on Conway road and having no way to exit. Adding 377 more cars to this already congested area seems careless. The schools are already at almost max. This is not smart.	
2026-04-04 23:14:37	Brian	Graham	Odenton	Maryland	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	This land is better serves this community by being recreational space. We have a lot of kids in this area and a park, fields would be of great benefit to the community. I have concerns about 377 homes and the added students to our school system which is already fully booked and the car back ups it will cause. The overload of amenities to the communities here which are already fully booked.	
2026-04-05 6:26:14	Jan	Miller	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose	This area is overcrowded already. The infrastructure was poorly designed for our amount of traffic and the developed LIED to the homeowners on Myers and Gray Station roads as well as LIED to the people purchasing in Two Rivers. Promised open space and golf course done away with and adding more houses instead to a community that is crowded already. Developers should not be allowed to LIE like this and get away with it.	
2026-04-05 7:40:36	Anne	Bradshaw	Odenton	Md	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose	Please get it Right and don't let a Developer 'hoodwink' us again	
2026-04-05 7:41:11	Lori	Guernsey	Odenton	Maryland	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose	There is too much traffic on our rural road as it is. Very difficult for emergency vehicles to respond.	
2026-04-05 7:56:58	Orhan	Suleiman	Odenton	Maryland	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	As 8 year residents of AA, and a 51 year resident of Maryland, we fully support adoption of Bill 18-26. Our area is already suffering for lack of infrastructure, route 3 is always congested, Conway is overloaded and single accidents block complete access into and out of our area routinely. Protecting existing recreational areas is essential, and the essence of 18-26. This is timely since our developer just recently has attempted to squeeze in an additional 377 homes. This effort is correctly being legally challenged in other venues, and frankly, is inconsistent with the intent of 18-26. Please pass 18-26.	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/89759/aa-bill-18-26-april-5-2026-statement.docx
2026-04-05 10:57:36	Ann	Speicher	Odenton	Maryland	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose	I live in Two Rivers. When we bought our houses this land was promised to be an "agricultural reserve." Acres of land with walking paths. Part of the deal when Two Rivers was rezoned years ago was that this land would remain undeveloped. This allowed Two Rivers to have a greater density. The homes in Two Rivers have mostly been built. The remaining land should remain to be the agricultural reserve that was promised to the buyers and to the surrounding residents.	
2026-04-05 11:19:59	Brent	Vicino	Odenton	Maryland	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support Bill 18-26 because our area is already overcrowded with homes, traffic, and overburdened schools. We need more open space and thoughtful planning, not additional rezoning that allows more housing without the infrastructure to support it. Approving more dense development without significant investments in roads, traffic management, and school capacity will only make existing problems worse. Our schools will become overcrowded almost overnight, roads will become increasingly gridlocked, and the overall quality of life for current residents will decline. This bill is an important step toward responsible growth and protecting the community's infrastructure and open space.	
2026-04-05 11:54:24	Lynn	Israel	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I do not want an additional 377 homes built. The developer gave their plans for open space and I believe they should commit to the original proposal. There are many reasons to support open space as oppose to 377 more homes. Two of the most important our are children and overcrowded schools and infrastructure. As stated there are many but if these two very important topics are not solved for, it is a bad idea to build additional homes.	

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
2026-04-05 13:07:04	Seth	Binfield	Odenton	Maryland	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I'm fully in favor of Parcel O being open space. I'm not against all development, but in Parcel O, the county does not need hundreds more million-plus-dollar homes. I believe the county should leave the Parcel open. I could possibly support a development plan with a range home sizes is proposed to increase the county's stock of smaller homes suitable as starter homes. I'm not opposed to higher density homes such as duplexes and even small apartment buildings, as long as roads and schools are sufficient. I don't believe Conway is ready yet to handle more traffic from any development. I'm also not opposed to light commercial development which could reduce the need for all Two Rivers residence to drive on Conway to get to any shops.	
2026-04-05 20:17:36	John	Trageser	Odenton	MD	21113-2936	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	The developers promised an Environmental Park when we purchased our lot and had our house built in 2016. Now they want to build 377 more houses, that will use a road that they promised would not be used for the Two Rivers development. I am tired of their lies and deceit. Please declare the space as open space.	
2026-04-05 23:07:25	Ed	Riehl	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I have signed up to speak Monday night. I will review the first page of the attached document. The other pages are included herein for the benefit of the County Council Members.	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/89788/ed-riehl-comments-04-06-26.pdf
2026-04-06 6:48:43	Susan	Schnur	Odenton	MD	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	Hello, I am a resident of Two Rivers Odenton and I urge you to support Bill 18-26. When I moved to Two Rivers, I along with the other 2000 residents, at our Settlements, we all were required to sign a legally binding document that stated we as residents were bound by the Covenant with the Forks of Patuxent Improvement Association (FOTPIA). In this Covenant, last revised in 2016, the Developer of Two Rivers agreed to limit the development of Two Rivers to 2060 homesites AND also agreed to never develop parcels O & N. The Developer willingly signed this Covenant with FOTPIA, we as residents are bound by this Covenant and the Developer is also bound by this Covenant. In addition to many other residents who are opposing additional development of Two Rivers, we who live in Two Rivers are faced with continuing traffic congestion on Conway Rd which will not be adequately solved when Conway Rd is expanded. That expansion will not add full lanes and will at best allow vehicles to move to the shoulder to allow EMS, Fire etc to move more easily on Conway Rd. Area traffic is often horrendous and minor accidents have closed Conway Rd multiple times. Pls see attached photo of Conway Rd. Two Rivers just has 2 entrances which both feed onto Conway Rd and the real fear among most if not all residents is the day when EMS or AACFD are delayed in responding, even slightly, due to area traffic. These are just a few of the numerous reasons you will read and hear about from area residents, asking for your support of Bill 18-26. Thank you. Susan Schnur	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/89791/img_7342.jpeg
2026-04-06 9:17:52	Ellen	McGinn	Odenton	Md	21113	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I agree with passing parcel O to change zoning to parks/ recreation. I DISAGREE with allowing any additional homes to be built. Conway Road CANNOT support any additional traffic until there are infrastructure changes. There is really only one way out of the Two Rivers community. Rt 3is already overcrowded with continuing building/traffic.	

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
2026-04-06 9:39:13	Thomas	McGinn	Odenton	MD	21113-2195	Yes		Bill No. 18-26: Bill No. 18-26: AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support the bill to rezone Two Rivers Parcel O from R2 to OS for woody acres and open land. I oppose the construction of the proposed 377 homes on this parcel. There are over 2,000 homes in the Two Rivers community and our club facilities are already overcrowded and the new elementary school that opened in 2024 is already at capacity. Additionally, there is only one road of egress from the community, Conway Road & Two Rivers Blvd. In the past year alone there have been several accidents on these roadways that have blocked and stopped traffic for extended periods of time.	

Development of Parcel "O" (Environmental Park) - Bill #18-26

1 message

Richard

To: CouncilAdmin@aacounty.org

Cc: ccschu24@aacounty.org

Wed, Apr 1, 2026 at 9:33 AM

**Subject: Strong Opposition to Proposed Development of Parcel "O"
(Environmental Park) – Bill #18-26**

Dear Council Members,

I am writing to express my vehement opposition to the proposed development of 377 new homes in the Environmental Park area, also known as Parcel "O," within the Two Rivers community.

When we purchased our homes in Two Rivers, we did so based on explicit assurances that this land would remain a Nature Preserve and Environmental Park. The current proposal to build hundreds of additional homes is a direct violation of the 2016 agreement stating that no residential or commercial buildings would ever be constructed in these restricted areas.

Furthermore, our local infrastructure simply cannot sustain this level of growth. Conway Road is already facing significant overcrowding, and adding hundreds of new households will only exacerbate these dangerous traffic conditions and strain our community resources. We moved here for the promised open space and natural environment, not for further high-density development.

I strongly urge the County Council to support the rezoning of Parcel "O" and Parcel "N" to Open Space, consistent with the 2013 Planned Unit Development (PUD) "Special Exception" and the Developers' own 2016 commitments.

Sincerely,

Richard Lynch

Odenton, MD 21113-6024

Testimony for Bill No. 18-26

1 message

Council Admin <counciladmin@aacounty.org>
To: Kaley Schultze <ccschu24@aacounty.org>
Cc: Meredith Beach <ccbeac24@aacounty.org>

Mon, Apr 6, 2026 at 8:40 AM

Please see the testimony below for Bill No. 18-26. Thank you.

Kaley

----- Forwarded message -----

From: **Louise Classon**
Date: Thu, Apr 2, 2026 at 2:08 PM
Subject: Cc: ccschu24@aacounty.org
To: CouncilAdmin@aacounty.org <counciladmin@aacounty.org>

Strong Opposition to Proposed Development of Parcel "O" (Environmental Park) – Bill #18-26

Dear Council Members,

I am writing to express my opposition to the proposed development of 377 new homes in the Environmental Park area, also known as Parcel "O," within the Two Rivers community.

Our local infrastructure simply cannot sustain this level of growth. Conway Road is already facing significant overcrowding, and adding hundreds of new households will only exacerbate these dangerous traffic conditions and strain our community resources.

I strongly urge the County Council to support the rezoning of Parcel "O" and Parcel "N" to Open Space.

Thank you for your attention to this matter.

**Sincerely,
Louise Classon
Resident/owner of home in Two Rivers**

--
**Administrative Officer
Anne Arundel County Council
44 Calvert Street, 1st Floor
Annapolis, MD 21401
(410) 222-1401**

Development of Parcel "O" (Environmental Park) - Bill #18-26

Linda
To: ccschu24@aacounty.org

Wed, Apr 1, 2026 at 4:23 PM

Subject: Opposition to Proposed Development of Parcel "O" (Environmental Park) – Bill #18-26

Dear Council Members,

We are writing to express our opposition to the proposed development of 377 new homes in the Environmental Park area, also known as Parcel "O," within the Two Rivers community.

The sales literature and oral representations of the sales people clearly designated this area as never to be developed. This attempted bait and switch tactic is consistent with the developers so far successful, but illegal IMHO, retention of HOA voting rights after the community was completed as originally authorized in 2016.

Besides being a breach of faith or worse, adding these houses would add traffic to the already dangerously overused Conway Road and ridiculously inadequate Meyers Station Road. The recent head-on collision on Conway Road that tied up traffic for hours and several other serious accidents highlights this problem.

We strongly urge the County Council to support the rezoning of Parcel "O" and Parcel "N" to Open Space, consistent with the 2013 Planned Unit Development (PUD) "Special Exception" and the Developers' own 2016 commitments and take whatever other measures are required to prevent this high density development.

Thank you for consideration,

William and Linda Jackson



Kaley Schultze <ccschu24@aacounty.org>

Fwd: Testimony on Bill # 18-26

3 messages

Julie Hummer <cchumm22@aacounty.org>
To: Kaley Schultze <ccschu24@aacounty.org>

Mon, Apr 6, 2026 at 2:37 PM

Hi Kaley,

Could you please share this with the rest of the council? Thanks!

Julie

Sent from my mobile device. Please excuse any typos.

Begin forwarded message:

GMT+2

To: jhummer@aacounty.org
Subject: **Testimony on Bill # 18-26**

Good afternoon, Julie.

I have to beg your indulgence. Unfortunately, I failed to understand that there was an 11:00 cut-off for submission of written testimony for this evening's AA County Council meeting, so I was unable to submit it electronically when I tried to do so at 12:30 today. I am including the text of my testimony below in hopes that, despite the late submission, you will take my comments into account in your consideration of the Parcel N and Parcel O rezoning provisions in Bill # 18-26. Please feel free to share it as appropriate with the other members of the Council.

I apologize for my submission timing oversight.

Regards,
Bob Shean _____

April 6, 2026

Dear Anne Arundel County Council members:

We are residents of the Two Rivers community in Odenton, MD. We are writing today in support of Bill # 18-26 and to strongly urge you to adopt the following specific rezoning recommendations that are set forth in the February 2, 2026 Region 5 Comprehensive Zoning Table that is associated with Bill # 18-26:

- 1. Change ID # CZ-RS-TRS-0001, which recommends rezoning the entire, currently split-zoned Parcel N of Two Rivers to just OpenSpace (OS);and

2. Change ID # CZ-RS-TRS-0005, which recommends rezoning the entire, currently split-zoned Parcel O of Two Rivers to just Open Space (OS).

Both Parcel N and Parcel O are still owned by the Two Rivers developers, who have recently asked to have both parcels rezoned entirely as either R2 or R5 Residential areas. The Two Rivers developers have proposed the R2/R5 residential rezoning, despite years of marketing the Two Rivers community by assuring prospective homebuyers that Parcel N would be preserved as an open space Agricultural Park/Community Garden and that Parcel O would be preserved as an open space Environmental Park. We are among the many buyers who accepted the developers' assurances regarding Parcels N and O, but now feel that we were victims of the developers' misrepresentation. Adopting the proposed Parcel N and Parcel O OS rezoning recommendations that are set forth in Bill # 18-26 would go a long way toward rectifying this developer deception. And it should not be overlooked that, as OPZ observed in its final justification for the Parcel N and Parcel O OS rezoning recommendations, such OS rezoning is both consistent with Anne Arundel County's adopted Plan 2040 and with the County's 2013 approved Special Exception for the Two Rivers Planned Unit Development.

The OS rezoning of Parcels N and O also would likely deter the developers from attempting to carry through with a direct violation of Section 4-W of the Amended and Restated Agreement and Declaration of Covenants, Conditions and Restrictions that they signed in March 2016 with the Forks of the Patuxent Improvement Association (FOTPIA). Section 4-W of this recorded FOTPIA agreement specifically identifies both Parcel N and Parcel O as "restricted parcels" of Two Rivers, on which no residential or commercial buildings may ever be constructed. While the developers would prefer to have you believe otherwise, this legal restriction is still on the books and effectively renders them unable to legitimately develop any housing on Parcels N and O; thus, the OS rezoning of Parcels N and O would be entirely consistent with the terms of Section 4-W of the FOTPIA agreement.

Those members of the Anne Arundel County Council who may harbor any misgivings about using their legislative authority to effect an OS rezoning of Parcels N and O against the perceived wishes of the Two Rivers developers who own the parcels should bear in mind that the developers essentially "blessed" such a rezoning years ago when they obtained PUD approval and legally committed themselves to never develop residential housing on Parcels N and O. We trust that the Council will not allow the Two Rivers developers' recent unjustified change of heart to sway their votes on this important matter!

Sincerely,

Robert and Claire Shean

[Odenton, Md 21113](#)

Kaley Schultze <ccschu24@aacounty.org>
To: Julie Hummer <cchumm22@aacounty.org>

Mon, Apr 6, 2026 at 2:39 PM

Will do. Thanks.

Kaley
[Quoted text hidden]

Kaley Schultze <ccschu24@aacounty.org>
To: Kaley Schultze <ccschu24@aacounty.org>
Cc: Meredith Beach <ccbeac24@aacounty.org>

Mon, Apr 6, 2026 at 2:44 PM