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Worry over traffic, crowded school's dogs proposed expansion of Two Rivers development in Odenton



Looking south-east, on Conway Road, Two Rivers residential development in Odenton. (Jeffrey F. Bill/Staff photo)

A proposed expansion of the 1,468-acre Two Rivers development in Odenton has raised concerns among residents inside and outside of the neighborhood, who worry about increased traffic on Conway Road and overcrowding at nearby public schools.

More than 100 residents packed a meeting room at the Crofton library Wednesday evening to express their opposition to a proposal to add 377 new single-family detached homes — 195 of which are limited to people over 55 — to Two Rivers.

Two back-to-back community meetings, which are required for land development projects in Anne Arundel County, were held to go over details of the plans, with the first focusing on the age-restricted section and the second discussing homes in general.

Current development plans call for 2,060 homes, many of which have been built, though it's unclear exactly how many.

The 377 new homes would be south of the intersection of Meyers Station Road and Grays Ford Road. Entrance to this section of the community would be through a roundabout off Grays Ford Road, said Marilee Tortorelli, a landscape architect with the Morris & Ritchie Associates engineering firm, which is working on the project.

The developer plans to clear some trees surrounding the edge of the land and build a private road entrance.

Over two hours, residents asked Tortorelli and Dover Hankins, a project manager for Two Rivers, questions about how the changes would affect existing infrastructure. Some asked about seemingly broken promises from the developer, such as the planned number of homes being higher than promised, the shelving of a plan to expand a community center, and [a golf course that was eliminated from the plan](#). School capacity, stormwater management and traffic will be addressed in the project's sketch plan, which shows the location of homes, roads, stormwater management and utilities, Tortorelli said. Two Rivers will have to prove it has adequate public facilities or the county's Office of Planning and Zoning will not approve the expansion. Jim Holman, who lives outside Two Rivers on Meyers Station Road, said at the meeting more homes were not part of the development's original plans. The new homes will be built on what was previously going to be a golf course, land Holman said he and others were told would not be built on.

"You have promised this community, our community, so many things and you have reneged on every one of your promises," Holman said.

Hankins said the developer reserved the right to amend its plans, adding that communities like Two Rivers "expand all the time."

The new homes would bring in additional homeowner association fees, Hankins said.

"There is a housing shortage in Anne Arundel County that this is also going to help," Tortorelli added, prompting laughs from the audience.

New homes in Two Rivers start at roughly \$850,000 and go past \$1 million, according to the development's website.

To Brianna Hartley, who has lived in Two Rivers since 2020, more traffic on Conway Road is a safety concern. She said her daughter has waited in traffic on a school bus without air conditioning. The children were "dripping in sweat" when they got off, she said.

"What's going to happen when any little hiccup that happens on that road affects everyone, not just Two Rivers?" she asked. "All of Route 3, everything backs up, it's a

complete standstill because of that traffic circle. ... It affects everyone coming and going. How are we going to get to our kids if you keep bogging it down?"

A traffic circle a mile down Conway Road off Route 3 is used to get into Two Rivers. People like Holman's wife, whose family has been in the area for several generations, say they are worried about the neighborhood's character possibly changing.

"We most likely will wind up being the last generation down here because we feel we're going to be forced out of our home because of all the overdevelopment," Holman said. "We have people down here, born and raised, [who] are going to be forced out of their own family property because of this."

Residents can [submit comments on the proposed expansion online](#) through July 31.