

By Ken Wiswall

Related to the proposed new development at Two Rivers I want to share some information I learned about how the subdivision and special exception process works in Anne Arundel County from talking to staff in the Office of Planning and Zoning and the Zoning Administration Office.

This is what I learned:

- The zoom meeting held on the 15th was organized and presented by the Developer. The HOA was made aware of the meeting, but did not participate in it.
- The meetings to be held at the Crofton Library on the 17th (at 6pm and 7pm) are also being presented by the Developer, and neither the HOA nor the County will participate in the presentations. The Developer is required by the County to hold these meetings prior to submitting a sketch plan which will officially initiate the subdivision review process. The public will be provided an opportunity to ask questions and offer comments related to what is presented, during the meeting and following the meeting.
- Once the Developer submits the sketch plan the County Planning and Zoning Office will review the details of what is being proposed to determine if the plan meets County requirements. As part of this process the County will review any public comments offered at the pre-submittal meetings on the 17th and following the meeting.
- If the County approves the sketch plan the Developer will then apply for Final Plan approval which is a very involved process that likely take more than a year to complete. The public will have the opportunity to provide comments throughout this process as well.
- The Two Rivers development was approved as a Planned Unit Development (PUD) which required the County to approve a special zoning exception. This is a separate process from the subdivision review process administered by the Planning and Zoning Office. It is administered by the Zoning Administration Office and requires a special exception hearing and the approval of a Hearing Officer. Since the proposed new development will amend the existing PUD, the Developer will have to apply to amend the special exception. This will require another special exception hearing. The public will be able to have input to this process as well by submitting comments to the Zoning Administration Office.
- The Developer cannot proceed with a Final Plan until both the sketch plan and the special exception amendment are approved.
- Once the subdivision process and special exception process begins, the Developer is required to post signs at the property in question, and the County is required to notify neighboring property owners and HOAs.