

Annual Report Worksheet Reporting (Calendar) Year 2021

INSTRUCTIONS

Each Planning Commission/Board shall approve an Annual Report for the Reporting Year 2021 as required under [§1-207\(b\)](#) of the Land Use Article. In addition, this Annual Report shall be filed with the local legislative body and the Maryland Department of Planning (Planning), no later than July 1, 2022.

Local jurisdiction may use the attached template form or any of the previous Annual Report forms. The requirements have not changed for 2021. An optional survey is included in Section VII. We encourage all jurisdictions to consider responding.

Section I- New Residential Permits, and Section II- Amendments and Growth Related Changes, are required by all local jurisdictions.

Section III- Development Capacity Analysis, is required every three years.

Section IV- Locally Funded Agriculture Preservation, is required by Counties only.

Section V – Measures and Indicators, is required by jurisdiction reporting more than 50 new residential permits in Section I.

Section VI- Adequate Public Facility Ordinances, is required every two years by jurisdictions with adopted Adequate Public Facility Ordinances (APFOs).

Section VII – Planning Survey Questions is optional

Annual Report Worksheet Reporting (Calendar) Year 2021

Section I: New Residential Permits Issued (Inside and Outside the PFA) (§1-208(c)(1)(i) and (c)(3)(ii))

(A) In Table 1, New Residential Permits Issued (Inside and Outside the PFA) below, enter the number of new residential building permits issued in calendar year (2021). Enter 0 if no new residential building permits were issued in 2021.

**Table 1: New Residential Permits Issued
Inside and Outside the Priority Funding Area (PFA)**

Residential – Calendar Year 2020	PFA	Non - PFA	Total
# New Residential Permits Issued	1,234	89	1,323

Section II: Amendments and Growth Related Changes In Development Patterns (§1-207(c)(1) and (c)(2))

Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.

(A) Were any new comprehensive plan or plan elements adopted? If yes, briefly summarize what was adopted Y N

(B) Were there any amendments to the zoning regulations or zoning map? If yes, briefly summarize each amendment, include a map, or GIS shapefile, if available. Y N

No Amendments have been made to the zoning map. Amendments to the zoning regulations include:

Permitting additional uses in existing zones:

- Business, Local Zone (B.L.) – Permitting a carwash under certain conditions.
- Business, Local (B.L.) Zone adjacent to the Honeygo Overlay District – Permitting residential uses under certain conditions
- Business, Local Zone (B.L.) - Permitting single-family attached “two-over-two” condominium dwelling units under certain conditions
- Business, Local Zone (B.L.) – Permitting certain winery uses under certain conditions
- Community Business (C.B.) Zone - Permitting a cleaning and restoration business under certain conditions
- Manufacturing, Light (M.L.) Zone - Permitting certain multi-family residential uses under certain conditions
- Manufacturing, Light (M.L.) Zone – Permitting certain hospital uses

Annual Report Worksheet Reporting (Calendar) Year 2021

- Manufacturing, Heavy (M.H.) Zone – Defining and permitting renewable natural gas fueling facilities
- Resource Conservation (R.C 4) Zone – Permitting residential developments on certain country clubs or golf courses.
- Density Residential (D.R.) Zones – Exempting certain buildings associated with a school located in a D.R. Zone from compliance with the maximum building length described in the Comprehensive Manual of Development Policy.
- Business Major (B.M.) Zone – Permitting for the care and training of animals under certain conditions

Signage:

- Manufacturing, Heavy (M.H.) Zone - permitting a waiver or modification of any applicable sign regulations by approval of a pattern book or modification to an existing pattern book
- Density Residential (D.R.5.5) Zone – permitting joint identification signs
-

Live Music:

- Amending the definitions of live musical entertainment and nightclub and permitting use in certain areas

Dormitory and Purpose Built Student Housing:

- Providing the definitions of “Dormitory” and “Purpose Built Student Housing” in the Baltimore County Zoning Regulations

Cemeteries and Burial Grounds:

- Permitting Natural Burial Grounds, including Conservation Burial Grounds, as an Alternative Burial Ground in certain areas of the County

Temporary Use Trailers:

- Permitting the temporary business use of trailers in certain areas throughout the County

(C) Were there any growth related changes, including Land Use Changes, Annexations, New Schools, Changes in Water or Sewer Service Area, etc., pursuant to of the Land Use Article? If yes, please list or map and provide a description of consistency of internal, state or adjoining local jurisdiction plans Y N

- Lafarge Quarry, 633 Earls Road – Changed from W5/6/7 and S5/6/7 to W3 and S3 for areas inside the URDL.

Annual Report Worksheet
Reporting (Calendar) Year 2021

(D) Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, please list. Y N

Permitting electronic or hard copy transmittal of certain development documents relating to the development process and modernizing development plans in electronically accessible formats and means.

Annual Report Worksheet Reporting (Calendar) Year 2021

Section III: Development Capacity Analysis (DCA)(§1-208(c)(iii))

Note: MDP provides technical assistance to local governments in completing a development capacity analyses. Please contact your MDP regional planner for more information.

(A) Has an updated DCA been submitted with your Annual Report or to MDP within the last three years? Y N

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.
2. If yes, when was the last DCA submitted? Identify Month and Year: This has been submitted in the Annual Growth Report for 2021.

a. Was the DCA shared with the local School Board Facilities Planner? Y N

(B) Using the most current DCA available, provide the following data on capacity inside and outside the PFA in *Table 2, Residential Development Capacity (Inside and Outside the PFA)*:

Table 2: Residential Development Capacity (Inside and Outside the PFA)

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres w/ Capacity	10,362.50	77,232.40	87,594.90
Residential Parcel & Lots w/Capacity	9,139	7018	16,157
Residential Capacity (Units)	10,895	55	10,950

**Annual Report Worksheet
Reporting (Calendar) Year 2021**

**Section IV: (Locally) Funded Agricultural Land Preservation & Local Land Use
Goal (Counties Only) ([§1-208\(C\)\(1\)iv and v](#))**

(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds. Enter value of local program funds, if available.

Table 3: Locally Funded Agricultural Land Preservation

Local Preservation Program Type	Acres	Value (\$)
Donated Easement	58.62	0
Rural Legacy	311.40	
Maryland Agricultural Land Preservation Foundation	200.69	
Total	570.71	

(B) What is the county’s established local land use percentage goal? 80,0000 acres

(C) What is the timeframe for achieving the local land use percentage goal? No timeframe set

(D) Has there been any progress in achieving the local land use percentage goal? Yes. 68,31 acres have been preserved. (85% of the goal)

Annual Report Worksheet Reporting (Calendar) Year 2021

Section V: Measures and Indicators ([§1-208\(c\)\(1\)](#))

Note: The Measures and Indicators, Section VII, is only required for jurisdictions issuing more than 50 new residential building permits in the reporting year, as reported in Table 1.

Table 4A: Amount of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2021	PFA	Non - PFA	Total
Total # Minor Subdivisions Approved	9	7	16
Total # Minor Subdivision Lots Approved	21	15	36
Total # Minor Subdivision Units Approved	21	15	36
Total # Major Subdivisions Approved	6	0	6
Total # Major Subdivision Lots Approved	390	0	390
Total # Major Subdivision Units Approved	619	0	619
Total # PUDs Approved	4	0	4
Total # PUD Lots Approved	865	0	865
Total # PUD Units Approved	1206	0	1206
Total # Limiteds Approved	2	0	2
Total # Limited Lots Approved	46	0	46
Total # Limited Units Approved	46	0	46
Total # Units Constructed in Jurisdiction	1234	89	1861
Total # Units Demolished*	57	24	81
Total # Units Reconstructed/Replaced*	0	1	1

*Not required.

Table 4B: Net Density of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2021	PFA	Non – PFA	Total
Total # Units Approved (Major + Minor Subdivisions)	1892	15	1907
Total # Approved Lot Area (Major + Minor Subdivisions)	422.55	93.21	515.76

Table 4C: Share of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2021	PFA	Non – PFA	Total
Total # Units Approved (Major + Minor Subdivisions)	1892	15	1907

**Annual Report Worksheet
Reporting (Calendar) Year 2021**

% of Total Units (# Units/Total Units)	99.2%	0.8%	100%
---	-------	------	------

Annual Report Worksheet Reporting (Calendar) Year 2021

Table 4D: Amount of Non Residential Growth (Inside and Outside the PFA)

Commercial – Calendar Year 2021	PFA	Non - PFA	Total
Total Site Plan Area Approved (Gross Acres)	NA	NA	NA
Total Building Square Feet Approved (Gross)	1,021,321	439,619	1,460,940
Total # New Permits Issued	45	2	47
Total Square Feet Constructed in Jurisdiction (Gross)	2,090,916	6,590	2,097,506

Table 4E: Net Density of Non Residential Growth (Inside and Outside the PFA)

Commercial – Calendar Year 2021	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	1,021,321	439,619	1,460,940
Total Lot Size (Net Acres)	252.18	38.17	290.35

Table 4F: Share of Non Residential Growth (Inside and Outside the PFA)

Commercial – Calendar Year 2021	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	1,021,321	439,619	1,460,940
% of Total Building Square Feet (Building Square Feet/Total Approved Square Feet)	70%	30%	100%

Annual Report Worksheet Reporting (Calendar) Year 2021

Section VI: Adequate Public Facility Ordinance (APFO) Restrictions ([§7-104](#)) (Section VI is only required by jurisdictions with adopted APFOs)

Note: Jurisdictions with adopted APFOs must submit a biennial APFO report. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. APFO reports for 2019 and 2020 are due July 1, 2021. However, jurisdictions are encouraged to submit an APFO report on an annual basis.

(A) What is the type of infrastructure affected? (List each for Schools, Roads, Water, Sewer, Stormwater, Health Care, Fire, Police or Solid Waste.) Schools, Water, Sewer and Traffic

(B) Where is each restriction located? (Identify on a map, including PFA boundary.)

Schools -In the 2020-2021 school year, the FTE's of three (3) elementary schools and three (3) high schools are at or over 115% of their SRC's. The FTE of all middle schools is below 115% of SRC. A school impact analysis will be performed for each proposed development project with a residential component to determine whether a school district is overcrowded under Section 32-6-103(g) of the Baltimore County Code

Impacted Schools – Deep Creek ES, Fullerton ES, Red House Run ES, Dundalk HS, Sparrows Point HS, Towson HS

Water - The Department of Public Works and Transportation indicated that there were no deficiencies in public water status known to exist in 2021.

Sewer – This maps show areas that are have sewer deficiencies or areas of concern.

https://resources.baltimorecountymd.gov/Documents/Public_Works/basicservices/2021/sewermap2021.pdf

Traffic - There are twelve "F" level intersections and one "E" level intersection that were included on the 2021 Basic Service Transportation Map that would control development. These intersections are:

- Baltimore Nat' 1 Pike (US 40)/ Rolling Rd N LOS = F
- Bellona Ave/ Charles St (MD 139) / Kenilworth Dr LOS=F
- Bloomsbury Ave/ Frederick Rd (MD 144) / Ingleside Ave LOS = F
- Burke Ave / Burke Ave W / York Rd (MD 45) LOS=F
- Ebenezer Rd/ Pulaski Hwy (US 40) LOS = F
- Falls Rd (MD 25) / Seminary Ave W(MD 131) LOS = F
- Falls Rd (MD 25) / Joppa Rd W LOS = F
- Falls Rd (MD 25) / Greenspring Valley Rd (MD 130) LOS = F
- Falls Rd (MD 25) & Shawan Rd & Tufton Ave* LOS = F
- Frederick Rd (MD 144) / Rolling Rd S (MD 166) LOS = F
- Joppa Rd E & Loch Raven Blvd (MD 542) - (COVID 19) LOS=F
- Perring Pkwy (MD 41) / Putty Hill Ave LOS=F
- Joppa Rd E / Perring Pkwy (MD 41) LOS=E

(C) Describe the nature of what is causing each restriction.

Schools – These schools are 115% over state rated capacity of school facility.

Annual Report Worksheet Reporting (Calendar) Year 2021

Water – None

Sewer - The Department of Public Works and Transportation has continued the metering of all remaining sewer relief point locations. The Department of Public Works has completed several rehabilitation projects and has been performing post-monitoring to determine the projects' effectiveness. In addition, Public Works has projects still in design that will eventually eliminate the areas of concern. Baltimore County residents should be aware that the removal of an area of special concern does not mean that an area has unlimited developmental potential. All developments are evaluated hydraulically on a case-by-case basis, and determinations are made to see if the development will need downstream supplementation.

Traffic – Intersection with a grade of E or F are congested intersections. During prime commute times motorists must wait through several signal changes to get through an intersection.

(D) What is the proposed resolution of each restriction? Evaluation of additional development in all areas causing an impacted on the facilities noted above is conducted. Limits to development may occur in these areas.

(E) What is the estimated date for the resolution of each restriction?

Schools require construction of new schools or additions to handle capacity issues. See the MYPAS report on school construction.

[https://go.boarddocs.com/mabe/bcps/Board.nsf/files/C4VLWX56FB41/\\$file/myipas%20recommendations%20FINAL.pdf](https://go.boarddocs.com/mabe/bcps/Board.nsf/files/C4VLWX56FB41/$file/myipas%20recommendations%20FINAL.pdf)

Sewer - The Department of Public Works and Transportation has continued the metering of all remaining sewer relief point locations. The Department of Public Works has completed several rehabilitation projects and has been performing post-monitoring to determine the projects' effectiveness. In addition, Public Works has projects still in design that will eventually eliminate the areas of concern.

(F) What is the resolution that lifted each restriction? NA

(G) When was each restriction lifted? NA

(H) Addition Information. To help the Sustainable Growth Commission Statewide School Education Committee for School related restrictions:

1. List the State Rated Capacity for each affected facility.
Deep Creek ES – 117.03%
Fullerton ES – 120.09%
Red House Run ES – 121.30%
Dundalk HS – 127.39%
Sparrows Point HS – 125.95%
Towson HS – 133.10%

Annual Report Worksheet Reporting (Calendar) Year 2021

2. Identify date local School APFO standards were last evaluated or amended. August 2, 2006

3. Provide a letter from the School Board confirming what actions are being taken by the School Board to remedy each restriction. (This could include a change in State Rated Capacity (SRC); scheduled improvements in the local Capital Improvement Program (CIP); or redistricting, etc., to address (B) –(G) above.)

Annual Report Worksheet Reporting (Calendar) Year 2021

Section VII: Planning Survey Questions (Optional)

The information provided can assist MDP and MDOT staff with identifying potential pedestrian/bicycle projects and project funding.

(A) Does your jurisdiction have a bicycle and pedestrian plan? Y N

1. Plan name [Eastern and Western Pedestrian and Bicycle Access Plans](#).
2. Date Completed (MM/DD/YR) 11/19/12
3. Has the plan been adopted? Y N
4. Is the plan available online? Y N
5. How often do you intend to update it? It is currently in the process of being updated.
6. Are existing and planned bicycle and pedestrian facilities mapped? Y N

(B) Does your jurisdiction have a transportation functional plan in addition to your comprehensive plan? Y N

1. Plan name
2. Date completed (MM/DD/YY)
3. Has plan been adopted? Y N
4. Is the plan available online? Y N
5. How often do you intend to update it? (Every ____ years)

END

**Annual Report Worksheet
Reporting (Calendar) Year 2021**

Submitting Annual Reports and Technical Assistance

- (A) Annual Reports may be submitted via email (preferred) to david.dahlstrom@maryland.gov or one copy may be mailed to:

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

- (B) Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should indicate a point of contact(s) if there are technical questions about your Annual Report.
- (C) You may wish to send additional copies of your Annual Report directly to your MDP Regional Planner or School Board Facilities Planner.
- (D) If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you. Regional Planner contact information can be found at: Planning.Maryland.gov/OurWork/local-planning-staff.shtml
- (E) Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website: Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml
- (F) If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at david.dahlstrom@maryland.gov.