

County Councilman David Marks Fifth District Newsletter

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MESSAGE FROM COUNCILMAN MARKS: **UNDERSTANDING THE REZONING PROCESS**

Throughout Baltimore County, small white signs are appearing along corridors where properties have been identified for possible rezoning.

A property's zoning determines what uses can occur on that land—residential or commercial, for example, and the density of any development. Every four years, a propertyowner, community association, the Planning Board or County Council can initiate a rezoning issue. In 2012 and 2016, [I downzoned thousands of acres to lighten school overcrowding and preserve green space.](#)

In the Fifth District, there are nearly 80 rezoning issues. I have raised many issues because I am concerned about the impact of development in many communities. I have listed many of the most prominent issues on the second page.

Rezoning is a long process. It began last fall when issues were submitted. The Planning Board, an advisory panel that evaluates development policies, will hold a hearing on the Fifth District issues on



Tuesday, March 24 at 6 p.m. at Perry Hall High School (4601 Ebenezer Road). Public sign-in will begin at 5 p.m. The County Council will hold its own hearing on Tuesday, June 30 at 6 p.m. in the Council Chambers (400 Washington Avenue). Public sign-in will begin at 5:15 p.m.

For more details on the process, including the log of issues, visit the following Web Site:
<https://www.baltimorecountymd.gov/Agencies/planning/czmp/index.html>.

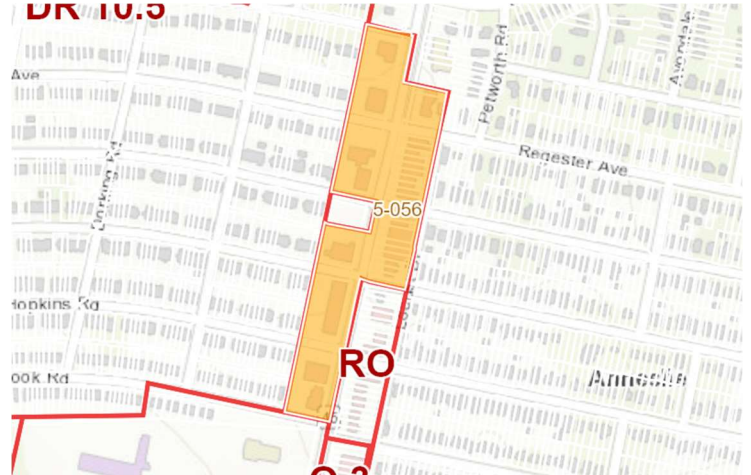
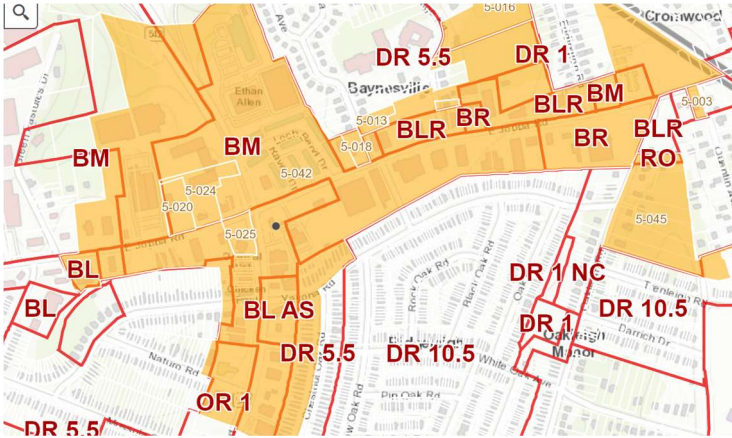
LEARN WHAT IS ALLOWED UNDER EACH ZONING CLASSIFICATION



The online document *A Citizen's Guide to Zoning* provides a description of all the zoning classifications in Baltimore County. In general, for instance, the DR prefix refers to residential development, followed by the number of units allowed per acre. Please visit the Web Site below for more information:
<http://resources.baltimorecountymd.gov/Documents/Planning/citizensguidetozoning/citizensguide.pdf>.

ISSUE 5-042: LOCH RAVEN

There are numerous issues along the Loch Raven Boulevard corridor and near Joppa Road, as the map below illustrates. Last fall, [Councilman Marks created a task force to establish a vision for this aging area](#). The task force’s work will shape what is recommended for Issue 5-042.

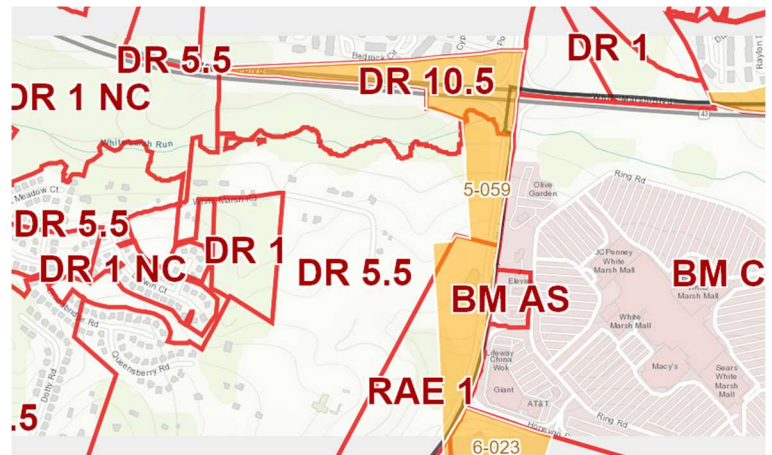
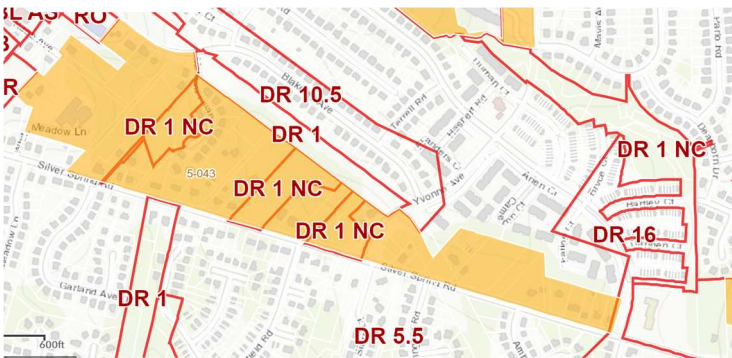


ISSUE 5-059: WHITE MARSH

The county-owned land west of Perry Hall Boulevard near White Marsh Mall is zoned for commercial and residential development. Councilman Marks is proposing to create a greenway by downzoning this to Neighborhood Commons, or open space, zoning.

ISSUE 5-043: SILVER SPRING RD

Councilman Marks initiated Issue 5-043 because much of the Silver Spring Road corridor is zoned for 5.5 homes per acre. He has not recommended any changes, but is concerned about this level of potential development.



ISSUE 5-072: PROCTOR LANE

Councilman Marks is proposing to downzone seven acres of the unused alignment of Perring Parkway to Neighborhood Commons zoning. The designation will preserve wooded property from being developed.

ISSUE 5-056: STONELEIGH

Councilman Marks will support downzoning the York Road corridor in the vicinity of the Stoneleigh shopping center to CB zoning, which will prevent drive-thru restaurants and retain the character of this commercial district.

