

MINUTES

Baltimore County Planning Board Meeting

April 21, 2022

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- Appendix A** Baltimore County Report on Growth 2021
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Note: A copy of the appendices is located in the official Planning Board files.

Minutes
March 3, 2022

Call to Order, Introduction of Board Members

Chairwoman Hafford called the meeting to order at 4:00 p.m. and welcomed everyone. A roll call to account for the members of the Board was called and the following members were:

<u>Present</u>	<u>Absent</u>
1. Ms. Nancy Hafford, Chair	1. Mr. Robert Schweitzer
2. Mr. C. Scott Holupka	2. Ms. Cathryn Pinheiro
3. Mr. Derick Johnson	3. Mr. George Fotis
4. Ms. Cathy Wolfson	
5. Mr. Wayne McGinnis	
6. Mr. Mark Heckman	
7. Mr. Steven Heint	
8. Mr. Howard Perlow	
9. Mr. Todd Warren	
10. Mr. Henry Callegary	
11. Mr. Peter Arrey	
12. Ms. Beverly German	

County staff present included Steve Lafferty, Jen Meacham, Jen Nugent, Ngone Diop, Krystle Patchak, Taylor Bensley, Amy Menzer, Myles Muehlberger, and Marsha Tracey from the Department of Planning.

Review of Today's Agenda

Chairwoman Hafford asked staff if any changes were made to the agenda. There were no changes to the agenda.

Minutes of the March 3rd, 2022 Meeting

Chairwoman Hafford asked the Planning Board members if they had any changes regarding the minutes from the March 3rd, 2022 meeting. No changes were proposed and the Chair entertained a motion to accept the draft minutes. Mr. Warren moved to accept the March 3rd, 2022 minutes as drafted. Mr. Arrey seconded the motion, which passed unanimously at 4:05 p.m.

Item for Introduction and Vote

1. 2021 Baltimore County Annual Growth Report

Chairwoman Hafford introduced Ms. Jennifer Meacham from the Baltimore County Department of Planning.

Ms. Meacham began her presentation explaining that the Land Use Article in the Annotated Code of Maryland requires that the Charter Counties prepare the Annual Report on Growth. The report summarizes residential and non-residential development in Baltimore County in 2021 and analyzes whether the new development is consistent with the county's growth management policies. Master Plan 2020 land use goals and states Smart Growth principles. The report is due to the Maryland Department of Planning by July 1, 2022. The report includes the following information from 2021:

- 28 Development Plans Approved: 6 Majors, 16 Minors, 4 PUD's and 2 Limiteds.
- Total residential units = 1,904; 8% Single Family Attached, 30% Multi Family and 12% Single Family with 99% of the units inside the URDL
- Non-Residential Development – Commercial, Mixed Use and Office – Total 1,460,940 sq. ft., 70% inside URDL
- Occupancy Permits: Residential – Total 1,323 – 93.27% Inside URDL – 6.73% Outside URDL
- Occupancy Permits: Non-Residential – Total 2,097,506 Sq. Ft. - 99.69% Inside URDL - .31% Outside URDL
- Baltimore County Public Schools 2020-2021 School Year:
 - Full Time Enrollment of three (3) Elementary and (3) High Schools were at or over 115% of state rated capacity
 - Full Time Enrollment of all Middle Schools was below 115%
 - No new schools were opened in 2020-21. Fall 2022, Rossville Elementary School will open.
- Department of Public Works and Transportation (DPWT)
 - Public Water – No deficiencies
 - Sewerage - DPWT continues to monitor the sewer relief point location and working on projects to eliminate areas of concern
 - Transportation – 12 F Level and 1 E Level intersections that control development in those areas
 - 14 Road projects totalling 1.13 miles. 50% inside the URDL
- Land Preservation – 570.71 acres of preserved land were added which brings the total preserved land in Baltimore County to 68,314.886 acres (85.39% of the Master Plan goal of 80,000 acres)

Questions were requested from the Board Members.

Mr. Warren: What was the total number of residential permits? How many available building lots are there inside the URDL?

Ms. Meacham: There were 1,323 residential permits. There are slightly under 11,000 building lots.

Mr. Lafferty: I raised the question of the amount of years we have to fully build out when reviewing the report. We need to refocus on retrofitting and redevelopment, as we are less than twenty years out for full build out. Unless we change the URDL or other dynamics, the focus needs to be on what we do within existing communities and how to strengthen them with different strategies.

Mr. Warren: This is a concern I have. We may need to add some additional zoning and PUD's. Many of the remaining lots may not be desirable to build on. A bigger problem based on the home price increases.

Ms. Hafford: In Towson, we are seeing office space being converted into residential units. With a lot of people working from home, I think we will see a lot more of that happening all over the county.

Mr. Lafferty: The zoning in Towson is different than other areas of the County where zoning may prohibit converting units. During the Master Plan process we have questioned if we need to reexamine permitted uses within certain zones to accommodate more residential.

Ms. Hafford: I agree, things are changing and we have to change with it.

Mr. McGinnis: I think there is a 2-step migration as people move away from Baltimore City into the County, and then they move further away from the dense population to where housing is cheaper.

Mr. Holupka: People move to areas that are cheaper and where the rules are more lax. Even if they wanted to live closer, financial reasons cause them to move away.

Mr. Perlow: During the last zoning cycle hearings, there was a developer that wanted to build apartments behind some of their shopping centers and create mixed use and they were turned down. When you look at the number of multi-units built in 2021, 600 units, that's not a lot of units. Where are the 11,000 units? Can you show it on a map to include what districts? Anything close to the water has wetland issues and Chesapeake Bay issues. Affordable housing is an issue all over the County.

Ms. Wolfson: We need to be realistic about transitioning office space to residential space.

Mr. Johnson: Can we get report of what has been built and vacant land in the County?

Mr. Lafferty: We can provide that information.

Mr. Warren: I am an advocate of redoing some of the commercial, especially shopping centers. There are concern for affordability with home prices rising.

Mr. Perlow: Requested a report of permits for the last 10 years.

Ms. Hafford: Look at what others are doing with converting shopping centers to mixed use.

Mr. Perlow: Shopping Centers and office buildings transferring at very high cap rates right now.

Mr. McGinnis: Northern Baltimore County is desirable for the amenities and less density.

With no further questions, Chairwoman Hafford called for a motion for the adoption of the 2021 Baltimore County Annual Growth Report.

Mr. Holupka offered: **Be It Moved That** the Baltimore County Planning Board recommends adoption of the 2021 Annual Growth Report dated April 21, 2022 as prepared by the Baltimore County Department of Planning. The Motion was seconded by Mr. Warren. Chairwoman Hafford called for any further comments on the motion.

Mr. Lafferty: Complimented Ms. Meacham and her staff for the great job they did compiling the report.

With no further questions, a roll call vote was conducted. The motion passed at 4:34 PM with affirmative votes being cast by Mr. Holupka, Mr. Johnson, Ms. Wolfson, Mr. McGinnis, Mr. Heckman, Mr. Heinl, Mr. Perlow, Mr. Warren, Mr. Callegary, Mr. Arrey, Ms. German, and Ms. Hafford. Mr. Schweitzer, Ms. Pinheiro, and Mr. Fotis were absent for the vote.

Other Business

2. Reports from the March 10, 2022 and April 14, 2022 meetings of the Landmarks Preservation Commission was provided by Ms. Bensley.

Following the reports, Chairwoman Hafford thanked Ms. Bensley.

1. Recent County Council legislation of interest to the Board: Ms. Tracey gave a report on the recent legislation passed by the County Council, of interest to the Board.
 - a. Bill 9-22 Zoning Regulations – Uses permitted in the B.M.-C.T. Zone
 - b. Bill 10-22 Zoning Regulations – Uses permitted in the Business, Major (B.M.) Zone
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Following the report, Chairwoman Hafford thanked Ms. Tracey.

Adjournment of the Board Meeting

Chairwoman Hafford called for adjournment of the Board Meeting. A motion was offered by Mr. Warren and passed unanimously, ending the meeting at 4:40 p.m.