

Office of the County Executive
STEUART PITTMAN

April 16, 2026

Councilwoman Julie Hummer, Chair
Anne Arundel County Council Members
44 Calvert Street
Annapolis, MD 21401

Dear Madam Chair and County Council Members:

Pursuant to the line item veto authority of the County Executive, as set forth in § 307(j) of the County Charter, I veto Amendment No. 3 to Bill No. 4-26, which changed the zoning from RA-Rural Agricultural to RLD-Residential Low Density for property known as Parcel 68 on Tax Map 54, Tax Account Number 01-000-08816000, located at 865 Governor Bridge Road, Davidsonville. My veto will cause the property known as Parcel 68 on Tax Map 54, Tax Account Number 01-000-08816000, located at 865 Governor Bridge Road, Davidsonville to revert to the RA zoning that was originally recommended in Bill No. 4-26 for Region 8. Maintaining the RA zoning is consistent with:

- The County's growth management program to protect the farms and rural areas from additional density and a suburban pattern of growth;
- Plan2040 Policy BE2.1, which is to maintain limited development patterns in the Rural Development Policy Area and limit increases in density in the rural sewer service area;
- The County's existing policies aimed at reducing septic systems in order to improve water quality and environmental health;
- The intent of the State's Growth Tier IV which was enacted to reduce nitrogen pollution from septic systems, protect agricultural land, and direct development towards existing infrastructure; and
- Avoiding an unintentional precedent for future administrative upzonings.

Throughout the Region Planning process for the County, the Office of Planning and Zoning worked to balance competing interests, particularly the need for additional housing while preserving natural features and rural areas. An upzoning to RLD at this location is inconsistent

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with the long-established RA zoning in this area adopted in the 1980s and would be inconsistent with Plan2040 Policy BE2.1, which is to maintain limited development patterns in the Rural Development Policy Area and limit increases in density in the rural sewer service area. Additionally, upzoning to RLD is inconsistent with Plan2040 Goal NE4 which is to improve and protect surface water quality by reducing impacts from septic systems. Both the Stakeholder Advisory Committee for Region 8 and the Planning Advisory Board recommended maintaining the RA zoning for this parcel.

The addition of lots in the County in the No Public Sewer Service Area will increase the number of homes dependent on septic systems and is contrary to the County's existing policies and programs aimed at reducing septic systems in order to improve water quality and environmental health. Upzoning to RLD is also inconsistent with Growth Tier IV. The State's Growth Tier law was specifically enacted to reduce nitrogen pollution from septic systems, protect agricultural land, and direct development toward existing infrastructure.

Granting this request of RLD zoning will set an unintentional precedent for future administrative and comprehensive upzonings, eroding the County's long-standing growth management program, further changing the character of the area, impacting its resources and undermining the rural preservation goals and visions for South County. Analysis conducted for the Region 8 planning process confirmed that the existing and recommended zoning for Region 8 is adequate to accommodate the forecasted growth in the Region through 2040 without the need for additional upzoning.

A copy of Amendment 3 to Bill No. 4-26, with the map from the original Amendment, is attached with the relevant portions being vetoed and crossed out, and the map noted accordingly.

By my signature to the Bill as presented and as explained herein, I signify my veto of Amendment No. 3 to Bill No. 4-26, while approving the remainder of Bill No. 4-26.

Sincerely,



Steuart Pittman
County Executive

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COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2026, Legislative Day No. 1

Bill No. 4-26

Introduced by Ms. Hummer, Chair
(by request of the County Executive)

By the County Council, January 5, 2026

Introduced and first read on January 5, 2026
Public Hearing set for and held on February 2, 2026
Second Public Hearing held and motioned to defer vote until February 17, 2026
Third Public Hearing set for and motioned to defer vote until March 2, 2026
Public Hearing on AMENDED bill set for and held on March 19, 2026
Public Hearing on SECOND AMENDED bill set for and held on April 6, 2026
Bill Expires April 10, 2026

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Comprehensive Zoning – Region 8

2
3 FOR the purpose of repealing certain comprehensive zoning maps for Region Planning
4 Area No. 8; adopting the Anne Arundel County Digital Zoning Layer for Region
5 Planning Area No. 8, covering Davidsonville, Harwood, Lothian, Owensville, Owings,
6 Waysons Corner, and parts of Friendship and Edgewater; and generally relating to
7 comprehensive zoning.

8
9 WHEREAS, by Bill No. 11-21 the County Council adopted “Plan2040”, the
10 County’s General Development Plan, which included land use recommendations,
11 required to be further refined by region plans, that may be implemented through
12 comprehensive zoning; and

13
14 WHEREAS, Bill No. 11-21 amended, among other things, § 18-2-103 of the Anne
15 Arundel County Code (2005, as amended), and required that the County be divided
16 into no less than seven region areas encompassing all unincorporated areas of the
17 County; and

18
19 WHEREAS, Bill No. 11-21 and Plan2040 created, adopted, and depicted the
20 boundaries of nine region planning areas, including the Region 8 Planning Area;
21 and

EXPLANATION: ADOPTED AMENDMENTS are attached to the bill.
DEFEATED AMENDMENTS are NOT attached to the bill.

1 WHEREAS, Bill No. 11-21 and Plan2040 provided for the creation of region plans
2 for each region planning area and the creation of stakeholder advisory committees
3 for each region planning area; and

4
5 WHEREAS, § 18-2-103(e)(4), as adopted by Bill No. 11-21, requires that each
6 region plan shall include maps depicting any changes to the land use map included
7 in Plan2040, and a description of how the changes are consistent with the goals and
8 policies of Plan2040; and

9
10 WHEREAS, the Office of Planning and Zoning, after consideration of the
11 recommendations of the Stakeholder Advisory Committee for Region Planning
12 Area No. 8 and the Planning Advisory Board, prepared the “Anne Arundel County
13 Region 8 Plan”, dated January 5, 2026; and

14
15 WHEREAS, contemporaneous with the introduction of this Ordinance, Bill No.
16 3-26 was introduced to this Council, and proposes the adoption of the “Anne
17 Arundel County Region 8 Plan”, dated January 5, 2026, the region plan for Region
18 Planning Area No. 8; and

19
20 WHEREAS, this Bill proposes comprehensive zoning consistent with Plan2040, as
21 amended by the “Anne Arundel County Region 8 Plan”, dated January 5, 2026, the
22 region plan for Region Planning Area No. 8, as adopted by Bill No. 3-26; now
23 therefore,

24
25 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
26 That the portions of the Digital Zoning Layer dated February 22, 2011, adopted in whole
27 or in part by Bill No. 44-11, as amended, for the Region Planning Area No. 8, are hereby
28 repealed.

29
30 SECTION 2. *And be it further enacted,* That after passage of this Ordinance, the
31 Planning and Zoning Officer shall amend text, maps, charts, graphs, photos, and tables in
32 accordance with the amendments to this Ordinance.

33
34 SECTION 3. *And be it further enacted,* That the “Anne Arundel County Digital Zoning
35 Layer, dated January 5, 2026, for Region Planning Area No. 8 of Anne Arundel County”,
36 as amended by Section 2 of this Ordinance, prepared by the Office of Planning and Zoning,
37 is hereby approved and adopted.

38
39 SECTION 4. *And be it further enacted,* That the “Anne Arundel County Digital Zoning
40 Layer, dated January 5, 2026, for Region Planning Area No. 8” that is described in Section
41 3 of this Ordinance is incorporated by reference as if fully set forth and a certified copy
42 shall be permanently kept on file in the office of the Administrative Officer to the County
43 Council and in the Office of Planning and Zoning.

44
45 SECTION 5. *And be it further enacted,* That this Ordinance shall take effect 45 days
46 from the date it becomes law.

READ AND PASSED this 6th day of April, 2026

By Order:



Kaley Schultze
Administrative Officer

PRESENTED to the County Executive for his approval this 7th day of April, 2026



Kaley Schultze
Administrative Officer

APPROVED AND ENACTED this 16th day of April, 2026



Steuart Pittman
County Executive

EFFECTIVE DATE:

**AMENDMENT TO BILL NO. 4-26
(Comprehensive Zoning – Region 8)**

March 2, 2026

Introduced by Ms. Leadbetter

Amendment No. 1

WHEREAS, in accordance with § 18-2-108(a)(1) of the County Code, for a period of 10 days, one or more signs were required to be posted on the property that is the subject of this amendment and notice of the proposed change of zoning was required to be posted to the County Council website; and

WHEREAS, a certification was submitted to the Administrative Officer to the County Council that verified the required sign(s) was posted for at least 10 days before this legislative session; and

WHEREAS, notice of the proposed change of zoning was posted to the County Council website at least 10 days before this legislative session; and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 4-26; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property known as Parcel 89 on Tax Map 55, Tax Account Number 01-000-06759212, from SB – Small Business to C3 – General Commercial as shown in the cross-hatched area on the attached Exhibit A.

(This amendment changes the zoning of the property known as Parcel 89 on Tax Map 55, located at 536 West Central Avenue, Davidsonville, from SB – Small Business to C3 – General Commercial.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	n/a	CZ-R8-DSV-0600
<i>PLU</i>	n/a	n/a
<i>DPA</i>	n/a	n/a
<i>DPAO</i>	n/a	n/a

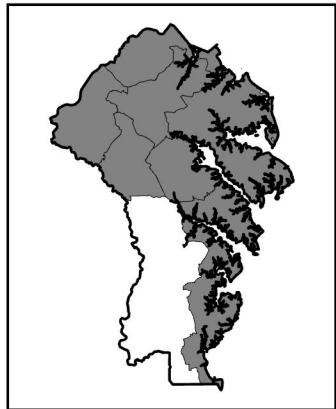
Bill No. 4-26

Amendment No. 1





Exhibit No. A

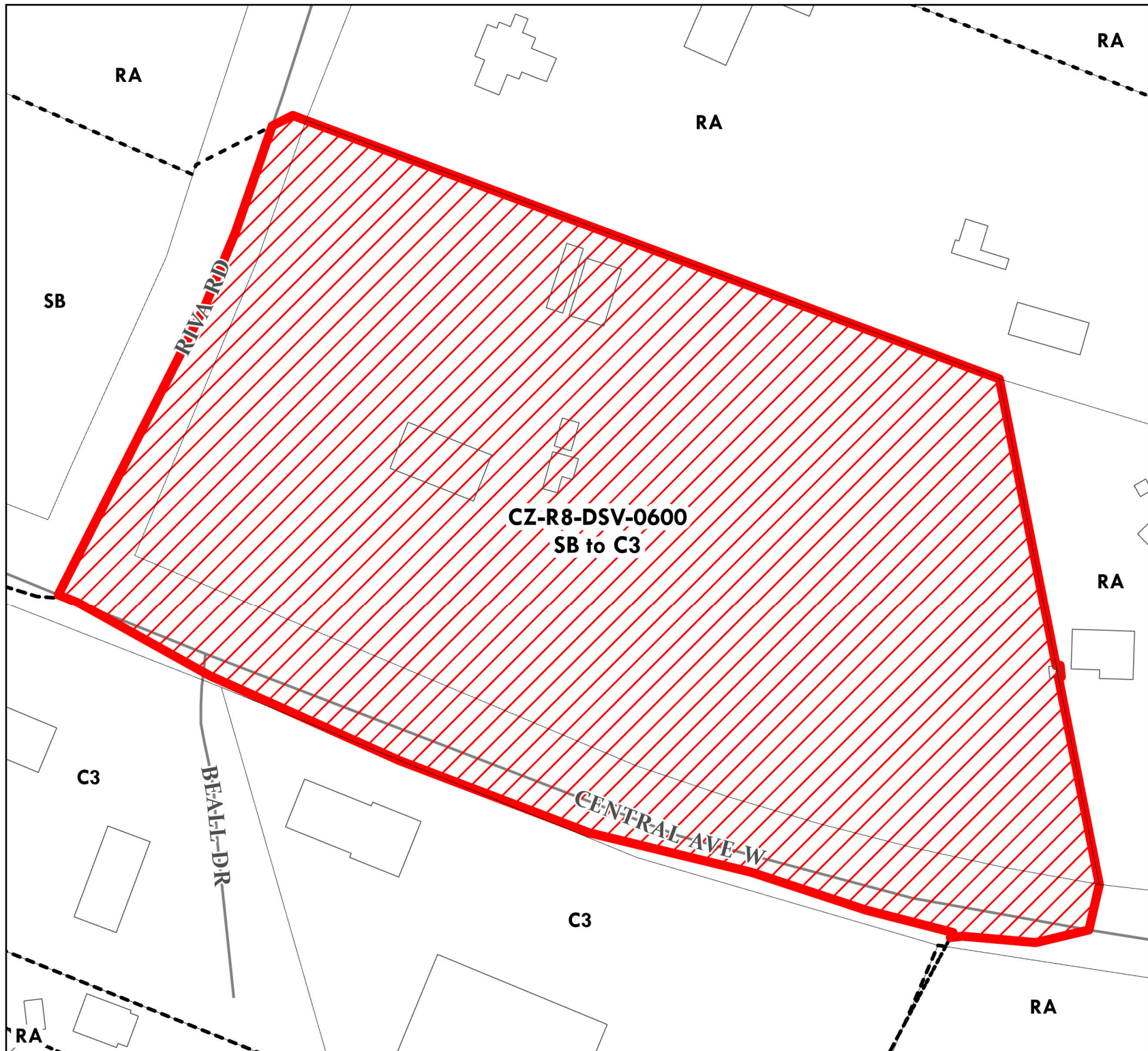
Region 8
Comprehensive Zoning

CZ-R8-DSV-0600
SB TO C3



Legend

-  Change Area
-  Buildings
-  Proposed Zoning
-  Parcels



**AMENDMENT TO BILL NO. 4-26
(Comprehensive Zoning – Region 8)**

March 2, 2026

Introduced by Ms. Leadbetter

Amendment No. 2

WHEREAS, in accordance with § 18-2-108(a)(1) of the County Code, for a period of 10 days, one or more signs were required to be posted on the property that is the subject of this amendment and notice of the proposed change of zoning was required to be posted to the County Council website; and

WHEREAS, a certification was submitted to the Administrative Officer to the County Council that verified the required sign(s) was posted for at least 10 days before this legislative session; and

WHEREAS, notice of the proposed change of zoning was posted to the County Council website at least 10 days before this legislative session; and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 4-26; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property known as Parcel 299 on Tax Map 55, Tax Account Number 01-753-90092753, from RA-Rural Agricultural to SB-Small Business as shown in the cross-hatched area on the attached Exhibit B.

(This amendment changes the zoning of the property known as Parcel 299 on Tax Map 55, located at No # Central Avenue (SW Intersection of Rt 2 and Rt 214), Edgewater, from RA-Rural Agricultural to SB-Small Business.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	CZ-R8-EDW-0001	CZ-R8-EDW-0600
<i>PLU</i>	PLU-R8-EDW-0101	PLU-R8-EDW-0600
<i>DPA</i>	n/a	n/a
<i>DPAO</i>	n/a	n/a

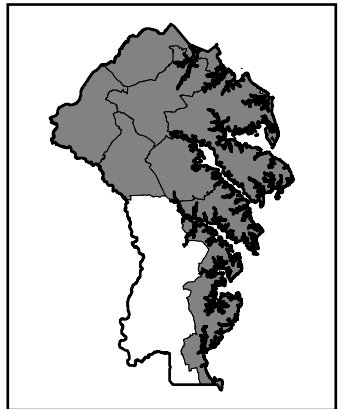
Bill No. 4-26





Amendment No. 2

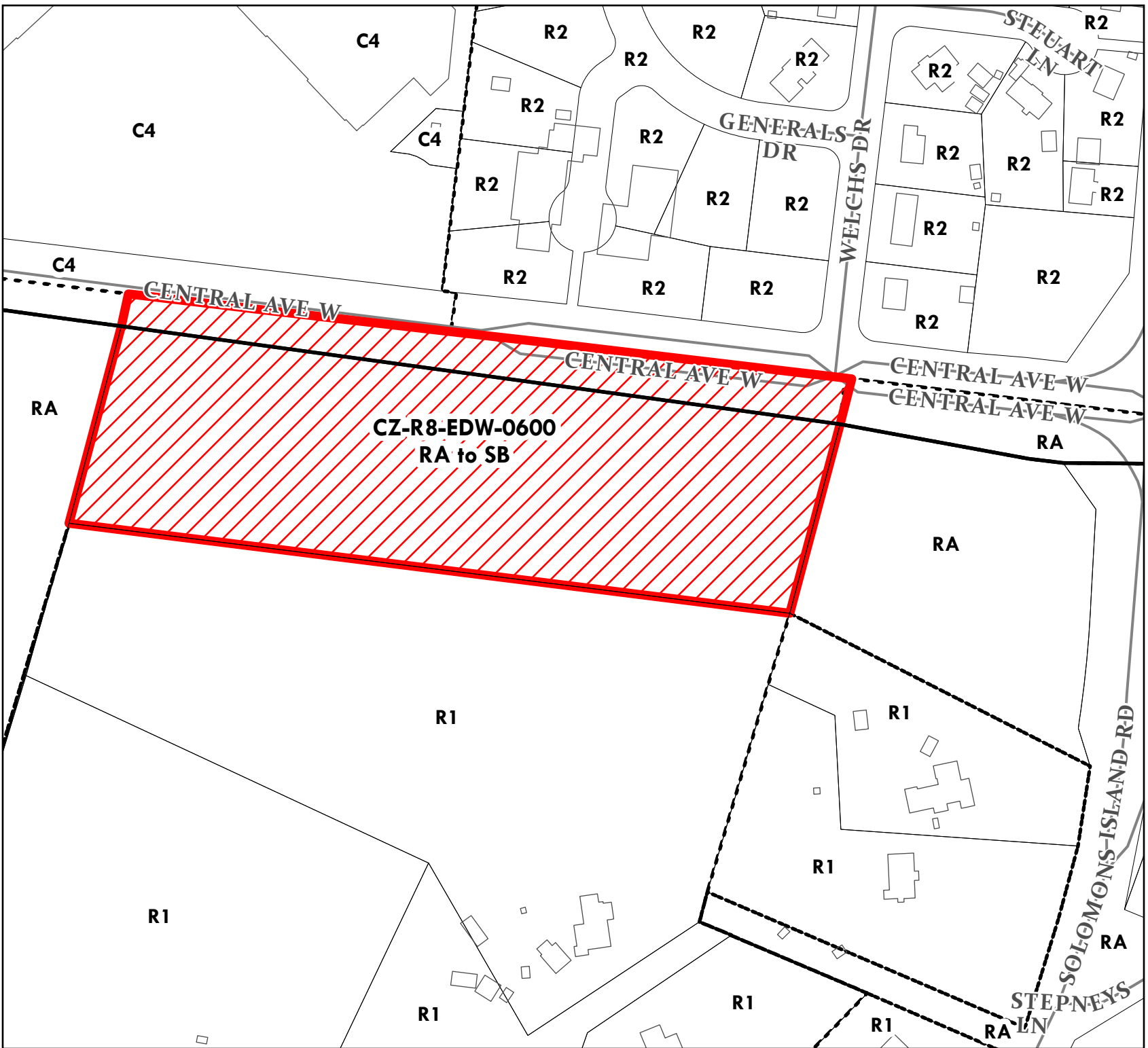
Exhibit No. B

Region 8
Comprehensive Zoning

CZ-R8-EDW-0600
RA TO SB



- Legend**
-  Change Area
 -  Buildings
 -  Proposed Zoning
 -  Parcels



VETOED

AMENDMENT TO BILL NO. 4-26, AS AMENDED (Comprehensive Zoning – Region 8)

March 19, 2026

Introduced by Ms. Hummer

Amendment No. 3

WHEREAS, in accordance with § 18-2-108(a)(2)(i) of the County Code, the property that is the subject of this amendment is exempt from the requirement of 18-2-108(a)(1); and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 4-26; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property known as Parcel 68 on Tax Map 54, Tax Account Number 01-000-08816000, from RA-Rural Agricultural to RLD-Residential Low Density as shown in the cross-hatched area on the attached Exhibit D.

(This amendment changes the zoning of the property known as Parcel 68 on Tax Map 54, located at 865 Governor Bridge Rd. Davidsonville, from RA-Rural Agricultural to RLD-Residential Low Density.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	CZ-R8-DSV-0011	CZ-R8-DSV-0601
<i>PLU</i>	n/a	n/a
<i>DPA</i>	n/a	n/a
<i>DPAO</i>	n/a	n/a

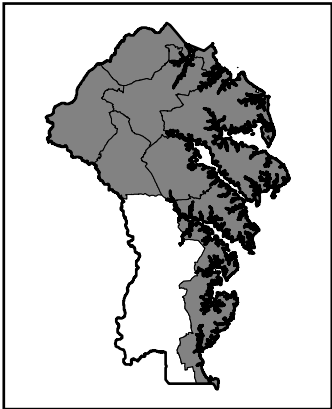
Bill No. 4-26

Amendment No. 3





Exhibit No. C

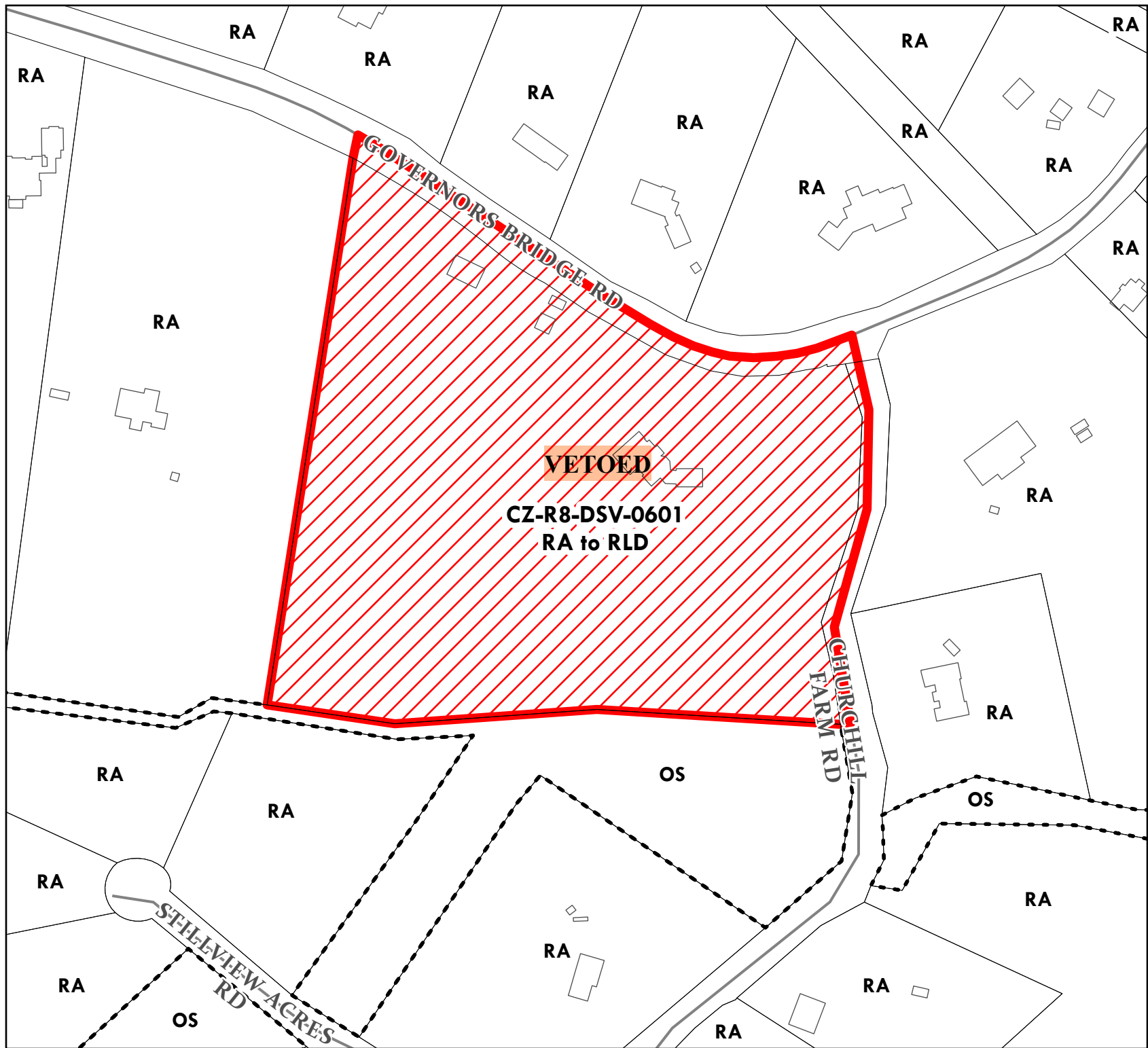
Region 8
Comprehensive Zoning

CZ-R8-DSV-0601
RA TO RLD



Legend

-  Change Area
-  Buildings
-  Parcels
-  Proposed Zoning



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
AMDS 1, 2 AND 3 TO BILL NO. 4-26 THE ORIGINAL OF WHICH IS
RETAINED IN THE FILES OF THE COUNTY COUNCIL.

A handwritten signature in black ink, appearing to read 'K Schultze', with a long horizontal line extending to the right.

Kaley Schultze
Administrative Officer