

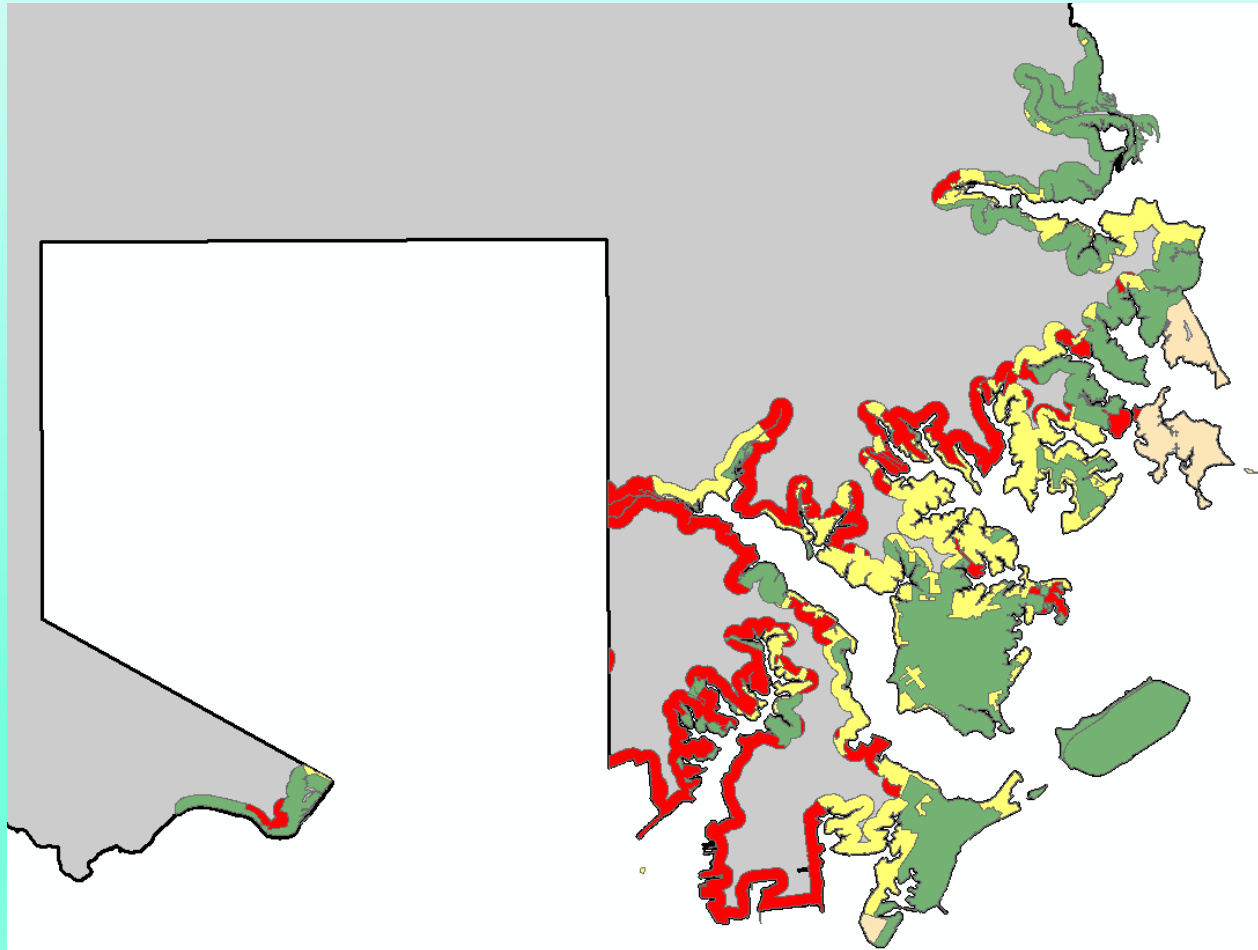
# *Country Club Estates*

**Chesapeake Bay Critical Area**

**Growth Allocation Request**

**March 2, 2023**

# Baltimore County's Chesapeake Bay Critical Area



# Critical Area History

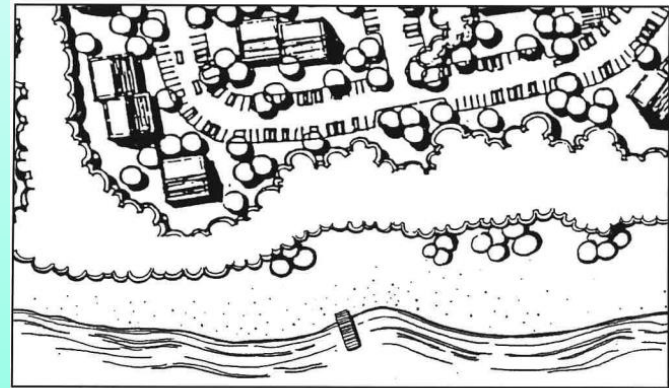
- **County's Critical Area law effective since June 1988**
- **All Critical Area land was mapped into one of 3 land use categories, based upon land use existing in December 1985**
  - \* **Resource Conservation Area (RCA)**
  - \* **Limited Development Area (LDA)**
  - \* **Intensely Developed Area (IDA)**
- **County was allotted 462 acres of "Growth Allocation" for conversion of one land use category to another**
- **County has 79.9 acres of Growth Allocation remaining, including 44.66 acres of RCA conversions and 35.24 acres of LDA conversions**

# Growth Allocation Process

- **Step 1:** DEPS reviews application for completeness
- **Step 2:** Growth Allocation Review Committee performs technical review of application and prepares recommendations to County Planning Board
- **Step 3:** County Planning Board reviews application, considers Committee report, and prepares recommendations to the County Board of Appeals
- **Step 4:** County Board of Appeals votes to approve or deny the application
- **Step 5:** If application is approved by the County, DEPS forwards Growth Allocation application and other pertinent information to State Critical Area Commission
- **Step 6:** State Critical Area Commission renders final decision regarding Growth Allocation request

# Growth Allocation Review Committee Process

- **The Growth Allocation application was evaluated utilizing a specific set of Evaluation Objectives**
- **Community input was obtained by attending a Community Input Meeting**
- **Detailed “findings” for each Evaluation Objective are included in the Committee’s February 3, 2023 report**



## Chesapeake Bay Critical Area

Growth Allocation Submittal Requirements and  
Evaluation Objectives

Baltimore County, Maryland

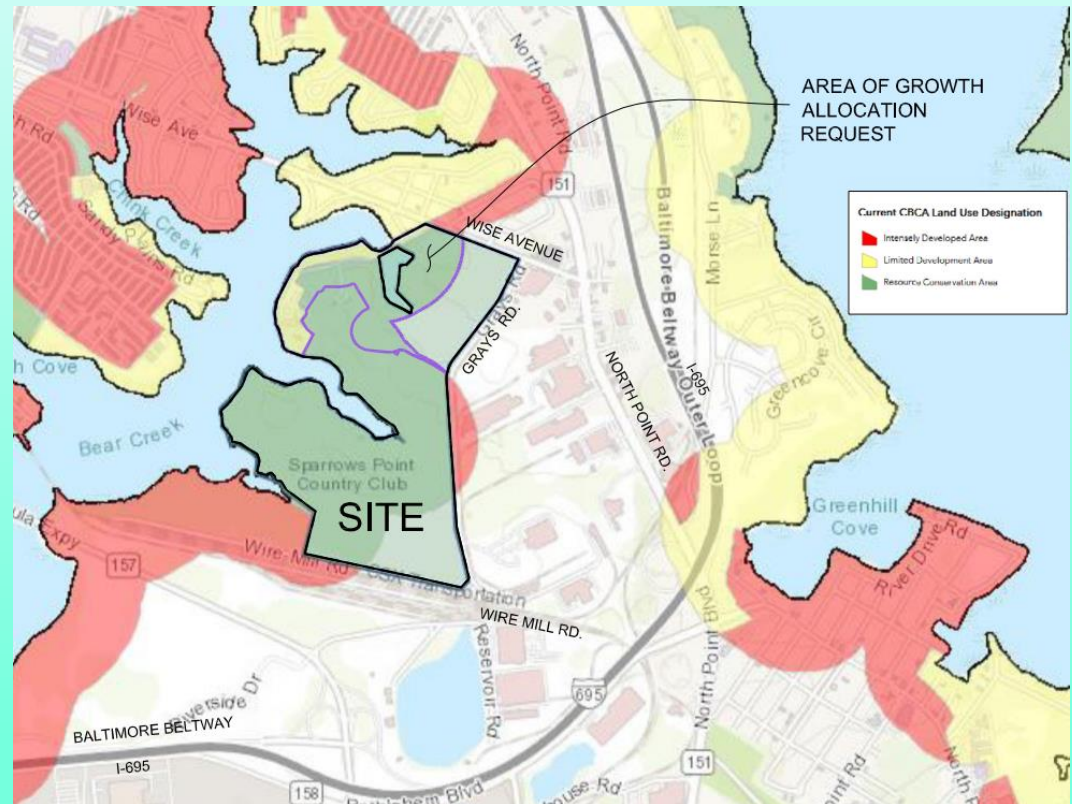


Department of Environmental  
Protection and Sustainability

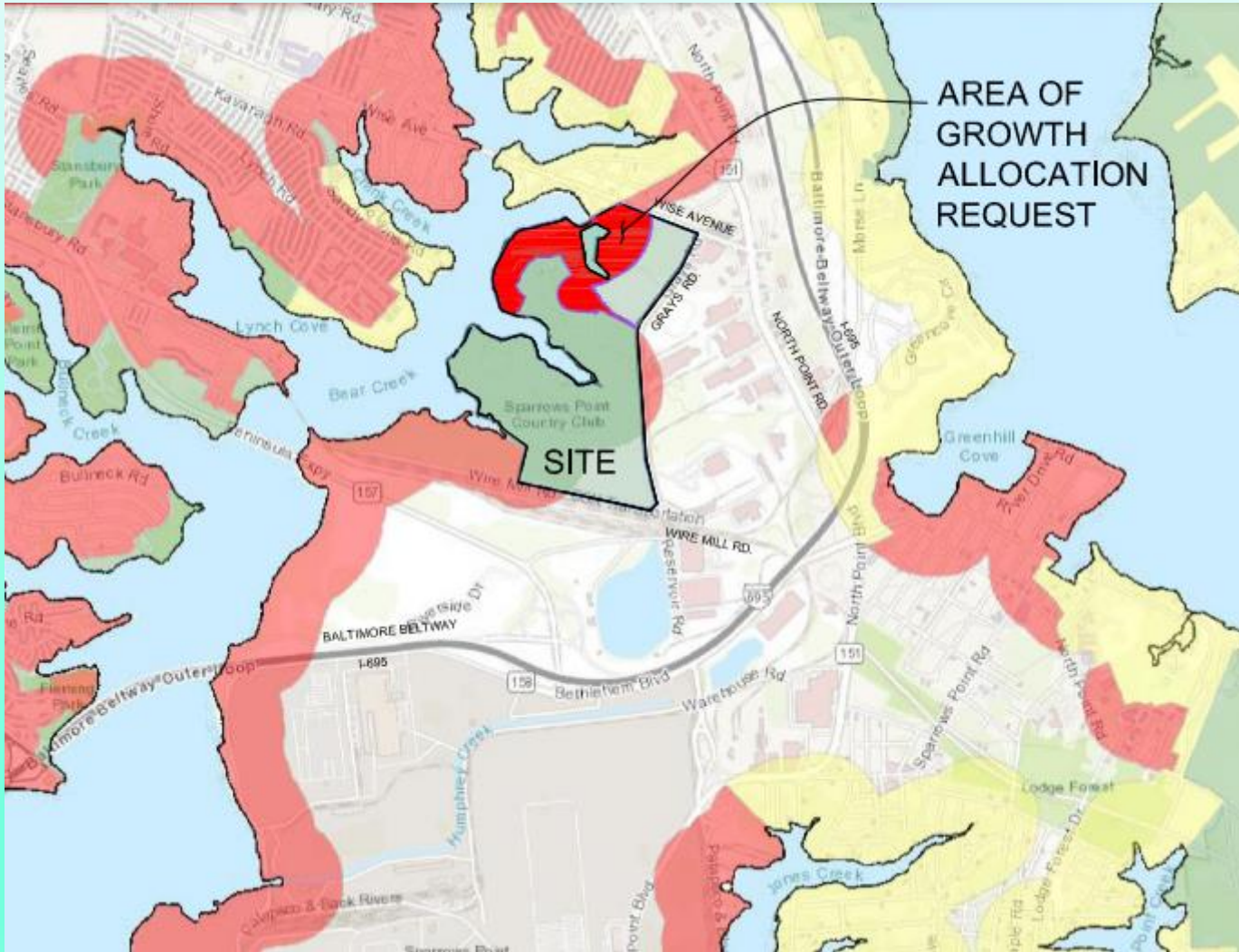
August 2021

# Growth Allocation Proposal

- **Country Club Estates Growth Allocation proposal seeks to reclassify 40.72 acres of RCA to IDA and 14.63 acres of LDA to IDA**







AREA OF  
GROWTH  
ALLOCATION  
REQUEST

SITE

SITE

# **Growth Allocation Review Committee Findings**

## *Consistency with established County land use policies, plans, & initiatives*

- **Proposed development is consistent with policies, plans and initiatives in Master Plan 2020, Eastern Baltimore County Revitalization Strategy Plan, and the Greater Dundalk-Edgemere Community Conservation Plan**
- **Development of the property will provide a mix of housing types that will improve supply and diversity of housing stock in the area, which will increase home ownership and help to revitalize the area**
- **Removing existing tennis courts and parking in the 100-foot Critical Area Buffer; planting historically disturbed areas; providing natural shoreline restoration along a portion of the waterfront, and managing stormwater runoff will significantly enhance the property**



# **Growth Allocation Review Committee Findings**

## *Adequacy of public facilities and services*

- **Adequate sewage and water availability exist to serve the proposed development**
- **Traffic Impact Study was reviewed and accepted by DPWT under review of the Development Plan**
- **Wise Avenue Volunteer Fire Department and Baltimore County Police Precinct 12 are in close proximity to the site**
- **Adequate school capacity exists in the area**

# **Growth Allocation Review Committee Findings**

## *Fulfillment of unmet needs related to community and economic development policies noted in Master Plan*

- **Development of the property will provide a mix of housing types that will improve supply and diversity of housing stock in the area near Tradepoint Atlantic, which has created 12,000 jobs**
- **Housing types will include single family detached, townhouses, and villas along the waterfront in the northern part of the site**

# Growth Allocation Review Committee Findings

## *Anticipated ability of project to comply with County development regulations*

- **The project has already received Development Plan approval, with the condition that the project must obtain growth allocation**

# **Growth Allocation Review Committee Findings**

## *Functional compatibility with surrounding area*

- **Development Plan Pattern Book approval confirms housing type mix and coastal architecture design are appropriate for the property and compatible with the surrounding area**
- **The Committee determined that additional screening along Schoolhouse Cove within the 100-foot Buffer would improve visual compatibility**
- **Traffic generated by this development will be from proposed residences, and the Traffic Impact Study was reviewed and accepted by DPWT.**

# Growth Allocation Review Committee Findings

## *Meeting or exceeding Critical Area program goals*

- The proposal minimizes water quality impacts by avoiding wetland impacts, clustering houses to retain existing vegetation, removing impervious surfaces at the water's edge, planting shoreline buffers and developed woodlands, putting buffers and woodlands into permanent protective easements, and exceeding the 10% pollutant reduction requirement
- The proposal conserves fish, wildlife and plant habitat by permanently protecting and enhancing 106.72 acres of buffers and developed woodlands on site and restoring a stretch of an actively eroding shoreline
- Restoring 692 linear feet of actively eroding shoreline, planting the buffer and developed woodlands, clustering houses, adding stormwater management to the site, dedicating “non-disturbance” Critical Area Easements, and posting signs along the easement limits will reduce the number, movement, and activities of persons that can potentially create adverse environmental impacts

# **Growth Allocation Review Committee Findings**

## *Resource Protection Objectives*

- **The 1.6 acres of forest and 6.83 acres of developed woodland to be cleared will be offset by planting 29.57 acres of forest onsite and 6.3 acres of developed woodland enhancement onsite**
- **11.37 acres of buffer on site will be planted in forest vegetation and impacts within the 300-foot setback will be mitigated at 3:1 ratio on site**
- **A living shoreline restoration is proposed along the most actively eroding stretch of shoreline and includes marsh creation and additional tree planting as well as placing the restoration area in permanent Critical Area Easement**



# **Growth Allocation Review Committee Findings**

## *Resource Protection Objectives*

- **Disturbance on steep slopes is minimal, and includes only minor grading for an emergency access lane and to support one storm drain outfall**
- **Developed woodland, planting areas, and Critical Area buffers will be permanently protected by dedication of 94.99 acres in the Critical Area and 11.73 acres beyond for a total of 106.72 acres (39.8% of the overall site) into protective easements to the County**
- **No stream crossings are proposed**
- **There are no plant or wildlife Habitat Protection Areas on site, and the shoreline restoration work will abide by time of year restrictions for in-water work during white perch spawning between March 1 – June 15.**

# **Growth Allocation Review Committee Findings**

## *Resource Enhancement Objectives*

- **The 10% pollutant reduction requirement will be met for the growth allocation request area and stormwater runoff for the development area outside the Critical Area will also be reduced and treated**
- **Stormwater management will include submerged gravel wetlands, bioswales, micro-bioretenion facilities, landscape infiltration, and sheet flow to buffer on a site that currently has no stormwater management**
- **Open space is optimized by clustering houses in historically disturbed areas, using existing cart paths as pedestrian paths, restoring disturbed buffers and developed woodlands, and retaining the golf course beyond the growth allocation request area**

# **Growth Allocation Review Committee Findings**

## *Resource Enhancement Objectives*

- **29.57 acres of forest and 6.3 acres of developed woodland will be planted and enhanced on site and placed in permanent protective easements, creating wildlife corridors that do not currently exist**
- **106.72 acres of the 268 acre property will be placed in permanent protective easements**
- **Two existing caretaker houses on septic systems will be connected to public sewer**
- **A living shoreline restoration along 692 linear feet of actively eroding shoreline will stabilize the shoreline and create new marsh**

# **Growth Allocation Review Committee Findings**

## *Design Quality Objective/Location Requirement*

- **IDA Growth Allocations must be located in an LDA or adjacent to an existing IDA**
- **The proposed Country Club Estates Growth Allocation is adjacent to existing IDA and is partially located in an LDA**

# **Growth Allocation Review Committee Findings**

## *Design Quality Objectives/Site Design Features*

- **The Pattern Book for the project has been approved as part of the Development Plan and includes a mix of townhouses, single family attached, and single family detached dwellings**
- **The proposed development allows for the continued use of the Sparrows Point Country Club as a golf and social club as well as the permanent protection of buffers and forested areas**
- **Unique features of the site are optimized by planting the buffer historically used as part of the country club, restoring an eroding shoreline, retaining existing cart paths for pedestrian use, and putting buffers and reforestation areas in permanent protective easements**

# **Growth Allocation Review Committee Findings**

## *Design Quality Objectives/Site Design Features*

- **Visual focal points are optimized by avoiding 100-foot buffer impacts and adding additional native buffer plantings to screen the development from view**
- **Public sidewalks will be provided along public roads and there will be both pedestrian and vehicular connection between Country Club Estates and the country club.**



# **Growth Allocation Review Committee**

## *Recommendation*

- **The Committee recommends that the Planning Board vote to forward the Country Club Estates Growth Allocation application to the Board of Appeals for approval, subject to all approval conditions listed in the February 3, 2023 Growth Allocation Review Committee report**

# **Growth Allocation Approval Conditions**

- **Allocate 40.72 acres of RCA to IDA and 14.63 acres of LDA to IDA Growth Allocation**
- **Adhere to the Growth Allocation Request Plan**
- **Complete all mitigation and community benefits outlined in applicants' proposal including construction of off-site kayak launches**
- **Provide additional planted screening along Schoolhouse Cove**
- **Record permanent Critical Area Easements in Land Records to protect all onsite Critical Area buffers, forests, and newly created marsh**
- **Record permanent Forest Conservation Easements/Forest Buffer Easements in Land Records to protect forests and buffers on site and outside of the Critical Area**
- **Permanently demarcate easements with signs to deter future encroachment**

Questions?