

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											
2026-05-17 19:26:33	Mary	Tobin	Gambrills	Maryland	21054	Yes		Bill No. 17-26: (As Amended) AN ORDINANCE concerning: General Development Plan – Region 5 Plan	Oppose	<p>I am the head of the Maple Road Community Association and a long-time homeowner. We object to this attempt to negate the Final Draft Recommendations (zoning as RLD) of the Planning Advisory Board.</p> <p>Ours is a long-established residential street. Introducing commercial activity into this residential corridor disrupts the long-term character and stability of our neighborhood. It negatively impacts our quality of life and threatens the stability and long-term value of the entire neighborhood.</p> <p>The applicant references nearby commercial zoning, but those commercial parcels are connected directly to Gambrills Road.</p> <p>Commercial operations generate unwanted hazards. Maple Rd is narrow, built for residential use. We work with county police during the Corn Maze because emergency vehicles cannot access residents. Worse, the new South Shore Trail crosses Gambrills Rd directly at Maple, a hazardous traffic area.</p> <p>The County avoids spot zoning because it causes inconsistent, patchwork development that harms existing neighborhoods, as noted in the Planning Advisory Board's Recommendation to zone as RLD in the Final Draft Plan for Region 5, 17-26.</p> <p>There have been no changes in neighborhood and residential conditions since the last comprehensive rezoning. My own family put 14 acres in a conservation easement to help the Jabez Branch, forfeiting substantial money for the common good.</p> <p>For the reasons outlined above—neighborhood incompatibility, traffic and safety concerns, environmental and QoL impacts, absence of valid rezoning justification, and negative effects on property values—we respectfully request that the County deny the MXD-N rezoning request for 876 Maple Rd.</p>	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/94044/img_2683_0.jpeg
2026-05-18 8:32:25	John	Hoy	Gambrills	Maryland	21054	Yes		Bill No. 17-26: (As Amended) AN ORDINANCE concerning: General Development Plan – Region 5 Plan	Oppose	<p>First, the County took land that resident's Deeds stated that they owned. Then the County put a bike trail in our front yards that the property owner's protested. Now the County wants to change the zoning on one property of our dead end street with only residential homes to "commercial." That makes no sense, especially when all the residents are against it. Maple Road is barely wide enough for two cars to pass each other. Now this zoning change would allow large trucks. Our property values have already been lowered by the bike trail and now the County is trying to change the zoning to allow a business and additional traffic in our neighborhood. Why? Additionally, multiple homes on Maple Road have had their wells dry up. Having a business on our street will certainly add to that problem. Is the County Council listening to the people who are affected? I guess we'll see.</p>	
Bill No. 18-26											
2026-05-11 8:03:00	Michael	Garber	Odenton	Md	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B that rezones a parcel in Two Rivers from R2/OS to OS. The congestion and lack of alternate access is inconvenient and dangerous.</p>	
2026-05-11 10:32:05	Bernard	Moughty	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>When I purchased my home in Two Rivers I understood that there would be no further development in Region 5 (as were the overwhelming majority of the other homeowners).</p> <p>That understanding was based on the approved use of parcel O under the TR PUD. It should be open space.</p>	

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2026-05-12 15:27:30	Donald	Egger	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B that rezones a parcel in Two Rivers from R2/OS to OS.</p> <p>I don't want additional congestion. it can be that simple. When we moved in to Two Rivers we were told we were the last homes in the area. The developers lied to us. Then they opened up the Dawn and all of the All ages back there. The folks along Meyers Station Rd are starting to move. We don't need any more houses back here. Traffic is getting worse. Donald Egger</p>	
2026-05-12 15:29:44	Sharon	Topper	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B that rezones a parcel in Two Rivers from R2/OS to OS.</p> <p>I don't want additional congestion. it can be that simple. When we moved in to Two Rivers we were told we were the last homes in the area. The developers lied to us. Then they opened up the Dawn and all of the All ages back there. The folks along Meyers Station Rd are starting to move. We don't need any more houses back here. Traffic is getting worse. Sharon Topper</p>	

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2026-05-12 21:10:06	Angela	Bernholz	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose	<p>I oppose any amendment to Parcel O and N that changes the land to residential. My concerns center around 4 key points: Quality of Life, Environmental, Opportunity Cost and Trust</p> <p>1. Quality of Life *county road infrastructure on Conway is not able to manage its current load and traffic will become unmanageable and even less safe. *unique county/rural pocket of the country roads that we enjoy a walk on (Meyers Road and Grey's Ford) will be unsafe if even possible at all *negative impact on the historically relevant and sensitive area St John AME Zion church and the rural way of life cannot be measured and once gone can't be regained</p> <p>2. Environmental * already there is excessive runoff and water management issues in the area. Weather events are more extreme each year. More hard surfaces, roads and roofs will not help in this and flooding becomes more likely, more costly and potentially dangerous * birds beavers foxes and deer are further pushed from their habitats. No large pockets of forest left and we end up with more invasive plants and fewer native species. The loss of tree canopy isn't easily replaced with tiny little "reforestation" projects.</p> <p>3. Opportunity Cost *These parcels were designated as environmental park areas. If rezoned as residential and developed with homes and streets there is NO going back. NO chance to have park or field that the whole community (not just 2 Rivers community) can enjoy. We will just have more traffic, more runoff fewer birds and fewer trees.</p> <p>4. Trust I trust the County Planning and Zoning 2040 PUD recommendations that parcel N and O remain open space for a reason. This is also consistent with the agreement the developer of Two Rivers made with the surrounding community and the understanding I and my neighbors had when purchasing our homes. I must trust the county council to make the right (perhaps not easy) decision to look at the overall plan for our county and the above ramifications of overdeveloping an area already admittedly over developed. I do not see this as "down zoning". I see this decision as uplifting the community. I do not trust that the developers vision of over 300 additional homes is a right fit for these parcels. He may own the property but he is not a resident of it. This is not the same as downzoning a property that someone occupies. This is zoning the property to be consistent with an agreement the developer previously made and is currently fighting to renege on through our court system. I am skeptical of any promises he would make to mitigate potential ill effects as he has proven to hold contracts and promises lightly. Please show my trust in the council is not misplaced and development is informed and cognizant of those residents most directly impacted.</p> <p>Respectfully submitted, Angela Bernholz 1429 Bed Stone Lane Odenton MD</p>	

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2026-05-13 14:05:35	Susan	Schnur	Odenton	MA	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>Hello,</p> <p>I am submitting my comments for your consideration. I urge you to support Bill 18-26 as currently stated, specifically the County Executive's amendment to rezone parcels O & N from R2/OS to entirely OS. This topic is of great interest and concern to area residents as evidenced by the numerous comments and testimony, submitted, both online and in-person.</p> <p>I could discuss the various reasons to urge the Council to support the County Executive's amendment to rezone parcels O & N to "OS". I could mention that when all 2000+ residents of Two Rivers went to their Settlements, they had every reason to expect that the PUD would remain capped @ 2060 homesites, and parcels O & N wouldn't contain homesites, per the HOA's governing documents. I could mention that the residents of TR were told @ an HOA Master Board meeting that the HOA won't take an official position regarding parcels O & N or oppose the Developer's intentions, regardless of the expressed concerns of the membership, (so likely the Council wouldn't be hearing an official response from the Two Rivers HOA). I could mention that TR's residents have been threatened with legal action by the developer's attorney's if they oppose the developer's intentions, (claiming TR's governing docs prohibit residents from opposing the developer), yet many residents are continuing to exercise their Constitutional first amendment rights, even at personal risk, because this issue is of such great importance and concern. I could mention that Responsible growth is crucial to protect our local environment, wetlands and conservation areas. Yes, AAC is in need of affordable housing, though the scope of what the developer intends for these parcels isn't "affordable housing"- IMHO. I could remind the Council that when you read the full comments submitted, vs just looking at the "support or Oppose" section, you will understand that the overwhelming majority of comments submitted by area residents is in support of the County Executive's amendment to change parcels O's & N's zoning to OS- when submitting comments some may have been confused by the actual Bill's language and indicated "oppose" in reference to opposing further development, yet their comments clearly represented their opinions about parcels O &/or N.</p> <p>All of these topics are valid, though today I want to focus on a more basic, fundamental topic of personal safety. Today I want to remind each council member to pay attention to the current strain on area infrastructure and resulting traffic. In the first 3 yrs of living in Two Rivers, I have witnessed Conway Rd being completely closed at least 4 times due to downed trees, downed electric lines and accidents. I've witnessed increased traffic congestion on Conway Rd when Patuxent Rd experiences flooding. And it doesn't take "much" to over burden these area roads- currently weekend lanes closures on rte 3 southbound @ Cronson are causing bumper to bumper traffic on rte 3, backing up to Waugh Chapel and beyond. As a result, southbound drivers on rte 3 are recklessly driving in the Rt turn only lane because the other lanes are at a standstill.</p> <p>But let's get back to my intention to discuss personal safety. Two Rivers' current PUD is for 2060 homesites. Of those, 999 homesites are "55+", which is where my husband and I live. No one knows when they will experience a medical emergency though special attention & consideration should be given to an older population who is at greater risk of experiencing a medical emergency. And I feel it necessary to share my personal experience with medical emergencies. Since moving to TR in 2022, I have needed to call EMS 4 times, for my husband. One time in particular, as I'm sitting in the front passenger seat of the ambulance, the ambulance is driving to AAMC via Conway Rd, with "lights and sirens" to get through the traffic on Conway Rd and we were still slowed down because the cars had nowhere to move out of our way. Fortunately, my husband arrived at the hospital in time- we were "lucky" that time. Imagine for a moment that you were in "my place" that you were the person sitting in the front passenger seat of an ambulance and your, spouse, child, parent was being rushed to the hospital. This is an experience no one wants but this possibility must be anticipated and planned for by our elected officials who have the authority and responsibility to make decisions affecting</p>	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/93629/img_7342.jpeg

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2026-05-13 17:33:07	Chantelle	Bowen	Crofton	MD	21114-3272	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	We need more affordable homes, not million dollar McMansions. The level of congestion would be ridiculous especially for the school traffic.	
2026-05-13 18:03:54	Lenore	Shavell	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	Two Rivers is much too congested already. Please do not let the developer build even more homes! Thanks o.	
2026-05-13 18:58:26	NANCY	CICCOLELLA	ODENTON	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B that rezones parcel O in Two Rivers from R2/OS to OS.</p> <p>The reason for supporting this bill is that the traffic on Route 3 and the surrounding roads of this parcel of land are over congested currently and cannot sustain an additional 377 homes.</p> <p>Additionally, the new school just built is fast approaching capacity. Promises were made that this land was to be made into environmental park and open space when we purchased our property in Two Rivers. Those promises have been broken and we as homeowners have no way of being compensated for this.</p> <p>Additional homes and persons residing in those homes will only make the situations worse. Three hundred and seventy-seven homes are not 377 persons. This is not 377 cars; it is not 377 children. This needs to be taken into account when you vote on this bill.</p>	
2026-05-13 22:06:59	Monica	Revelle	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B that rezones parcel O in Two Rivers from R2/OS to OS.</p> <p>There are several reasons:</p> <ul style="list-style-type: none"> Traffic issues on Meyers Station, a State Level historic road, Conway, Route 3 School capacity Environmental: no habitat for the animals, more runoff, more noise, Promises made of an enviornmental park broken and open space forever gone Two Rivers infrastructure is already at capacity; additional homes will only make conditions worse. 	
2026-05-14 9:30:25	Roy	Lewis	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose	Two Rivers infrastructure is at capacity; an additional 377 homes will only make conditions worse. It is very disheartening to understand how a promised environmental park and open space that would benefit so many of our residents could be so easily traded off to satisfy a greedy developer agenda. Let's do the right thing and preserve how this community was originally designed and promised.	

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2026-05-14 13:41:25	Glenn	White	Odenton	State	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>My name is Glenn White, and I am a resident of Two Rivers in Odenton, living in The Estuary. I want to voice my support for the passage of Bill 18-26 to ensure that Parcel “O” is zoned exclusively for Open Space and remains so. My support for the bill is based on the following concerns:</p> <p>Schools – The principal reason we moved to this county, and to Two Rivers in particular, was the desire to provide our grandchildren with access to a strong public secondary school education. Two Rivers Elementary School was new when we first considered moving to Two Rivers, and it is now already near, if not at, capacity. The introduction of 377 new homes and families would only further strain the capacity of existing schools.</p> <p>Public Safety and Emergency Services – In the past decade, extraordinarily devastating wildfires, flooding, and storms have served as compelling indicators that established actuarial and civil engineering approaches to disaster risk may not be keeping pace with a changing reality. All traffic in the Two Rivers area, including that of “legacy homeowners” along Meyers Station and Conway Roads, must enter and exit via shoulderless two-lane roads — one with speed bumps, the other with winding curves lined with trees. As a result, emergency evacuation of the area would likely be slow and, in the event of a storm involving fallen trees or a wildfire, potentially deadly.</p> <p>Similarly, these same limitations would likely hamper efforts to bring fire and emergency response resources into the area during a catastrophic weather event or fire. The known flood risk along Patuxent Drive further compounds concerns associated with emergency evacuation.</p> <p>In this context, it should not be dismissed as hyperbole to remind councilmembers that 85 people were killed in the town of Paradise, in Butte County, California, during the 2018 Camp Fire wildfire, or to note the interruption of Amtrak rail service only weeks ago due to unprecedented wildfires in Florida, of all places. In September 2024, we also witnessed unprecedented flooding in North Carolina caused by hurricane-related torrential inland rainfall.</p> <p>The point is that community concerns over already dangerous traffic congestion are not simply matters of inconvenience. The introduction of 377 new homes and no fewer than 600 additional vehicles into Two Rivers, with its already woefully inadequate road infrastructure, poses a tangible risk to all residents.</p>	
2026-05-14 16:04:15	Barbara	LaBarge	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B that removes parcel O in Two Rivers from R2/OS to OS. I am very concerned about the traffic issues on Meyers Station, a State Level historic road. There is so much traffic that spokes from Conway Road and Route 3 that it cannot reasonably accommodate the traffic if that many homes are built in this area because the impact on current residents is overwhelming. It is not safe to allow only one exit into and from this proposed addition. Two Rivers infrastructure is already at capacity.</p>	

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2026-05-14 18:54:43	Cynthia	Andrews	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support bill no 18-26. There will be horrendous consequences for traffic in this area as well as Rt3. Also environmental concerns because this area contains the Patuxent River watershed a sanctuary for wildlife and protected areas.</p> <p>Traffic issues on Meyers Station, a State Level historic road are also a concern. Anne Arundel co has not updated the road infrastructures and is becoming increasingly precarious when residents are locked in the neighborhood when emergencies and natural hazards occur endangering all.</p>	
2026-05-14 19:49:31	Roy	Lewis	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>Two Rivers infrastructure is at capacity; an additional 377 homes will only make conditions worse. It is very disheartening to understand how a promised environmental park and open space that would benefit so many of our residents could be so easily traded off to satisfy developer a greedy developer agenda. Let's do the right thing and preserve how this community was originally designed and promised.</p>	
2026-05-14 20:08:15	FRANGISKA	LEWIS	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B that rezones parcel O in Two Rivers from R2/OS to OS. It is criminal that few years back, the county authorities allowed for Two Rivers to be built with limited access to the community: one entrance and once exit only on a narrow country road. Under current conditions, a community of 2,000+ households, mostly occupied by elderly residents, is experiencing several serious issues which will be magnified if 377 homes are constructed. I am referring to:</p> <ul style="list-style-type: none"> - Traffic issues on Meyers Station, a State Level historic road, and on Conway Road and Route 3. - Ambulances are often called to Two Rivers and with the traffic congestion, we are afraid a fatal catastrophe is possible. -The new elementary school is already over capacity. - We have limited amount of space for children to play. - The facilities build by the developer are already inadequate for the number of residents. <p>The developer had promised an environmental park on the site of the proposed 377 houses. When we purchased our home 8 years ago, we were given a map that indicated this same local as "Preserve", open green space. I hope the "Preserve" is preserved for our sake at Two Rivers, and the sake of the environment and Anne Arundel County. We need more open spaces and less houses at Two Rivers. We need the support of our government.</p> <p>Respectfully, Frangiska Lewis</p>	
2026-05-14 20:51:02	Laura	murray	odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose	<p>the council was put on notice of the pending application for the Underground Railroad. They decided to ignore thier own procedure and approve allowing the Developers to get their way. I will make sure the newspapers know that the Council was put on notice about this application and decided to ignore it!</p>	

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2026-05-15 1:47:00	Carol	Samurin	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B that rezones parcel O in Two Rivers from R2/OS to OS.</p> <p>There is not enough infrastructure to support more homes. There is already too much traffic on Conway Rd to Rt 3. There would no longer be a habitat for the animals that live there. Promises were made of an enviromental park broken and open space forever gone.</p>	
2026-05-15 7:58:28	Colin	Shorter	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I strongly support Bill 18-26 and the County Executive's effort to preserve Parcel O from additional residential development. Beyond concerns about congestion and overdevelopment, this has become a serious public safety issue for our community.</p> <p>Our neighborhood effectively has one primary way in and out, which bottlenecks at the circle near Patuxent Road and Conway Road. During rush hour, especially around school drop-off and pickup times, traffic can become so backed up that it takes residents 20–30 minutes just to leave the neighborhood. Nearly 1,600 homes rely on this same roadway, while elementary school traffic is funneled through it as well. Combining commuter traffic, school traffic, buses, delivery vehicles, and emergency vehicles onto a single constrained access route is simply poor infrastructure planning.</p> <p>Most importantly, this is an emergency response concern. There have already been situations where emergency vehicles struggled to respond quickly because of congestion and limited access. Residents should not have to worry about whether police, fire, or EMS can reach them in time because the community has outgrown the infrastructure supporting it.</p> <p>There are also long-term impacts that should not be ignored. Additional development means more impervious surface, more stormwater runoff, more strain on schools, more pressure on already limited road capacity, and fewer opportunities to preserve meaningful open space for the future. Growth should not come before infrastructure. If the roads, emergency access, schools, and public services are already strained, then adding more density only makes the existing problems worse.</p> <p>Once open space is developed, it is gone forever. Parcel O should remain preserved to protect community safety, maintain quality of life, and keep future options open for recreation, environmental protection, and responsible long-term planning.</p>	

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2026-05-15 8:04:58	Anastasia	Wittich	Odenton	Md	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose	<p>Here is a solid copy/paste:</p> <p>I strongly support Bill 18-26 and the County Executive's effort to preserve Parcel O from additional residential development. Beyond concerns about congestion and overdevelopment, this has become a serious public safety issue for our community.</p> <p>Our neighborhood effectively has one primary way in and out, which bottlenecks at the circle near Patuxent Road and Conway Road. During rush hour, especially around school drop-off and pickup times, traffic can become so backed up that it takes residents 20–30 minutes just to leave the neighborhood. Nearly 1,600 homes rely on this same roadway, while elementary school traffic is funneled through it as well. Combining commuter traffic, school traffic, buses, delivery vehicles, and emergency vehicles onto a single constrained access route is simply poor infrastructure planning.</p> <p>Most importantly, this is an emergency response concern. There have already been situations where emergency vehicles struggled to respond quickly because of congestion and limited access. Residents should not have to worry about whether police, fire, or EMS can reach them in time because the community has outgrown the infrastructure supporting it.</p> <p>There are also long-term impacts that should not be ignored. Additional development means more impervious surface, more stormwater runoff, more strain on schools, more pressure on already limited road capacity, and fewer opportunities to preserve meaningful open space for the future. Growth should not come before infrastructure. If the roads, emergency access, schools, and public services are already strained, then adding more density only makes the existing problems worse.</p> <p>Once open space is developed, it is gone forever. Parcel O should remain preserved to protect community safety, maintain quality of life, and keep future options open for recreation, environmental protection, and responsible long-term planning.</p>	
2026-05-15 8:11:00	Russell	Himmelberger	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>There are only two small already traffic burdened roads for Two Rivers, which with the current capacity is too little, especially if there is an emergency/accident. Additionally there is only one Club House + pool, which can only handle about half of the current home owners.</p>	

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2026-05-15 8:20:04	Gina	Driscoll	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I strongly support Bill 18-26 and the County Executive's effort to preserve Parcel O from additional residential development. Beyond concerns about congestion and overdevelopment, this has become a serious public safety issue for our community.</p> <p>Our neighborhood effectively has one primary way in and out, which bottlenecks at the circle near Patuxent Road and Conway Road. During rush hour, especially around school drop-off and pickup times, traffic can become so backed up that it takes residents 20–30 minutes just to leave the neighborhood. Nearly 1,600 homes rely on this same roadway, while elementary school traffic is funneled through it as well. Combining commuter traffic, school traffic, buses, delivery vehicles, and emergency vehicles onto a single constrained access route is simply poor infrastructure planning.</p> <p>Most importantly, this is an emergency response concern. There have already been situations where emergency vehicles struggled to respond quickly because of congestion and limited access. Residents should not have to worry about whether police, fire, or EMS can reach them in time because the community has outgrown the infrastructure supporting it.</p> <p>There are also long-term impacts that should not be ignored. Additional development means more impervious surface, more stormwater runoff, more strain on schools, more pressure on already limited road capacity, and fewer opportunities to preserve meaningful open space for the future. Growth should not come before infrastructure. If the roads, emergency access, schools, and public services are already strained, then adding more density only makes the existing problems worse.</p> <p>Once open space is developed, it is gone forever. Parcel O should remain preserved to protect community safety, maintain quality of life, and keep future options open for recreation, environmental protection, and responsible long-term planning.</p>	

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2026-05-15 8:32:17	Cristina	Lee	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I strongly support Bill 18-26 and the County Executive's initiative to safeguard Parcel O from further residential development. While concerns about traffic congestion and overdevelopment are valid, this issue has also become a significant public safety concern for our community.</p> <p>Our neighborhood effectively has only one primary access point, which creates bottlenecks at the intersection near Patuxent Road and Conway Road. During rush hour, especially around school drop-off and pickup times, traffic can become so congested that it takes residents 20–30 minutes to leave the neighborhood. Nearly 1,600 homes rely on this same roadway, and elementary school traffic is also funneled through it. Combining commuter traffic, school traffic, buses, delivery vehicles, and emergency vehicles onto a single constrained access route is simply poor infrastructure planning.</p> <p>Most importantly, this is an emergency response concern. There have already been instances where emergency vehicles struggled to respond quickly due to congestion and limited access. Residents should not have to worry about whether police, fire, or EMS can reach them in time because the community has outgrown the infrastructure supporting it.</p> <p>There are also long-term impacts that should not be overlooked. Additional development will lead to more impervious surfaces, increased stormwater runoff, more strain on schools, and further pressure on already limited road capacity. Moreover, there will be fewer opportunities to preserve meaningful open space for the future. Growth should not come before infrastructure. If the roads, emergency access, schools, and public services are already strained, then adding more density only exacerbates the existing problems.</p> <p>Once open space is developed, it is gone forever. Parcel O should remain preserved to protect community safety, maintain the quality of life, and ensure that future options remain open for recreation, environmental protection, and responsible long-term planning.</p>	

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2026-05-15 9:15:43	Andrea	Weber	Odenton	MD	21114	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>Here is a solid copy/paste:</p> <p>I strongly support Bill 18-26 and the County Executive's effort to preserve Parcel O from additional residential development. Beyond concerns about congestion and overdevelopment, this has become a serious public safety issue for our community.</p> <p>Our neighborhood effectively has one primary way in and out, which bottlenecks at the circle near Patuxent Road and Conway Road. During rush hour, especially around school drop-off and pickup times, traffic can become so backed up that it takes residents 20–30 minutes just to leave the neighborhood. Nearly 1,600 homes rely on this same roadway, while elementary school traffic is funneled through it as well. Combining commuter traffic, school traffic, buses, delivery vehicles, and emergency vehicles onto a single constrained access route is simply poor infrastructure planning.</p> <p>Most importantly, this is an emergency response concern. There have already been situations where emergency vehicles struggled to respond quickly because of congestion and limited access. Residents should not have to worry about whether police, fire, or EMS can reach them in time because the community has outgrown the infrastructure supporting it.</p> <p>There are also long-term impacts that should not be ignored. Additional development means more impervious surface, more stormwater runoff, more strain on schools, more pressure on already limited road capacity, and fewer opportunities to preserve meaningful open space for the future. Growth should not come before infrastructure. If the roads, emergency access, schools, and public services are already strained, then adding more density only makes the existing problems worse.</p> <p>Once open space is developed, it is gone forever. Parcel O should remain preserved to protect community safety, maintain quality of life, and keep future options open for recreation, environmental protection, and responsible long-term planning.</p>	

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2026-05-15 10:09:37	Rob	Swam	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I strongly support Bill 18-26 and the County Executive's effort to preserve Parcel O from additional residential development. Beyond concerns about congestion and overdevelopment, this has become a serious public safety issue for our community.</p> <p>Our neighborhood effectively has one primary way in and out, which bottlenecks at the circle near Patuxent Road and Conway Road. During rush hour, especially around school drop-off and pickup times, traffic can become so backed up that it takes residents 20–30 minutes just to leave the neighborhood. Nearly 1,600 homes rely on this same roadway, while elementary school traffic is funneled through it as well. Combining commuter traffic, school traffic, buses, delivery vehicles, and emergency vehicles onto a single constrained access route is simply poor infrastructure planning.</p> <p>Most importantly, this is an emergency response concern. There have already been situations where emergency vehicles struggled to respond quickly because of congestion and limited access. Residents should not have to worry about whether police, fire, or EMS can reach them in time because the community has outgrown the infrastructure supporting it.</p> <p>There are also long-term impacts that should not be ignored. Additional development means more impervious surface, more stormwater runoff, more strain on schools, more pressure on already limited road capacity, and fewer opportunities to preserve meaningful open space for the future. Growth should not come before infrastructure. If the roads, emergency access, schools, and public services are already strained, then adding more density only makes the existing problems worse.</p> <p>Once open space is developed, it is gone forever. Parcel O should remain preserved to protect community safety, maintain quality of life, and keep future options open for recreation, environmental protection, and responsible long-term planning.</p>	
2026-05-15 10:19:27	William	Klesch	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>Placing several hundred additional homes in an area of the county already experiencing overdevelopment is short sighted and will only add to the continuing negative impacts to the freshwater wetlands in the area.</p>	
2026-05-15 10:50:21	Terri	Petrelle	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I strongly support passage of Bill 18-26, Provision CZ-R5-TRS-005A/B. Beyond the concerns about congestion and overdevelopment, this has become a serious public safety issue for our community. Our neighborhood effectively has one primary way in and out, which gets congested at the circle near Patuxent Rd., and Conway Rd., especially during rush hour, and school drop-off and pick-up times. Combining commuter traffic, buses, delivery trucks, and emergency vehicles onto a single access route is simply poor infrastructure planning.</p> <p>Most importantly, this is an emergency response concern. There have already been incidents when emergency vehicles struggled to respond quickly due to congestion and limited access. Residents should not have to worry about whether police, fire, or EMS can reach them in time because the community has outgrown the infrastructure supporting it.</p> <p>Parcel O should remain preserved to protect the community safety and quality of life for the current residents.</p> <p>Thank you. Terri Petrelle</p>	

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2026-05-15 10:54:56	Joe	Petrelle	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B that rezones parcel O in Two Rivers from R2/OS to OS.</p> <p>There are already traffic issues on Meyers Station, a State Level historic road, Conway, Route 3 due to the large number of homes currently that exist. The Two Rivers infrastructure is already at capacity; additional homes will only make conditions worse.</p>	
2026-05-15 11:59:58	Marsha	Klesch	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support		
2026-05-15 14:03:14	Ed	Riehl	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>Since the April 4th County Council meeting, the most controversial zoning issue on Bill #18-26 concerns the downzoning of Parcels "O" & "N" to 100% Open Space, as recommended by the Pittman Administration. I fully support the Pittman Administration's version of the Bill.</p> <p>By my count, 71 county residents have submitted online comments to the Council during the past three meetings. Two residents advocated for an Amendment to the Bill to preserve the existing R2 & OS zoning on these two parcels. Sixty-nine residents (97%) advocated to keep Bill #18-26 "as summited". This overwhelming majority view is consistent with the views expressed by 83% of Two Rivers residents in a poll that was conducted in October 2024 regarding a proposed development on Parcel "O".</p> <p>I fully expect that an Amendment will be put forth on Parcel "O" (and possibly Parcel "N") at the May 18th meeting. Certainly, it is the Developers' right to advocate for their best interests, despite overwhelming public opposition.</p> <p>As reported in the Capital Gazette and in campaign finance reports, some of the Council Members have received substantial campaign contributions from the Two Rivers Developers. In my view, developers have a right to support politicians with contributions, which are publicly acknowledged under campaign finance regulations.</p> <p>Two Council Members are running to be the next County Executive. When challenged at a recent campaign event at the Crofton Volunteer Fire Station, both candidates asserted that they would not let developer contributions influence their votes on issues.</p> <p>I expect that there will be a relatively large turnout for the May 18th meeting and/or many more online comments regarding the issue of zoning for Parcels "O" & "N". Ultimately, it is up to each Council Member to thoughtfully evaluate each issue, share their views, and vote in the best interests of their constituents.</p> <p>I have submitted this letter exercising my First Amendment right to speak freely in county proceedings, as affirmed by Maryland's SLAPP codes.</p>	
2026-05-15 14:17:09	Stephanie	Everett	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support Provision CZ-R5-TRS-005A/B that rezones Parcel O in Two Rivers from R2/OS to OS, in keeping with the 2040 plan and the wishes of local residents.</p>	

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2026-05-15 15:02:48	Shawn	Cingle	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support passage of Provision CZ-R5-TRS-005A/B. When we moved to Two Rivers, one of the things I was looking forward to was the open space for us to enjoy time with neighbors. Our yards are small, but I was looking forward to the benefits from shared common areas, such as the environmental park that was supposed to occupy the "parcel O" area. I grew up in a large planned community, Burke Centre, in Northern Virginia, and shared community space is key to creating a supportive community. Also we are not creating the infrastructure in the area to support more homes. Our schools are already overcrowded and Route 3 cannot handle more traffic, and our little side roads will fare even worse. We need to invest in the community that is already here, before we ruin it with overcrowding and not enough resources.	
2026-05-15 15:34:24	Rho	Soto	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support passage of CZ-R5-TRS-005A/B Our roads cannot support any more houses. The congestion is absolutely terrible as it is.	
2026-05-15 16:29:38	Richard	Sanchez	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I strongly support Bill 18-26 and the County Executive's effort to preserve Parcel O from additional residential development. Beyond concerns about congestion and overdevelopment, this has become a serious public safety issue for our community. Our neighborhood effectively has one primary way in and out, which bottlenecks at the circle near Patuxent Road and Conway Road. During rush hour, especially around school drop-off and pickup times, traffic can become so backed up that it takes residents 20–30 minutes just to leave the neighborhood. Nearly 1,600 homes rely on this same roadway, while elementary school traffic is funneled through it as well. Combining commuter traffic, school traffic, buses, delivery vehicles, and emergency vehicles onto a single constrained access route is simply poor infrastructure planning. Most importantly, this is an emergency response concern. There have already been situations where emergency vehicles struggled to respond quickly because of congestion and limited access. Residents should not have to worry about whether police, fire, or EMS can reach them in time because the community has outgrown the infrastructure supporting it. There are also long-term impacts that should not be ignored. Additional development means more impervious surface, more stormwater runoff, more strain on schools, more pressure on already limited road capacity, and fewer opportunities to preserve meaningful open space for the future. Growth should not come before infrastructure. If the roads, emergency access, schools, and public services are already strained, then adding more density only makes the existing problems worse. Once open space is developed, it is gone forever. Parcel O should remain preserved to protect community safety, maintain quality of life, and keep future options open for recreation, environmental protection, and responsible long-term planning.	
2026-05-15 16:34:09	George	Ball	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support passage of Bill No. 18-26, especially Provision CZ-RS-TRS-005A/B that rezones parcel O in Two Rivers from R2/OS to OS. This change is supported because it is needed to prevent environmental issues that would allow for no habitats for the animals, more runoff and more noise. Leaving the zoning for parcels O and N at R2/OS would also overload the Two Rivers infrastructure which is already at capacity.	

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2026-05-15 17:45:42	Elizabeth	kreger	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I strongly support Bill 18-26 and the County Executive's effort to preserve Parcel O from additional residential development. Beyond concerns about congestion and overdevelopment, this has become a serious public safety issue for residents of the area. Traffic congestion is already problematic given that narrow Conway Road is the only access road in and out to Route 3 and Pautuxent Road. The road is frequently blocked by cars from an elementary school, the Two Rivers community with its many residents and service providers, accidents and falling trees; recent improvements on the road have done little to alleviate these factors. Having open space was a major factor in people's decision to live in and move to the area, so permitting this area to be developed flies in the face of responsible planning.	
2026-05-15 18:39:40	Gregory	Gibbons	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B that rezones parcel O in Two Rivers from R2/OS to OS. The recently built school is already near capacity. Access to Two Rivers is already fraught; with only one way in and out, it's dangerous, and congested. Mostly, though, when we bought, we (and every one else) were promised open space, and a park, with trails for hiking. Development of this open space would turn Two Rivers into an overcrowded, nearly urban development, far from what was originally planned, promised and agreed to by the residents. Please support the voters here.	
2026-05-15 18:49:52	Gwen	Gibbons	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	- Traffic on Meyer's Stn Road and Conway Road is already heavily traveled and congested. Meyer's Stn road wasn't built to handle the traffic with an additional 377 households. - Huge safety issue with additional traffic from more homes - only one road - Conway - in and out, emergency vehicles would be impacted. - Two Rivers infrastructure is already PAST capacity. - More homes would impact the environment, animals would lose what remains of their habitat, more construction runoff, less earth to absorb runoff.	
2026-05-15 19:28:12	Robert	Mudd	odenton	maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support passage of bill 18-26 specifically provision cz-r5-trs-005a/b that rezones parcel 0 in Two Rivers from r2/os to os . REASON- limit traffic and congestion on Conway. Two Rivers is already at capacity, adding more homes will make congestion much worse. When we purchased here, we actually saw the map stating that this area was to be OPEN SPACE, not a building subdivision. Between Rt 3 & Conway road the traffic is NUTS. Remember we ONLY have one way out of this neighborhood	
2026-05-15 20:19:44	donna	walsh	odenton	md	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	The proposal to build 377 new homes in our community presents many objections. Firstly, Conway road is already heavily used. Cars use Patuxent rd. to Conway to avoid Rte. 3 traffic. Our Two Rivers neighborhood has also grown as developers only look to profit. Our infrastructure is already at capacity. Many things the developers promised have been forgotten. It seems like the residents have had to fight many battles to retain our community. Please stop this overbuilding to please the developers!	

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2026-05-15 21:13:18	Avis	Williams	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B that rezones parcel O in Two Rivers from R2/OS to OS.</p> <p>Traffic issues on Meyers Station, a State Level historic road, Conway, Route 3</p> <p>School capacity</p> <p>Environmental: no habitat for the animals, more runoff, more noise,</p> <p>Promises made of an environmental park broken and open space forever gone</p> <p>Two Rivers infrastructure is already at capacity; additional homes will only make conditions worse.</p>	
2026-05-15 21:37:28	Trung	Truong	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support passage of Provision CZ-R5-TRS-005A/B". I want to keep parcel O zoned for open space because I don't want even more traffic congestion and overcrowded roads for the Two Rivers community which has gotten much larger than I had anticipated. And I want to keep options open for a large recreation space which our community desperately needs in order to serve our families and children.</p>	
2026-05-15 23:40:50	Kathleen	Schebler	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B that rezones parcel O in Two Rivers from R2/OS to OS. As one of the first residents of the Two Rivers Community, I have seen how this once "senior 55 and over" development has morphed into a conglomeration that has eaten away at open space and created unacceptable congestion and danger on the road leading into the community. No further development in this area should be allowed. The roadway into the community is a disaster. One accident can prevent people from leaving or entering the community for hours. This situation has not been resolved in ten years. While the developers are lining their pockets by building more and more, residents' concerns need to be acted upon. The community is at capacity. Open space is a vital to environmental impact. We want to preserve what open space is left. Keep our open space!</p>	
2026-05-16 7:42:53	Elias	Ruvalcaba	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I Dear County Council Members,</p> <p>I am writing to express my strong support for Bill 18-26 and the proposed rezoning of Parcels O and N within the Two Rivers community to 100% Open Space.</p> <p>Preserving these parcels as Open Space is important to maintaining the character, environmental balance, and quality of life within our community. Many residents chose to live in Two Rivers with the understanding that growth would be balanced with protected green space and thoughtful planning. Expanding development beyond the currently planned number of homes would place additional strain on traffic to, infrastructure, schools, and community resources.</p> <p>I strongly oppose any amendment that would remove the proposed downzoning of Parcel O or preserve the current R2/OS zoning. Maintaining the proposed Open Space designation for both Parcels O and N will help protect our community gardens, natural areas, and the long-term vision for responsible development in Region 5.</p> <p>Thank you for your consideration and for your service to Anne Arundel</p>	

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2026-05-16 8:09:38	Mark	Lewis	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I strongly support Bill 18-26 and the County Executive's effort to preserve Parcel O from additional residential development. Beyond concerns about congestion and overdevelopment, this has become a serious public safety issue for our community.</p> <p>As I have commented before, our neighborhood effectively has one primary way in and out, which bottlenecks at the circle near Patuxent Road and Conway Road. During rush hour, especially around school drop-off and pickup times, traffic can become so backed up that it takes residents 20–30 minutes just to leave the neighborhood. Nearly 1,600 homes rely on this same roadway, while elementary school traffic is funneled through it as well. Combining commuter traffic, school traffic, buses, delivery vehicles, and emergency vehicles onto a single constrained access route is simply poor infrastructure planning.</p> <p>Most importantly, this is an emergency response concern. There are many of us who live in the 55+ Villages who have health concerns. There have already been situations where emergency vehicles struggled to respond quickly because of congestion and limited access. Residents should not have to worry about whether police, fire, or EMS can reach them in time because the community has outgrown the infrastructure supporting it.</p> <p>There are also long-term impacts that should not be ignored. Additional development means more impervious surface, more stormwater runoff, more strain on schools, more pressure on already limited road capacity, and fewer opportunities to preserve meaningful open space for the future. Growth should not come before infrastructure. If the roads, emergency access, schools, and public services are already strained, then adding more density only makes the existing problems worse.</p> <p>Once open space is developed, it is gone forever. Parcel O should remain preserved to protect community safety, maintain quality of life, and keep future options open for recreation, environmental protection, and responsible long-term planning.</p>	
2026-05-16 8:24:37	Liwen	Huang	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support passage of Bill 18-26 and the County Executive's effort to preserve Parcel O from additional residential development. This was promised by the developers many years ago. The major issues (besides the developers reneging on their promise to keep this undeveloped to get permission to build) is the traffic and safety concerns. Two Rivers and other neighborhoods on Meyers Station Road has only one way in and out, which bottlenecks at the circle near Patuxent Road and Conway Road. When accidents happen, and they frequently do, it shuts down traffic into and out of over 1600 homes and the elementary school. This is a safety and economic nightmare. EMS can't get through and people can't get to work, drop off their kids at the elementary school or buses going to other schools. More development creates an even higher threat of people dying because EMS can't get through to provide life saving care. There are many seniors in the 55+ communities who count on our representatives to have our backs when it comes to important considerations like this. And it will further degrade our quality of life because this will remove green space from Maryland. Growth should not come before infrastructure. If the roads, emergency access, schools, and public services are already strained, then adding more density only makes the existing problems worse. This will just reward developers for lying to get their way.</p>	
2026-05-16 10:03:35	Susan	McMenamin	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>Failure to designate and preserve those parcels of land as Open Space will have a devastating impact on the environment and its wildlife, as well as the people residing in that area.</p>	

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2026-05-16 10:26:29	Mary	Kramer	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B that rezones parcel O in Two Rivers from R2/OS to OS.</p> <p>There are already major traffic issues on Meyers Station, a State Level historic road, Conway, Route 3</p> <p>The school is at capacity and additional construction would only make it worse.</p> <p>Additionally construction would have a major environmental impact - no habitat for the animals, more runoff, more noise,</p> <p>The houses proposed by Classic, the developers, have already broken promises made of an environmental park and open space. They are dishonest and disappointing.</p> <p>Two Rivers infrastructure is already at capacity; additional homes will only make conditions worse.</p> <p>I sincerely hope this bill will pass.</p> <p>Traffic issues on Meyers Station, a State Level historic road, Conway, Route 3</p> <p>School capacity</p> <p>Environmental: no habitat for the animals, more runoff, more noise,</p> <p>Promises made of an environmental park broken and open space forever gone</p> <p>Two Rivers infrastructure is already at capacity; additional homes will only make conditions worse.</p> <p>passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B that rezones parcel O in Two Rivers from</p> <p>Traffic issues on Meyers Station, a State Level historic road, Conway, Route 3</p> <p>School capacity</p> <p>Environmental: no habitat for the animals, more runoff, more noise,</p> <p>Promises made of an environmental park broken and open space forever gone</p> <p>Two Rivers infrastructure is already at capacity; additional homes will only make conditions worse.</p>	

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2026-05-16 14:18:25	douglas	Dribben	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>If adopted, Bill 18-26, specifically provision CZ-R5-TRS-005A/B, would rezone Parcel O from R2 to Open Space (OS). Adoption of this provision would restore both the original zoning intent and the long-standing agreement between Anne Arundel County and the Two Rivers developers to preserve Parcel O as protected open space. From the County's initial approval of the Two Rivers Planned Unit Development (PUD) in 2006 through January 2024, the developer consistently designated Parcel O for open-space uses—initially as a golf course and later as an environmental park and conservation area. In exchange for preserving more than 100 acres of open space, the County approved the developer's request to cluster approximately 2,060 homes into dense residential neighborhoods, including areas with narrow streets and closely spaced homes. The developer specifically requested this design configuration, and the County approved it based on the understanding that Parcel O would remain open space. Today, those 2,060 homes are nearing final construction.</p> <p>Over the years, Anne Arundel County approved numerous modifications requested by the developer. For example, in 2015, Two Rivers transitioned from a strictly-55+ community to one in which approximately half of the homes were designated for and marketed to all ages. The County also approved several other developer-requested changes intended to accelerate construction or reduce development costs.</p> <p>Despite these revisions, the developer never departed from its repeated representation that Parcel O would remain conserved open space. Most notably, in 2023, while requesting changes to age restrictions for homes yet to be built, the developer stated:</p> <p>"The purposes of the PUD law, including minimization and mitigation of environmental impacts through the use of clustering or other available design alternatives to preserve the character of the impacted area, has already been addressed by the overall design of the Two Rivers PUD."</p> <p>In making that statement, the developer itself acknowledged that the overall design of Two Rivers—including Parcel O—was intended to preserve the environmental character and integrity of the community. Rezoning Parcel O as Open Space simply affirms the developer's own long-standing representations.</p> <p>The developer also marketed Parcel O as open space to virtually every home buyer prior to 2024. From 2015 through 2024, promotional materials consistently portrayed Parcel O as recreational or environmental land. A recent brochure, originally provided by the builder in 2019, displayed at a neighborhood open house specifically stated "50% of the 1,468 acres are dedicated to open space."</p> <p>Now, however, the developer seeks to abandon the very commitments made for over two decades—to the County, to prospective homeowners, and to neighboring communities. Apparently, those promises no longer matter.</p> <p>Once open space is lost, it cannot be recovered.</p> <p>The County Executive, working in consultation with the Office of Law and the County Attorney, has prepared this bill and determined it to be both legal and defensible. By supporting Bill 18-26, the Council would simply be reaffirming the PUD design framework that has existed since 2006. The developer remains free to challenge the decision in court if it chooses to do so. Thank you for your consideration.</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
2026-05-16 15:22:13	Anna	Puma	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>During our time in this County we have heard a commitment to smart planning, preservation of green spaces and respect for our wetlands and rivers. Now is the time to step up and deny further development in the Two Rivers community. We are presently a community with an approved plan for 2060 homes, which includes age restricted and non age restricted.</p> <p>The roads near Two Rivers are one lane roads which all come out to one circle. Patuxent Road carries a lot of traffic especially at rush hours as many cars opt to exit RT 32 and take Patuxent Road to Conway and then onto Rt 3.</p> <p>Conway Road already carries a lot of traffic for the reason mentioned above and also because it is the one road for access to Two Rivers. In addition the new school has added some additional cars and buses traffic.</p> <p>Meyers Station Road is a rural one lane very winding road that will greatly be impacted by any new development especially the size of the proposed project, which includes 377 new homes.</p> <p>An additional concern is for the school. At this time it will open at 90% capacity. There are already an additional 255 homes presently being sold. Adding the proposed new development to that number is nothing but ridiculous.</p> <p>This is the time to stand up against further development and keep your promise to the residents of Anne Arundel County.</p>	
2026-05-16 15:30:17	Mike	Puma	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>Several factors underlie my support:</p> <p>Traffic issues on Meyer Station Road and on Conway especially at rush hour with cars avoiding congestion on route 3.</p> <p>School is st capacity with most children walking to school</p> <p>The county professes to protect the environment but would blatantly choose more tax revenue over supporting protection of vulnerable areas!</p>	
2026-05-16 15:36:23	Pamela	Murphy	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support provision CZ-R5-TRS-005A/B that rezones Parcel O in Two Rivers from R2/OS to OS.</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
2026-05-16 16:04:08	Eric	Gutwillig	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I strongly support Bill 18-26 and the County Executive's effort to preserve Parcel O (Provision CZ-R5-TRS-005A/B) from additional residential development. Beyond concerns about congestion and overdevelopment, this has become a serious public safety issue for our community.</p> <p>Our neighborhood effectively has one primary way in and out, which bottlenecks at the circle near Patuxent Road and Conway Road. During rush hour, especially around school drop-off and pickup times, traffic can become so backed up that it takes residents 20–30 minutes just to leave the neighborhood. Nearly 1,600 homes rely on this same roadway, while elementary school traffic is funneled through it as well. Combining commuter traffic, school traffic, buses, delivery vehicles, and emergency vehicles onto a single constrained access route is simply poor infrastructure planning.</p> <p>Most importantly, this is an emergency response concern. There have already been situations where emergency vehicles struggled to respond quickly because of congestion and limited access. Residents should not have to worry about whether police, fire, or EMS can reach them in time because the community has outgrown the infrastructure supporting it. There are also long-term impacts that should not be ignored. Additional development means more impervious surface, more stormwater runoff, more strain on schools, more pressure on already limited road capacity, and fewer opportunities to preserve meaningful open space for the future. Growth should not come before infrastructure. If the roads, emergency access, schools, and public services are already strained, then adding more density only makes the existing problems worse.</p> <p>Once open space is developed, it is gone forever. Parcel O should remain preserved to protect community safety, maintain quality of life, and keep future options open for recreation, environmental protection, and responsible long-term planning.</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
2026-05-16 16:57:11	Thomas	Warzinski	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I strongly support Bill 18-26 and the County Executive's effort to preserve Parcel O from additional residential development. Beyond concerns about congestion and overdevelopment, this has become a serious public safety issue for our community.</p> <p>Our neighborhood effectively has one primary way in and out, which bottlenecks at the circle near Patuxent Road and Conway Road. During rush hour, especially around school drop-off and pickup times, traffic can become so backed up that it takes residents 20–30 minutes just to leave the neighborhood. Over 1,000 homes rely on this same roadway, while elementary school traffic is funneled through it as well. Combining commuter traffic, school traffic, buses, delivery vehicles, and emergency vehicles onto a single constrained access route is simply poor infrastructure planning.</p> <p>Most importantly, this is an emergency response concern. There have already been situations where emergency vehicles struggled to respond quickly because of congestion and limited access. Residents should not have to worry about whether police, fire, or EMS can reach them in time because the community has outgrown the infrastructure supporting it.</p> <p>Adding additional homes to the area will exacerbate the current issues and will ultimately result in owners of our 55+ homes losing their lives due to emergency vehicle delays.</p> <p>This will become more of an issue during the extended period when the Conway Road improvement project will require lane closures and single lane traffic patterns.</p> <p>We simply cannot handle additional traffic in a safe and efficient manner.</p>	
2026-05-16 18:02:08	Jan	Randall	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>According to the 2024 AA County Two Rivers fact sheet, parcel O can only be used as a golf course or an environmental park. The developer of Two Rivers has throughout the process lied to potential home buyers. For the home owners in the Bluffs village, Two Rivers was only to be age restricted and a highly sought after amenity was to be the golf course. Lie 1--age restricted Lie 2 golf course is eliminated and an environmental park is the next iteration. I was the recipient of Lie 2. But that was not the only lie I received. Classic told me the property behind my home would be common ground in perpetuity and that it would be cared for as all of the other common property around the community. To purchase this property because it "supposedly" backed up to common ground, I was required to pay an additional \$30,000.00. I was willing to do that because I was coming from an acre with a vista of 50 miles. I needed to have some area around my home where I did not feel hemmed in. Common ground filled that need. Two years ago a reforestation sign appeared on the "common ground" behind my home. I learned the YOU, the County, were requiring Classic to plant more trees because of all the company had destroyed. Did you ask Classic how many homeowners had been deceived? The County has received an enormous tax benefit from the current Two Rivers homeowners, BUT at our expense. It is time that you, the County Council stop the egregious greed of this developer. Furthermore, Article II Property Rights to Community Facilities and Common Areas, Section 2.01 (k) states "transfer all or part of the common area to any public entity....State.... requires approval of 80%of the members. Were we allowed to vote? NO, we were not.</p>	
2026-05-16 18:09:48	Renee	Henderson	Odenton	MD	2111:	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>The congestion and lack of amenities supplied by the community and unsustainable with more houses. It would be irresponsible to continuing to build without giving space for the community to enjoy as we are currently limited.</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
2026-05-16 21:18:29	Charles	Koplik	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B that rezones parcel O in Two Rivers from R2/OS to OS. And I (and I suspect the whole Two Rivers Community) oppose the Julie Hummer amendment. This should not be zoned for development but for the environment as promised.	
2026-05-17 7:06:26	Patricia	Butner	ODENTON	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B that rezones a parcel in Two Rivers from R2/OS to OS. I worked in contracts for the State of Maryland. When I represented the State and put agreements in writing, we honored that document as the truth. When I made a contract to purchase my home in Two Rivers, I was told in writing that this space would remain open. I believed in this truth. We cannot afford to have additional homes in this area. Our facilities and the infrastructure are already overcrowded. I understand the Two Rivers Elementary school is already at capacity. We only have 1 official exit from our community. The residents nearby were promised no additional development. I believe in telling the truth and in honoring your word. The developer promised this parcel would be open space. Hold him to his word! Isn't this what you teach your children. To tell the truth and to be accountable? This is your opportunity to hold the developer to the original promised obligation.	
2026-05-17 9:24:16	Myrna	Rivera	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	Too much congestion not enough entries	
2026-05-17 10:19:15	Karen	Greenstein	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	If there are more homes built, rather than open space, we will be more crowded than we are now and our one 2 lane road, Conway, which has been inadequate for all the 10 years I have lived here, will be more of a disaster it is now! We have overcrowded schools, inadequate room in our clubhouse, and promises broken for open space and environmental needs.	
2026-05-17 10:55:20	George	Gemmell	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support passage of Provision CZ-R5-TRS-005A/B. We need to keep open / recreation space as it is to enjoy, not more homes with MORE traffic. The roads are over crowded as it is. County government NEEDs to support the wishes of the community to stop additional development of PARCEL "O".	
2026-05-17 11:35:44	ALAINE	SEIDMAN	ODENTON	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support Bill 18-26 in its current version & support the County Executive amendment to re-zone parcel O to all OS. Road congestion in the area is already a problem. More houses would increase the traffic on Conway and county roads creating unsafe conditions.	
2026-05-17 11:43:35	Claudia	McMahon	Odenton	MD	21113-3143	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I support passage of Bill 18-26, provision CZ-R5-TRS-005A/B that rezones Parcel O in 2 rivers from r2/0s to OS. I live on Curled dock lane and the traffic and crowds have grown out of control. Our new school is overcrowded, the roads have been insufficient not only in 2 Rivers but on CONway and Rt 3 N and S. Our environment has suffered, and the population density has made this community unpleasant. WE DO NOT NEED ANY MORE HOMES IN 2 RIVERS. Please stop lining your pockets.	

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2026-05-17 12:08:20	Ed	Riehl	Odenton	MD	21113-6026	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support this Bill, as submitted by the Pittman Administration, with its recommendations for 100% Open Space zoning for Two Rivers Parcels "N" and "O". The Bill includes a table entitled "Region 5 Comprehensive Zoning Table". Page 10 of this table includes the Pittman Administration's specific recommendations for these two parcels. The justification includes references to the Two Rivers PUD.</p> <p>I have attached a copy of the Special Exception for the Two Rivers PUD that was approved on January 12th, 2006. In exchange for higher density housing on some parcels, the Developers agreed to build 2060 homes and to set aside Parcels "N" and "O" for Open Space.</p> <p>The table cites a revision to the PUD that was approved in 2013. I have been unable to find a copy of that PUD, but the essence of the revision was to remove the proposed golf course on Parcel "O" and substitute an "environmental park" with hiking trails.</p> <p>I have provided this information to help the Council Members when they deliberate on expected Amendments to Bill #18-26 at the May 18th County Council meeting.</p> <p>I have submitted these comments exercising my First Amendment right to speak freely in county proceedings, as affirmed by Maryland's SLAPP codes.</p>	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/94025/tr-pud-2006.pdf
2026-05-17 12:41:17	Donna	Mudd	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B that rezones parcel 0 in Two Rivers from R2/OS to OS. The traffic is already awful on Conway Road. More houses will just make it so much worse.</p>	
2026-05-17 14:54:23	simon	streatfeild	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I would like to add my support to the proposal to rezone Parcel O, so that there will be no housing construction there. I recognize that AA County has a shortage of housing, but building million dollar homes on this parcel will do nothing to alleviate it and will just create an ongoing need for further investment to supply amenities to the area.</p> <p>I am a resident of Two Rivers. Like half of us I moved here from another State. In fact only about a third of us moved from elsewhere in this county. I am embarrassed that I am benefiting from the destruction of beautiful rural Maryland, but would like to add my voice to oppose further degradation of it.</p>	

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2026-05-17 15:00:23	Joel Barry	Brown	Odenton	MD	21113-6002	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>We reside in the Two Rivers subdivision in Odenton MD. We strongly support passage of Bill 18-26, Provision CZ-R5-005A/B that rezones parcel O in Two Rivers from R2/OS to OS. We are opposed to the proposed "Hummer Amendment. The March 8, 2016 Agreement between Two Rivers Developers, Two Rivers H.O.A. and The Forks of the Patuxent Improvement Association (on file among the Land Records for Anne Arundel County) strictly limits the number of dwelling units at Two Rivers to 2060 units (the current existing number of dwelling units at Two Rivers) and further does not permit any structures on Parcel O.</p> <p>We are all aware of the ill-conceived single road access for all of Two Rivers. This is a catastrophic incident waiting to occur! This is the only access for emergency vehicles. The road is at or near full capacity. The addition of 377 dwelling units will 700-800 vehicles to our community. Employing standard trip factors will result in at least 1500 in and out trips per day. We live in a grocery store desert, pharmacy desert, medical services desert. There are no services whatsoever in our community. We must access Route 3 or Piney Orchard for services. Conway Road is our "lifeline". Most of our on-site facilities and amenities are fully utilized. Adding 377 dwelling units (1200+ people) will negatively impact our overburdened facilities and negatively impact our quality of life.</p> <p>The "Adequate Public Facilities Requirements" for Councilmanic District Four are already overburden and must not be further affected.</p> <p>Thank you, Irene G. Brown Joel Barry Brown</p>	
2026-05-17 17:01:01	James	Panaia	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I wholeheartedly support 18-26. Please look at Two Rivers traffic, school situation, promises from developer and capacity of our facilities.	

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2026-05-17 18:29:44	Stuart	Siegel	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>To whom it may concern;</p> <p>My name is Stuart Siegel . I live at 4032 Curled Dock Lane in the Two Rivers development with my wife Debra.</p> <p>I am writing to comment on Bill #18-26 and its proposed zoning changes to Parcels N and O. We are in total support of making both parcels designated as Open Space (OS) with no amendments.</p> <p>We are opposed to allowing any of this land to be used for housing for two main reasons.</p> <p>The first is a Safety concern. By adding additional homes, traffic in and out of Two Rivers will increase. Going just by the proposed number of added homes we will see an 18 % increase in traffic.</p> <p>Access to Two Rivers is very limited right now . Increased traffic and the limited access to the development will likely increase response time by fire, medical or police. Data shows that for people who are in Sudden Cardiac Arrest the Mortality Rate goes up 7-10% for every minute delay to de-fibrillation. At 8 minutes the mortality reaches as high as 90 %. Given the far distances from our fire stations to Two Rivers, adding any additional travel time from traffic is unacceptable.</p> <p>Second, allowing the Developer to build these additional homes reneges on their agreement with the FOTPIA. As you know there is a lawsuit pending to settle this matter. Allowing zoning that would permit building of these homes is an implicit agreement by the County that the Developer is correct even before the completion of the lawsuit. I do not think the County should do that.</p> <p>Thank you and please leave the bill as proposed by the County Executive as is with no amendments.</p> <p>Best regards, Stuart and Debra Siegel 4032 Curled Dock Lane</p>	

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2026-05-17 18:54:08	Paul	McHugh	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>Dear Anne Arundel Council Members:</p> <p>Concerning Bill 18-26, we support passage of CZ-R5-TRS-005A/B to rezone Two Rivers Parcels O and N to zoning OS (Open Space). We support and thank the County Executive, Mr. Pittman, for his evaluation of this zoning- the correct position for the Two Rivers Community and for the people of Anne Arundel County.</p> <p>We are very disappointed in Councilwoman Julie Hummer's decision to support the developer's plan to build more than 350 homes in this already overpopulated area which has inadequate roads for the thousands of people who live here. Not only are the single-laned, twisted roadways dangerous but the bridge access across the Patuxent River is inadequate for any emergency situation.</p> <p>It is time to hold developers to their promises; to end their deceptively worded contracts; and to be supportive of local communities rights, needs and safety. Vote YES to Bill 18-26.</p> <p>It is time to remind politicians- like Julie Hummer- that fairness to the community is a given and that betrayal of trust is a liability.</p> <p>Vote NO to the developer's plan that has Julie Hummer's support.</p> <p>Support the Two Rivers Community with a YES for Bill 18-26, the correct vote supported by County Executive Stuart Pittman.</p> <p>Maureen McHugh Paul McHugh</p>	
2026-05-17 20:58:46	Pam	Morris	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose	I do not want more home built in the Two Rivers community. When we moved here, the land was supposed to be used for recreation and environmentally spaces.	
2026-05-17 21:47:20	Rick	Seidman	ODENTON	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I want parcel O to be re-zoned as all Open space, and I support Bill 18-26 in its current version, and I support the County Executive's amendment to re-zone parcel O to all "OS"	
2026-05-18 5:46:31	Benjamin	Wechsler	Annapolis	MD	21401	No	YVS Law, LLC, o	Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I urge support for the Bill as amended with CZ-R5-TRS-500	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/94054/letter-to-county-council.final_.pdf
2026-05-18 5:54:01	Eric	Morris	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I have been living in this Two Rivers community for the past six years. I 100% support this bill because we were told that it was going to be an environmental park and no new homes would be built there.	
2026-05-18 7:34:45	Carol	Carr	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support bill 18-26, specifically Provision CZ-R5-TRS-005A/B that rezones parcel O in Two Rivers from R2/OS to OS.</p> <p>Reasons:</p> <ol style="list-style-type: none"> 1. When purchasing our homes we were promised an environmental park. This open space should not be taken away. 2. The infrastructure of Two Rivers is already at capacity. 3. Additional traffic on Mayers Station and Conway roads would add more congestion. 	
2026-05-18 9:13:03	James	Trapp	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Oppose	My wife and I moved into Two Rivers in August of 2019. We were led to believe that the space referred to as Region 5 was going to remain undeveloped. We strongly oppose the developer's plan to build additional home in that area. Had we known of this plan we probably wouldn't have move into Two Rivers. The planned additional homes will overburden existing community infrastructure and amenities that are already stressed. I urge the council to vote against this bill and its relative amendments.	

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2026-05-18 9:13:21	Beverly	Simmons	Odenton	MD	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	I strongly support Bill 18-26 and the County Executive's effort to preserve Parcel O from additional residential development. We have too many homes and one road out, when it rains. This development was not thoroughly thought out as there is limit access to the roads with thousands of people in one community.	
2026-05-18 10:29:27	ALLEN	BOXBAUM	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	<p>I support the passage of Bill 18-26, specifically Provision CZ-R5-TRS-005A/B, which would rezone Parcel O in Two Rivers from R2/OS to OS, for several reasons.</p> <p>First, as a four-year resident of this area, I have observed a consistent pattern in Anne Arundel County of approving additional development without sufficient consideration of the resulting strain on infrastructure. I want to be clear that I am not opposed to development; rather, I support development that is thoughtful, well-planned, and responsibly executed. Unfortunately, that has not been my experience in this area.</p> <p>In the case of Two Rivers, the community has already been expanded multiple times at the developer's request. Continued expansion will only worsen existing safety concerns, particularly given the limited points of ingress and egress—effectively leaving residents with only one primary route in and out. It is difficult to understand how this situation was considered acceptable in the original planning, and further expansion would compound an already problematic design.</p> <p>Second, development along Route 3 outside of Two Rivers continues to accelerate, including the construction of a large warehouse near the point where northbound Route 3 narrows to two lanes. This adds further pressure to an already strained transportation corridor and increases the risk of congestion and safety issues for residents and commuters alike.</p> <p>Taken together, these patterns suggest that the county prioritizes developer interests over the well-being of its residents. It is particularly concerning to see our district representative, Julie Hummer, supporting this measure, as it raises questions about whether constituent interests are being adequately represented.</p> <p>Finally, the developer has a demonstrated track record of offering concessions to secure approval for continued development, only to fall short of fully delivering on those commitments. This history underscores the importance of exercising caution before granting additional development rights.</p> <p>For these reasons, I strongly support the rezoning of Parcel O to open space and urge the County Council to prioritize resident safety, infrastructure capacity, and long-term community planning in its decision.</p>	
2026-05-18 10:31:20	ALLEN	BOXBAUM	Odenton	Maryland	21113	Yes		Bill No. 18-26: (As Amended) AN ORDINANCE concerning: Comprehensive Zoning – Region 5	Support	see attached	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/94097/support-for-bill-18-26.pdf
Bill No. 29-26											
2026-05-06 16:19:43	Carol	Anzaldi	Pasadena	MD	21122	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support	This bill addresses the impact of one dispensary on not one, not two, but THREE sensitive areas (2 churches and a preschool). It is a reasonable law to protect them.	
2026-05-07 15:52:45	Anne Marie	Kubik	Pasadena	MD	21122	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support	We want setbacks in our communities.	
2026-05-07 17:27:38	Sidney	Andrews	Pasadena	MD	21122	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Oppose		

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2026-05-07 21:00:37	Catherine	Sitzwohl	Millersville	MD	21108	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support	Things have gotten out of hand! It is so hard to find fresh clean air these days!	
2026-05-07 22:13:10	Daniel	Andrews	Pasadena	MD	21122-1519	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support		
2026-05-07 22:15:32	Sidney	Andrews	Pasadena	MD	21122	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support		
2026-05-07 22:16:09	Sidney	Andrews	Pasadena	MD	21122	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support		
2026-05-08 10:51:20	Kenneth	Rabenstein	Severna Park	MD	21146	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support	I continue to support bill 29-26 as amended. It is important to be clear where these dispensaries can and cannot be located. While I support the amendment of restricting two dispensaries from being within 1000 ft of each other, I would not object to its removal if required to pass the rest of the bill. I think it is very important to isolate children from these facilities selling gateway drugs that have been proven recently to be too potent and harmful to developing brains. Many recent studies have proven cannabis is harmful to the body, some have suggested more harmful than tobacco. Given this, I would even suggest more than 500 feet between dispensaries and schools, playgrounds, recreation centers, places of worship, etc.	
2026-05-09 9:51:44	Liam	Begley	Arnold	MD	21012	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support	Keep this nonsense away from our schools and places of worship.	
2026-05-09 13:23:53	Susan	Chrzanowski	Severn	MD	21144	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support	I am opposed to putting any more dispensaries in AA Co., especially close to residential areas. Thank you!	
2026-05-09 14:14:56	Lawrence	Polkabra	Millersville	MD	21108	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support	I believe the amendment provides the necessary requirements for good social order in our county.	
2026-05-10 15:54:53	Linda	Brown	SEVERN	MD	21144	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Oppose		
2026-05-12 7:37:40	Kristen	Giles	Pasadena	MD	21122	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support		
2026-05-12 10:04:59	Jami	Wilbanks	Millersville	Maryland	2108	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support		
2026-05-12 10:57:22	Deborah	Mollick	Severn	MD	21144	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support		
2026-05-12 10:59:37	Darlene	Freitas	Severn	MD	21144	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support		
2026-05-13 14:00:30	Patty	Biddinger	Pasadena	MD	21122	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support		
2026-05-13 14:01:22	Conrad	Biddinger	Pasadena	MD	21122	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support		
2026-05-13 19:00:13	David	Topper	Gambrills	MD	21054	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support	As a father of four children who all attend Anne Arundel County public schools, I think a 500' setback just makes sense. Keep cannabis away from our schools and places of worship. Thank you.	
2026-05-13 20:28:49	Keith	Fultz	Dunkirk	MD	20754	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Oppose	There is no need for a dispensary at this location	
2026-05-13 21:41:19	Barbara	Blanchet	Pasadena	MD	21122	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	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
2026-05-14 21:53:51	Thomas	Thoits	Annapolis	MD	21401-1584	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support	As headmaster of a small private high school renting from a small church property, I am concerned about the possible proximity of dispensaries to my student population.	
2026-05-15 14:03:21	Charli	Smith	Pasadena	MD	21122	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support		
2026-05-16 7:48:10	Jacqueline	Dolch	Pasadena	MD	21122-3812	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support		
2026-05-16 8:12:25	Marie	Jordan	Glen Burnie	MD	21060	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support		
2026-05-16 8:17:26	Lauren	Anderson	Millersville	Maryland	21108	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support		
2026-05-16 8:42:15	Mary	Forrest	Annapolis	MD	21402	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support	Dispensaries do not help people to live good lives or communities to thrive. The government should make them illegal again if they actually had a genuine concern for their citizenry and not just profit but since our governing body, unfortunately is not committed to what is best for our communities, it seems that limiting the construction of dispensaries is the best that we can hope for at this time.	
2026-05-16 9:03:33	Deborah	Thompson	Severna Park	MD	21146	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support		
2026-05-16 10:24:43	Carah	Tabar	Millersville	MD	21108	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Oppose	Please protect our schools, churches, playgrounds & parks from proximity to dispensaries. Our children do not need to be exposed to drugs, legal or otherwise.	
2026-05-16 11:48:32	Wilma	Robley	Pasadena	MD	21122	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support	see uploaded document	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/93963/support-for-bill-29.docx
2026-05-16 15:11:41	Mary	Rogers	Pasadena	MD	21122	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support		
2026-05-18 7:20:28	Peter	Anderson	Millersville	MD	21108	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support	I support this legislation. We need to define the distances that dispensaries can be from residential areas, churches, etc. They should not be located near any residential areas.	

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
2026-05-18 8:50:09	Michael	Stumpfoll, AIA, N	Pasadena	MD	21230	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support	<p>Dear Council Members, I am writing in support of Bill No. 29-26 regarding zoning requirements for licensed cannabis dispensaries. I appreciate the County Council's effort to bring greater clarity and consistency to how dispensaries are integrated into Anne Arundel County communities.</p> <p>This bill is not about opposition to legal cannabis businesses. Cannabis is now a lawful and regulated industry in Maryland, and dispensaries should have a clear and predictable pathway for development. At the same time, zoning standards should be transparent, consistently enforced, and respectful of surrounding residential neighborhoods and community-serving uses.</p> <p>The proposed distance requirements help establish reasonable expectations for property owners, residents, and future applicants. Clear standards reduce uncertainty and help avoid inconsistent interpretations that can lead to conflict later in the process. In particular, the bill helps clarify compatibility with nearby residential uses and prevents overconcentration of dispensaries in limited areas.</p> <p>I also encourage the Council to avoid broad grandfathering provisions or loopholes that could unintentionally reward applicants who move forward before zoning issues are fully resolved. Too often, land use conflicts arise when projects proceed first and seek forgiveness or exceptions afterward. That approach creates frustration for residents, places staff and elected officials in difficult positions, and undermines confidence in the zoning process itself.</p> <p>A clear and uniformly applied framework benefits everyone, including responsible cannabis operators who want certainty and fairness in the approval process. Establishing these standards now will help reduce disputes later and create a more predictable environment for both communities and applicants.</p> <p>Thank you for your consideration and for your work on this legislation.</p>	
2026-05-18 9:11:38	John	Nupp	Pasadena	MD	21122	No	Pasadena United	Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support	Thank you for the opportunity to testify. I am including a map which shows distances measured between our church property and the neighboring property at 91 Ritchie Hwy, from lot line to entryway, as a point of information.	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/94076/1000radius.pdf
2026-05-18 9:59:53	Lee	Augsburger	Severna Park	MD	21146	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support		https://www.aacounty.org/system/files/webform/cc_legislative_testimony/94089/written-testimony-5_18_26.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
2026-05-18 10:21:53	Jeffrey	Kubik	Pasadena	MD	21122	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support	<p>I am in support of Bill 29-26. It provides clarity to the current zoning laws for cannabis dispensaries. It is the role of county government to ensure that there is sufficient distance between conditional use activities on commercial property and the surrounding community. Anne Arundel County should adopt a 500 ft distance between lot lines of a dispensary and sensitive areas to include: Schools, day care centers, places of worship, parks and youth recreation facilities. Additionally, it is entirely appropriate to have a 100 ft distance separation between the lot line of a dispensary and nearby residential properties.</p> <p>This bill allows the County to exercise its legitimate governmental interest in limiting routine exposure of cannabis retail activity to minors. Furthermore, schools and day care facilities are uniquely sensitive land uses because children walk nearby daily; play outside and are especially susceptible to normalization messaging. This bill is not about prohibition of dispensaries. It is about appropriate land-use compatibility and protecting child-centered environments. Churches also serve the community by hosting youth programs, counseling services, hosting recovery groups and other family services. Many County residents reasonably believe these institutions deserve buffering from cannabis dispensary operations.</p> <p>This Bill serves the needs of all county residents and is not a byproduct of a specific location and situation. It just happened that the situation with 91 Ritchie Highway brought to public light the lack of clarity that is evident within the County's zoning code for cannabis dispensaries in contrast to those zoning codes adopted by neighboring counties.</p> <p>I encourage members of the County Council to support this bill.</p>	
2026-05-18 10:36:14	Bernard	Kubik	Glen Burnie	MD	21060	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support	<p>I am in favor of Bill 29-26. I think it is necessary to establish a 500' distance from lot lines between a dispensary and sensitive use areas to include: Churches, schools, day care facilities. I also support having a minimum of a 100' distance between the lot lines of a dispensary and residential properties.</p> <p>I encourage the County Council to support this Bill.</p>	
2026-05-18 10:46:06	Jaime	Gaither	Pasadena	MD	21122	Yes		Bill No. 29-26: (As Amended) AN ORDINANCE concerning: Zoning – Conditional Use Requirements – Licensed Dispensaries of Cannabis	Support		https://www.aacounty.org/system/files/webform/cc_legislative_testimony/94101/county-council-cannabis-dispensary-1.pdf
Bill No. 31-26											

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
2026-05-13 18:43:38	Sarah	Smith	Hanover	MD	21076	Yes		Bill No. 31-26: AN ORDINANCE concerning: Zoning – Residential Districts – Conditional Use – Agritourism	Support	<p>My name is Sarah Smith, and I live near a property that may be affected by agritourism use under this proposal.</p> <p>I am writing to express my support for Bill No. 31-26, which would allow agritourism as a conditional use in certain residential zoning districts within Anne Arundel County.</p> <p>I support this proposal because it provides a reasonable opportunity for local farms to remain economically viable while continuing to operate within the community. Agritourism offers a pathway to preserve agricultural land use, sustain local farming operations, and provide educational and community-oriented experiences without necessitating large-scale commercial development.</p> <p>I also view agritourism as an important means of maintaining active agricultural use and strengthening the connection between farms and surrounding residential communities. The presence of working farms near neighborhoods can foster community engagement, support access to locally produced food, and enhance public understanding of agricultural practices.</p> <p>As a resident of a neighborhood that originated as a homestead and has preserved elements of its historic agricultural character, I am particularly supportive of efforts that allow such properties to remain in productive agricultural use rather than becoming inactive or underutilized. Agritourism offers an opportunity to restore vitality and purpose to these lands while respecting and preserving their historic character.</p> <p>In addition, as a parent, I recognize the significant educational value that agritourism provides. Opportunities for children and families to engage with working farms, learn about agriculture, and participate in seasonal agricultural activities offer meaningful and enriching experiences that contribute positively to the community.</p> <p>For these reasons, I respectfully support the passage of Bill No. 31-26. I believe it advances farmland preservation, strengthens community ties, supports local agriculture, and provides beneficial family-oriented opportunities in a responsible and regulated manner.</p>	



Benjamin S. Wechsler ✧ 443-949-3041 ✧ bwechsler@yvslaw.com

May 18, 2026

Via: Electronic Mail

Anne Arundel County Council
44 Calvert Street
Annapolis, Maryland 21401

Re: Opposition to Proposed Downzoning of Parcel O- Two Rivers

Dear Members of the County Council:

This Firm represents G. W. Koch & Associates, Inc. with respect to Bill No. 18-26, and specifically regarding the proposed downzoning of the property commonly known as “Parcel O.” Although Koch is not the owner of Parcel O, it has served as a developer within the surrounding Two Rivers community, which includes more than 2,000 residential units developed as part of the Two Rivers Planned Unit Development (“PUD”) and has a vested interest in the property. More broadly Koch has developed more than 7,000 homes in Anne Arundel County and has worked collaboratively with numerous County administrations to provide housing opportunities for County residents.

Koch strongly objects to the proposed downzoning of Parcel O, which is being done against the wishes of the property owner. The proposed downzoning represents poor housing policy, would further discourage the production of new housing during an historic housing shortage, and sends a troubling signal to the broader development community that Anne Arundel County is an unreliable jurisdiction in which to invest capital and develop housing. We respectfully ask the Council to consider the following points.

The issue before the County Council is the zoning classification of Parcel O. Whether the Property may ultimately be developed depends not only on its zoning designation, but also upon: (a) the ability for the project to secure all required development approvals under the Anne Arundel County Code, including Special Exception approval as applicable; and (b) compliance with private covenants affecting the Property. Historically, Anne Arundel County has respected the distinction between zoning—which is fundamentally a legislative planning function exercised by the County Council—and development review, which is administered by the Office of Planning and Zoning and other agencies which report to the County Executive.



Benjamin S. Wechsler ✦ 443-949-3041 ✦ bwechsler@yvslaw.com

During the leadup to this legislative proceeding, County Staff, the Citizens Advisory Committee (“CAC”) for the General Development Plan, the Stakeholder Advisory Committee (“SAC”), and the Planning Advisory Board (“PAB”) each recommended retention of the existing zoning classifications for Parcel O. Only after the matter advanced from the PAB to the County Council, and in the midst of an election cycle, was downzoning proposed. Respectfully, this turns the planning process on its head. The County Council should follow the recommendation of the County’s professional planning staff, as well as the SAC and PAB, and retain the existing zoning classifications (which is what has been requested by the landowner). If development of the Property ultimately occurs, it should be governed through the established development review process under the County Code—including Special Exception procedures, where applicable—as well as by the Circuit Court for Anne Arundel County’s interpretation of the private covenants encumbering the property.

It is widely recognized that Anne Arundel County, like much of Maryland, is in the midst of a housing affordability crisis, and that insufficient housing production is a significant contributing factor. The Council is also aware that residential development in Anne Arundel County is a long and expensive process. Even moderate-sized subdivisions routinely require three or more years between project initiation and the delivery of finished homes. During that time, market conditions and consumer preferences fluctuate; interest rates rise and fall; labor and material costs change; and County, State, and Federal housing policies wax and wane.

Given these realities, housing developers and their financial partners invest in new projects only where there is a sufficient degree of predictability and stability in land use policy to justify substantial expenditure of time and capital. The proposed downzoning of Parcel O is precisely the opposite of the predictability necessary to support robust housing production. To our knowledge it is unprecedented for the County to pursue such an action affecting property within an approved Planned Unit Development and against the wishes of the property owner. The proposed action sends a strong signal to the local, regional and national homebuilding industry that Anne Arundel County is an uncertain and potentially unpredictable jurisdiction for housing investment.

This proposed downzoning also follows closely on the heels of the unexpected Sewer Moratorium affecting the Baltimore City Sewer Service Area, which has indefinitely delayed the delivery of more than 4,000 housing units. Taken together, these actions communicate to the homebuilding community that Anne Arundel County is an unstable and unreliable partner in addressing the region’s housing needs.

For these reasons, we strongly urge the Council not to downzone Parcel O against the wishes of the Property owner. Such action represents unsound housing policy and would further exacerbate the County’s housing shortage by unnecessarily constraining the supply of potentially developable land at a time when the County is already sending mixed signals regarding its willingness and ability to support the development of new housing of all types.



Benjamin S. Wechsler ✦ 443-949-3041 ✦ bwechsler@yvslaw.com

Please vote to support CZ-R5-TRS-500 in order to allow this Property to retain its long-standing zoning classification.

Regards,
YVS Law, LLC

A handwritten signature in blue ink, appearing to read "Benjamin S. Wechsler", written in a cursive style.

Benjamin S. Wechsler

May 14, 2026

Anne Arundel County Council
44 Calvert Street
Annapolis, Maryland 21401

Re: Opposition to Proposed Downzoning of Parcel O – Two Rivers

Dear Council Members:

On behalf of the ownership of the Two Rivers Project, we respectfully submit this letter regarding the proposed downzoning of Parcel O as part of the current comprehensive rezoning process.

We believe it is important to clarify several matters that have been raised during the public discussion of this property and the broader Two Rivers community.

First, various individuals have appeared before the Council suggesting that they speak on behalf of the greater Two Rivers community. They do not. The authority to represent the Two Rivers Community Association rests with the duly elected Board of Directors of the Two Rivers Master Association, with whom we continue to engage in constructive discussions regarding the future of the community, potential expansion areas, and possible additional community amenities and enhancements.

Second, testimony has suggested that “commitments” relating to Parcels N and O were somehow abandoned or disregarded. That characterization is inaccurate. The planning materials for these parcels have consistently identified potential and conceptual future uses, which is ordinary and customary within planned unit developments, also known as “PUDs”. The original conceptual uses contemplated for Parcels N and O included potential environmental and/or agricultural park elements, with constituent features for those elements to be determined. In a PUD approval, such potential future uses are not set out as rigid “commitments” but rather elements of an overall community. The location, design and delivery of those elements are subject to adjustment through the legal administrative approval process. Far from being abandoned, those amenities were in fact completed and delivered on a portion of Parcel N, consistent with the flexibility that the PUD process is specifically designed to afford. The improvements already delivered there include community gardens, walking trails, a fishing lake, open play fields, picnic facilities, and additional recreational amenities for residents. Moreover, additional environmental and recreational amenities at Two Rivers will continue to be incorporated and provided in the form now most beneficial to the community with the result being that those elements will, in fact, far exceed those originally planned.

With regard to requirements of the currently approved and largely constructed development, the Two Rivers PUD substantially exceeds its required open space obligations under the governing administrative approvals. The approved PUD requires approximately 346 acres of open space, while the community already provides approximately 644 acres of preserved open space, much

of which is the result of a substantial self-imposed buffer along the Patuxent River. Further, in addition to the preserved open space within the community, ownership also voluntarily conveyed approximately 294 acres of floodplain area to Anne Arundel County for the County's Greenway Program, acreage that, in many developments, would typically have remained privately owned and simply subject to easements for the benefit of the County. As a result, through preserved open space and fee simple land dedication to the County, the Two Rivers Project will have preserved and protected approximately 938 acres of land.

The substantial open space already preserved throughout the development outside of Parcel O leaves ample opportunity for the community to incorporate additional amenities in the future should it so desire. It is also important to note that Parcel O is not undisturbed open land. Rather it is an active mine reclamation site operating under an existing mining permit. The land has been and continues to be subject to reclamation activity, and characterizations of it as preserved natural space are simply inaccurate.

In addition to the amenities referenced above, the community amenities ultimately delivered throughout Two Rivers met and, in many respects, substantially exceeded the originally contemplated amenity package. These improvements include the Hamlets and Villages clubhouses, pools, tennis courts, pickleball courts, multiple playgrounds, dog parks, and miles of walking trails throughout the community.

The Council has also heard references to private agreements that are presently the subject of active litigation between private parties. Those matters are properly before the courts and should not serve as a basis for land use decisions through the zoning process. It has long been understood and the policy of council, staff including OPZ and the Office of Law, as well as the executive's office that private contracts have no bearing on County zoning determination. We are concerned that certain parties are attempting to use this zoning process to obtain outcomes relating to those private disputes that are already being addressed through ongoing litigation. The comprehensive zoning process should remain focused on legitimate planning and land use considerations, not private contractual disagreements between litigants that will be determined by the Court through the litigation process.

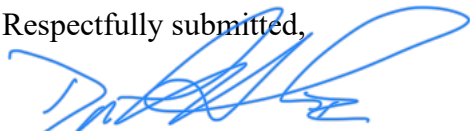
We are also concerned that County Executive's recommended downzoning disregards and flies in the face of consistent recommendations throughout the Region 5 planning process from the Office of Planning and Zoning, the Stakeholder Advisory Committee, and Planning Advisory Board. Each of those groups consistently recommended "no change" to the existing zoning throughout the thorough Region 5 process and offered considered justifications for that position. It is of great concern that a contrary recommendation appears to have been advanced at the last hour of such a long process and in the midst of an election year over the property owner's objection. It is our understanding that this recommendation originated from the County Executive's office rather than through the ordinary planning process and recommendations previously provided by the professional planning staff and stakeholder committee. To our knowledge, this is the first instance in which the County Executive has advanced a proposed down zoning recommendation against the wishes of the property owner *and* in direct opposition to the unanimous findings of every advisory body and professional planning staff involved in the process. We respectfully ask the Council to carefully consider that context when evaluating the proposed downzoning.

As property owner, we support only limited technical corrections associated with aligning zoning district boundaries with lot lines and floodplain areas, as originally intended throughout portions of the Two Rivers Planned Unit Development. Specifically, the owner accepts and supports minor rezonings of “slivers” of land within Parcels N and O to achieve those adjustments. We do not support or accept any broader downzoning of the property.

Our request is straightforward. We simply ask that this property be treated consistently with similarly situated properties throughout Anne Arundel County during the comprehensive rezoning process in accordance with the prior recommendations of OPZ, the SAC, and the PAB, and that the longstanding approved land use framework for Two Rivers remain intact and unchanged.

Thank you for your time and consideration.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Dover Hankins II', is written over the text 'Respectfully submitted,'.

Dover Hankins II
Authorized Representative of the Property Owner