

MINUTES

Baltimore County Planning Board Meeting

April 18, 2024

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Appendices

Appendix A 2023 Baltimore County Annual Growth Report and Staff Presentation

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

Baltimore County Planning Board Meeting Minutes
April 18, 2024

Call to Order, Introduction of Board Members

Chairwoman Hafford called the meeting to order at 4:30 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
<ol style="list-style-type: none">1. Ms. Nancy Hafford, Chair2. Mr. Peter Arrey3. Ms. Emily Brophy4. Ms. Beverly German5. Mr. S. Chris Haffer6. Mr. Mark Heckman7. Mr. Shafiq Hinton8. Mr. C. Scott Holupka, Vice Chairman9. Mr. Derick Johnson10. Mr. Wayne McGinnis11. Mr. Howard Perlow12. Ms. Cathryn Pinheiro13. Mr. Todd Warren14. Ms. Cathy Wolfson	<ol style="list-style-type: none">1. Mr. Steven Heint

Attending County staff included: Mr. Steve Lafferty, Ms. Amy Mantay, Ms. Jenifer Nugent, Ms. Ngone Diop, Ms. Jennifer Meacham, Mr. Kris Weaver, Mr. Austin Broderick, Mr. Myles Muhlberger, Ms. Marina Goldgisser, Ms. Krystle Patchak, Ms. Courtney Rachuba, 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 11, 2024.

Minutes of the March 7, 2024 Meeting

Chairwoman Hafford asked the Planning Board members if they had any changes to the March 7, 2024 Minutes. Hearing none, Chairwoman Hafford called for a motion to approve the Minutes as drafted. Mr. Arrey moved to approve the Minutes as drafted. Ms. Brophy seconded the motion, which passed at 4:33 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Ms. German, Mr. Haffer, Mr. Heckman, Mr. Hinton, Mr. Holupka, Mr. Johnson, Mr. McGinnis, Mr. Perlow, Ms. Pinheiro, Mr. Warren, and Ms. Wolfson. There were no dissenting votes.

Item for Introduction and Vote

1. 2023 Baltimore County Annual Growth Report

Chairwoman Hafford informed the Board that the first item on the agenda was the Board's review of the 2023 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 2023 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 2023 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, 2024.

Mr. Weaver stated that in 2023, 27 Development Plans had been approved, including 12 Major Development Plans, 10 Minor Subdivisions, 4 Planned Unit Developments (PUD), and 1 Limited. He continued that 2,773 total residential units were approved, 99.4% of which were inside the URDL. He stated that 29 non-residential Development Plans were approved for commercial, mixed-use, industrial and office uses which totaled 4,170,173 square feet of approved space. Of that, 100% 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 89.3% of the 871 new residential units permitted for occupancy were inside the URDL. Mr. Weaver then showed a table of non-residential permitted construction and a map of their distribution. He noted that industrial development represented the largest use type, which accounted for 49% of the total floor area in new buildings in 2023. He stated that the most recent Development Capacity model, from 2022, 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 7-20 years, with redevelopment not included in the figures.

Moving on to discuss adequate public facilities, Mr. Weaver continued that in the 2022-2023 school year, the full-time enrollment (FTE) of four elementary schools, zero middle schools, and five high schools was 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%. 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 eleven "F" level intersections, and one level "E" intersection that had been proposed on the 2023 Basic Service Transportation Map that would control development. Mr. Weaver shared a table of 13 road projects that had been constructed or extended in 2023, totaling 1.013 miles in length.

Mr. Weaver informed the Board that 955 acres of preserved land had been added in 2023, which meant Baltimore County had 70,895 total acres of preserved land. He mentioned that the largest amount of preservation in 2023 had been achieved via the Rural Legacy Program, and the total preserved land accounted for 88.6% 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 added in 2023. 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. Perlow questioned how Baltimore County had 4-5,000 lots available in 2022, but now had over 10,000. He also noted that it would be helpful to know the names of the residential and commercial projections. Ms. Meacham replied to Mr. Perlow's question that the 10,782 figure matched what the Board was told in 2022, as the development capacity model had not changed. She clarified that the number was building units, not lots, but that vacant lots were those with nothing on them, versus underdeveloped which were lots that possibly had one house on them but had subdivision potential for more. Mr. Warren questioned how many of the lots were privately owned. Ms. Meacham replied that most of them were.

Mr. Perlow noted that 7-20 years was a large difference for full build out and that he was concerned, as Baltimore County had not gotten a handle on their housing shortage in recent years. Ms. Meacham reiterated that the figures did not include redevelopment potential. Mr. Lafferty reiterated that the figure showed units, not individual properties available, for development, so someone may be able to build three units of townhouses on one lot.

Ms. Wolfson questioned how the Housing and Community Development Finance Act would impact the buildable units figure, but stated she understood if the meeting was not an appropriate time to discuss. Mr. Lafferty stated that the Research, Analysis, and Design division could map out what properties may be eligible based on the legislation, but noted it would not be possible until the completion of CZMP due to workload.

Mr. Haffer asked if the County had done sensitivity analysis on moving the URDL to create more buildable units. Mr. Lafferty replied that the Planning Board put language on studying the URDL in the Master Plan, however it was stricken by County Council; as such, it would be difficult for Planning to have a means to do that kind of analysis.

Mr. Warren stated that he had followed the Housing and Community Development Finance Act closely, but that he thought an informational sheet could be helpful for other Board members who were not aware of what it entailed. Mr. Lafferty replied that staff could send out a FAQ sheet.

Ms. Wolfson commented that Baltimore County's growth was diminishing, and questioned what growth the report projected. Ms. Meacham explained that the report looked at development and growth within the County during the past year. She continued, however, that Baltimore County had their Round 10 numbers, which predicted population for the next thirty years. Mr. McGinnis noted that many people were moving out of Baltimore County to where land and houses were more affordable.

With no further discussions or questions, Chairwoman Hafford called for a motion on the Annual Growth Report. Mr. Holupka moved that the Planning Board recommend adoption of the 2023 Annual Growth Report as prepared by the Department of Planning and dated April 18, 2024. Ms. Brophy seconded the motion, which passed at 4:55 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Ms. German, Mr. Haffer, Mr. Heckman, Mr. Hinton, Mr. Johnson, Mr. McGinnis, Mr. Perlow, Ms. Pinheiro, and Ms. Wolfson. Mr. Warren voted against the motion.

Other Business

2. Report from the March 14th, 2024 and April 11th, 2024 Meetings of the Landmarks Preservation Commission

Ms. Bensley gave a report on the major actions of the Landmarks Preservation Commission at their March 14, 2024 and April 11, 2024 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 4-24 – Zoning Regulations – Signs – Portable Signs
- b. Bill 5-24 – Zoning Regulations – Capping Residential Growth in Greenleigh
- c. Bill 8-24 – Zoning Regulations – Multifamily (Two-Over-Two Condominium Townhome) Units
- d. Bill 10-24 – Zoning Regulations – Application of the R.C.7 Zone to R.C. 2 Zoned Property
- e. Bill 11-24 – Zoning Regulations – Neighborhood Commons (N.C.) District – Floodplains
- f. Bill 13-24 – Zoning Regulations – Swim School and Learning Center
- g. Resolution 10-24 – Adopt the Baltimore County Pedestrian and Bicycle Master Plan

Adjournment of the Board Meeting

Chairwoman Hafford called for a motion to adjourn the meeting. Ms. Pinheiro moved to adjourn the meeting. Mr. Warren seconded the motion, which passed at 5:00 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Ms. German, Mr. Haffer, Mr. Heckman, Mr. Hinton, Mr. Holupka, Mr. Johnson, Mr. McGinnis, Mr. Perlow, Ms. Pinheiro, Mr. Warren, and Ms. Wolfson. There were no dissenting votes.

The meeting adjourned at 5:00 PM.
