



Office of the County Executive
STEUART PITTMAN

June 5, 2026

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

Dear Madam Chair and County Council Members:

Pursuant to the line item veto authority of the County Executive, as set forth in § 307(j) of the County Charter, I veto Amendment Numbers 3, 10, 12, 13, 15, 16 and 17 to Bill No. 18-26.

All seven of these amendments increased the allowed intensity of development. One upzoned 27 acres of undeveloped Rural Agricultural zoned land to R1 Residential. Another upzoned 137 of undeveloped acres from Open Space to R2 Residential. Both parcels are adjacent to the Two Rivers community, where prior administrations limited development due to environmental conditions and single lane vehicle access. The developer's plans for the parcels would add to the traffic and stormwater runoff in the area, and are contrary to the Planned Land Uses set forth by our Stakeholder Advisory Committee, Planning Advisory Board, and Office of Planning and Zoning.

The other five amendments upzone land on the Route 3 corridor, one a tenfold density increase from Residential Low Density (RLD) to R2, and the other four to Highway Commercial (C4), the most intense category of commercial zoning. Commercial development in recent years on the Route 3 corridor has created traffic bottlenecks so intense that the Maryland Department of Transportation project to address the issue has been ranked as the number one state priority. None of these amendments have the support of the Stakeholder Advisory Committee, Planning Advisory Board, or Office of Planning and Zoning.

I understand that the financial stakes are high for individual landowners, investors, and their agents, but I urge each of you to consider what is best for the communities that engaged so faithfully in the planning and advocacy process.

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The individual vetoes with relevant facts are set forth below.

I veto Amendment No. 3, which changed the zoning of the property known as Parcel 274 on Tax Map 36, Tax Account Number 02-000-90002447, located at 1079A MD Route 3 North Lane, Gambrills, from R5-Residential and C2-Commercial Office to C4-Highway Commercial. My veto will cause the property known as Parcel 274 on Tax Map 36, Tax Account Number 02-000-90002447, located at 1079A MD Route 3 North Lane, Gambrills to revert to the R5 and C2 zoning that was originally recommended in Bill 18-26 for Region 5. Maintaining the R5 and C2 zoning is consistent with the recommendation of the Planning Advisory Board, which reviewed the application submitted to the Office of Planning and Zoning after the Stakeholder Advisory Committee process concluded and recommended maintaining the current zoning. It is also consistent with the recommendation of the Office of Planning and Zoning, which repeatedly expressed maintaining the existing split zoning to prevent the intensification of commercial uses along this portion of MD 3 until after a study of the corridor is completed. As there are C2 and R5-zoned parcels on either side of the property and its shape only allows for development to occur within the area surrounded by land zoned and developed as low-medium density residential uses, rezoning to C4 could introduce uses that would be more intense and incompatible with the surrounding area.

I veto Amendment No. 10, which changed the zoning of a portion of the property known as Parcel 10 on Tax Map 42, Tax Account Number 04-000-00578501, located at No # Meyers Station Road, Odenton, from RA-Rural Agricultural to R1-Residential. My veto will cause a portion of the property known as Parcel 10 on Tax Map 42, Tax Account Number 04-000-00578501, located at No # Meyers Station Road, Odenton to revert to the RA zoning that was originally recommended in Bill 18-26 for Region 5. Maintaining the RA zoning is consistent with the recommendations of the Stakeholder Advisory Committee and the Planning Advisory Board, which both recommended maintaining the current zoning. It is also consistent with the position of the Office of Planning and Zoning, which heard from the community about significant traffic issues and flooding which would be exacerbated by additional homes. This position is supported in Plan2040's goals to preserve sensitive areas, retain existing forest cover, and to expand, enhance, and continue to protect the County's greenways and open space (NE1, NE2, and NE3). A change to R1 zoning is not consistent with the Plan2040 goal to improve and protect surface water quality by reducing impacts from stormwater runoff, wastewater discharge, and septic systems (NE4).

I veto Amendment No. 12, which changed the zoning of a portion of the property known as Parcel 105 on Tax Map 42, Tax Account Number 04-816-90238304, located at Bulk Parcel OR and OS 6R off of Grays Ford Road, Odenton, from OS-Open Space to R2-Residential. My veto will cause a portion of the property known as Parcel 10 on Tax Map 42, Tax Account Number 04-000-00578501, located at No # Meyers Station Road, Odenton to revert to the OS zoning that was originally recommended in Bill 18-26 for Region 5. Maintaining the OS zoning is

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consistent with the requirements of the Planned Unit Development (PUD) Special Exception, the covenants and the stated intent that the future use is not to be residential. The two uses on the parcel authorized by the special exception are an agricultural/environmental park or golf course, which are both permitted under the OS zoning. In addition, the Plan2040 identifies the area as a Rural and Agricultural Development Policy Area, the Plan2040 Planned Land Use is Conservation, and both the PUD and the covenants say that the land will remain Open Space. The OS zoning is consistent with what the County, the community, and the landowner agreed to as a condition for the adjacent land to be developed. Maintaining the OS zoning guarantees that the agreements will be upheld.

I veto Amendment No. 13, which changed the zoning of the property known as Parcel 6, part of Lots 1, 2, and 3, on Tax Map 37, Tax Account Number 04-000-00405015, located at no # Crain Highway North Lane, Gambrills, from C2-Commercial Office to C4-Highway Commercial. My veto will cause the property known as Parcel 6, part of Lots 1, 2, and 3, on Tax Map 37, Tax Account Number 04-000-00405015, located at no # Crain Highway North Lane, Gambrills to revert to the C2 zoning that was originally recommended in Bill 18-26 for Region 5. Maintaining the C2 zoning is consistent with the recommendation of the Stakeholder Advisory Committee and the Office of Planning and Zoning, as a change to C4 zoning would promote more intensive commercial uses along the MD 3 corridor that both OPZ and the public note does not have adequate infrastructure to support existing zoning and corresponding uses.

I veto Amendment No. 15, which changed the zoning of the property known as Parcel 71, Lot 2 on Tax Map 37, Tax Account Number 04-128-90254362, located at no # Brandy Farms Lane, Gambrills, from RLD-Residential Low Density to R2-Residential. My veto will cause the property known as Parcel 71, Lot 2 on Tax Map 37, Tax Account Number 04-128-90254362, located at no # Brandy Farms Lane, Gambrills to revert to the RLD zoning that was originally recommended in Bill 18-26 for Region 5. Maintaining the RLD zoning is consistent with the recommendations of both the Planning Advisory Board and the Office of Planning and Zoning, which recommended the site retain the adopted RLD zoning as it is consistent with the adopted Plan2040 Rural Planned Land Use.

I veto Amendment No. 16, which changed the zoning of the properties known as Parcel 76, Units 1, 2, and 3, on Tax Map 36, Tax Account Numbers 04-000-02321000, 04-000-90085710, and 04-000-90253840, located at 1074, 1072, and 1076 MD Route 3 South Lane, Gambrills, from MXD-N-Neighborhood Mixed Use and C3-Commercial Office to C4-Highway Commercial. My veto will cause the properties known as Parcel 76, Units 1, 2, and 3, on Tax Map 36, Tax Account Numbers 04-000-02321000, 04-000-90085710, and 04-000-90253840, located at 1074, 1072, and 1076 MD Route 3 South Lane, Gambrills to revert to the MXD-N and C3 zoning that was originally recommended in Bill 18-26 for Region 5. Maintaining C3 zoning is consistent with the public input the Office of Planning and Zoning has heard from the community about potential adverse impacts of upzoning along the MD 3 corridor. In this particular case,

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there is no strong reason to upzone these properties that have already been developed or are in the process of being developed. An upzoning may lead to future upzonings in the area, as property owners could claim a change of character through the Administrative Zoning process - a process independent of any comprehensive zoning process and Council process.

I veto Amendment No. 17, which changed the zoning of the property known as Parcel 275 on Tax Map 36, Tax Account Number 02-000-90002448, located at 1079 MD Route 3 North Lane, Gambrills, from R5-Residential and C2-Commercial Office to C4-Highway. My veto will cause the property known as Parcel 275 on Tax Map 36, Tax Account Number 02-000-90002448, located at 1079 MD Route 3 North Lane, Gambrills to revert to the R5 and C2 zoning that was originally recommended in Bill 18-26 for Region 5. Maintaining the R5 and C2 zoning is consistent with the recommendation of the Planning Advisory Board, which reviewed the application submitted to the Office of Planning and Zoning after the Stakeholder Advisory Committee process concluded and recommended maintaining the current zoning. It is also consistent with the recommendation of the Office of Planning and Zoning, which repeatedly expressed maintaining the existing split zoning to prevent the intensification of commercial uses along this portion of MD 3 until after a study of the corridor is completed. As there are C2 and R5-zoned parcels on either side of the property, rezoning to C4 could introduce uses that would be more intense and incompatible with the surrounding area.

A copy of Amendments 3, 10, 12, 13, 15, 16 and 17 to Bill No. 18-26, with the maps from the original Amendments, are attached with the relevant portions being vetoed and crossed out, and the maps noted accordingly.

By my signature to the Bill as presented and as explained herein, I signify my veto of Amendments 3, 10, 12, 13, 15, 16 and 17 to Bill No. 18-26, while approving the remainder of Bill No. 18-26.

Sincerely,



Steuart Pittman
County Executive

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