

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. 2-25											
2025-02-11 11:48:22	Greg	Fisk	Arnold	MD	21012	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Support		https://www.aacounty.org/system/files/webform/cc_Legislative_testimony/48773/testimony-in-support-of-bill-2-25-encouraging-smart-redevelopment.pdf
2025-02-13 9:44:20	Lora	Ballard	Severna Park	MD	21146	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	This area is already being populated with new homes currently being built and another proposed self service storage facility, which is not needed in this area since 2 new ones were just built a few miles down the road. A new senior living facility has also recently been built. They are currently redistricting our schools which is always difficult for children to be split up from relationships they have already formed at a young age. Our roads are already congested with normal traffic and beach traffic in the summertime. Our support services like fire and police are already stressed and additional residential and businesses would only add to that stress. We are losing our home town feel with what seems like every open piece of land having to have something on it. We don't want to live in a "city" with all the noise and pollution that brings with it. We don't want to have to widen roads, add schools and fight more traffic. I'm sure there are other less populated areas these plans could accommodate better than our main road, RT 2, even just for safety reasons.	
2025-02-13 13:28:27	William	Mulford	Severna Park	MD	21146	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	I oppose this Bill for several reasons. The first is Severna Park is already too crowded given the land area and roads available. The ability to add high density housing would create even more traffic issues where there is already no space to create or expand roads to handle the traffic. There are several misaligned roads that contribute to the issue and forcing more traffic in these areas would be terrible. My sons barely make it to the SPHS on time, despite the bus picking them up at 8 AM and we live 1.8 miles from the school. The sometimes do not make it by first bell @ 8:30. You could almost walk faster. The second is the environmental impact of hardscaped spaces on the 2 rivers on each side of Severna Park. The less area we have for natural ground to absorb and runoff, the worse our waterway water quality will be. Large high density buildings not only take a lot of green space to build on, but their respective parking lots are 4 to 8 times worse than the building itself. Please do not change the zoning in Severna Park as the damage to the community will be immense.	
2025-02-13 15:22:45	Jennifer	Powell	Davidsonville	MD	21035	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	As a resident of district 7 since 1985 the amount of growth in the Edgewater area has definitely increased yet the schools remain the same, the roads remain the same, the infrastructure overall remains the same yet we want to continue to build build build. If you've never driven on route 2 through Edgewater on the weekend or during high traffic areas, the amount of people and vehicles that are on the road is more than what the infrastructure can handle. I request an amendment to this bill to remove the route 2 Edgewater corridor.	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/48955/img_4943.png
2025-02-13 16:47:17	Matt	Turer	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	My family moved to Edgewater from Lexington, Kentucky nearly a year ago. I commute into DC (Navy Yard) for work and my wife into Annapolis. We've been renting in the Londontowne neighborhood and just purchased a home on S River Clubhouse Rd (directly off Rt. 2). I'm e-mailing because I can't possibly imagine how Edgewater could manage an increase in traffic with its current infrastructure. The majority of neighborhoods get funneled into what are really just two main roads to get anywhere (Route 2 and Mayo Road). Mayo Road is already completely unusable during rush hour at certain intersections and lights as you head out towards Edgewater peninsula. Currently, Route 2 into Annapolis is bad, but manageable. Creating more housing will make it unmanageable. Additionally, increasing the traffic patterns on Solomons Island Road/Route 2 will put those who live off of Route 2 past Mayo Road (heading out of Edgewater towards DC) in increasingly dangerous driving situations. With no stop lights for those who live in neighborhoods off of Route 2 in that direction, it is already difficult and a safety hazard to pull into what sometimes seems like neverending traffic in both directions due to the lack of traffic lights. Increasing that traffic will almost assuredly result in a jump in serious accidents...or worse. I've already seen the county's lack of ability to control traffic patterns in a realistic way on Mayo Road, and I don't have faith they'll be able to do so in Route 2. I also can imagine this threatening what is currently a blue ribbon school system by stretching staff incredibly thin with increased class sizes in Edgewater, which will have a negative economic impact on the entire region. I ask you to please REMOVE Rt 2 and Rt 3 from the areas affected by the provisions of Bill 2-25.	

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2025-02-13 17:07:13	Megan	Benda	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Please remove the Rte 2 corridor from this bill. This area is already overly congested and the current infrastructure cannot support the additional traffic and congestion this proposed bill will cause. Not to mention our schools are already crowded enough without adding more to it. Especially since you are also trying to redistribute the schools to include Annapolis area schools to be included in the south river district, in which I am also strongly opposed to.	
2025-02-13 17:11:20	Tara	Augustin	EDGEWATER	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Please REMOVE Rt 2 and Rt 3 from the areas affected by the provisions of Bill 2-25. I live in Edgewater and believe that the area should be left the way it is, and should not be included in this bill. We moved here to get away from a busier area, and since moving here 4 years ago, the growth has already become apparent in my daily commute. The current roads can not accommodate any more growth. As it is, they have had to change intersections, traffic patterns, and still have to add more traffic lights to be able to handle the current rate of traffic around the busier areas and the schools. Now the schools have to begin redistricting, uprooting kids who have already been attending schools and changing everything they have known in a fragile time period in Elementary school. Please do not consider Edgewater as an area that is being targeted for growth and redevelopment. Crofton is also an area that is already overpopulated. Route 3 is a disaster and every time I drive through there I'm stuck in a traffic jam. Leave these areas alone and allow us to have some space that is not filled up with apartments, buildings, too many people, traffic, and environmental concerns.	
2025-02-13 17:16:44	Daniel	Witten	EDGEWATER	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Increasing development along Rt 2 in Edgewater is a terrible idea. The schools are already at capacity and the traffic coming through Edgewater backs up into Annapolis on a regular occurrence already. Where would they plan on building 22 units per acre when it is quite literally a peninsula surrounded by water? If the plan is to make Edgewater resemble anything like Waugh Chapel, I don't want anything to do with it. I avoid the Crofton stretch of Rt 3 if at all possible because the congestion is so terrible. I am totally against any redevelopment of the Edgewater corridor.	
2025-02-13 17:17:48	Randy	Augustin	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	the area is too crowded already and traffic is a disaster, adding more homes, businesses, etc will overwhelm roads, schools, infrastructure, and emergency services.	
2025-02-13 18:14:28	Eileen	Thaden	Shady Side	MD	20764	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	I am submitting my opposition to the Bill No. 2-25 which would allow for more development/redevelopment along the Rt. 2 corridor in Edgewater and the Rt. 3 corridor in Gambrills. Both of these areas are over-developed as they are and the infrastructure is unable to handle additional homes. Edgewater has grown exceedingly in the past few years, with car dealers, car washes, pharmacies, fast food eateries, gas stations, etc. There is too much traffic on the roads and several deadly accidents have occurred. When there is an accident (or construction), traffic is ten times worse. At times, no traffic can even get through. The roads are in terrible shape and need to be repaved, widened, etc., just for the homes and businesses here now. Additionally, the schools cannot accommodate a significant influx of additional students. For these reasons, I strongly oppose this legislation. Thank you.	
2025-02-13 18:23:20	Marianne	Plude	Deale	Maryland	20751	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	There is already too much traffic on Rt 2 with accidents all the time building more communities will impact travel, in addition school are at max capacity, AAMC can't handle the population and lack of doctors accepting new patients is off the chart. We don't have enough school busses nor police/fire /EMT so if you wish to spend our tax dollars use it for these purposes, not more apartment/etc. Your already building apartments on Rt 665 which again will impact RT 2.	

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2025-02-13 19:19:57	WILLIAM	KRAUS	Edgewater	Maryland	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I would ask for you to oppose this bill. Current traffic congestion has been growing because of already approved commercial development on Rt 2 in Edgewater. To add large scale residential development would not help anyone currently residing in this area and would significantly change both the rural character of the area and harm the already delicate environmental balance.</p> <p>As for Rt 3, it boggles the mind where the County could possibly justify further large scale residential development in an area that can scarcely go two weeks without a fatal traffic accident.</p> <p>Finally, in my 8 years of experience working on development issues in the County, I must sadly state I don't view the Planning and Zoning office as either an honest broker or a as a partner that actually modifies its plans from community input, so I do not trust them to leave this type of development to their discretion. If the Bill cannot be defeated, then I ask you seek to remove Rt 2 and 3 from the Bill.</p>	
2025-02-13 19:34:07	Tara	Sheehan	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	No position	<p>Hello,</p> <p>My name is Tara Sheehan and I have lived in District 7 with my family since 2016. I am writing today to urge the Council to consider removing Route 2 and Route 3 from the areas affected by the provisions of Bill 2-25.</p> <p>As I live in Edgewater, my experience largely centers on Route 2. Route 2 is at the apex of development that the current infrastructure can handle. Route 2 has heavy traffic all day, every day. Between all the residential and commercial development, we seem to have forgotten about all the cars that come along with this development. Our area cannot handle more shopping/economic investment without companion investment in our roads. As this body knows, public transit in the Edgewater area is an afterthought. Our roads are of utmost importance and need to be able to handle increased volume. They already fall far short of what is needed. If economic development is not considered in tandem with infrastructure development, it is irresponsible.</p> <p>This area is a gem. I know you know that. I worry that it will soon turn into Waldorf or College Park (shopping centers as far as the eye can see, two lane highways and traffic 24/7) if we don't take a deep breath and think about what we're doing long term. Growth needs to be considered holistically and we're dangerously close to a point of no return.</p> <p>Thank you for the opportunity to be heard on this important topic. And thank you very much for your public service--especially now.</p>	
2025-02-13 20:45:32	Katrina	Schwarz	Crofton	MD	21114	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I am opposed to further development along the Route 3 corridor. I have been a Crofton Resident for 22 years. We moved here to be close to DC and for the public schools. In that short amount of time it has become crazily crowded. I will not go anywhere near Waugh Chapel on a Saturday. I'm pretty confident that when my children have all graduated high school, that we will leave Crofton. The quiet closeness of this area was so appealing in 2003. My cousins grew up here and it was even quieter in the 80s and 90s. It is full enough along Route 3. We do not need to over crowd these schools any further with additional homes. Please do not increase more zoning of Route 3. Enough is enough. Sincerely, Katrina Schwarz</p>	
2025-02-13 21:44:39	Tracy	Mathews	Odenton	MD	21113	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Please remove corridors Route 2 & Route 3 from this bill. The current traffic on both of these routes is bumper to bumper 24/7. I believe the bill has a lot of good aspects, however, the 2 corridors cannot handle more traffic. The schools are full in both of the districts where these developments are being considered. Further, high density housing on Route 3 does not have public transportation to support high density housing. I understand Ms. Hummer would like to see blighted properties be renovated, which I think we all agree, however, putting up housing in all of those areas will not contribute to bettering our community. This bill will completely ignore why many people moved to our beautiful county and will only crowd the already crowded corridors it's meant to help.</p>	
2025-02-13 22:41:52	Stacey	Montagne	Odenton	MD	21113	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Please remove corridors Routes 2 and 3 from this bill. These areas do not need more congestion than what we already have.</p>	

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2025-02-14 7:08:35	Rita	Robertazzi	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	I would like to see the Rt 2 and Rt 3 corridors removed from Bill 2-25. I am strongly opposed to this type of development and would greatly change the community for the worse. I am also totally against mass transit forced into small bedroom communities to change their core offering, that being non dense housing. Rezoning for dense housing is criminal in my eyes and does a great disservice to existing residents who must have negative disruption to their community in the name of ugly growth and strain on their roads, schools, public services , and police. Growth that has resulted in the past with 'cookie cutter' tenement dull buildings and large contracts to outside builders. Who's paying for this push? It is not needed. It is not wanted by your constituents.	
2025-02-14 7:36:33	Katie	Vogler	Odenton	MD	21113	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose		
2025-02-14 7:52:30	Alastair	Sewell	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	As a 20+ year resident of Edgewater, I am totally against any further large-scale development in Edgewater and along Rt2. Edgewater traffic is already terrible, the schools are full and there is just not the infrastructure to support more development. Thank you. Alastair Sewell 143 Southdown Rd Edgewater, MD 21037.	
2025-02-14 8:31:05	Nicole	Marino	Annapolis	MD	21409	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	No one, NO ONE, wants more buildings either residential or commercial in these areas particularly Rt 3/ Crofton or Rt 2/ Edgewater. We would like more fields and open spaces with playgrounds to take our children to. Let's not kid ourselves regarding the horrors of these roads ANY time of day. Pittman is 100% wrong on what the people want, per usual. I strongly oppose this bill, and I do not even live in the direct area. I am grateful every time I drive through them that I do not though, because the over population and traffic is already a nightmare. Please focus on resolving the existing issues and traffic, leave it alone, make a park, or add the additional housing in Pittman's backyard in Crownsville. We the people do NOT want this.	
2025-02-14 8:42:03	Marisa	Britton	Galesville	MD	20765	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	The Bill does not currently support the needs of the Edgewater Community from a COHESIVE urban planning design. Beyond more housing and LID stormwater controls the community should see the following design strategies integrated. It is recommended an urban design planner be involved to ensure a plan is put in place that helps to address community needs: - safe bike lanes - sidewalks with landscape buffers - mixed commercial / Multifamily to make a more downtown feel - storm water controls through landscaping - outdoor community gathering space These of some ideas of many that the community of Edgewater can leverage and work with the County and developers to improve that corridor! Right now that corridor is looking a lot like parts of West Street with car dealerships and unsafe walkability, let's turn this into an opportunity to make for a better "downtown"!!	

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2025-02-14 9:20:34	Bruce	Bell	EDGEWATER	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Dear Council members,</p> <p>I'm writing to you in opposition of County Executive's Bill 2-25. I live in the community of Gingerville, which is central to the Rt. 2 Corridor. We have some very legitimate concerns regarding this proposed bill. Our council member Sharon Leadbetter shares our apprehension, and brought this to our collective attention. This issue is of particular importance to us as we face yet another round of potential school redistricting. Land development only exacerbates the challenges we have with school capacity and utilization in Anne Arundel County, but particularly in areas such as the Rt 2 Corridor which is already well developed and densely populated.</p> <p>We are not 'ripe for growth or redevelopment' as has been suggested by some. They must not be familiar with the tremendous congestion we face on a daily basis just to get out of our neighborhood, get our kids to school and commute to work. The County Executive has already added to this congestion and sprawl with the approval of the new hotel/resort complex that will be replacing the Liberty Marina in the next few years. Mr. Pittman ran on a platform of environmentalism, which in part is why I voted for him. This bill does not align with that commitment as further development will certainly impact the South River and Chesapeake Bay watershed.</p> <p>I urge the County council to approve an amendment to Bill 2-25 which will be proposed by Council member Leadbetter; to remove both the Rt. 2 and Rt 3 corridors from this bill. Economic development in balance with appropriate land use and environmental stewardship can be achieved - so please vote for the amendment from Sharon Leadbetter.</p> <p>Thank you for your time and consideration.</p> <p>Bruce Bell</p>	
2025-02-14 9:43:16	Dana	Jones	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I grew up in Edgewater, moved to Crofton for a few years and moved back to Edgewater to get away from the high density housing. There is so much traffic already along the Route 2 corridor in Edgewater, normal traffic can be tolerable but when there are major accidents there are few detours all these cars can take. We saw the is during the gas leak and when there are major accidents at Rt 2 and Rt 214. Adding high density housing will only add to our traffic problems.</p> <p>Current residents do not want more development in this area, we would prefer more public parks and green space. Edgewater has been worked around all the old shopping centers with terrible and dangerous entrances/exits (mayo road at Rt 2- multiple shopping centers), adding more people will cause more accidents.</p>	
2025-02-14 9:50:21	Andrea	Sim	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I am sending a response in County executive bill 2-25 on redevelopment on targeted areas, specifically in Edgewater.</p> <p>I just want to note that my husband and I are strongly against any redevelopment in Edgewater and all rezoning of schools.</p> <p>Edgewater is already overpopulated and does not need anymore new development. Roads are overcrowded, and with any issue/accident/indecence on the peninsula, it is impossible to leave our homes. Adding anymore development period causes major disruptions to ALL Edgewater residents. We LOVE the Edgewater charm as it is, especially small businesses, and adding anymore development threatens the strong current community.</p> <p>Edgewater schools are strong communities that have been built up and are thriving, we do not need to move parts of the community around to destroy community among our youngest and most vulnerable population. Please protect our children and don't cause them any distress that is not necessary.</p> <p>Leave Edgewater as it is! Thank you.</p>	

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2025-02-14 9:59:20	Karin	Hack	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Council Members,</p> <p>I am writing to voice my opposition to County Executive's Bill 2-25. As a resident of Gingerville, a community at the heart of Edgewater's Rt. 2 Corridor, I am very concerned about the consequences of this legislation. Council Member Sharon Leadbetter has brought this issue to our attention, and I stand with her in opposing it.</p> <p>This bill is alarming as we continue to face recurring challenges with school redistricting both in Edgewater and Crofton! Further development will only worsen the strain on school capacity and utilization in Anne Arundel County, especially along the densely populated and heavily traveled Rt. 2 Corridor.</p> <p>Contrary to claims that our area is "ripe for growth or redevelopment," those who make such assertions clearly do not experience the daily congestion we endure just trying to leave our neighborhood, get our children to school, or commute to work along Rt. 2. This traffic gets backed up from Annapolis Town Center into Edgewater through Central Ave (214).</p> <p>The recent approval of the hotel and resort complex replacing Liberty Marina on Rt. 2 will already add to this traffic and infrastructure burden.</p> <p>This bill contradicts the environmental values that County Executive Pittman championed during his campaign—values that many of us, myself included, support as we champion our beautiful South River and surrounding areas. Increased development will have negative effects on the South River and the Chesapeake Bay watershed.</p> <p>Thoughtful economic development must be balanced with responsible land use and environmental stewardship. Please vote in favor of Council Member Leadbetter's amendment to Bill 2-25, to remove both the Rt. 2 and Rt. 3 corridors from consideration.</p> <p>Thank you for your time, Karin Hack</p>	
2025-02-14 10:01:35	Kristy	Marshall	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>REMOVE Rt. 2 and Rt. 3 from the provisions of this bill. These areas are already grossly over-crowded resulting in a great deal of traffic congestion and reduced quality of living. I live in Edgewater and work in Annapolis and the commute home on Rt. 2 south is absolutely unbearable. Please don't exacerbate the existing problems with more development in these areas - not to mention the schools are overcrowded as it stands! Protect the GREEN space we have and do the right thing by the citizens that live in these areas.</p>	
2025-02-14 10:02:04	Lisa	Ammann	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Council members for Anne Arundel County,</p> <p>My name is Lisa Ammann, I am a 25 year resident of Woodland Beach aka Londontowne in Edgewater Maryland. I am a single mother of a fourteen year old and a four year old. I have 19 years of service with the State of Maryland. Over the past 25 years I have watched the community grow at an alarming rate. Our schools are at or over capacity, our roads cannot handle the amount of traffic daily and the wildlife are being displaced continuously.</p> <p>My concerns regarding the proposed bill are in regards to two major issues.</p> <p>First, the roads of Edgewater come to a complete standstill when there is an accident or a sudden emergency. Just last month residents in Mayo were stuck in the freezing cold for over 10 hours in their car unable to return to their homes, due to a gas leak. Parents were unable to get to their children, pet owners unable to return home and relieve their pets. Residents were unable to leave the peninsula as well, some residents unable to make it to their employers including but not limited to first responders and small business owners. If the bill passes that only creates more traffic than our already small community cannot handle.</p> <p>Second, the school district is at or over capacity, that is why the redistricting study is occurring. It's not limited to schools either. There is a severe lack of childcare opportunities here in Edgewater. Adding more housing and residents will add to the already strained situation. I work full time in Prince George's County and currently cannot locate before and after care for my four year old who will be in kindergarten this fall. Because of the timing of the arrival and dismissal times my 14 year old will not be able to assist. This is a serious and urgent concern currently and will be even more severe if we add more homes.</p> <p>I urge you to please to DENY this amendment and keep our community safe and structured as it is now. We are already overcrowded and increasingly concerned.</p> <p>Regards, Lisa Ammann</p>	

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2025-02-14 10:14:01	Hunter	Messineo	Harwood	MD	20776	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I was born in raised in Davidsonville (my husband is from Mayo) after his career with the Marine Corp there was only one place we wanted to live, here in the South River area. Financially, returning to Maryland didn't make sense it is a very expensive place to live and Maryland doesn't take care of veterans like so many other states. Yet there was no place else we wanted to live. We have owned homes in Edgewater, Davidsonville and now live in Harwood, our daughter is at Central Middle where we both went to school. I remember when South River Colony Main Street area was woods, there were no townhomes or condos and there was a High near where 7-11 is that was the best place to get ice cream. Growth can be good. The growth over the last 20 years has made our community stronger but at some point it has to stop. They continue to pave paradise without the infrastructure to support the growth. Traffic time in Edgewater has tripled in the past five year. Driving through Edgewater on Saturday is awful, often times Mayo Rd is backed up to Route 2. The emergency room at Anne Arundel Medical Center is beyond capacity with wait times at the Emergency Department (ED) often over 5 hours. According to a CBS News article updated on January 22, 2025 Maryland ranks 50th in the nation for ED wait times. Schools are being redistricted, adding "22 homes per acre" will only lead to overcrowding, again. This must stop. Everything that makes area great will only eroded – crime will increase, traffic times will increase, hospital waits will increase and schools will be overcrowded. Quality of life will greatly decrease for those that call this area home. Please do the right thing for your current constituents and REMOVE Rt 2 and Rt 3 from the areas affected by the provisions of Bill 2-25.</p> <p>Respectfully,</p> <p>Hunter Messineo</p>	
2025-02-14 10:15:30	Vincent	Tuozzo	Davidsonville	MD	21035	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	I don't want more development on rt. 3 or rt. 2.	
2025-02-14 10:26:19	Amanda	Abrams	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Edgewater's infrastructure cannot support additional high-density housing. Our hospital is already inadequate, and Route 2 and surrounding roads cannot handle more traffic, leading to longer emergency response times.</p> <p>The Route 2/214 intersection is extremely dangerous, and Edgewater lacks safe pedestrian corridors. Improving walkability would reduce unnecessary vehicle traffic and support upcoming projects like the Edgewater Community Center and sports complex.</p> <p>Edgewater has the potential to be a truly connected, vibrant community. Please prioritize infrastructure and safety over further high-density development.</p>	
2025-02-14 10:30:46	karin	meyers	edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	I call rt 3 in Crofton "Waldorf North." You couldn't pay me enough to live there. More building along rt 2 is a horrible idea and makes absolutely no sense. Our roads can't absorb anymore traffic and, near as I can tell, widening rt 2 in Edgewater is impossible. In addition, the surrounding roads can't handle anymore traffic either as demonstrated time and again during traffic emergencies on rt 2. Please STOP the madness!	
2025-02-14 10:36:33	Brayden	Wiedeman	Davidsonville	MD	21035	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I oppose any new development for Rt. 2 and Rt. 3 corridors. Almost 5 years ago, Mr. Pittman was considering a moratorium for development in these areas. What has changed? Infrastructure has not been significantly improved. Traffic is worse. The permitting process has only been made more challenging for the people trying to make improvements on their existing properties. Developing these areas not only encroaches on the natural areas the Executive promised to preserve, but is also not in alignment with the "Smart Growth" plan he and his team advocated for. This bill should be opposed at all costs. For reference, her is a link to an article that discussed this exact issue 5 years ago. https://bizmonthly.com/news/government/2020/02/pittman-takes-action-on-smart-growth-development-planning/ Thanks.</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
2025-02-14 10:37:22	Elizabeth	Brown	Edgewater	MD	20137	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>We are new to the area as a military family and Rt 2 and 3 are big parts of our lives now. We live on the peninsula, which I love, but it certainly comes with its own challenges. There is a lot of traffic congestion coming on or off the peninsula. We do our part to limit trips, carpool, use our school bus transportation system and more, but it's not enough to alleviate the traffic.</p> <p>Just last month, I was caught for hours on the highway while the road to my home was closed due to a gas break. I couldn't get home from work, and my children were there. There's one road in and one road out. After staying at the warming station and learning they were predicting 10-12 hours before the road was reopened, I ended up getting a hotel room. I wasn't home until 4 am that day, over 12 hours after getting stuck.</p> <p>I come from a state riddled with wildfires and I have seen the devastation of limited access for neighborhoods that have been leveled by natural disasters. The Waldo Canyon Fire was particularly scary because not only did people lose their lives and homes, but evacuations took way too long due to a similar situation of one way in and one way out.</p> <p>You can imagine my concern when I saw a comment that my area is "ripe for development," in building new communities near my neighborhood. It doesn't seem like there is a lot of thought for anything but financial prospects.</p> <p>Please remove Rt 2 and Rt 3 from consideration when discussing expansion.</p>	
2025-02-14 10:37:45	Rachel	Villareal	Edgewater	MD	21401	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Rt 2 and Rt 3 corridors need to be removed from this redevelopment proposal. This has a direct impact in the AACPS South Redistricting proposals that are on the table. This directly effects the families and community of Edgewater and removes Rt 2 students from Edgewater schools. The county MUST keep #EDGEWATER KIDS IN EDGEWATER SCHOOLS!!!!	
2025-02-14 10:40:45	Jennifer	Olsen	West River	MD	20778	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Traffic is already completely unacceptable along route 2 in Edgewater, we do not need to make it worse.	
2025-02-14 10:49:59	Mindy	Hooker	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Please exclude the Rt 2 and Rt 3 corridors! These areas have horrible traffic congestion as it is and there has already been significant recent construction in the vicinity of these corridors.	
2025-02-14 11:09:56	Rebecca	Tiscione	Churchton	MD	20733	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	I am writing to express my strong opposition to some of the specific considered of development in the Edgewater and Crofton corridors. Traffic in these areas is a nightmare and additional development will make it worse. I moved here 4 years ago, and the continued rapid growth brings additional problems. Please amend this bill to remove the Edgewater and Crofton corridors.	
2025-02-14 11:44:56	Sharon	Schwartz	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>We moved here prior to Covid from Long Island, NY to enjoy the waterways, beautiful countryside and excellent schools that Edgewater offers. The last thing we need in this area is increased construction along Route 2 in Edgewater or Route 3 in Crofton as it would only serve to increase traffic on our roadways that have reached maximum congestion and destroy our schools that are also maxing out.</p> <p>Wildlife are increasingly found dead along these routes as their natural habitats are infringed upon and they can no longer find food and water.</p> <p>Please vote NO on Bill 2-25 to ensure that this county's major roadways do not become severely overcrowded and cause increased pollution in these beautiful towns!</p>	
2025-02-14 12:23:02	Elizabeth	Fine	Gambrills	MD	21054	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Hi, I oppose any development or redevelopment of houses on the route 3 or route 2 corridors. These are dangerous roads that I do not want any more development on. I understand the need for affordable housing, but placing new housing on an already treacherous congested roadway, in school districts that are already being redistricted for the 2026-2027 school year, is just another way to cause more and more traffic accidents, fatalities, and crowded classrooms. These roadways should not be redeveloped in any fashion since we let development go crazy in these areas in the past. I oppose this bill.	

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2025-02-14 12:53:31	Jennifer	Ledford	Severna Park	MD	21146	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I am writing to express my strong opposition to zoning the considered commercial stretch of Route 2/Ritchie Highway in Severna Park to allow for high density housing.</p> <p>This area recently received a huge blow when it was determined that the future additional crossing of the Chesapeake Bay will be located immediately next to the existing bridge, only a few miles away from this stretch of Route 2. The region's traffic will continue to be funneled right through this considered stretch of roadway in increasing amounts with no alternate routes in sight for many, many decades.</p> <p>This location is situated at a geographical bottleneck on a peninsula. The idea of allowing developers to place high density housing at this already over trafficked, crowded bottleneck is irresponsible and, frankly, baffling to our local community. It is undesired and opposed nearly uniformly. Please do not place developers' financial interests above the well being of your constituents.</p> <p>Thank you for your consideration. I trust you will remove Route 2/Severna Park from your zoning changes.</p>	
2025-02-14 13:01:57	Heather	Martin	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I'm writing to say I oppose the County Executive's bill 2-25 for the development along Rt 2 in Edgewater. There are many reasons why this is not a good idea for the community. Traffic, public emergency/safety, school overcrowding and environmental impacts are all a concern.</p> <p>Additionally, I am troubled that commercially zoned property on the RT 2 corridor could be redeveloped at high-residential densities with zero requirements for any commercial uses - on commercially zoned property. I recognize as a County we have a housing shortage, but our infrastructure, schools and emergency services cannot handle the increased residents and traffic. The county needs to address those issues first.</p> <p>In January, thousands of families were separated for more than 12 hours when a gas leak happened along 214. This occurred right after workers were drilling for soil samples to expand 214 on the Mayo peninsula. It was terrible that some parents were unable to pick up their children from daycare because they were stuck on one side of the gas leak without any other access on/off the peninsula. Many people either slept in their cars overnight, rented a hotel room, or stayed at the high school waiting for the emergency leak to be repaired. This is just one of the many issues that happens when trying to push more building in a very geographically close area.</p> <p>The county has already approved a massive hotel/marina along route two and traffic continues to get worse. I suggest the county look at existing commercial property and find ways to reuse that, before tearing it down and building new. Townhomes and multi-family dwellings are not appropriate for this area.</p> <p>Thank you for listening.</p>	
2025-02-14 13:20:05	Roger	wynn	edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose		https://www.aacounty.org/system/files/webform/cc_legislative_testimony/49055/to-the-city-council.docx
2025-02-14 13:50:20	Sherri	Landauer	Shady Side	Md	20764	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose		
2025-02-14 14:18:23	Kevin	Bertha	Severna Park	Maryland	21146	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>As a Severna Park resident living in the Cypresspointe Community off Cypress Creek Road for the past 25 years, I have watched this area of our county becoming increasingly congested and overcrowded. In addition to my grave concerns on the impact Bill 2-25 would have on our community based on the assignment of the most crowded section of Ritchie Highway as a critical corridor with high-density housing, I am equally concerned about the impact it will have on the health of our waterways, which are being encroached as it is with development. Severna Park cannot sustain any further significant development unless something is done to address the traffic issues we face on a daily basis. This bill is ill-conceived and there is no justification for constructing high-density housing in this community. I can appreciate the fact that there are workers her who at present cannot afford to live in Severna Park, and while I am sympathetic of their situation, it does not change the fact that this community is saturated. It is easy to verify my position, simply by reviewing the traffic situation at rush hour (and truthfully not just rush hour) on a driving app. In closing, I want to reiterate that this community is not the place to increase population.</p>	

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2025-02-14 14:20:05	David	Cooke	Crofton	MD	21114	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I have lived in Gambrills/Crofton almost my entire life (48 years) when my parents bought a house in Four Seasons in 1976. Crofton was called a best kept secret for many years for a reason. Its obvious the secret has been out for a while and this community is not what is used to be. We still love it, but the crazy traffic, increased crime and overcrowded schools have really put a toll on our beloved community.</p> <p>The over development is out of control. No one that lives here has asked for all of this development. The politicians and greedy developers took it upon themselves. It was a build first, then try to fix the problems with overcrowded roads and schools after approach.</p> <p>It is not safe to drive on Rt 3. and the lack of police presence is astonishing. Allowing more high density housing will only increase traffic.</p> <p>After 20 years of trying to get our own High School, Crofton High School was finally built. Three years later after it opens the County decides that we have to split up our community again and redistrict the schools due to overcrowding. This is insane!</p> <p>If you approve this Bill it will lead to more traffic and more car accidents. There is no reliable public transportation in this area and I have not seen any outcry from the residents that live hear ASKING for bus lines or Metro to extend. What we want is for the builders to stop building housing and to lower the population density!</p> <p>This bill states -" (B) School facilities. REDEVELOPMENT UNDER THIS SUBTITLE PASSES THE TEST FOR 25 ADEQUATE SCHOOLS FACILITIES IF: 26 27 (1) THE REDEVELOPMENT CONSISTS OF MULTIFAMILY DWELLINGS, WITH AT 28 LEAST 50% OF THE DWELLING UNITS CONSISTING OF EFFICIENCY OR ONE- BEDROOM UNITS 29 AND NO DWELLING UNITS WITH MORE THAN TWO BEDROOMS; OR 30 31 (2) THE REDEVELOPMENT SATISFIES THE STANDARDS SET FORTH IN § 17-5- 501(A).</p> <p>Since this is not over 55 housing, it will lead to more overcrowding in our schools. It will also lead to more congested roads and more accidents. Two bedroom units will definitely include families with school aged children.</p> <p>I oppose Bill No. 2-25 and any Bill that allows the continued over development of the Crofton/Gambrills area.</p>	
2025-02-14 15:13:02	Lindsey	Ells	Annapolis	MD	21401	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I am writing to express my strong opposition to any further development in Edgewater (and Crofton). Our community is already facing increased traffic, environmental concerns, and strain on local infrastructure. Not to mention overcrowded schools. Additional development would only exacerbate these issues and negatively impact the quality of life for current residents.</p> <p>I urge you to prioritize responsible growth that preserves the character and sustainability of our community. Please take our concerns into account when making future planning decisions. I urge you to please REMOVE Rt 2 and Rt 3 from the areas affected by the provisions of Bill 2-25.</p> <p>Thank you for your time and consideration.</p>	
2025-02-14 15:19:18	Andrea	Brandau	Severna Park	MD	21146	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>This would be incredibly detrimental to our communities, schools, rivers, wildlife. The true impact has not been considered. The perceived benefits are considerably short-sighted. The harm will be felt across multiple levels, and constituents. I ask for evaluation as to who stands to truly gain from this— it does not benefit our communities.</p>	
2025-02-14 15:30:54	Maureen	Heyneman	Gambrills	MD	21054	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>We are already having to redistrict schools because of over crowding - please NO MORE DEVELOPMENT!</p>	
2025-02-14 16:55:04	Rose	Lasek	Gambrills	MD	21054	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose		

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2025-02-14 17:09:31	Ashlynn	Zim	DAVIDSONVILLE	MD	21035	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	As a student of South River HS, please do not support this bill. Many of my classes at South River have 35 plus students which makes it difficult for myself and other students to get the public education that we need. When class sizes are large (one had 41 before I dropped it) students with anxiety and other learning disabilities suffer because teachers are overwhelmed with the high demand from students.	
2025-02-14 17:14:03	D	Powell	DAVIDSONVILLE	MD	21035	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Please do not support this bill. Pittman has no problems wanting to build more houses but Edgewater can't even get a new firehouse built which the firehouse is excepted to raise 8 million dollars for. His priorities do not speak what the community wants.	
2025-02-14 17:17:05	Gregory	Denevan	Edgewater	Md	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	I do not support bill 2-25 specifying Rt 2 and Rt 3 for redevelopment. Passage of this legislation will result in more traffic, damage to the environment and stress on infrastructure including schools and utilities.	
2025-02-14 17:56:43	Katharine	Glenn	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Amend this bill to remove the Rt 2 Corridor in Edgewater. I live near the intersection of Rt 2, MD 214, and Pikes Ridge Rd, in the Withersea neighborhood. This proposed change to existing commercial zoning to include residential units up to 22 per acre is unimaginable. This idea is a no-go for most of us in Edgewater and certainly for us in Withersea. From many perspectives, this is a bad idea. The existing infrastructure can't support this level of growth. Traffic on 214 and Rt 2 has become twice as worse in the 10 short years we've lived here. As the main throughway north and south, Rt 2 would become gridlocked should this proposed redevelopment occur. Commuters and residents would start using Mayo Rd and Riva Rd to try to circumvent Rt 2, adding stress on additional roads not built for this amount of traffic. Ask any resident what it's like when there is a major accident on the 1)South River bridge, 2) the intersection of 214 and Rt 2, 3) the intersection of Pikes Ridge and 214, or 4) when flooding on 214 between Rt 2 and Riva shuts down 214. With so few roads in and out of Edgewater, when this happens, we are all inconvenienced for hours, including kids going to/from school. I know this isn't "your problem or your responsibility", but we now also have AACPS proposing even more traffic along Rt 2 and 214 through redistricting. There is no accounting for how this increase in residents through redevelopment would impacts our schools, EMS, Fire, Police, or a hospital system already notorious for excessively long emergency room wait times. I understand that we need to invest in development, but in Edgewater, this is not the right way. Our community does not want this. The number of "shares" I've seen to oppose this bill from the Edgewater community is eye opening. Please remove the Rt 2 Corridor.	
2025-02-14 18:05:53	Shawn	Lasek	Gambrills	MD	21054	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Support		
2025-02-14 21:03:43	Bonnie	McGurn	Davidsonville	Md	21035	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	No position	I have lived in the area for since 1993 prior to the town center development. I support the amendment by removing rt 2 and 3 from the bill of commercial properties to 22 per acre. The increased traffic affects residents on a daily basis and currently rt 2 south towards and from annapolis bottlenecks beginning at the Harbor Center. The current infrastructure cannot handle increased development. Safety and environmental concerns along this corridor should take precedence so nice it's negative affect on its residents. Pollution runoff into the South River continue to deteriorate the water quality and bacteria levels are a health concern. Let alone the daily bottlenecks and accidents occurring on the deficient roadways. Our communities should be involved in the process of determining what that redevelopment should look like. Currently rt 3 and 2 are bumper to bumper traffic nightmares! And converting commercial properties to residential along these routes would add to the out of control congestion. The infrastructure is inadequate for a mini Tysons corner or smart city density.	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/49096/3a2f6c1f-04c0-44e2-b05f-f75bb5cddb3a.jpeg
2025-02-14 21:11:19	Jennifer	King	Crofton	MD	21114	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Route 3 is a disaster. Accidents and traffic delays occur daily. It is poorly planned, dangerous, and inefficient road and the median businesses design causes confusion and collisions. Adding apartments along this road would be throwing gasoline onto a dumpster fire instead of trying to fix it. Do not approve this bill.	

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
2025-02-14 21:37:57	Maryann	Boyle	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Dear Council Members,</p> <p>I am writing regarding the proposed bill which would allow increased development on the Route 2 corridor in Edgewater (among other areas).</p> <p>Specifically, I am writing to request that Routes 2 and 3 be removed from this amendment.</p> <p>As a resident of Edgewater for 30 years, I and many others have seen our small town turn into an example of suburban sprawl, where traffic and congestion have overtaken our previously quiet community. I think most of us understand that growth is necessary and change at times needs to happen.</p> <p>At a certain point, however, enough is enough. I have a commute on route 2 that is less than 5 miles. It is not unusual for that commute to take 30 minutes or more.</p> <p>Sadly, it is also not unusual to observe emergency vehicles have extreme difficulty navigating that traffic. Although they obviously respond to various incidents, the number of traffic accidents on route 2 seems to increase weekly. Just this morning, I passed two significant accidents on route 2 that had traffic at a stand still for several miles (and hopefully didn't result in serious injuries, or worse).</p> <p>We cannot continue to build and add cars to roads that are already over capacity. As the parent of young drivers, the congestion in this area is already a significant concern, as I know it is for many others.</p> <p>As my children are also school age, I'm also concerned about adding even more students to local schools that are currently in the midst of redistricting because of over crowding.</p> <p>Finally, it is incredibly sad to me that Anne Arundel County-'on the edge of our beautiful Chesapeake Bay-seems to no longer be concerned with the environmental impact of increased development. From the impact on the bay due to loss of trees and disruption of soil, to the known negative health outcomes in populations living in congested, high traffic areas with fewer trees, to the loss of wildlife habitat, we are destroying the very thing that many of us claim to love about this area.</p> <p>Thank you for your time and attention to this matter. I hope you will vote against allowing further development on the route 2 and route 3 corridors.</p> <p>Sincerely,</p> <p>Maryann Boyle Edgewater</p>	
2025-02-15 0:23:53	Rachel	Best	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Born and raised in Edgewater, I've seen Route 2 go from 1 lane each way to the mini highway with a median that it's become. Traffic is awful. It can take 10 min to get out. The same goes for route 3 - I avoid Crofton as a result. Further developing the route 2 or route 3 will only add to the already insanely busy and dangerous traffic. Can we not keep any of our county quaint?</p>	

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2025-02-15 4:52:45	Megan	Tripp	Edgewater	Maryland	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>As it concerns the R-3 corridor— I work in the Crofton area and feel this area is already seriously overdeveloped with multi-home housing such as townhomes and duplexes. The traffic along Rt-3 cannot handle additional homes. I have clients who actively avoid coming into my office along rt-3 because of constant back up's in the Crofton and Gambrells area. This area is heavily congested and has many deadly accidents each year.</p> <p>As it concerns rt-2, I am new to living in the Edgewater area and I was very taken aback by the lack of infrastructure in the neighborhoods to support the current housing. Just a few weeks ago, we were unable to access our home for over 8 hours due to a road shut down from a gas leak. There is a serious problem with traffic in regards to the high school, the children walking to school do not have a safe means to cross and the congestion along THE main road servicing this area is heavily disruptive to residents. I believe a sky walk is the best solution for everyone in this area. However adding multi-home developments to this area will only add to congestion in all regards.</p> <p>I believe a moratorium should be reinstated to the Mayo peninsula. I currently live in a home on the peninsula where the former owner subdivided and made plans to develop a land-locked home. Residents of my neighborhood and especially myself are up-in-arms over the county's approval of such an unscrupulous plan. Builders are allowed to side-step current zoning laws and have special permissions to build in areas where taxes are high, and they are lowering neighboring homes property value. I am shocked that such greed exists. As a new resident to Anne Arundle County, I can say I am very disappointed in the counties efforts to protect home owners and existing neighborhoods from builders who aim to profit off of neighborhoods without adding value. The building of this home has affected surrounding homes in more ways than I can count, but just to name a few, it has lowered our property values, it has caused soil to recede due to grading issues, our backyards are permanently damp, our homes have homes behind them, instead of backyards. This type of building should not be allowed to continue in areas where taxes are at a premium for special neighborhoods such as mine.</p>	
2025-02-15 7:35:55	Tiffany	Tang	Edgewater	Maryland	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I am writing to oppose bill 2-25. Bill 2-25 states that Rt. 3 and Rt.2 in district 7 are ripe for growth. As an Edgewater resident this is very upsetting to hear. Just last week I was notified that my children who currently attend schools in Edgewater would be redistricted to Lothian schools because of overcrowding schools. Therefore, I'm not sure how Edgewater is even being considered for more building when the current families can't attend their community schools and are being threatened to be uprooted from their schools and their friends and sent to Southern district schools. Do you plan on building another school in Edgewater to accommodate more children so the current children can continue attending their community schools?</p> <p>Not to mention, have you driven in Edgewater recently? The traffic is terrible! Many people I know wouldn't move to Edgewater because of the current traffic and you want to add more? There is already too much congestion in this area. There are too many accidents as it is. In addition, just last month there was a gas leak and people were displaced all along the roadways for hours not being able to get home to children and pets because there is one way in and one way out on the peninsula in Edgewater. Our infrastructure can not handle any more homes.</p> <p>In closing, please take out route 2 and route 3 from this bill. Edgewater residents do not want more traffic and we certainly don't want anymore children being added to the over populated schools, especially since they are already trying to move current Edgewater students out! Thank you for considering.</p>	
2025-02-15 8:23:13	Jillian	Rosato	Riva	MD	21140	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Please remove Rt 2 and Rt 3 from the areas affected by the provisions of Bill 2-25. Current school redistricting does not appear to take this possibility into consideration. Phase 2 impacts a disproportionate number of students in the South River Cluster shifting to new elementary schools without providing any additional infrastructure for education. Further development to rte 2 puts us at risk of immediately needing to redistrict again.</p>	
2025-02-15 9:11:31	Carolyn	McLean	Severna Park	MD	21146	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Bill 2-25 designates a large portion of the Severna Park community along Ritchie Highway in Severna Park as a "Critical Corridor", allowing high density housing on the most crowded area of Ritchie Highway. Traffic is already a daily occurrence for everyone who has to travel either north or southbound through this stretch of roadway. Our roads, schools, and other infrastructure are already at or near maximum capacity, this area simply cannot handle more.</p>	
2025-02-15 9:18:39	Nicole	Denney	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>This bill could directly impact the current redistricting project occurring in Anne Arundel county. This bill should be denied or paused until redistricting is completed to avoid further disruption to our children.</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
2025-02-15 9:49:38	Jennifer	McKee	Crofton	MD	21114	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I am in favor of Route 2 and Route 3 corridors being removed from this bill by way of this amendment proposed by Miss Leadbetter</p> <p>Not in favor of the increased residential use to this scale “ Bill 2-25 increases allowable residential density on commercial property from 15 units to 22 units per acre and instead of requiring 50% of the uses be commercial, has no requirements for commercial uses on a redeveloped commercial property”</p> <p>Our corridor of route three in the Crofton /Gambrills /Millersville area is choked with traffic. People use route three north and south as a cut through, coming down from the severna park, Millersville area and heading onto route 50 to head into DC for work, as well as coming north from Prince Georges County, heading north on their way to Baltimore to work.</p> <p>I do like the idea of redeveloping blighted areas elsewhere in the county. But more residential building in our area is not needed. Please allow us to maintain a good quality of life, trying to get onto this major thoroughfare to get to our schools and places of business without feeling that we are in downtown Manhattan.</p>	
2025-02-15 10:04:41	Meghan	Richardson	Gambrills	MD	21054	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Route 3, running from I-97 to Rt-50 cannot currently support the density of the current residential and commercial population. The traffic is terrible, the number of accidents on Rt-3 has increased tenfold and the schools cannot support the students they currently have. As both a business owner and homeowner within the Rt-3 corridor, I opposed any additional commercial or residential building.</p>	
2025-02-15 10:19:47	Patrick	Schumm	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>1. Increased Residential Zoning Will Exacerbate School Capacity Issues & Redistricting Challenges; The bill allows for increased residential density in designated redevelopment areas, which could significantly impact school enrollment. New high-density residential developments could increase the student population beyond current projections, making school capacity planning even more unpredictable and disruptive.</p> <p>2. Strain on School Infrastructure & Resource Allocation; The bill does not outline a clear mechanism to ensure school infrastructure—classrooms, transportation, teachers, and student services—keeps pace with residential growth.</p> <p>3. Lack of Transparency & Community Input on School Impact; The bill primarily focuses on economic development and affordable housing but does not require a thorough school impact study before implementation.</p> <p>4. VOTE NO ON BILL 2-25 OR TABLE IT UNTIL AFTER SCHOOL REDISTRICTING IS OVER</p>	
2025-02-15 10:22:18	Corinne	Weigand	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Hello</p> <p>I strongly oppose this bill. Our roads are already stretched to the limit with heavy traffic during many hours of any day. Emergency vehicles struggle to get to their destination in a timely matter for people in need. It takes 20-25 minutes to travel five miles on RT 2. Our hospital is already overwhelmed and not able to handle the number of people in its ED. Our schools are overcrowded causing classes of over 30 students and redistricting. We do not live in an area that is walkable and there is no access to various modes of transportation. We have very little trees and land left for our animals and plants which we need to keep our ecosystem balanced. Building more will negatively impact the environment and the delicate waterways that surround us. There is nothing good that will come out of adding more buildings and more humans to an already over saturated area. We are not a city. We are a small community. Please do not move forward with this bill. Sincerely, Corinne and Gazella Weigand</p>	
2025-02-15 11:04:28	Anna	Rahim	Odenton	MD	21113	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>We CANNOT support more residences in this area. How far can this area be pushed with traffic and land usage. It's barely sustainable as is. It's simply unfair to the current residents. Please use common sense and reason.</p>	
2025-02-15 11:16:05	Jennifer	Bodendorf	Severn	MD	21144	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Too much traffic and congestion already plus a bunch of accidents. I cant imagine having more homes there!</p>	

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2025-02-15 11:23:52	Brenda	Lamb	Davidsonville	MARYLAND	21035	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Our area hospital is overwhelmed. This bill will add to the clutter. I was taken by ambulance with a heart attack and was put in a chair in the waiting room for 5 hours. I was in cardiac care for 5 days. The second heart attack I was put in observation for 3 day because of no room. I am not the only one. We don't need any more building. Thank you	
2025-02-15 11:30:50	Sharon	Ritter	Odenton	Md	21113	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Support		
2025-02-15 13:28:11	Elisse	Gray	Edgewater	Md	21035	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	I just moved to davidsonville but previously lived in Edgewater and still go there all the time. There has been a steady increase in traffic and any continued building would be disastrous. The roads cannot support more people. I cannot tell you how many hours I have spent just sitting at a light waiting for my turn to Turn at the high school due to traffic. There is not room For more people.	
2025-02-15 14:41:05	Richard	Tripp	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Oppose the redevelopment on Routes 2 and 3, there's no walkability, the roads are already so congested and dangerous, infrastructure is overwhelmed.	
2025-02-15 16:00:03	Scott	Heller	Deale	MD	20751	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Support	I fully support this amendment. The fact that you honestly believe that we need more residential properties is ridiculous. You speak of a housing shortage, but the new houses being built are not affordable. This amendment allows you to reevaluate the Rt. 2 and Rt. 3 Corridor. There should be no more building at this time. There is already enough congestion. Probably to much to be honest. You all need to do better and listen to the general population.	
2025-02-15 18:32:54	Eleana	Day	Edgewater	Md	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Support	I support the amendment TO REMOVE ROUTE 2 and ROUTE 3 from bill 2-25. Constituents have the right to be involved in determining what revitalization looks like WHEN and IF there comes a time when that is necessary. At this time, ROUTE 2 and 3 are THRIVING and need no revitalization. Furthermore, there are no set definitions defining a blighted area. How can ROUTE 2 and 3 be considered blighted areas without set conditions or definitions? Right now is not the time to revitalize THRIVING areas.	
2025-02-16 0:31:18	Rebecca	Wrotny	Crofton	Maryland	21114	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Please no more development on Route 3 and we should be put as a place that does not need more (is there a way for that special designation). Traffic is horrible all times of day. There are numerous accidents, some extremely bad or fatal. Our schools are already overcrowded and even the redistricting is not going to help a ton. It can take me a good hour to go from Crofton to Millersville at times (rush hour) while at 10pm It takes about 15 minutes. It is out of control. Please Shannon Leadbetter for Anne Arundel County Council District 7 let's control this. I cannot comment on the Rte 2 portion because I'm rarely over there but pretty sure in my times heading over near AACC it is pretty busy and congested too so should also be excluded for additional development.	
2025-02-16 7:54:53	Josephine	Gosnell	Edgewater	md	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	1. Increased Residential Zoning Will Exacerbate School Capacity Issues & Redistricting Challenges; The bill allows for increased residential density in designated redevelopment areas, which could significantly impact school enrollment. New high-density residential developments could increase the student population beyond current projections, making school capacity planning even more unpredictable and disruptive. 2. Strain on School Infrastructure & Resource Allocation; The bill does not outline a clear mechanism to ensure school infrastructure—classrooms, transportation, teachers, and student services—keeps pace with residential growth. 3. Lack of Transparency & Community Input on School Impact; The bill primarily focuses on economic development and affordable housing but does not require a thorough school impact study before implementation. 4. VOTE NO ON BILL 2-25 OR TABLE IT UNTIL AFTER SCHOOL REDISTRICTING IS OVER	
2025-02-16 8:10:54	Erica	Oneil	Gambrills	MD	21054	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Please remove rt 3 and rt 2 from your proposed changes. These roads are already highly developed to the point of daily traffic accidents, traffic jams and ongoing construction. They are not blighted areas in need of continued development.	

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2025-02-16 9:23:04	Colleen	Neutzling	Crofton	Md	21114	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	There is too much traffic. Changing the redevelopment plan will increase the traffic and decrease our quality of life	
2025-02-16 9:25:12	Leigh Ann	Grill	Crofton	MD	21114	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose		
2025-02-16 15:54:38	Denise	Iversen	Gambrills	CA	21054	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Hello. I am commenting on Bill 2-25. Although I am against the entirety of the bill as written, as I do not believe that property zoned for commercial real estate is always a good fit for residential zoning, I am writing in a more specific manner. I believe the Route 3 corridor should be exempt from this bill if allowed to pass. There is no room for more housing along this corridor. The schools and infrastructure in this area simply can not withstand any more development, even if it is "redevelopment." Since your passing of Bill 52-23, the schools in our area are currently in crisis mode. Even with the current redistricting taking place, they will still be at or above capacity. I am asking you to put the quality of life and safety of your current constituents above the desires of the real estate associations and developers currently behind this bill. Thank you for your time, Denise Iversen	
2025-02-16 16:18:31	Bruce	Iversen	Gambrills	Maryland	21054	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	I oppose Bill No 2-25. Specifically, I had an exchange with Ms. Hummer in which she said that this ordinance would alleviate housing issues in the county, citing the 175 corridor near Ft Meade as an area prime for redevelopment. I cited Blue Oaks as an example of how a developer, under current laws, will redevelop properties, if the cost/benefit analysis works. Her response was that Blue Oaks was a mixed development with subsidized units and a mix of state and federal funding, a complex development for most developers, and that this legislation will do nothing for those developments, as "Projects like Blue Oaks have other regulations and incentives to encourage their development, but they are much harder to do." So why do we need Bill No. 2-25, I asked, and I was told, "The redevelopment bill is also designed to cut through some of the bureaucracy that delays projects and drives up costs." So bottom line, this legislation will not provide moderate income rentals, as those are difficult and covered by other legislation, but will cut the red tape to enable additional over development in the county. This legislation, coupled with Bill No 52-23, which allowed developers to build in closed school feeder systems, if adjacent feeder systems were open, are boons for developers and will continue to enable unabated over-development in the county without any clear plans or focus on resident's quality of life. When will we get a new park? Better trails? Or safer driving conditions from this council, rather than legislation enabling overdevelopment through pocket residential developments?	
2025-02-16 16:50:10	Jill	Taylor	Edgewater	Md	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Dear Council Members,</p> <p>I am writing to express support for Councilwoman Leadbetter's proposed amendment to County Executive's Bill 2-25, which would remove the Rt 2 and Rt 3 corridors from its provisions. While the intent of the bill is to address underutilized and blighted properties in the county, these two corridors are thriving and not in need of such redevelopment.</p> <p>Increasing residential density from 15 to 22 units per acre and eliminating commercial use requirements could disrupt the balance of these corridors, which are already struggling with traffic congestion and safety concerns. Further development without sufficient infrastructure improvements would strain public services and impact the quality of life for residents.</p> <p>Moreover, the bill does not require a property to be "underutilized" or "blighted," (nor define the terms) leaving room for unnecessary redevelopment in areas that are functioning well. I agree with many of my fellow constituents who have voiced concerns that these corridors should not be included in this bill at this time.</p> <p>By amending the bill to exclude Rt 2 and Rt 3, we can protect these areas from unwanted changes while allowing redevelopment to proceed in other parts of the county that need it. If these corridors experience significant decline in the future, we can revisit the issue with community input.</p> <p>I urge the Council to support this amendment and protect our vital corridors.</p> <p>Thank you for your consideration.</p> <p>Sincerely, Jill Taylor</p>	

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2025-02-16 19:00:04	Lauren	Eusanio	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I am writing as a concerned resident of the Mayo peninsula. It is my understanding that county bill 2-25 considers the areas on and around the Mayo Peninsula to be "ripe for growth and redevelopment." This concerns me for many reasons.</p> <p>First, the traffic congestion in the area is already a significant burden to residence and students who attend one of the 6 public schools in the area.</p> <p>Secondly, our current infrastructure is failing. We have no public water. We have frequent interruptions to our electric, internet, and cable. We have several "dead zones" for cell service in our area. We have only one road, 214, giving access on and off of the peninsula. Just a few weeks ago residents were blocked from getting on or off of the peninsula due to a gas leak for nearly 12 hours. 214 is frequently honed down to 1 lane due to maintenance, tree trimming, etc. making wait time to get off of the Peninsula upwards of 45 minutes at times. Without significant improvements to the areas' insufficient infrastructure, increasing the population would be woefully irresponsible.</p> <p>Also, the environmental impact would be astronomical. I believe we currently or recently had a building moratorium due to environmental concerns. We are surrounded by the bay and tributaries. Pollution and flooding need to be considered.</p> <p>Lastly, Local parks such as Mayo Beach have to restrict access during peek hours to pass holders only due to a lack of infrastructure such as paved parking lots and other on site facilities and limited funding and staffing. Visits to these parks also cause significant local traffic.</p> <p>I worry about the intentions of those who know all these issues and still feel this area is "ripe for growth".</p> <p>I have a work commitment on Tuesday and cannot attend the meeting, which is why I am writing.</p> <p>Thank you for your attention and consideration.</p> <p>Lauren Eusanio</p>	
2025-02-16 19:07:53	Olivia	Dunn	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>As a resident I oppose the bill 2-25 regarding route 2 and 3 being ripe for growth. I have seen the drastic changes over the last couple of years and it hasn't been beneficial. Our communities are already becoming over populated due to new construction and will be unable to sustain the growth that is proposed. Last month myself and many residents were unable to get to our homes on the peninsula due to a gas leak that took over 12 hours to repair. There are other major concerns the county should focus on before adding more to the community.</p> <p>What makes Edgewater and some of the surrounding areas nice are the natural untouched land and small communities.</p>	
2025-02-16 19:09:24	Lindsay	Evans	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I am writing to oppose the development zoning proposal bill 2-25 along Route 2 in Edgewater. I live here in Edgewater and the current amount of citizens here are already too many for the current infrastructure and roads. It is heartbreaking to watch developers tear down the small amount of forests we have left here, and ruin our environment, the South River, and animal habitats. This town and our roads simply cannot handle more development.</p>	
2025-02-16 20:07:38	Courtney	Hall	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>The passing of Bill 2-25 would be catastrophic for the residents of Edgewater. There is already so much overcrowding that our roads, sidewalks, and crosswalks have become a safety hazard, and our schools are suffering. There are no real jobs here, public transport is spotty at best, and to think we are "ripe for growth" is disrespectful to the residents of Edgewater and South County who hardly have the infrastructure in place to handle the population we currently have. Please vote NO on this bill! I do not know a single person who wants this to happen other than those whose pockets it will line! Vote no!</p>	
2025-02-16 20:32:03	Jennifer	Held	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>The area can't handle more development taking up every piece of green space left. You will never get it back. Road/traffic studies need to be done before approving changes to zoning. Families biggest purchase is their "Home" and they make these decisions knowing what area is around them and how it is zoned. Please do not fold to the Developers and keep Edgewater with some undeveloped land or developed to it's current zoning.</p>	
2025-02-16 20:44:48	Anna	Shwenk	Edgewater	Md	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>The thought of even having this proposition is very concerning. There is no amount of roads, traffic, schools, hospitals, etc to support this. Our Edgewater is a rural area and it needs to stay that way. There has been way too much development already and it is affecting citizens in a very negative way.</p> <p>People move here to get out of the hustle and bustle and it is getting destroyed. We are very concerned citizens that have seen too much development already. RT 2 cannot handle anymore traffic. Please do not make this proposition come to life. Please think about the citizens that will be greatly affected. Everything is very condemned here already. This needs to be addressed and stopped for good. Thank you!</p>	

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2025-02-16 20:47:33	Jessica	Lewis	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	This area is congested enough, there's been enough growth in this area in the past 10-20 years and the infrastructure can't handle it now. Schools will be over crowded, traffic is bad now. We don't want to be the next Crofton (Rt3 congestion) or Rockville Pike. There are times where it can take 40 minutes to go 3 miles in Edgewater.	
2025-02-16 20:50:53	Joe	Jones	Edgewater	Md	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	There is way too many bills lately concerning developing more in Edgewater/Davidsonville/Annapolis. The amount of rezoning is disturbing. We need to leave our quaint town alone. It has seen enough development. Enough is enough. The rezoning of schools is already a concern and are at max capacity. The infrastructure is damaged in many areas due to heavy traffic. We need to reconsider these developments as there has been already a lot of traffic added and it is very unpleasant. Stop this madness. People don't move here for more development. The quality of life will be worse, as it is already worse.	
2025-02-16 20:51:13	Jessica	Mann	Gambrills	MD	21054	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	No more residential needed on route 3. It's already overcrowded in schools; trying to redistrict us to 13 miles away to accommodate new residential. Traffic is horrible. Crime on rise.	
2025-02-16 20:51:17	Emily	Havnewitz	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Support	There is a housing shortage in America and a massive home affordability crisis, and therefore I am greatly in favor of this bill.	
2025-02-16 20:56:40	Luda	Jomes	Annapolis	Md	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>One of my primary concerns is the potential strain on local infrastructure. As it stands, our town's roads, schools, and healthcare services are already operating at capacity, and it seems unlikely that they will be able to adequately accommodate a significant influx of new residents. The development may lead to traffic congestion, increased pollution, and overburdened public services, all of which would negatively affect the residents who have called this town home for many years.</p> <p>Moreover, the charm of our town lies in its small-town atmosphere and the close-knit nature of the community. A large-scale housing development could alter the character of our town, turning it into something unrecognizable and more urbanized. Many residents, including myself, value the slower pace of life, the green spaces, and the sense of community that has been preserved here for generations. It is concerning that such a development could potentially diminish those qualities that make our town special.</p> <p>Additionally, there is the concern about the environmental impact. Our town is surrounded by natural beauty, and I fear that significant construction may lead to the destruction of local wildlife habitats and green spaces. The preservation of these areas is essential not only for the well-being of local flora and fauna but also for the overall health of our community. The loss of green spaces could reduce our residents' access to outdoor recreation and negatively affect mental and physical health.</p>	
2025-02-16 21:06:49	Sarah	Shaffer	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	I strongly oppose this housing development bill. Our roads are already overwhelmed with traffic, making daily commutes a nightmare. Adding more housing will only make congestion worse. Traffic is so bad we cannot get to sporting and school events in a timely manner. My children's classrooms are already overcrowded. Additionally, continued development is destroying natural habitats, leaving wildlife with nowhere to go. We need to prioritize responsible growth that protects our environment and quality of life, not reckless expansion that benefits developers at the expense of our communities and local ecosystems.	

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2025-02-16 21:21:24	Josh	Venner	Edgewater	Maryland	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>My wife, daughter, and I live in Edgewater, Maryland. While we are interested in redeveloping the Route 2 corridor in Edgewater, we are currently against Bill 2-25 in its current form.</p> <p>Section 17-7-1208, which refers to roads and the required traffic impact study, does not provide strong enough language to require the improvement of roads prior to redeveloping the Route. The primary routes leading into Edgewater are already undersized and congested. For example, Hwy 214 and Hwy 2 remain only two lane roads when they enter Edgewater from the west and south, with multiple traffic points that backup every weekday, including (1) the intersection of 214 and Beards Point Road, and (2) the intersection of Hwy 2 and Hwy 214.</p> <p>Additionally, Bill 2-25 does not directly address redeveloping blighted commercial properties in Edgewater, which should be the specific focus of the bill.</p> <p>Please vote no on Bill 2-25, or amend it. We must improve our road infrastructure before redeveloping the Route 2 corridor in Edgewater. We must also make sure to improve blighted commercial zones.</p> <p>Thank you for your consideration.</p>	
2025-02-16 21:52:46	Nina	Marhamati	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>The route 2 corridor has been overbuilt so much in the last 10 years. You have allowed Harvey Blonder to build a hotel in Edgewater— but you have not improved any of the traffic issues and infrastructure. Stop over building. Pittman ran on this, and it's been a lie.</p>	
2025-02-16 21:52:56	Marisa	Palmer	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>As a Marylander raised in Edgewater, I loved growing up in this suburban area. The quality of life was wonderful with great schools, family centered neighborhoods, and water amenities. I decided to raise my own family here as well and have not lived outside the area since I was 7 years old. I have witnessed firsthand the consequences of overdevelopment in our once thriving communities. Traffic and school overcrowding are the top two issues that have evolved over the years. The addition of multifamily housing or a new community along route 2 and/or within the Edgewater area would greatly negatively impact these two issues. We have witnessed the intense overdevelopment of Annapolis the last few years with developers adding in expensive apartments and shops. Please keep Edgewater the community we love and stop developers from overcrowding and decreasing our quality of life.</p>	
2025-02-16 22:18:34	Erin	Mitchell	Crofton	Maryland	21114	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Route 3 through Crofton/Gambrills is extremely congested and a dangerous stretch of road. With all of the recent development, the land is no longer able to handle rainwater and there are areas that flood up to the shoulder of the road after moderate rain. The wildlife is constantly being displaced from one area to the next as more parcels are developed. When Crofton High School was built, the vermin that lived in the wooded area scattered into the surrounding neighborhoods. We personally had to deal with rats in our outdoor space as a result and it took years and costly pest control to finally eradicate the rat problem from our street. More development is only going to exacerbate these types of unnecessary issues for residents and business owners.</p> <p>There currently services and retail facilities are struggling to keep up with demand in this exploding town. Grocery stores are constantly running out of items. It feels very much like a survival competition to get our basic needs in this area. Also, the schools cannot handle more residents. The library is even over-utilized and is frequently quite loud and children's programs have to turn patrons away because they are already at capacity.</p> <p>Adding more retail or services to attract more traffic is going to bring more trash in the environment, more stinky restaurant air, more light pollution at night, more noise and more people into our already bursting at the seams town. The Crofton that we moved our family into to raise our kids 10 years ago is gone and has been replaced with a chicken strip (quite literally) and too much of everything. Please, stop the development and don't further exacerbate the problem. Our community and quality of life matters more than the money in this case.</p>	
2025-02-16 22:19:48	Timothy	Huhtala	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I do not support building multifamily housing at this location due to traffic issues already. This area is already heavily populated. This type of housing typically attracts young family's and the areas schools are already in need of improvements if not new school houses all together! Preserve the land that is left and do not contribute to over crowding and traffic that already affects the area.</p>	
2025-02-16 23:00:32	Edward	Selby	Harwood	MD	20776	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Rt 2 is already dangerous and overcrowded. How many more accidents and deaths do we have to watch? If rt 2 was modified to be larger then maybe but as it stands now- no way</p>	

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2025-02-16 23:16:38	Rayn	Briggs	Riva	MD	21140	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	I would ask for everyone on this Council to drive on these roads, from 3:30 - 6:00pm...	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/49197/testimony-opposing-bill-2-25-on-redevelopment-in-targeted-areas.docx
2025-02-16 23:45:43	Ryan	Briggs	Riva	MD	21140	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose		https://www.aacounty.org/system/files/webform/cc_legislative_testimony/49199/testimony-opposing-bill-2-25-on-redevelopment-in-targeted-areas.docx
2025-02-17 0:34:01	Bethany	Kermick	Gambrills	MD	21054	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	I have lived in Gambrills for 12 years. Over the years traffic has worsened and the number of fatalities from car accidents has become too frequent. The thought that more building should occur is ridiculous. Schools are overcrowded so building more houses is not wise. There is enough housing, restaurants, etc in the area. The council needs to focus on making the area safe.	
2025-02-17 6:36:26	Renee	Zerfas	Crofton	MD	21114	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Rt. 3 in the Gambrills and Crofton areas is way too congested already. The schools are already overcrowded and the traffic hectic. Our area should not have any more development, especially housing.	
2025-02-17 7:12:07	Beth	Supple	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Dear Legislators, This bill is intended to help blighted areas, however there are no conditions that require a property be underutilized or blighted, nor are there definitions in the bill defining those terms. Rt 2 and Rt 3 are currently thriving corridors. They are thriving to the point where traffic and safety are a real concern. I request that these coordines be removed from tios bill or that you vote no on this bill. IF in 5, 10 or 20 years we find that RT 2 and/or Rt 3 are in need of redevelopment due to blighted conditions then I request that the communities be involved in the process of determining what that redevelopment should look like. Also given the public schools effort at redistricting, this bill would only complicate that effort making it even more difficult to assess the area public schools needs. Most Sincerely, Beth Supple	
2025-02-17 7:12:17	Rachel	Hansen	Crofton	MD	21114	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Please oppose this bill. While the inconvenience of traffic alone is a significant consideration (and I have notified a considerable uptick in traffic since the federal employees are no longer working from home,) this is not the only consideration. Schools are already at maximum capacity; where will children go?? New police and fire stations are not being added in accordance to the increased development. And the beauty of Anne Arundel County is being rapidly diminished by over development. Please vote no!	
2025-02-17 7:12:53	Shanon	Snyder	Edgewater	Md	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose		
2025-02-17 8:18:39	Nicole	Denney	Edgewater	Md	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	I support Shannon Leadbetter's amendment to remove rt2 and rt3 from this bill as they are thriving and current roadways are already a safety concern.	

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2025-02-17 8:49:30	Karen	Haggard	Davidsonville	Maryland	21035	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>OPPOSE</p> <p>Key Points</p> <p>1. Increased Residential Zoning Will Exacerbate School Capacity Issues & Redistricting Challenges; The bill allows for increased residential density in designated redevelopment areas, which could significantly impact school enrollment. New high-density residential developments could increase the student population beyond current projections, making school capacity planning even more unpredictable and disruptive. We do not have a solution for the current student population, why would we introduce more students and exacerbate the issue? Solve the problems at hand first and then take on something new. Pay off the credit card before you sign up for another one.</p> <p>2. Strain on School Infrastructure & Resource Allocation; The bill does not outline a clear mechanism to ensure school infrastructure—classrooms, transportation, teachers, and student services—keeps pace with residential growth. Again, we aren't solving the issues we already have before adding new issues and creating more disruption and uncertainties for our children and families. Build a school first in the zip codes lacking needed schools so we are all ready to handle more students and you aren't shuffling children around like chess pieces every few years.</p> <p>3. Lack of Transparency & Community Input on School Impact; The bill primarily focuses on economic development and affordable housing but does not require a thorough school impact study before implementation. Where are these children going to go to school? Is there room for them in current ES, MS and HS or are you planning to shuffle them around again because you didn't yet again plan ahead? Where are the studies showing we can handle all these changes? Let's start being transparent.</p>	
2025-02-17 9:04:13	Brendan	Domotor	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I strongly urge the council to reject Bill 2-25 due to its harmful impact on our already overburdened infrastructure, schools, and public services.</p> <p>Anne Arundel County's roads and public services are already stretched thin. Traffic congestion in Edgewater and the surrounding areas is unbearable, with clogged roads and long commute times. Adding more strain to our infrastructure without addressing these existing issues will only make things worse. Our community simply cannot support additional development without a clear plan for improving roads and public services first.</p> <p>Additionally, one of the main reasons I chose to buy a home in Edgewater was for the quality of its schools. Bill 2-25 threatens to overwhelm our school system, bringing in the same challenges we see in Annapolis. If I wanted my children to face overcrowded classrooms and under-resourced schools, I would have bought a home in Annapolis instead. Our schools should be focused on providing the best education possible for current students, not struggling to accommodate unchecked growth.</p> <p>This bill does not offer real solutions to these problems—it only exacerbates them. Our community deserves responsible planning that prioritizes residents, not policies that disregard the impact on schools, traffic, and public services.</p> <p>For these reasons, I strongly urge the council to vote NO on Bill 2-25. Thank you</p>	
2025-02-17 9:34:43	Jessa	Folan	Gambrills	MD	21054	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Please VOTE NO on Bill 2-25. As a Gambrills resident and local realtor I do NOT agree with targeting Route 3 for increased development.</p> <p>1.The over crowding of our schools forcing redistricting every three years. (Why doesn't our county plan ahead instead of in arrears?)</p> <p>2. The traffic is horrendous and there are so many accidents daily. (Is there a plan for a foot bridge to cross Rt 3? It's desperately needed.)</p> <p>3. The strain this would put on fire, police, and EMS. (Again not planning ahead.)</p> <p>This area has already become so dense that as a realtor I see more families who are relocating to Fort Meade choosing to live further out.</p> <p>Please do not vote for this bill.</p>	

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2025-02-17 10:42:09	Jacquelyn	Chapman	DAVIDSONVILLE	MD	21035	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>To whom it may concern,</p> <p>I am writing to express my opposition to Bill 2-25 concerning redevelopment in targeted areas within our county. While the intention behind this legislation may be to promote growth and economic development, it poses significant risks to our school system and community well-being.</p> <p>The proposed increase in residential density, particularly along the Rt 3 corridor in Crofton and the Rt 2 corridor in Edgewater, could exacerbate existing school capacity challenges. The potential influx of new families will likely lead to overcrowded classrooms and strained resources, further complicating the current school redistricting process.</p> <p>Moreover, the bill does not establish clear methods for ensuring that school infrastructure—such as classrooms, transportation, and student services—keeps pace with residential development. This lack of alignment between housing growth and educational resources threatens to undermine the quality of education our children receive.</p> <p>Lastly, there has been insufficient transparency and community input regarding the expected impact on our schools. It is crucial that thorough studies are conducted to understand these implications before moving forward with any legislation.</p> <p>For these reasons, I urge the Council to table Bill 2-25 until after the AACPS school redistricting is resolved. Prioritizing our children's education and ensuring a balanced approach to growth and development is essential for a thriving community.</p> <p>Thank you for considering my concerns.</p>	
2025-02-17 11:01:12	Dana	Dressel	Riva	MD	21140	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>As a resident in District 7, I am deeply concerned about the proposal to redevelop commercial sites into residential sites on route 2 & 3. The proposed increase of maximum housing density from 15 units to 22 units per acre in addition to the over 140 new homes already proposed in the South River school feeder, are cause for concern given the overcrowding our schools are currently facing. If commercial spaces are redeveloped into residential areas, it is likely we will face the same issues again.</p> <p>While redistricting isn't under County Council authority, this all ties together. Redeveloping commercial areas to residential without proper thought to school capacities is not beneficial to our community.</p> <p>I urge you to support the amendment brought by County Councilwoman Leadbetter to exempt Route 2 and Route 3 from this bill. Given the facility utilization challenges AACPS is currently facing, I do not believe including these areas in the bill are beneficial to our community.</p> <p>Thank you for your time, Dana</p>	
2025-02-17 11:52:28	Catherine	Manofsky	Davidsonville	Maryland	21035	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I am opposed to this bill to the extent it targets the Route 3 corridor in Crofton and the Route 2 corridor in Edgewater as potential areas for additional development for the following reasons:</p> <ol style="list-style-type: none"> 1. Increased Residential Zoning Will Exacerbate School Capacity Issues & Redistricting Challenges; The bill allows for increased residential density in designated redevelopment areas, which could significantly impact school enrollment. New high-density residential developments could increase the student population beyond current projections, making school capacity planning even more unpredictable and disruptive. Many of the areas that are subject to redevelopment under the bill already have schools that are over capacity. 2. Strain on School Infrastructure & Resource Allocation; The bill does not outline a clear mechanism to ensure school infrastructure—classrooms, transportation, teachers, and student services—keeps pace with residential growth. 3. Lack of Transparency & Community Input on School Impact; The bill primarily focuses on economic development and affordable housing but does not require a thorough school impact study before implementation. 4. Increased Traffic, Congestion & Safety Concerns; The Route 3 and Route 2 corridors are already overwhelmed with traffic and congestion. There are almost daily accidents in these locations and an increase in traffic from high-density residential development without adequate funding to address inadequate infrastructure will only increase the traffic and safety concerns in these areas. 	

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2025-02-17 11:53:35	Rebecca	Jensen	Crofton	MD	21114	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	I strongly OPPOSE this bill 2-25 regarding development and any additional building on Routes 2 and 3. The Crofton area especially of Anne Arundel County has become over-populated in the last decade and is TRULY decreasing our quality of life. What drew us here is steadily going away and any more development will be a nightmare situation for traffic and schools in particular. Our infrastructure is not set up for more cars and commuting, and our schools and staff CAN NOT handle the extra persons. The constant redistricting is causing communities to split up and take away from the small town feel that we all love and appreciate. We already have major, major back ups on most of the two lane roads, and many neighborhoods are one way in and out. Classrooms are at max capacity and no room for building growth which doesn't allow for more teachers and classrooms to meet the needs of those already living in the area. No one wants this bill to pass when the money proposed could be much better used to ENHANCE our community. Thank you.	
2025-02-17 12:30:56	Erin	Liberatore-Timko	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>OPPOSITION TESTIMONY – BILL 2-25</p> <p>Chair Lacey, Vice Chair Pickard, and members of the Anne Arundel County Council,</p> <p>I strongly oppose Bill 2-25 due to its impact on school redistricting, particularly the removal of Turkey Point from Mayo Elementary's feeder pattern. This change directly affects families like mine, who purchased homes in Turkey Point with the expectation that our children would attend Mayo Elementary—not Central Elementary.</p> <p>School districts play a major role in home values and family decisions. We invested in our community based on the quality and accessibility of Mayo Elementary, and this proposed change disrupts that investment. It unfairly penalizes families who made financial and personal commitments based on existing zoning.</p> <p>Furthermore, shifting students from Mayo Elementary to Central Elementary could disrupt the stability of students who have already built relationships and routines at Mayo. It is unfair to uproot children and families for the sake of new developments that do not prioritize the interests of current residents.</p> <p>I urge the Council to prioritize the needs of established communities over new development interests. Redistricting should not be used as a tool to accommodate growth at the expense of families who made deliberate choices about where to live and educate their children. Please reject Bill 2-25 to protect our community's stability and our children's education.</p> <p>Thank you for your time and consideration.</p> <p>Erin M. Liberatore-Timko</p>	
2025-02-17 13:20:20	Dustin	Nicholes	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I am not ordinarily political but the recent actions of the County Council and the AACPS Board are going to have a very real negative impact on my daily life as an Edgewater resident. I want the County Council to know that I am speaking up and paying attention to how they listen to their constituents.</p> <p>Please vote against Bill 2-25. Edgewater and Mayo have experienced organic growth and redevelopment in the last 10 years. As a resident, the growth exceeds the ability of the infrastructure to support. The AACPS board is already redistricting this area to address overcrowding of AACPS schools. Adding additional dwelling units to this area will only make this process more difficult.</p> <p>The roads experience significant traffic and any auto accident makes entire areas of these cities inaccessible. A recent gas leak caused a prolonged shutdown of Route 214. This prevented residents from getting home, from caring for their children, pets, and older family members. Additional dwellings along this route will add traffic, increase auto accidents, and make the situation worse than it is.</p>	

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2025-02-17 14:50:26	Glenn	Doerschner	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Dear Council Members,</p> <p>I am writing to express my strong opposition to County Executive Bill 2-25. As a resident of Gingerville within the Rt. 2 Corridor, I have serious concerns regarding the potential consequences of this bill. Below are the key points of my opposition:</p> <p>School Capacity and Redistricting:</p> <p>Anne Arundel County is already struggling with school capacity issues, particularly in established and densely populated areas like the Rt. 2 Corridor. This bill could exacerbate these challenges, especially as we face another round of potential school redistricting.</p> <p>Traffic and Congestion:</p> <p>Our community faces significant traffic congestion daily—whether trying to leave our neighborhood, take children to school, or commute to work. Claims that our area is "ripe for growth or redevelopment" fail to recognize the severe congestion we already experience.</p> <p>Environmental Impact:</p> <p>The County Executive's approval of a new hotel/resort complex at Liberty Marina will further contribute to traffic and urban sprawl in our area. This development conflicts with the environmental values championed by Mr. Pittman, which led me to support him during his campaign. Additional development in the Rt. 2 Corridor will negatively impact the South River and the Chesapeake Bay watershed.</p> <p>Request for Amendment:</p> <p>I strongly urge the County Council to support the amendment to Bill 2-25, proposed by Council Member Leadbetter, which seeks to remove the Rt. 2 and Rt. 3 corridors from the bill. Responsible economic development can be achieved by balancing land use and environmental concerns, and this amendment is a critical step in the right direction. Thank you for your time and consideration of these important issues.</p> <p>Respectfully Glenn Doerschner</p>	
2025-02-17 15:05:42	Melissa	Plaufcan	EDGEWATER	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Dear Legislators,</p> <p>Although Bill 2-25 is intended to help blighted areas, there are no conditions that require a property be underutilized or blighted, nor are there definitions in the bill defining those terms. Rt 2 and Rt 3 are currently thriving corridors to the point where traffic and safety are a real concern. These two corridors do not belong in this bill. IF in 5, 10 or 20 years we find that RT 2 and/or Rt 3 are in need of redevelopment due to blighted conditions the communities should be involved in the process of determining what that redevelopment should look like.</p> <p>Please vote no to 2-25 or amend the bill to exclude Rt. 2 & 3 from the Bill.</p>	
2025-02-17 15:06:32	Andrew	Wartluft	EDGEWATER	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Dear Legislators,</p> <p>Although Bill 2-25 is intended to help blighted areas, there are no conditions that require a property be underutilized or blighted, nor are there definitions in the bill defining those terms. Rt 2 and Rt 3 are currently thriving corridors to the point where traffic and safety are a real concern. These two corridors do not belong in this bill. IF in 5, 10 or 20 years we find that RT 2 and/or Rt 3 are in need of redevelopment due to blighted conditions the communities should be involved in the process of determining what that redevelopment should look like.</p> <p>Please vote no to 2-25 or amend the bill to exclude Rt. 2 & 3 from the Bill.</p>	
2025-02-17 15:58:18	Samantha	Marcey	Tracys Landing	MD	20779	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>As a lifelong resident of Southern Anne Arundel County, I strongly oppose the redevelopment of the Route 2 corridor in Edgewater. Route 2 is the lifeline for South County, connecting us with Routes 97, 50 and beyond. I use Route 2 to commute to work 5 days per week. The current state of the Route 2 corridor in Edgewater is already very congested, easily adding an additional 10-15 minutes of travel time for South County residents during rush hour traffic. Redeveloping this area and allowing residential units would put more cars on the road in this already congested area and severely impact residents in the southern end of the county. This would also have an impact on EMS services as there is only 1 fire department in Edgewater. Response times for calls would increase as well as medical transport would take longer due to traffic on Route 2. We already have limited Police resources in the Southern portion of the county, and by adding additional housing our officers would not be able to handle the volume. The added traffic that will come with redevelopment in Edgewater would deter me from traveling to the northern part of the County to patronize their businesses. Please consider removing the Route 2 corridor from Bill 2-25. Thank you for your time.</p>	

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2025-02-17 16:18:15	Kelly	Friends	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	I am not in support of Bill No. 2-25 as it is currently drafted. I do not support increased residential uses for Rt 2. The Rt 2 corridor is thriving and does not need development as Bill No. 2-25 currently envisions. The concentration of traffic at this time is already a concern. If the Rt 2 corridor should become underutilized in the future, it can be dealt with then. At this time, however, Bill No. 2-25 appears to cure an ail for Rt 2 that simply does not exist. As an alternative to the current Bill No. 2-25, I support County Councilwoman Shannon Leadbetter's amendment that would remove the Rt 2 and Rt 3 corridors from Bill 2-25.	
2025-02-17 16:58:47	Erinn	McDonough	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Dear Legislators, Although Bill 2-25 is intended to help blighted areas, there are no conditions that require a property be underutilized or blighted, nor are there definitions in the bill defining those terms. Rt 2 and Rt 3 are currently thriving corridors to the point where traffic and safety are a real concern. These two corridors do not belong in this bill. IF in 5, 10 or 20 years we find that RT 2 and/or Rt 3 are in need of redevelopment due to blighted conditions the communities should be involved in the process of determining what that redevelopment should look like. Please vote no to 2-25 or amend the bill to exclude Rt. 2 & 3 from the Bill.	
2025-02-17 17:02:17	Deborah	Weller	MILLERSVILLE	MD	21108-2115	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	It looks like it is an end run around the Region 5 and 6 plans. The bill will increase traffic along corridors that are already overloaded and prone to accidents does not make sense with no solutions in sight. Although, I do like the idea of providing incentives for redevelopment but not without reducing the development potential on undeveloped land. The bill sounds like it will increase development potential for redevelopment, reduce citizen review by removing the sketch plot and preliminary plan step and still undeveloped areas to be developed. Traffic will only get worse. The county will not be the best place for all. The bill without addition caveats will lead to the worst of all worlds.	
2025-02-17 17:29:11	Sina	Kniseley	Crofton	MD	21114	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	I am a Crofton resident and I am impacted daily by the traffic congestion in this area caused by the overdevelopment. Traffic is so bad that it can routinely take 30-45 minutes to drive 5 miles. The Maryland State Highway Mobility Report from 2022, which is the latest year I can find, lists Route 3 as one of the most congested arterial sections. This will only get worse with federal return to office mandates. Route 3 also makes the list of worst performing intersections. As residents of the area, we should be able to drive a mile or two to a grocery store without having to allow 25 minutes for the trip, or without having to plan to go at a time where we will not get stuck in traffic, or worse be in an accident that seems to happen daily. People seeking to avoid Route 3 cut through Reidel Rd or other neighborhood roads and they do not travel at safe speeds on those roads. I've witnessed impatient people travel down the turn lane on Reidel. The Route 3 corridor cannot handle the current traffic. Please do not make this worse by targeting this corridor for development.	
2025-02-17 18:01:45	Christie	Cusick	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Dear Legislators, Although Bill 2-25 is intended to help blighted areas, there are no conditions that require a property be underutilized or blighted, nor are there definitions in the bill defining those terms. Rt 2 and Rt 3 are currently thriving corridors to the point where traffic and safety are a real concern. These two corridors do not belong in this bill. IF in 5, 10 or 20 years we find that RT 2 and/or Rt 3 are in need of redevelopment due to blighted conditions the communities should be involved in the process of determining what that redevelopment should look like. Please vote no to 2-25 or amend the bill to exclude Rt. 2 & 3 from the Bill. Thank you for your support!	

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
2025-02-17 19:04:30	Candice	Lunsway	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I'm in the neighborhood near chick fil-a, and we do not need further high density housing in Edgewater. Our hospital is inadequate for county needs, our roads on and near 2 are inadequate for increased traffic and likely cannot support expansion. This will lead to further delays in emergency support both to homes and businesses near Edgewater and also at the hospital.</p> <p>Also, the 2 and 214 intersection is a death trap and there is no walkability across 2 or across 214 in the edgewater area for an otherwise reasonably walkable town just looking at the map. We need further safety corridors for pedestrians to truly revitalize the community here, reduce unnecessary local vehicle traffic, instill the feel of being townspeople, and support access to existing short-term county projects (like the future edgewater community center and the future sports complex near Ace).</p> <p>This community has the chance to be special and cohesive. Don't make it Crofton, and don't make it Severna Park/Arnold.</p>	
2025-02-17 19:39:24	Melissa	Hennigan	Crofton	Md	21114	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Support	Stop building!	
2025-02-17 19:41:26	Jeff	Hougland	Edgewater	Md	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Dear Legislators,</p> <p>Although Bill 2-25 is intended to help blighted areas, there are no conditions that require a property be underutilized or blighted, nor are there definitions in the bill defining those terms. Rt 2 and Rt 3 are currently thriving corridors to the point where traffic and safety are a real concern. These two corridors do not belong in this bill. IF in 5, 10 or 20 years we find that RT 2 and/or Rt 3 are in need of redevelopment due to blighted conditions the communities should be involved in the process of determining what that redevelopment should look like.</p> <p>Please vote no to 2-25 or amend the bill to exclude Rt. 2 & 3 from the Bill.</p>	
2025-02-17 20:07:44	Tracie	D'Angelo	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>My name is Tracie D'Angelo and I oppose Bill 2-25. I moved to Mayo in 1996 to escape the traffic and congestion of College Park, MD. I looked at Arundel-On-The-Bay and Selby-On-The-Bay and decided to move to Selby because I couldn't imagine having to fight the traffic and congestion on Forest Drive. I loved that once you passed over Muddy Creek road you barely saw a vehicle. It was like living in the country. Fast forward, 29 years and the growth in this area is staggering. The congestion is overwhelming and now there are times when I won't leave my house because I know the traffic will be too bad. Route 2 is a madhouse any time after 4:00pm. It's frustrating trying to get anywhere from Mayo to Annapolis due to the amount of people and vehicles.</p> <p>Shame on County Executive Pittman. I remember being in the same room when Steuart Pittman decided to run for county executive. He wanted to help the people in this area. At the time, Steve Schuh was our county executive and I remember that he drew a line down our area and on one side he wanted more development and on the other he wanted to keep it rural. Mr. Pittman was just as outraged about this as the rest of us and now he is the one drawing that line. He has become the politician that we once fought against.</p> <p>The 214/Rt 2 corridor is not "ripe for growth". There is too much growth and it needs to be slowed if not stopped entirely. The area can not handle any more and even our schools are suffering as we awaken the redistricting conversation yet again.</p> <p>I urge the council to vote against this bill and to save Rt 214/Rt 2 from any other actions that would add more people, more vehicles and more growth to an area that has been hit hard by overdevelopment. We're facing a situation that would make this area unbearable to live in and when it's all been built up, then there is no tearing it down when we've realized the mistake that has been made.</p>	
2025-02-17 20:25:44	Andrea	McClenahan	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Edgewater is developed as it should be. Let the school system redistrict before redevelopment.	
2025-02-17 20:26:00	Kimberly	Comba	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose		

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2025-02-17 20:44:18	Elizabeth	Stephens	Davidsonville	Maryland	21035	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Highly oppose. This subdivision will be adding to school capacity issues & redistricting challenges. Allows an increase of residential homes which will increase school enrollment. This will impact the student population beyond current projections, making school capacity planning even more unpredictable and disruptive. Davidsonville elementary school is currently being subjected to AACPS phase 2 redistricting plan. This bill primarily focuses on economic development and affordable housing but it doesn't appear have gone through a school impact study. Anne Arundel County is becoming a cookie cutter town with no beauty. The wildlife and water run off just keeps on becoming more of a problem with all the over development that has been allowed. Please oppose this subdivision.	
2025-02-17 20:49:38	Christy	Gribble	Edgewater	Maryland	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Dear Council members, I'm opposed to County Executives Bill 2-25. I live off East rd in the Rt 2 corridor. This area cannot handle more development. During a.m. and p.m. rush hours it's almost impossible to turn out of my driveway onto Rt2., and to go S. into Edgewater is already bumper to bumper. County Executive Pittman has not kept to his word that he is concerned about the environment. This area will be negatively impacted by adding the resort by the South River Bridge. This constant overdevelopment leads to putting this corridor through another redistricting proposal. Having been through this before I understand school funding with regards to utilization percentages just to name one aspect of why redistricting happens. However the last time, to raise numbers in other schools our children were referred to as "seat fillers" by a member of the BOE. They are shuffling the Rt corridor kids around each time like a board game is in front of them. There are only two busses between Edgewater Ele. and Central Middle. That is so few students in the big picture, not worth the family and community disruption and upheaval of this small area. Please, stop the excessive development and please let our Edgewater children stay in Edgewater schools. Thank you, Christy Gribble	
2025-02-17 20:49:47	Tracie	D'Angelo	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	My name is Tracie D'Angelo and although I oppose Bill 2-25, I support an amendment presented by Councilwoman Shannon Leadbetter asking to remove the Rt 2 corridor in Edgewater and the Rt 3 corridor from the bill which, I am told, will offer benefits to other districts in the north.	
2025-02-17 21:50:16	Dianna	Jones	Edgewater	md	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	Please remove Rt 2 and Rt 3 corridors from the provisions of this bill. We have been losing the small-town character of Edgewater for years. Although this breaks my heart, the bigger concerns right now are safety, schools and roads/traffic. I do not agree with increasing residential density on Rt 2 or Rt 3. Further development can overpopulate already crowded schools. It adds more vehicles to congested roads. It can put further stress on emergency services and water.	
2025-02-17 22:06:05	Brian	Jennings	Odenton	MD	21113	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Support	Dear County Council: I urge you to pass Bill No. 2-25, the redevelopment bill. Redeveloping vacant and blighted properties is a vastly preferable alternative to suburban sprawl. Anne Arundel County has a housing affordability crisis and this is a small step to address that by using properties that desperately need revitalization. For instance, the abandoned gas station next to the Giant Shopping Center in Odenton has been an eyesore for as long as I can remember. It is not the sort of property that is likely to be redeveloped without incentives to do so. If developed into housing, it would be within walking distance of grocery shopping, USPS, banking, restaurants, and entertainment (Wheels). It would also be within short driving distance of the MARC train station. These are exactly the sort of properties that should be a priority for redevelopment.	

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2025-02-18 9:29:02	Philip	Buckley	Edgewater	MD	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>I strongly oppose the proposed legislation without modification, as it fails to consider the long-term consequences and unintended harm it will cause. While the bill may be well-intended, it ultimately undermines the very principles it seeks to promote and imposes unnecessary burdens on our community. Especially to Routes 2 and 3, which are currently thriving.</p> <p>First, the legislation lacks a comprehensive impact assessment. It introduces sweeping changes without fully evaluating the economic, environmental, and social repercussions. Policies should be based on data-driven solutions, not rushed decisions that may create more harm than good. Without clear evidence of its effectiveness, this bill is more of a political tax grab than a practical solution.</p> <p>Second, the proposal places an undue burden on residents. Increased traffic and costs will stifle economic growth, deter investment, and create increased unwanted population density. Local businesses are already struggling to adapt to existing subpar infrastructure adding another wave of construction pollution will only drive residents away. Instead of fostering innovation and progress, this bill promotes bureaucratic overreach and gratuitous tax revenue. All while lacking investment in needed public works infrastructure.</p> <p>Finally, this legislation fails to address the root causes of the issues it claims to solve. Rather than implementing a broad, one-size-fits-all approach, policymakers should engage with stakeholders to develop targeted, sustainable solutions that benefit everyone. The bill's current form is ineffective and counterproductive, and I urge legislators to reconsider before moving forward. Remove Routes 2 and 3 from this legislation.</p> <p>For these reasons, I strongly urge opposition to this proposal and call for a more thoughtful, well-researched alternative that truly serves the needs of our community.</p>	
2025-02-18 9:34:04	Audrey	Coy	Crofton	MD	21114	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Prioritizing high-density development along the Rt3 corridor is short sighted and irresponsible. Rt3 and ancillary roads through Crofton, Waugh Chapel, and Gambrellis are already strained beyond capacity. Adding additional traffic load from high-density housing along Rt3 will only exacerbate that strain. Also, schools in the area are also well over capacity due to irresponsible residential develop growth over the last 2 decades and the building of a new high school that was overcapacity before it opened. AACPS is currently working on redistricting plans that may ease some of the overcrowding of area schools but leave no room for additional residential development. Any plans for additional development priorities need to be accounted for in the AACPS redistricting plans as well as include additional public transportation initiatives and improved pedestrian access to minimize the impact on Rt3. Many area residents are employed through federal spending (either as federal employees, contractors, or through grants). The current trend for reductions in this spending will significantly strain the area's job market for career professionals. The County should instead be looking at ways to bring jobs into the area to offset these reductions by encouraging business and corporate development in these critical areas. History has shown that by providing loopholes for development, those loopholes are often exploited. Limiting the prioritized development to studio and 1-bedroom apartments will not be strictly adhered to, as we have previously seen with restriction exemptions for 65+ housing development restrictions.</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
2025-02-18 10:03:33	Blaise	Talbott	Davidsonville	Maryland	21035	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Dear County Council Members,</p> <p>I am writing to express my support for the proposed amendment to Bill 2-25 that would exclude the Rt 2 and Rt 3 corridors from its provisions. While I understand and appreciate the intent of the bill to revitalize underutilized and blighted commercial properties, I believe that these specific corridors should not be included at this time.</p> <p>Rt 2 and Rt 3 are currently thriving commercial corridors that provide vital services and economic opportunities to our community. Many residents, myself included, have concerns about increased residential density in these areas, particularly regarding traffic congestion, public safety, and the loss of commercial spaces that support our local economy. Without clear definitions or safeguards ensuring that only truly underutilized properties are eligible for redevelopment, this bill could lead to unintended consequences that negatively impact our community.</p> <p>The amendment provides a balanced approach, allowing redevelopment to move forward where it is needed while preserving the character and functionality of Rt 2 and Rt 3. Future redevelopment decisions should be made with direct community input when and if conditions warrant such changes.</p> <p>I urge the council to support this amendment and ensure that any redevelopment efforts align with the needs and priorities of the residents most affected.</p> <p>Respectfully,</p> <p>Blaise Talbott Davidsonville, MD</p>	
2025-02-18 10:15:15	Dana	Strotman	Edgewater	Maryland	21037	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>No one in Edgewater wants more development. We are an area surrounded by water, and there is very little open space (green) land left for us to enjoy. The Edgewater area is maxed out with commercial and residential structures--there is no need to build anymore! If anything, please rehome current vacant structures with new businesses or living spaces, but do NOT build anything else in our hometown. Please listen to the residents. Vote "NO" to this proposed legislation.</p>	
2025-02-18 10:35:46	Suzanne	Trainor	Crofton	MD	21114	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Support	<p>As a 20 year resident of Jordan Avenue, Crofton, I support the amendment to Bill 2-25 as prepared by County Councilwoman, Shannon Leadbetter. I do not support an increase to residential uses due to the overcrowding of our schools and roadways. I support the removal of the Rt 2 and Rt 3 corridors from the provisions of this bill which would allow other areas of the county to redevelop as they choose. There are so many safety, environmental, and beautification reasons why Rt 2 and Rt 3 need to be paid attention to. Please do not increase the redevelopment here.</p>	
2025-02-18 10:43:10	Scott	Stephens	Davidsonville	MD	21035	Yes		Bill No. 2-25 As Amended: AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment	Oppose	<p>Highly oppose. The county needs to stop development without properly receiving compensation from developers. Developers build homes, do not have to pay for the water run off issues, the school crowding issues, the additional wearing down of infrastructure, the destruction of our natural areas. We tax payers take the blunt of these issues. We are currently battling a school redistricting issue, tearing communities apart, all due to over building. Anne Arundel County is causing these issues by allowing the overbuilding of the area and not truly looking into how these developments will cause issues in the future. Where are the school studies, where are the traffic studies, where are the studies of the affect on additional buildings on water run off/destruction of nature. STOP over building unless developers are going to build new schools, pay new teacher salaries, deal with water run off, preserve some of nature. This country is turning into an unpleasant place to live. Stop looking at buildings as new tax dollars and start looking to preserve this county.</p>	
Bill No. 3-25											
2025-02-17 20:14:33	Debra	Gale	Edgewater	MD	21037	Yes		Bill No. 3-25: AN ORDINANCE concerning: General Development Plan – Region 9 Plan	Oppose	<p>Stop building around Edgewater and Mayo. The roads can't handle it.</p>	
2025-02-18 9:20:15	Linda	Bruins	Edgewater	Md	21037	Yes		Bill No. 3-25: AN ORDINANCE concerning: General Development Plan – Region 9 Plan	Oppose	<p>The peninsula can not handle more homes/traffic</p>	
Bill No. 4-25											
2025-02-08 7:23:35	Peter	Quirk	Edgewater	Maryland	21037-1505	Yes		Bill No. 4-25: AN ORDINANCE concerning: Comprehensive Zoning – Region 9	Oppose	<p>Oppose maritime rezoning on Warehouse Creek</p>	<p>https://www.aacounty.org/system/files/webform/cc_legislative_testimony/48600/25-leeland-testimony-2-8-2025.pdf</p>
2025-02-18 10:24:29	David	Harris	West River	MD	20778	No	Edwin A. and Jo	Bill No. 4-25: AN ORDINANCE concerning: Comprehensive Zoning – Region 9	Support	<p>We support Bill 4-25, which eliminated the split zoning on our parcel at 1014 East Benning Rd. in Galesville, MD. CZ-R9-GSV-0401</p>	<p>https://www.aacounty.org/system/files/webform/cc_legislative_testimony/49319/crandell-support-bill-4_24.pdf</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
2025-02-18 10:33:23	John	Crandell	West River	MD	20778	Yes		Bill No. 4-25: AN ORDINANCE concerning: Comprehensive Zoning – Region 9	Support	When you look at the zoning map you will see 13+ acres of W2 property. Approximately 23, R2 properties are bordering it or in sight. R2 abutting W2 property is not unusual in Galesville. Please keep CZ-R9-GSV-0401 full W2 as presented in Bill 4-25	https://www.aacounty.org/system/files/webform/cc_legislative_testimony/49321/john-crandell-support-bill-4_24.pdf
Bill No. 6-25											
2025-02-11 11:32:26	Greg	Fisk	Arnold	MD	21012	No	Anne Arundel Co	Bill No. 6-25 As Amended: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Oppose		https://www.aacounty.org/system/files/webform/cc_legislative_testimony/48769/testimony-in-opposition-to-bill-6-25-anne-arundel-county-council-1.pdf
2025-02-11 13:45:37	Jo	Fife	Stevensville	Maryland	21666	Yes		Bill No. 6-25 As Amended: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Oppose	<p>Subject: Opposition to Bill 6-25 – Reclassification & Homeowner Rights</p> <p>Honorable Members of the Anne Arundel County Council,</p> <p>I appreciate the opportunity to provide testimony in opposition to Bill 6-25. This legislation, which seeks to reclassify Miniature Pigs in Residential Districts [300 pound pigs are not pets], poses significant concerns regarding its impact on homeowners' rights and established community standards. I urge the Council to vote against this bill for the following reasons:</p> <ol style="list-style-type: none"> Undermines Established Community Standards Homeowners associations (HOAs) exist to uphold community standards that residents knowingly agree to when purchasing a home. These standards, codified in Covenants, Conditions, and Restrictions (CCRs) and by-laws, reflect the collective intent of homeowners to maintain a specific neighborhood environment. By overriding these agreements, Bill 6-25 disregards the contractual rights of homeowners and weakens the foundational governance of HOAs. Violation of Homeowners' Intentions & Expectations Many residents choose to live in communities with explicit rules governing property use, including regulations related to pet ownership. These restrictions play a critical role in preserving property values, maintaining community aesthetics, and ensuring harmony among residents. Bill 6-25 effectively nullifies these homeowner-driven agreements and imposes a one-size-fits-all policy that disregards local decision-making. Burden of Amending HOA Governing Documents Modifying CCRs and by-laws is an arduous process requiring significant homeowner participation and legal complexity. Many communities struggle to amend their governing documents due to high quorum requirements and the necessity of supermajority approvals. If Bill 6-25 passes, HOAs will be forced into difficult and prolonged amendment efforts, placing an unnecessary burden on communities that already operate under strict governance procedures. Precedent for Future Government Overreach If enacted, this legislation sets a troubling precedent where county policies can override the will of private communities. This encroachment on contractual agreements between homeowners erodes the ability of residents to self-govern and make localized decisions that best suit their collective interests. Potential Impact on Property Values Deviation from established community norms and expectations can lead to unintended consequences, including reduced property values. Homebuyers seek stability and predictability when investing in a home. When government intervention disrupts the agreed-upon rules of a community, it creates uncertainty, potentially deterring future homebuyers and destabilizing the local real estate market. <p>Conclusion I respectfully urge the Anne Arundel County Council to reject Bill 6-25 and uphold the integrity of established homeowner agreements. Protecting the autonomy of HOAs and the rights of homeowners to govern their communities is paramount in ensuring a fair and predictable housing market. I appreciate your consideration and welcome any questions you may have.</p>	

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2025-02-16 9:40:08	Jessica	Lears	Gambrills	MD	21054	Yes		Bill No. 6-25 As Amended: AN ORDINANCE concerning: Public Safety – Animal Care and Control – Zoning – Miniature Pigs in Residential Districts	Support	<p>We submit this letter to correct several inaccuracies stated in prior written testimonies. First, it was incorrectly claimed that we acquired Alfred, our miniature pig, from an aunt. This is not the case. Alfred was brought to the former Naval Academy Dairy Farm to us by his previous owners. We never met these individuals nor are we related to them in any way. They could no longer care for Alfred and asked to leave him at the farm.</p> <p>Additionally, it was erroneously stated that there was a community vote to change community bylaws regarding the allowance of miniature pigs. This statement is incorrect. Instead, an e-mail survey was circulated among the community members to gauge interest in changing community bylaws. We were informed that the results showed more support in favor of allowing miniature pigs than against (despite requesting that the results be shared, they were never provided to the community). However, the Property Management company concluded that the level of support was insufficient to justify a formal vote to amend the bylaws.</p> <p>We request that these corrections be recorded in the public record to ensure accuracy and transparency.</p> <p>Our family is committed to upholding the law and providing a secure and loving environment for Alfred. By adhering to the guidelines and safeguards proposed in Bill 6-25, we are confident that we, and others in Anne Arundel County, can responsibly care for miniature pigs without causing any disruption to neighbors and the broader community.</p>	



Kaley Schultze <ccschu24@aacounty.org>

Testimony opposing the county executives Bill 2-25 regarding the Rt 2 corridor

marcie langelier [REDACTED]

Mon, Feb 17, 2025 at 1:41 AM

To: ccschu24@aacounty.org, marcie langelier [REDACTED]

I have been a resident home owner in West River since 1995 and I strongly oppose the plan for the proposed Edgewater development. My opposition is based on concerns for public health and safety as well as the environmental harm it will likely produce from additional traffic and population growth straining our natural resources as well as a strain on already limited community services such as police, firefighters, EMS, schools, access to community health services, etc. Traffic in South county has increased exponentially over the last couple of years and there have been many serious accidents on Rt 2 in Edgewater as well as Rt 214 and Muddy Creek Road over the last couple of years. There has also been an increase in violent crime. The additional development in Edgewater will increase hazards and risks to our South County communities and have an overall negative impact on the quality of life of our residents.

Respectfully,
Marcie Langelier

[REDACTED]
[West River, MD 20778](#)

[REDACTED]