

*BALTIMORE COUNTY COUNCIL  
NOTES TO THE AGENDA  
LEGISLATIVE SESSION 2025*

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*Issued: January 23, 2025  
Work Session: January 28, 2025  
Legislative Day No. 3: February 3, 2025*

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*The accompanying notes are  
compiled from unaudited  
information provided by  
the Administration and  
other sources.*



OFFICE OF THE COUNTY AUDITOR

**BALTIMORE COUNTY COUNCIL**

**February 3, 2025**

**NOTES TO THE AGENDA**

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**AGENDA**  
**BALTIMORE COUNTY COUNCIL**  
**LEGISLATIVE SESSION 2025, LEGISLATIVE DAY NO. 3**  
**February 3, 2025 6:00 P.M.**

CEB = CURRENT EXPENSE BUDGET  
BY REQ. = AT REQUEST OF COUNTY EXECUTIVE

Page

**CALL OF BILLS FOR FINAL READING AND VOTE**

**COUNCIL**

- 1 Bill 106-24 – Councilmembers Marks & Patoka – Zoning Regs. – Uses permitted in the Business, Local (B.L.) Zone – Special Regulations for Commercial, Community Core (C.C.C.) Districts

**LAUREN BUCKLER, DIRECTOR, DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION**

- 2 Bill 107-24 – Mr. Patoka(By Req.) – Posting Signs on Public Property

**COUNCIL**

- 4 Bill 1-25 – Mr. Marks – Zoning Regs. – Uses Permitted in the Business, Maritime Marina (B.M.M.) Zone – Marina Storage Shipping Containers

- 6 Bill 2-25 – Mr. Marks – Zoning Regs. – Farm Markets – Accessory Carry-Out Restaurant

**BILLS FOR FIRST CONSIDERATION**

**PETE GUTWALD, DIRECTOR, DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS**

- 8 Bill 3-25 – Mr. Ertel(By Req.) – Baltimore County Basic Services Mapping Standards - Transportation

**APPROVAL OF FISCAL MATTERS/CONTRACTS**

**FAITH THOMAS, CHIEF, REAL ESTATE COMPLIANCE**

- 10 1. Contract of Sale – Donna Green – Acquisition of parcel – 6615 Windsor Mill Rd.,21207-Windsor Mill Road Project
- 10 2. Contract of Sale – Marlene Adena Edwards-Stephens – Acquisition of parcel – 6619 Windsor Mill Rd.,21207-Windsor Mill Road Project

**PETE GUTWALD, DIRECTOR, DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS**

- 15 3. Contracts – (3) – Rat eradication and reduction services

**MISCELLANEOUS BUSINESS**

**STEVE LAFFERTY, DIRECTOR, DEPARTMENT OF PLANNING**

- 19 1. Res. 6-25 – Mr. Ertel(By Req.) - Approval of Applications – Sale of development rights easements – Agricultural Land Preservation Advisory Board

**COUNCIL**

- 23 2. Res. 7-25 – Mr. Crandell – Amending the boundary of the Essex Revitalization District
- 25 3. Res. 8-25 – Mr. Marks – Amend the Goal 3, Action 12 of the Livable Built Environment section – Vision Framework of the Master Plan 2030
4. Appointment – Mr. Ertel – Baltimore County Community Repair and Reinvestment Commission – Selisa Jefferson

**Mr. Marks & Mr. Patoka**

**Zoning Regs. – Uses Permitted in the Business, Local (B.L.) Zone –  
Special Regulations for Commercial, Community Core (C.C.C.) District**

Bill 106-24 permits a combination of apartments and housing for the elderly in the Business Local (B.L.) Commercial, Community Core (C.C.C.) District if located within a certain geographic area.

Currently, apartments are permitted in the B.L. C.C.C. District, but only above the first story of a building. However, elderly housing facilities and apartments restricted to those age 55 and older are permitted in any story of such a building. Bill 106-24 permits a combination of apartments and elderly housing facilities in any story of a building in the B.L. C.C.C. District if the building is located east of Perring Parkway, north and northeast of I-695, and north of MD-Route 702 and Eastern Boulevard.

The bill’s lead sponsor is considering amending the legislation to remove the references to the specific geographic area (i.e., located east of Perring Parkway, north and northeast of I-695, and north of MD-Route 702 and Eastern Boulevard).

With the affirmative vote of five members of the County Council, Bill 106-24 will take effect 14 days after its enactment. At the request of the bill’s lead sponsor, the Council voted to extend the vote until the legislative session on February 3, 2025.

**Bill 107-24****Council District(s) All**

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**Mr. Patoka (By Req.)**

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**Department of Public Works and Transportation**

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**Posting Signs on Public Property**

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Bill 107-24 removes from the County Code the general prohibition against posting a sign on a street lamppost that is owned by the County and adds “banner” to the definition of “sign” with regard to posting signs on public property. The bill also adds a provision allowing the Director of the Department of Permits, Approvals and Inspections (PAI) to issue permits for the hanging of signs from street lampposts owned by the County. See Exhibit A.

Under current law, a person may not affix a sign to, among other places, a flagpole, street lamppost, or tree that is owned by the County. Within the context of this prohibition, a “sign” means a bill, poster, placard, handbill, flyer, painting, sign, notice, advertisement, or other similar objects or matter that contains printed or written words, symbols, or pictures.

Bill 107-24 amends this prohibition to remove street lamppost and amends the definition of “sign” to include a banner. Last, Bill 107-24 adds a new section that authorizes the Director of PAI to issue a permit for the hanging of signs from street lampposts that are owned by the County. Any such permit must be issued in accordance with relevant County Codes, regulations, and policies.

The Department of Public Works and Transportation advised that it will review permit applications and, upon approval, forward to PAI for processing. The Department further advised that PAI will charge a \$100 permit fee. The Department advised that it is unable to estimate the number of permits expected to be issued annually or estimate annual revenues due to unknown demand.

Bill 107-24 shall take effect 45 days after its enactment.

## **Executive Summary**

County residents and organizations have asked that they be permitted to hang banners from street lamp posts owned by the County. The banners would be for displaying seasonal themes, advertising specific public events, or hanging other approved signage. This legislation removes the current restriction in §23-1-102 of County Code that prohibits signage on street lamp posts and adds §23-2-103 which gives the County the ability to issue permits for the hanging of signs from County-owned street lamp posts. The permitting process includes specific regulations to ensure banners are appropriate and installed by professionals.

Prepared by: Department of Public Works and Transportation

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**Mr. Marks**

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**Zoning Regs. – Uses Permitted in the Business, Maritime Marina (B.M.M.) Zone –  
Marina Storage Shipping Containers**

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Bill 1-25 permits the use of shipping containers in a certain area for marina-related storage in the Business, Maritime Marina (B.M.M.) Zone under certain conditions.

The B.M.M. Zone, along with the Business Maritime Boatyard (B.M.B.) Zone and the Business Maritime Yacht Club (B.M.Y.C.) Zone), are generally classified as Business Maritime Zones. These zones were established in recognition of the County's characteristic development pattern in which the major river tributaries providing access to the Chesapeake Bay attract both residential and maritime use. Business Maritime Zones are intended to provide for the orderly, efficient, and enjoyable use of the land areas adjacent to the County's navigable waterways by establishing three different zones which regulate the type and intensity of water-oriented land uses. Specifically, the B.M.M. Zone was established to accommodate water-dependent facilities and associated uses at a scale in keeping with the surrounding residential community.

The dominant use in the B.M.M. Zone is marinas. While the B.M.M. Zone does permit some marina-related out-of-water storage, the Zoning Regulations have not kept up with modern storage solutions that fit the nature of these marinas as they operate today. With storage space at an increasing premium and marina business margins falling, a modular and cost-effective storage solution is required.

Bill 1-25 addresses this issue by permitting shipping containers – which may be no larger than 8 feet wide, 9 feet tall, and 40 feet long – for permanent or long-term marina-related storage under specific conditions. First, such use of shipping containers is only permitted in the Bowleys Quarters Community Action Plan 2000 area. Second, the total number of shipping containers may not exceed one container per acre of marina property, up to a maximum of five containers on a single property.

Third, there are several siting requirements. All shipping containers are subject to a 50-foot setback from any property line; may not be stacked on another shipping container; and must be placed on the marina property in a manner that does not adversely impact a neighboring property.

Last, each container must be uniformly painted in an earth tone and maintained such that it remains free from rust. Also, a shipping container authorized under the provisions of Bill 1-25 may not be used as a temporary storage unit, as defined in Section 18-2-608 of the County Code.

With the affirmative vote of five members of the County Council, Bill 1-25 will take effect 14 days after its enactment.



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**Mr. Marks**

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**Farm Markets – Accessory Carry-Out Restaurant**

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Bill 2-25 permits a carry-out restaurant as an accessory use to a farm market in certain locations and under specific conditions. A “farm market” is defined in the Zoning Regulations as “an accessory or principal building or structure other than a dwelling which is used by one or more farmers for the sale of products grown, or grown and produced, primarily on their own farms or for the sale of other indigenous farm products.” The definition also states “a farm market may sell a limited amount of locally produced nonagricultural goods such as handcrafted items, homemade baked goods, homemade preserves, and jams.”

While the definition of a farm market permits most activities and sales of a regular grocer, the definition does not contemplate the on-premises preparation and sale of traditional deli or grocery hot-bar items such as fresh sandwiches, egg salads, casseroles, etc. In grocery stores, these items are traditionally prepared daily on-site or made-to-order to be included with a customer’s other grocery items at check-out and eaten off-premises.

Bill 2-25 addresses this disparity by permitting a carry-out restaurant as an accessory use to a farm market. The Zoning Regulations define a “carry-out restaurant” as “an establishment whose principal business is the sale of ready-to-consume food and beverages to customers who order their food and beverages over the counter, by telephone or by fax machine and whose principal characteristic is that food and beverages are consumed off the premises.”

While Bill 2-25 permits an accessory carry-out restaurant, the bill also limits use in several ways to maintain the current nature of farm markets. The accessory carry-out restaurant is only permitted for a farm market in the Honeygo (H) Overlay District. As stated in the carry-out restaurant definition, food prepared by the restaurant is only for consumption off-premises. Also, the accessory carry-out restaurant must be located within the same building and maintain the same hours of operation as the farm market. Last, the accessory carry-out restaurant cannot exceed 25% of the gross floor area of the farm market or sell pre-packaged food that was prepared off-premises.

With the affirmative vote of five members of the County Council, Bill 2-25 will take effect 14 days after its enactment.

**Bill 3-25**

**Council District(s) All**

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**Mr. Ertel (By Req.)**

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**Department of Permits, Approvals & Inspections**

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**Baltimore County Basic Services Mapping Standards – Transportation**

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Bill 3-25 updates the basic services mapping standards and technical language relating to transportation to conform with current best practices and Department of Public Works and Transportation (DPWT) traffic impact study guidelines. There is no change to the Basic Services Maps themselves, or the adoption process. See Exhibit A.

Under the current standards, DPWT is required to use the 1965 version of the Highway Capacity Manual. The Administration advised that since the 1965 edition was published, the Transportation Research Board (formerly known as the National Research Council) has made six updates. Rather than specify a particular edition, Bill 3-25 states that DPWT must use the most recent edition of the Highway Capacity Manual, thus allowing the County to utilize the most recent standards as they are adopted by the Transportation Research Board.

The bill also corrects the outdated name for the Board. Last, the bill replaces outdated language regarding DPWT's Traffic Study Guidelines with a statement that the methodology for conducting a traffic impact study shall be in accordance with the DPWT guidelines, which are posted on the County's website.

Bill 3-25 will take effect 45 days after its enactment.

## **Executive Summary**

The Baltimore County Zoning Regulations include Article 4A Growth Management. This article regulates the Basic Services Maps. The proposed ordinance updates the technical language in the Basic Services Maps section on transportation. There is no change to the Basic Services Maps themselves, or the adoption process. The update would apply to Section 4A02.4(D) Basic Services Mapping Standards—Transportation. This subsection references the “Highway Capacity Manual, 1965.” Since this 1965 edition of the Highway Capacity Manual, there have been six updates that have been made by the Transportation Research Board (formerly known as the National Research Council). The ordinance refers to the “most recent edition of the Highway Capacity Manual.” This subsection also cites a methodology that has been updated in the manual. The ordinance proposes to replace this outdated language with a reference to the Department of Public Works and Transportation’s Traffic Study Guidelines.

Prepared by: Department of Permits, Approvals and Inspections

FMs-1 & 2 (2 Contracts)

Council District(s) 2

**Office of Law – Real Estate Compliance Division**

**Acquisition of Parcels – 6615 Windsor Mill Road and 6619 Windsor Mill Road, 21207 – Windsor Mill Road Project**

The Administration is requesting approval of two contracts to acquire land and easement access spanning, in total, approximately 0.106 acre for \$11,902, for the construction of a sidewalk along Windsor Mill Road in Gwynn Oak. FM-1 is a \$5,386 contract with Donna Green, for land (0.014 acre) and easement access (0.044 acre) located at 6615 Windsor Mill Road; the property is zoned DR-5.5 (Density Residential – 5.5 lots per acre). FM-2 is a \$6,516 contract with Marlene Adena Edwards-Stephens, for land (0.019 acre) and easement access (0.029 acre) located at 6619 Windsor Mill Road; the property is zoned DR-5.5 (Density Residential – 5.5 lots per acre). The acquired land will be used for highway widening areas and the easements will be used for temporary construction areas and a drainage and utility easement. Each contract’s compensation amount takes into account any adverse impacts to site improvements. See Exhibits A and B.

**Fiscal Summary**

<b>Funding Source</b>	<b>Combined Purchase Price</b>	<b>Notes</b>
<b>County</b> <sup>(1)</sup>	\$ 11,902	<sup>(1)</sup> Capital Projects Fund. <sup>(2)</sup> Includes \$2,609 to compensate for adverse impacts to certain site improvements.
<b>State</b>	--	
<b>Federal</b>	--	
<b>Other</b>	--	
<b>Total</b>	\$ 11,902 <sup>(2)</sup>	

**Analysis**

Descriptions of the two acquisitions are as follows:

FM-1 – 6615 Windsor Mill Road

The County's staff appraiser completed an appraisal of the property effective February 2, 2023, recommending a value of \$5,386. After review and analysis, the County's review appraiser concurred with the appraisal, recommending the respective amount as just compensation for the acquisition. The Office advised that the property owner accepted the County's offer. The purchase price includes \$1,609 to compensate for adverse impacts to a retaining wall; additionally, the County will reinstall or replace as necessary other impacted site improvements.

The total 0.058-acre property to be acquired, including both the land (0.014 acre) and the temporary construction area (0.044 acre), is part of a larger 0.336-acre parcel that is residentially improved with a detached dwelling.

FM-2 – 6619 Windsor Mill Road

The County's staff appraiser completed an appraisal of the property effective March 3, 2023, recommending a value of \$6,516. After review and analysis, the County's review appraiser concurred with the appraisal, recommending the respective amount as just compensation for the acquisition. The Office advised that the property owner accepted the County's offer. The purchase price includes \$1,000 to compensate for adverse impacts to fencing; additionally, the County will reinstall or replace as necessary other impacted site improvements.

The total 0.048-acre property to be acquired, including the land (0.019 acre), the temporary construction area (0.027 acre), and the drainage and utility easement (0.002 acre), is part of a larger 0.261-acre parcel that is residentially improved with a detached dwelling.

The Department of Public Works and Transportation (DPWT) advised that construction of a sidewalk along Windsor Mill Road will be completed in three phases: phase one (current phase) will run from Woodlawn Drive to Featherbed Lane; phase two will continue to Windsor Boulevard; and phase three will continue to Rolling Road. The Office further advised that, in total, 80 acquisitions are needed for phase one of this project, as well as at least 43 acquisitions for phase two (DPWT does not have an estimate for phase three at this time), and following approval of these two proposed acquisitions, approximately 6 remaining phase one acquisitions will require Council approval.

The Council previously approved contracts totaling \$281,707 for 25 properties. DPWT advised that estimated phase one costs for property acquisition total \$0.6 million; other estimated phase

one costs total \$4.5 million, including \$951,500 for design and \$3,590,194 for construction. (DPWT advised that construction costs were last estimated in 2020 for previous designs, which excluded right of way (ROW) and utility relocations; estimated construction costs will be updated with the impending submittal from the Department's consultant.) As of the adoption of the FY 2025 Capital Budget, appropriations earmarked for the project total \$6.0 million, of which \$500,000 is earmarked specifically for phase two. DPWT further advised that as of January 22, 2025, the County had expended/encumbered approximately \$300,000 for land acquisition, with an additional \$250,000 planned in FY 2025 for ROW; the County had not yet encumbered any funding for construction.

County Charter, Section 715, requires Council approval of real property acquisitions where the purchase price exceeds \$5,000.

Executive Summary

PROGRAM TITLE: Windsor Mill Sidewalk Project

PROJECT NO.: 205-0286-0516

FISCAL MATTER: Contract of Sale

PROPERTY OWNERS: Donna Green

LOCATION: 6615 Windsor Mill Road  
Baltimore, MD 21207

CONSIDERATION: \$5,386.00

PURPOSE OF PROJECT: This contract is for the purchase of Highway Widening Area of 642 sq. ft. and a Temporary Construction Area of 1,955 sq. ft.

LIMITS OF PROJECT: 6615 Windsor Mill Road

Prepared by: Office of Law – Real Estate Compliance Division



Executive Summary

PROGRAM TITLE: Windsor Mill Sidewalk Project

PROJECT NO.: 205-0286-0516

FISCAL MATTER: Contract of Sale

PROPERTY OWNERS: Marlene Adena Edwards-Stephens

LOCATION: 6619 Windsor Mill Road  
Baltimore, MD 21207

CONSIDERATION: \$6,516.00

PURPOSE OF PROJECT: This contract is for the purchase of Highway Widening Area of 835 sq. ft., a Temporary Construction Area of 1,198 sq. ft., and a Drainage & Utility Area of 87 sq. ft.

LIMITS OF PROJECT: 6619 Windsor Mill Road

Prepared by: Office of Law – Real Estate Compliance Division

FM-3 (3 Contracts)

Council District(s) All

**Department of Permits, Approvals and Inspections**

**Rat Eradication and Reduction Services**

The Administration is requesting approval of three contracts, with Chesapeake Pest Management, LLC, Total Termination Pest Control, LLC, and Solomon’s Termite and Pest Control to provide integrated pest management (IPM) services and court-ordered rodent control to control, reduce, and/or eradicate rat populations in County communities on an as-needed basis. Each contract commences upon Council approval, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days. The contracts provide that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that estimated compensation for the three contractors combined totals \$1,500,000 for the entire 5-year and 4-month term, including the renewal and extension periods. See Exhibit A.

**Fiscal Summary**

<b>Funding Source</b>	<b>Combined Total Compensation</b>	<b>Notes</b>
<b>County</b> <sup>(1)</sup>	\$ 1,500,000	<sup>(1)</sup> Neglected Property Community Fund. <sup>(2)</sup> Estimate for the entire 5-year and 4-month term.
<b>State</b>	--	
<b>Federal</b>	--	
<b>Other</b>	--	
<b>Total</b>	<u>\$ 1,500,000</u> <sup>(2)</sup>	

**Analysis**

The contractors will provide all labor, supervision, materials, equipment, tools, and incidentals needed to perform IPM and court-ordered rat eradication services on an on-call, as-needed basis. The Department advised that the control practices of an IPM program extend beyond the routine

application of pesticides to include monitoring and inspecting for pests, modifying structures, training for the pest management contractor, and provision of educational information to residents. The Department further advised that it is the County's intention to employ a system to optimize, not maximize, the use of pesticides and other control measures. The Department advised that the contractors will provide services outside the 25 neighborhoods targeted under the County's two existing IPM contracts; the additional contracts are needed due to an increasing volume of extermination requests.

When the County determines a need for rat eradication services, the assigned contractor will perform an inspection of the affected homes. The Department will provide the contractor with a list of all homes that have been cleared with the homeowners for access to their property to perform treatment. The contractor will inspect for the presence of rat burrows in residential yards (including front and back yards) and storm drain inlets in alleyways; treat, collapse, and fill the burrows (with the additional use of bait boxes); and flag the treated burrows and properties that have been treated as well as confirm the visual inspection of properties with no burrows. The contractor must perform the initial treatment within 2 weeks and achieve significant eradication within 8 weeks. When a corrective court order is issued, the contractor must commence work within three days and perform three weekly visits. Rates for services range from \$8-\$20 per home treated (single property), \$25-\$40 to furnish and install a bait box, \$20-\$100 per home for front and back eradication services with bait boxes (i.e., when targeting an entire neighborhood), and \$2-\$15 per visual inspection, depending on the contractor. The contractors will also charge a flat fee for hazardous conditions ranging from \$15-\$275 and a trip fee of \$50-\$85, depending on the contractor. The Department advised that work will be assigned to the contractors based on contractor availability, job size, and geographic area of the requested work.

Each contract commences upon Council approval, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days on the same terms and conditions, unless the County provides notice of non-renewal. The contracts provide that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that compensation for all contractors combined totals \$1,500,000 for the entire 5-year and 4-month term, including the renewal and extension periods

Prior to the commencement of each renewal period, the County may entertain a request for an escalation in unit prices in accordance with the Consumer Price Index – All Urban Consumers –

United States Average – All Items (CPI-U), as published by the United States Department of Labor, Bureau of Labor Statistics at the time of the request, or up to a maximum 5% increase on the current pricing, whichever is lower. The County may terminate the agreements by providing 30 days prior written notice.

The County awarded the contracts through a competitive procurement process based on low bid from five bids received; the Department advised that the lowest bid was deemed non-responsive. According to the bid documents, there is a 20% M/WBE participation requirement.

On December 19, 2022, the Council approved two 5-year and 4-month contracts with Pest Services Company and Orkin, LLC d/b/a Regional Pest Management to provide IPM services in 25 targeted communities. The Department advised that the contractors have also provided court-ordered eradication services and on-call IPM services outside the designated communities as needed and as workload permitted. The County's financial system indicates that as of January 15, 2025, the County expended/encumbered \$3,680,250 under the contracts: \$1,466,075 to Pest Services Company and \$2,214,175 to Regional Pest Management.

On August 5, 2024, the Council approved a 5-year and 6-month contract not to exceed \$907,593 with Home Paramount Pest Control Company to provide pest control services at various County-owned and/or operated buildings; this pest control contract is administered by Property Management and is unrelated to the County's Rat Eradication Program contracts. The County's financial system indicates that as of January 23, 2025, the County expended/encumbered \$124,765 under the pest control contract.

County Charter, Section 715, requires that "any contract must be approved by the County Council before it is executed if the contract is...for services for a term in excess of two years or involving the expenditure of more than \$25,000 per year...."

## **Executive Summary**

These contracts are to provide all time, materials, labor and incidentals necessary to control, reduce and eradicate the rat populations in properties throughout the County as identified and may be identified in the future by the Department of Permits, Approvals and Inspections (PAI). Currently identified properties are targeted areas with the greatest need for immediate Integrated Pest Management (IPM) services. The price proposals for each include various components of the IPM to include a comprehensive and thorough inspection of each accessible property and treatment of burrows as necessary per specifications. Certain properties may be placed on a short-term maintenance program to include bait boxes and monthly servicing to ensure optimal results are achieved. Funding for these contracts is from the Neglected Property Community Fund.

Prepared by: Department of Permits, Approvals and Inspections

**MB-1 (Res. 6-25)**

**Council District(s)   3**

**Mr. Ertel (By Req.)**

**Department of Planning**

**Approval of Applications – Sale of Development Rights Easements –  
Agricultural Land Preservation Advisory Board**

Resolution 6-25 approves 3 applications ranked in priority order for the sale of agricultural land preservation easements on properties totaling approximately 251 acres pursuant to the County’s FY 2024 Agricultural Land Preservation Program. See Exhibits A and B.

**Fiscal Summary**

This resolution has no immediate fiscal impact to the County since the related purchases of the agricultural land preservation easements will occur separately at a later date. The purchases are subject to funding availability and County Council approval.

**Analysis**

The Department of Planning and the Baltimore County Agricultural Land Preservation Advisory Board (the Advisory Board) recommended and ranked the 3 properties totaling approximately 251 acres in priority order. After the resolution is approved, the County may extend offers to purchase the easements in the order of the ranking, depending upon the availability of County funding, and subject to County Council approval of the purchases. Section 24-3-107 of the Baltimore County Code details the process for evaluation and approval of the applications.

The Department of Planning and the Advisory Board evaluated each property and determined the priority ranking based on an analysis of the benefits per acre and cost per acre. The Department advised that the properties were ranked using a Land Evaluation Site Assessment (LESA) system

that has two components: the Department evaluated one component, which includes information on soils, proximity to preserved farms, location, development pressure, and other factors; and the Advisory Board evaluated the other component, which includes the extent of land farmed, importance of the farm to the agricultural industry, and other factors related to the natural resource. The price per acre is based on the formula set forth by Section 24-3-106 of the Baltimore County Code. The ranking order is determined by dividing the LESA benefits per acre by the price per acre.

The Department advised that on November 13, 2024, the Advisory Board approved the priority ranking of the following 3 properties, which are located in Councilmanic District 3, and are listed in descending order from the highest ranked farm.

<u>Property Owner(s)</u>	<u>Council District</u>	<u>Acres</u>
Troyer Real Estate, LLC	3	112.84
Armacost, Jason & Jessica	3	90.93
The Ted Sotir Trust 2011	3	47.00
	Total	<u>250.77</u>

The Baltimore County Code, Article 24, Land Preservation, authorizes both a State agricultural preservation program and a separate County program, which is not dependent on the State program. The purpose of the State and County agricultural preservation programs is to protect agricultural land and woodland for agricultural production, to control urban expansion, which is consuming the agricultural land and woodland, and to provide open space for the residents of the State and County. Under the County’s Agricultural Land Preservation Program, the County may purchase development rights easements on property within the County, in accordance with Section 24-3-101 of the Baltimore County Code. The Department advised that as of January 15, 2025, the County has preserved a total of 6,341 acres through the County’s Agricultural Land Preservation Program and 71,593 acres through all preservation programs; the County’s goal is to protect at least 80% of the prime agricultural and forestlands within the County’s Agricultural Priority Preservation Area.

This resolution shall take effect from the date of its passage by the County Council.

**BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF PLANNING**

**DATE: December 3, 2024**

**Subject:** Resolution to Recommend Farms and their Ranking for the County Agricultural Land Preservation Program.

The Department of Planning recommends the approval of a resolution recommending three (3) applications and the ranking of same on 251 +/- easement acres by landowners to sell an easement for farmland preservation through the County Agricultural Land Preservation Program.

The Baltimore County Agricultural Land Preservation Advisory Board (Advisory Board) reviewed each farm and analyzed and ranked on factors such as contribution to agricultural economy, quality of the land, soils, number of development rights, acres of contiguous protected ground, environmental benefit and other factors.

The Advisory Board voted on November 13, 2024 to recommend the following applications for approval in the ranking order listed below in descending order from the highest ranked farm:

Name: Troyer Real Estate, LLC

Address: 21300 York Rd, Parkton, MD 21120 (Map 7, Parcel 29)

Proposed Easement Acreage: 112.835

County Council District: 3<sup>rd</sup>

Zoning/Tier: RC 2

Master Plan Land Management Area: Agricultural Priority Preservation Area

Farm Ownership/Operation: Owner Operated-row crops

Name: Armacost, Jason & Jessica

Address: 3015 Lieb Rd, Parkton, MD 21120 (p/o Map 4, Parcel 3)

Proposed Easement Acreage: 90.9318

County Council District: 3<sup>rd</sup>

Zoning/Tier: RC 2

Master Plan Land Management Area: Agricultural Priority Preservation Area

Farm Ownership/Operation: Owner Operated-beef cattle, hay, field crops, small grains & Leased-crop ground

Name: The Ted Sotir Trust 2011

Address: 14601 Cooper Rd, Phoenix, MD 21130 (p/o Map 35, Parcels 128, lot 1)

Proposed Easement Acreage: 47

County Council District: 3<sup>rd</sup>

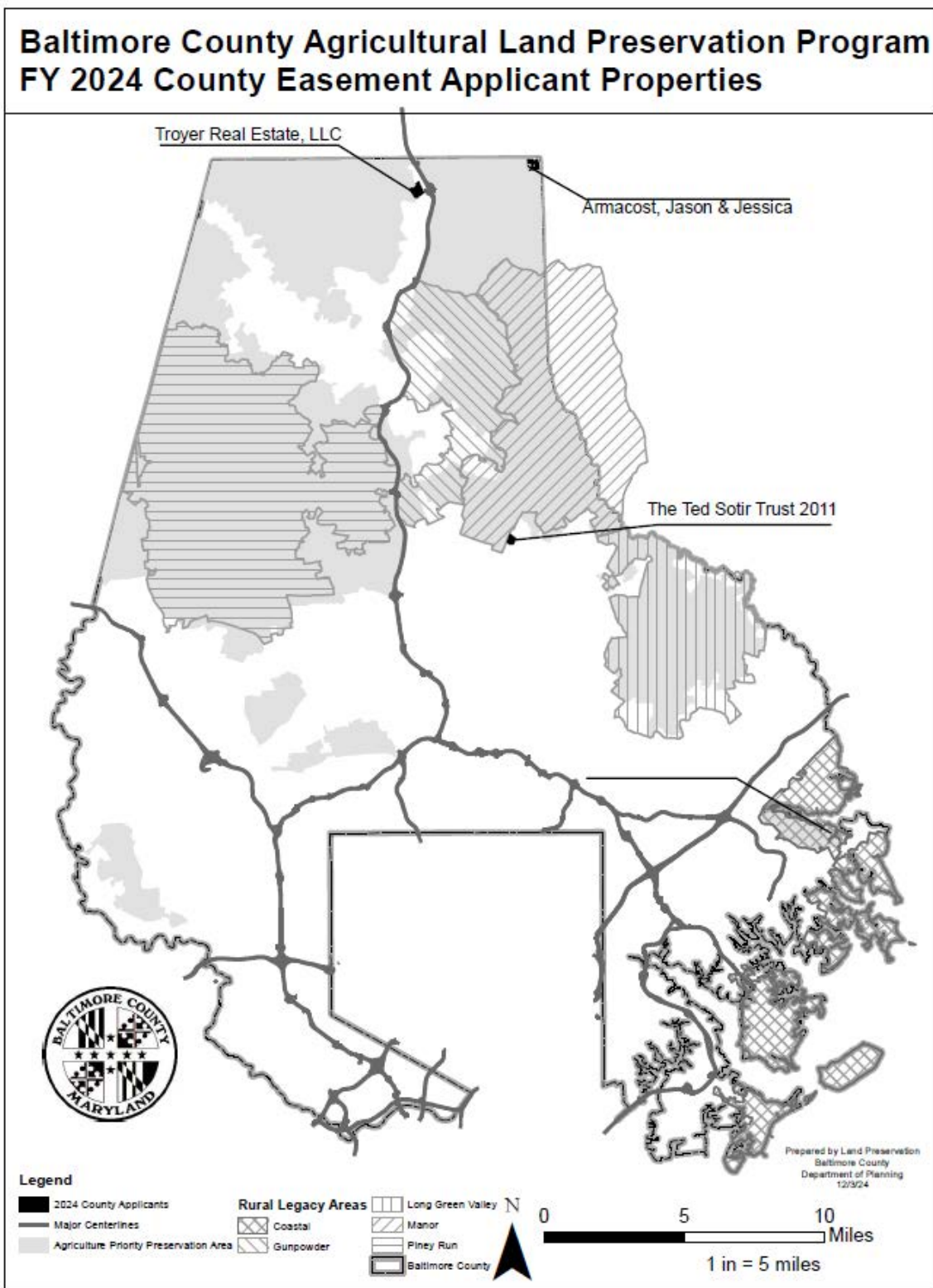
Zoning/Tier: RC 2

Master Plan Land Management Area: Agricultural Priority Preservation Area

Farm Ownership/Operation: Leased-corn/soy

Prepared by Department of Planning





Prepared by: Department of Planning

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Mr. Crandell

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**Amending the Boundary of the Essex Revitalization District**

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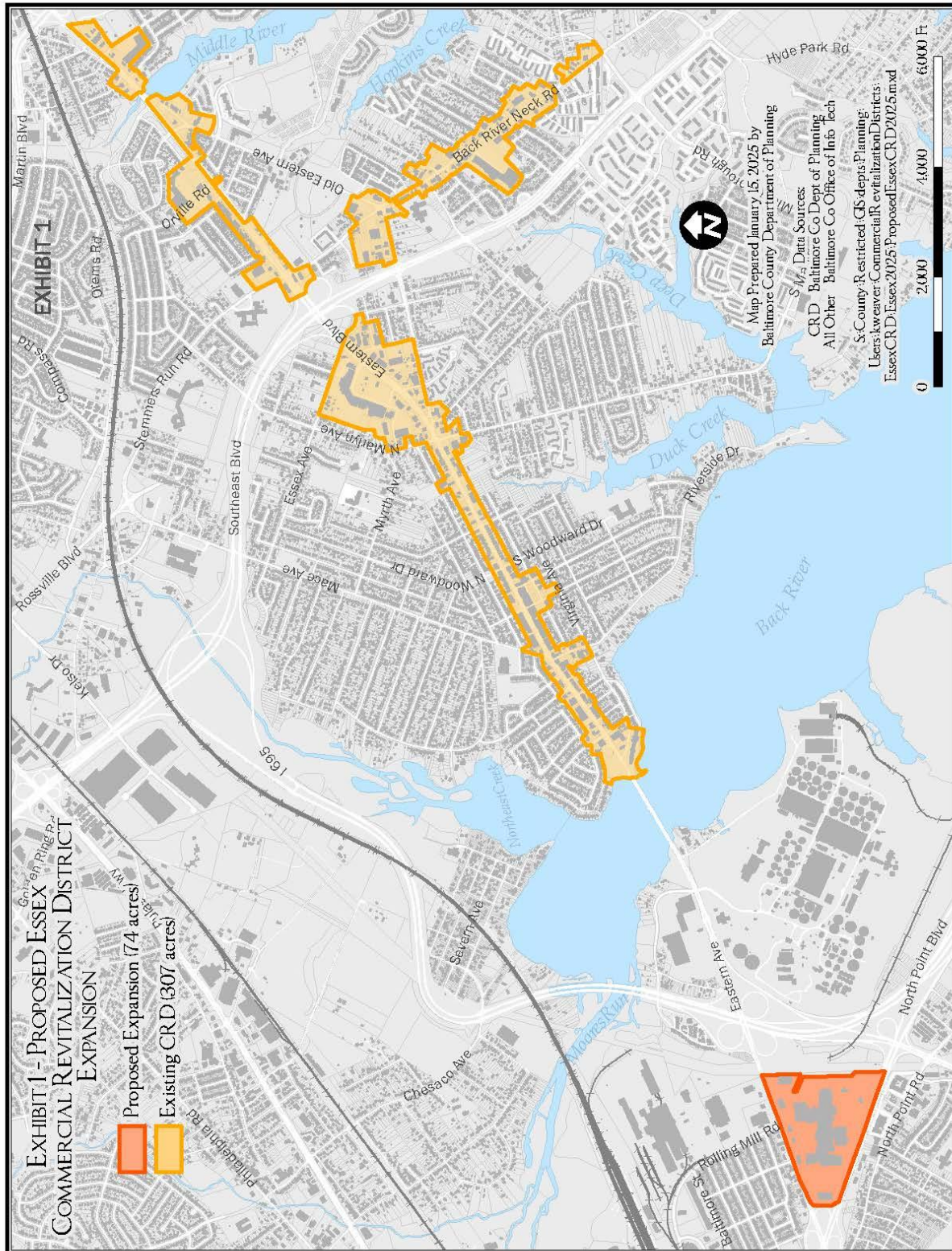
Resolution 7-25 amends the boundary of the Essex Commercial Revitalization District.

Currently, there are 22 officially designated Commercial Revitalization Districts in Baltimore County. Commercial Revitalization Districts provide incentives to property owners and businesses in the districts to improve the exterior of existing buildings and to develop and redevelop underused properties. Each district is staffed by a planner from the Department of Planning who works closely with the business and property owners, business associations, and the local communities to provide a range of tools aimed at maintaining the health and vitality of neighborhood commercial areas. These tools include “Architect On Call” services, the Building Improvement Loan Program, the Commercial Revitalization Action Grant, and potential property tax credits.

The Essex Commercial Revitalization District was established in 2012 and was most recently amended in 2021 in Resolution 127-21. Resolution 7-25 expands the Essex Revitalization District to include the Eastpoint Mall, one of Baltimore’s first shopping centers, as shown on the map attached as Exhibit A.

Eastpoint Mall has been in operation since 1956. Given its age and location (in close proximity to the Back River Wastewater Treatment Plant), the mall has struggled in the aftermath of COVID-19 to attract and retain commercial, business, or retail tenants, leaving significant portions of the mall vacant. Expansion of the Essex Revitalization District to the Eastpoint Mall will provide incentives and opportunities to encourage redevelopment of the area.

Resolution 7-25 shall take effect from the date of its passage by the County Council.



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**Mr. Marks**

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**Amend the Goal 3, Action 12 of the Livable Built Environment Section –  
Vision Framework of the Master Plan 2030**

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Resolution 8-25 amends Goal 3, Action 12, of the Livable Built Environment section of the Vision Framework of the Baltimore County Master Plan 2030. On February 20, 2024, with the passage of Resolution 4-24, the County Council adopted Master Plan 2030 as the County's land use and development comprehensive plan, in accordance with Title 3 of the Land Use Article of the Annotated Code of Maryland and Section 523 of the Baltimore County Charter.

In general, Master Plan 2030 is organized into three sections: Overview (OV), which provides an overall guide and background; Growth Framework (GF), which outlines the plan for growth in the County over the next ten years; and Vision Framework (VF), which sets goals and actions that were identified during the engagement process. The Vision Framework section consists six principles – Livable Built Environment (VF.2), Harmony with Nature (VF.3), Resilient Economy (VF.4), Responsible Regionalism (VF.5), Inclusive Planning (VF.6), and Healthy Community (VF.7) – which contain multiple priorities that are each addressed by a goal and several actions to achieve the goal. Accordingly, the third priority in VF.2 – Transportation – is addressed by Goal 3, which is to “develop a multi-modal transportation system that reduces automobile dependency, strengthens connectivity and improves accessibility between places and functions to support economic growth and community safety.”

During adoption of Master Plan 2030 by the Council, the sponsor of this resolution proposed and the Council approved several amendments, one of which was to insert new action under Goal 3. Upon Council approval and adoption of the amended Master Plan 2030, this new action was incorporated into the final version of Master Plan 2030 as the 12th action under Goal 3.

Specifically, the final version of Goal 3, Action 12 states “Ensure that road expansions are consistent with the rural or suburban character of the communities where they occur. Specifically, the County shall refrain from funding or otherwise moving forward with any projects that directly connect Forge Road to Belair Road, as well as Compass Road to Wampler Road, or advance any lane expansion of Chapel Road in Perry Hall or Ebenezer Road in Middle River and White Marsh.”

A clerical error during the drafting of Council amendments to Master Plan 2030 caused the language of this amendment to be incomplete. Specifically, in the second sentence, after “any projects that directly connect Forge Road to Belair Road,” but before “as well as Compass Road to Wampler Road,” the amendment offered by the sponsor of this resolution was intended to state “or Gunview Road from its terminus at Gunpowder Falls State Park to Belair Road,”.

§ 3-204(c)(1) of the Land Use Article of the Annotated Code of Maryland states “a legislative body may adopt, modify, remand, or disapprove... an amendment to the [comprehensive] plan.” § 3-204(c)(2) of the Land Use Article of the Annotated Code of Maryland states “the legislative body... shall hold a public hearing before adopting or modifying...an amendment to the [comprehensive] plan.” Accordingly, the County Council will hold a public hearing on the proposed amendment to Master Plan 2030 as specified in this resolution on January 28, 2025.

Resolution 8-25 shall take effect from the date of its passage by the County Council, and a copy of this resolution shall be sent to the Baltimore County Department of Planning for further action.