

MINUTES

Baltimore County Planning Board Meeting

April 20, 2023

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  - b. Resolution 4-23 – Adoption of the Ruxton-Riderwood-Lake Roland Area Plan

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**Public Hearing by the  
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Call to Order, Introduction of Board Members, and Remarks by Chair

Item for Public Hearing

- 1. Bedford Property Major Subdivision, PAI # 08-0904 – Growth Tier III

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Adjournment of Public Hearing

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**Reconvene Public Meeting of the  
Baltimore County Planning Board**

**Call to Order, Introduction of Board Members, and Remarks by Chair**

**Item for Discussion and Vote**

- 1. Bedford Property Major Subdivision, PAI # 08-0904 – Growth Tier III

**Adjournment of Board Meeting**

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**Appendices**

**Appendix A** 2022 Draft Annual Growth Report

**Appendix B** Bedford Property Major Subdivision (PAI # 08-0904) Development Plan Materials

*Note: A copy of the appendices is located in the official digital Planning Board files.*

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**Baltimore County Planning Board Meeting Minutes  
April 20, 2023**

**Call to Order, Introduction of Board Members**

Chairwoman Hafford called the meeting to order at 4:15 PM and welcomed everyone. A roll call to account for the members of the Board was conducted. Through the meeting, the following Board members were:

Present	Absent
<ul style="list-style-type: none"> <li>1. Ms. Nancy Hafford, Chair</li> <li>2. Mr. Peter Arrey</li> <li>3. Ms. Emily Brophy</li> <li>4. Ms. Beverly German</li> <li>5. Mr. Steven Heintz</li> <li>6. Mr. Shafiq Hinton</li> <li>7. Mr. C. Scott Holupka</li> <li>8. Mr. Wayne McGinnis</li> <li>9. Mr. Howard Perlow</li> <li>10. Ms. Cathryn Pinheiro</li> <li>11. Mr. Todd Warren</li> <li>12. Ms. Cathy Wolfson</li> </ul>	<ul style="list-style-type: none"> <li>1. Mr. S. Chris Haffer</li> <li>2. Mr. Mark Heckman</li> <li>3. Mr. Derick Johnson</li> </ul>

Attending County staff included: Mr. Steve Lafferty, Ms. Jennifer Meacham, Mr. Kristopher Weaver, Mr. Austin Broderick, Ms. Krystle Patchak, Ms. Courtney Rachuba, Ms. Laura Wolfe, and Ms. Taylor Bensley, all of the Department of Planning.

**Review of Today’s Agenda**

Ms. Bensley reported there were no changes to the Tentative Agenda published April 13, 2023.

### **Minutes of the March 30, 2023 Meeting**

Chairwoman Hafford asked the Planning Board members if they had any changes to the March 30, 2023 Minutes. Hearing none, Chairwoman Hafford called for a motion to approve the Minutes as drafted. Mr. Warren moved to approve the Minutes as drafted. Mr. Arrey seconded the motion, which passed at 4:17 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Ms. German, Mr. Heinl, Mr. Hinton, Mr. Holupka, Mr. McGinnis, Mr. Perlow, Ms. Pinheiro, Mr. Warren, and Ms. Wolfson. There were no dissenting votes.

### **Item for Discussion and Vote**

#### 1. 2022 Baltimore County Annual Growth Report

Chairwoman Hafford informed the Board that the first item on the agenda was the Board's review of the 2022 Annual Growth Report. She stated that Mr. Kris Weaver of the Research, Analysis, and Design Division of the Department of Planning would present the report to the Board, and then the Board would have the opportunity to discuss the report and ask any questions; following discussion and questions, the Board would vote on the item. Chairwoman Hafford then welcomed Mr. Weaver.

Mr. Weaver introduced himself and began presenting the draft 2022 Annual Growth Report. He stated that the Land Use Article in the Annotated Code of Maryland required that charter counties prepare an Annual Report on Growth. He continued that the Report summarized residential and non-residential development in Baltimore County in 2022 and analyzed whether new development was consistent with the County's Growth Management Policies, Master Plan 2020 Land Use Goals, and State Smart Growth Principles. He noted that the Report was due to the Maryland Department of Planning by July 1, 2023.

Mr. Weaver stated that in 2022, 28 Development Plans had been approved, including 12 Major Development Plans, 9 Minor Subdivisions, 3 Planned Unit Developments (PUD), and 4 Limited's. He continued that 2,310 total residential units were approved, 98.7% of which were inside the URDL. He stated that 42 non-residential Development Plans were approved for commercial, mixed-use, industrial and office uses which totaled 6,141,559 square feet of approved space. He noted that 93.6% of the approved square footage was located inside the URDL.

Mr. Weaver then shared a table depicting the number of constructed residential units with occupancy permits and a map of their distribution. He stated that 91.2% of the 1,230 new residential units permitted for occupancy were inside the URDL. Mr. Weaver then showed a table of non-residential permitted construction. He noted that industrial development represented the largest use type, which accounted for 42% of the total floor area in new buildings in 2022. Mr. Weaver then shared a map of the 2022 distribution of non-residential occupancy permits. He stated that the Development Capacity model had been updated to include numbers that reflected development until the end of 2022 with current zoning. He continued that the most recent model showed the number of potential units for full build out of Baltimore County could range from 10,782 units with a moderate scenario to 26,783 units with the assumed full zone build out; he noted that most lots would not build out to full density. Mr. Weaver specified that, with an average build out of 1,300 units per year, land inside the URDL would reach total build out in 8-21 years, with redevelopment not included in the figures.

Moving on to discuss adequate public facilities, Mr. Weaver continued that in the 2021-2022 school year, the full-time enrollment (FTE) of four elementary schools, one middle school, and three high schools

were at or over 115% School Rate Capacity levels. He noted that school impact analyses were conducted for each proposed development project with a residential component that fell within districts greater than 115%. He specified that Rossville Elementary had been newly opened for the 21-22 school year, and Red House Run Elementary and Summit Park Elementary were anticipated to be completed mid-year of SY2023, but boundary change/capacity relief would not be effective until SY2024. Mr. Weaver then explained that the Department of Public Works and Transportation had indicated that there were no deficiencies in the public water status in 2022. He stated that DPWT had continued the metering of 10 remaining sewer relief point locations, completed several rehabilitation projects, and were performing post-construction monitoring to determine the effectiveness of the projects. He noted that the projects were in design and under construction and would eventually allow the elimination of areas of special concern. He shared a list of twelve "F" level intersections, and one level "E" intersection that had been proposed on the 2022 Basic Service Transportation Map that would control development. Mr. Weaver shared a table of, 29 road projects that had been constructed or extended in 2022, totaling 4.96 miles in length with 100% of the total mileage being within the PFA.

Mr. Weaver informed the Board that 1,624 acres of preserved land had been added in 2022, which meant Baltimore County had 70,013 acres total of preserved land. He mentioned that the largest amount of preservation in 2022 had been achieved via the Maryland Agricultural Land Preservation Foundation (MALPF) program, and the total preserved land accounted for 88% of the Master Plan 2020 goal towards 80,000 preserved acres. Mr. Weaver concluded his presentation by sharing a map of the locations of preserved lands, by Preservation program type, that had been preserved in 2022. He stated he was available for any questions and thanked the Board for their time on the matter.

Chairwoman Hafford thanked Mr. Weaver for his presentation, and opened up the floor for questions from or discussions among the Board.

Mr. Warren questioned if the units in Land Capacity Model included apartments. Mr. Weaver replied the report had been on units, not lots, and incorporated all building types.

Mr. Warren asked about the failing intersections, specifically Padonia Road. Mr. Weaver replied that there was an intersection that changed from an F to a C, but stated he would need to get back to Mr. Warren on which intersection it was.

Mr. Holupka questioned the total acreage of the Development Capacity. Ms. Meacham replied that they could get the Board that information at a later date.

Mr. Holupka stated he was surprised by the fact that some high school capacities had decreased and questioned why that was. He stated that there were multiple schools under enrollment and suggested that information on schools under capacity be included in the 2023 Annual Growth Report. Mr. Holupka continued that there were 19 elementary schools, 6 middle schools, and 1 high school under capacity.

Mr. Perlow asked about the discrepancy between the previously stated 4,000 units to full build out versus the information in the report, which showed 15-16 thousand units. Mr. Weaver replied that some of the lots were able to have several hundred apartments, and some would be single-family homes. Mr. Lafferty stated that out of the 11,000 units, 6,500 of the sites were under development and 4,000 were vacant, which caused the differing numbers. He provided an example that, depending on Zoning requirements, a single-family home on 2 acres could be torn down and then be developed into five homes.

Mr. Perlow stated that PUDs could give the County more density, but that the 2030 Master Plan stated the County should move away from PUDs.

Mr. Perlow requested that the names of the residential developments be labeled on the maps with future Annual Growth Reports.

Ms. Wolfson questioned what would be needed for schools and public services in order to accommodate full potential capacity, and asked if the County had the land for that amount of growth. Mr. Weaver replied that he did not have that information, as it would be a combined analysis from Planning, DPWT, BCPS, etc.

Mr. Perlow recommended the Department of Planning, at a later meeting, provide the Board with a brief presentation on the Urban-Rural Demarcation Line, specifically the enabling Legislation that created it.

Mr. Holupka stated that other jurisdictions were more developed than Baltimore County and if anyone compiled all the data for the Baltimore Metropolitan Area. Mr. Lafferty stated that the Baltimore Metropolitan Council did.

Mr. Warren questioned what the 1,200 units built last were composed of, and he stated that he believed full build out to be within 3-3.5 years, not the stated 8 years. Mr. Lafferty referenced page 6 of the Annual Growth Report, which indicated the unit types and occupancy permits.

Mr. Perlow questioned if the majority of the units in the report were apartments that had been built for Towson University. Mr. Lafferty stated that it very well could be.

Mr. Lafferty stated that the school numbers shown to the Board were done in 2022, but that the County had been presented the 2023 numbers and capacity had changed over the last year. He noted that much of the capacity change was not the result of new construction, but from older generations moving out of communities and their homes being replaced with families with school aged children.

Mr. Lafferty explained, in response to Mr. Perlow's earlier comment, that the County was not doing away with PUDs, but were trying to re-evaluate the PUD process.

With no further comments or questions from the Board, Chairwoman Hafford called for a motion on the draft 2022 Annual Growth Report. Mr. Holupka moved that the Baltimore County Planning Board recommends adoption of the 2022 Annual Growth Report, as prepared by the Department of Planning and dated April 20<sup>th</sup>, 2023. Mr. Warren seconded the motion, which passed at 4:40 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Ms. German, Mr. Heinl, Mr. Hinton, Mr. Holupka, Mr. McGinnis, Mr. Perlow, Ms. Pinheiro, Mr. Warren, and Ms. Wolfson.

### **Other Business**

2. Report from the April 13, 2023 meeting of the Landmarks Preservation Commission

Ms. Bensley gave a report on the major actions of the Landmarks Preservation Commission at their April 13, 2023 meeting.

3. Recent County Council legislation of interest to the Board

Ms. Bensley gave a report on the recent legislation passed by the County Council of interest to the Board, which included:

- a. Bill 11-23 – Zoning Regulations – Honeygo Overlay District

b. Resolution 4-23 – Adoption of the Ruxton-Riderwood-Lake Roland Area Plan

**Adjournment of the Board Meeting**

Chairwoman Hafford called for a motion to adjourn the meeting. Ms. Pinheiro moved to adjourn the meeting. Ms. Wolfson seconded the motion, which passed at 4:42 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Ms. German, Mr. Heint, Mr. Hinton, Mr. Holupka, Mr. McGinnis, Mr. Perlow, Ms. Pinheiro, Mr. Warren, and Ms. Wolfson. There were no dissenting votes.

The meeting adjourned at 4:42 PM.

Mr. Lafferty informed the Board of the introduction of the Master Plan 2030 scheduled for May 4, 2023 and the Public Hearing scheduled for May 18, 2023; both would be conducted virtually. He noted that the deliberation would be June 1, 2023 and vote would be June 15, 2023; both were scheduled to be in-person.

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**Baltimore County Planning Board Public Hearing Minutes  
April 20, 2023**

**Call to Order, Introduction of Board Members**

Chairwoman Hafford called the Public Hearing to order at 5:00 PM and welcomed everyone. A roll call to account for the members of the Board was conducted. Through the Hearing, the following members were:

Present	Absent
1. Ms. Nancy Hafford, Chair 2. Mr. Peter Arrey 3. Ms. Emily Brophy 4. Ms. Beverly German 5. Mr. Steven Heint 6. Mr. Shafiq Hinton 7. Mr. C. Scott Holupka 8. Mr. Wayne McGinnis 9. Mr. Howard Perlow 10. Ms. Cathryn Pinheiro 11. Mr. Todd Warren 12. Ms. Cathy Wolfson	1. Mr. S. Chris Haffer 2. Mr. Mark Heckman 3. Mr. Derick Johnson

Attending County staff included: Mr. Steve Lafferty, Ms. Krystle Patchak, Ms. Courtney Rachuba, Ms. Laura Wolfe, and Ms. Taylor Bensley, all of the Department of Planning.

**Item for Public Hearing**

1. Bedford Property Major Subdivision, PAI # 08-0904 – Growth Tier III\*\*

Chairwoman Hafford welcomed everyone and explained that, on March 30<sup>th</sup>, 2023, Ms. Taylor Bensley of the Department of Planning, and Mr. Chris Mudd of Venable LLP, introduced the Bedford Property, a Major Subdivision on Growth Tier III, PAI # 08-0904. Chairwoman Hafford explained that Mr. Mudd was present to recap the project, and then members of the public would have the opportunity to speak on the matter. Chairwoman Hafford then welcomed Mr. Chris Mudd.

Mr. Mudd began his presentation by reminding the Board that the subject site was approximately 21 acres and the developer was proposing six lots. He continued that Section 5-104 of the Annotated Code of Maryland required the project to be reviewed by the Board because it is in a Growth Tier III area. He mentioned that two things the Board was being asked to look at were: the cost of providing local governmental services to the residential major subdivision unless a local jurisdiction's adequate public facilities law already requires a review of government services; and the potential environmental issues or a natural resources inventory related to the proposed residential major subdivision. Mr. Mudd stated there were very little to no impacts. He spoke to the local services, stating there would be no new public roads proposed. He noted there would be a very small common area and common driveway which would be privately maintained. He continued that there was no school overcrowding. Trash and recycle would be public, but would be picked-up in a common circle, which DPWT had agreed to. He noted there would be no snow removal or re-paving done by the County, all work would be privately maintained. Regarding environmental, Mr. Mudd explained that 42% of the site, was to be preserved forest conservation and buffer easements, with no impact to streams or natural resources. He stated Venable LLC, was proposing modern storm water management, which did not exist on the site. He concluded his presentation by requesting that the Planning Board support the proposed plan.

Chairwoman Hafford thanked Mr. Mudd for his presentation and asked if there were any questions or comments from the Board.

Mr. Warren stated that Baltimore County had the lowest percent of executive housing and stated he was disappointed that the plan was not yielding the 10 units allowed by zoning.

There were no additional comments from the Board.

Ms. Bensley informed Chairwoman Hafford that there were no public speakers signed up.

With that, Chairwoman Hafford reminded the Board that, following the conclusion of the Public Hearing, the Board would have the opportunity to discuss and vote on the project.

**Adjournment of the Public Hearing**

Chairwoman Hafford called for a motion to adjourn the Public Hearing. Ms. Pinheiro moved to adjourn the Public Hearing. Mr. Arrey seconded the motion, which passed at 5:06 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Ms. German, Mr. Heinl, Mr. Hinton, Mr. Holupka, Mr. McGinnis, Mr. Perlow, Ms. Pinheiro, Mr. Warren, and Ms. Wolfson. There were no dissenting votes.

The Public Hearing adjourned at 5:06 PM.

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**Reconvened Baltimore County Planning Board Meeting Minutes  
April 20, 2023**

**Call to Order, Introduction of Board Members**

Chairwoman Hafford called the meeting to order at 5:06 PM and welcomed everyone. A roll call to account for the members of the Board was conducted and the following members were:

Present	Absent
1. Ms. Nancy Hafford, Chair	1. Mr. S. Chris Haffer
4. Mr. Peter Arrey	2. Mr. Mark Heckman
5. Ms. Emily Brophy	3. Mr. Derrick Johnson
6. Ms. Beverly German	
7. Mr. Steve Heintl	
8. Mr. Shafiq Hinton	
9. Mr. C. Scott Holupka	
10. Mr. Wayne McGinnis	
11. Mr. Howard Perlow	
12. Ms. Cathryn Pinheiro	
13. Mr. Todd Warren	
14. Ms. Cathy Wolfson	

Attending County staff included: Mr. Steve Lafferty, Ms. Krystle Patchak, Ms. Courtney Rachuba, Ms. Laura Wolfe, and Ms. Taylor Bensley, all of the Department of Planning.

**Items for Discussion and Vote**

1. Bedford Property Major Subdivision, PAI # 08-0904 – Growth Tier III

Chairwoman Hafford advised the Board that they now had the opportunity to discuss and vote on the Bedford Property Major Subdivision. She stated that staff from the Department of Planning and representatives for the applicant were present to answer any further questions from the Board during the discussion and before the vote.

Chairwoman Hafford asked the Board members if there were any questions. There were no questions from the Board.

With no further discussion or questions, Chairwoman Hafford called for a motion on the matter. Mr. Holupka moved that the Baltimore County Planning Board, upon conducting a Public Hearing on the matter on April 20, 2023, resolved that the residential development proposal did not present any undue added costs to government services and had minimal impacts on environmental issues, and the Board was supportive of the Baltimore County Growth Tiers designation. The Board recommended that the Bedford Property Major Subdivision Development Plan be approved to the extent of the authority of the Board outlined in the Annotated Code of Maryland, Land Use Article, Section 5-104 (c) through (f).

Ms. Pinheiro seconded the motion, which passed at 5:09 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Ms. German, Mr. Heintl, Mr. Hinton, Mr. Holupka, Mr. McGinnis, Ms. Pinheiro, Mr. Perlow, Mr. Warren, and Ms. Wolfson. There were no dissenting votes.

**Adjournment of the Board Meeting**

Chairwoman Hafford reminded the Board that the next meeting would be conducted virtually, Thursday, May 4<sup>th</sup>, and then called for a motion to adjourn the meeting. Ms. Pinheiro moved to adjourn the meeting.



Mr. Arrey seconded the motion, which passed at 5:09 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Ms. German, Mr. Heintz, Mr. Hinton, Mr. Holupka, Mr. McGinnis, Mr. Perlow, Ms. Pinheiro, Mr. Warren, and Ms. Wolfson. There were no dissenting votes.

The meeting adjourned at 5:09 PM.

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