

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2023, Legislative Day No.

Bill No. 54-23

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Mr. David Marks, Councilman

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By the County Council, August 7, 2023

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A BILL  
ENTITLED

AN ACT concerning

Temporary Controls on Building Permits

FOR the purpose of establishing temporary controls prohibiting the issuance of building permits for new residential apartment construction in a certain area of the White Marsh Town Center Area of the Fifth Councilmanic District.

WHEREAS, the Baltimore County Master Plan recognizes that detailed planning, coordination of facilities, and phasing of utilities for residential development are needed to ensure that the remaining areas of Baltimore County which are zoned for high-density residential development are developed in a manner that makes these areas desirable places to live and work; and

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
[Brackets] indicate matter stricken from existing law.  
~~Strike out~~ indicates matter stricken from bill.  
Underlining indicates amendments to bill.

WHEREAS, the County Council finds that the White Marsh Town Center area is unique, and that the piecemeal approval of development plans for residential apartments in this area will impede the County’s ability to achieve its objectives in a manner consistent with the Master Plan and its land use policies; and

WHEREAS, with the ongoing changes to the retail industry and the reinvention of shopping malls regionally and nationwide to respond to these changes, the White Marsh Mall in particular – which opened over 40 years ago – and surrounding Town Center area are in need of comprehensive planning and coordination, including the adoption of architectural design standards; consideration of the adequacy of roadway infrastructure (all intersections have a grade of C as measured by the 2023 Basic Services Map); and completion of a design study for Northeast Trail from MD 43 to Silver Spring Road; and

WHEREAS, the County Council finds that to ensure new residential apartment development does not negatively impact the quality of life and facilities, a temporary moratorium on the issuance of building permits for new residential apartment construction in the White Marsh Town Center area of the Fifth Councilmanic District within the boundary labeled “Primary Study Area” and “Secondary Study Area,” as shown on the Map attached as Exhibit A, is necessary to allow time for the County to complete Master Plan 2030 and to develop a comprehensive plan for the White Marsh Town Center area; now, therefore

1           SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE  
2 COUNTY, MARYLAND, that, notwithstanding any other provision of County law, the authority

3 to issue a building permit for new residential apartment construction in the White Marsh Town  
4 Center area of the Fifth Councilmanic District within the boundary labeled “Primary Study  
5 Area” and “Secondary Study Area,” as shown on the Map attached as Exhibit A and  
6 incorporated herein by reference, be and is hereby is suspended, through and including  
7 December 31, 2023.

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9 SECTION 2. AND BE IT FURTHER ENACTED, that this Act does not apply to the  
10 issuance of building permits for any new residential apartment construction project in the area  
11 depicted on the Map attached as Exhibit A in which a Concept Plan Conference has been held on  
12 or before June 1, 2023.

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14 SECTION 3. AND BE IT FURTHER ENACTED, that this Act, having been passed by  
15 the affirmative vote of five members of the County Council, shall take effect 15 days from the  
16 date of enactment.