

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2012, Legislative Day No. 13  
Resolution No. 61-12

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Mr. David Marks, Councilman

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By the County Council, August 6, 2012

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A RESOLUTION of the Baltimore County Council to amend the Perry Hall Community Plan.

WHEREAS, on February 22, 2011, the County Council adopted the Perry Hall Community Plan as part of the Baltimore County Master Plan 2020; and

WHEREAS, on August 6, 2012, the County Council adopted Bill 50-12 which amended Section 32-4-204 of the County Code to require the Baltimore County Design Review Panel to review nonresidential development plans proposed for the Perry Hall Revitalization Area; and

WHEREAS, the Comprehensive Manual of Development Policies provides general guidelines for the review of nonresidential developments in the areas designated by Section 32-4-204; and

WHEREAS, the Manual also provides for the use of guidelines that are set forth in a specific community plan adopted by the County Council; and

WHEREAS, the County Council wishes to amend the Perry Hall Community Plan in order to provide guidelines for the review by the Design Review Panel of nonresidential plans in the Perry Hall Revitalization Area; now, therefore

BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the Perry Hall Community Plan is hereby amended as set forth on Exhibit A attached hereto.

**PROPOSED AMENDMENTS TO  
THE PERRY HALL COMMUNITY PLAN  
Councilman Marks**

1. Insert the following on page 21 of the Plan:

“Design Review Panel

Recommendation #1:

Bill No. 50-12, approved by the Council on August 6, 2012, requires the Baltimore County Design Review Panel to review nonresidential development plans proposed for the Perry Hall Revitalization Area. In reviewing such plans, the Panel shall apply the guidelines set forth in the Comprehensive Manual of Development Policies and the following guidelines:

- New buildings should be predominantly designed with brick.
- Pedestrian amenities and landscaping are strongly encouraged.
- Building entries should face the road. Storefront display windows should be included, if feasible.
- Parking bays should be located along the sides and rear of the lot, and parking should be minimized in the front.
- Commercial buildings that are located near a residential neighborhood should respect the scale and character of the surrounding neighborhood.
- Signage should be integrated with the building design. Freestanding signs are discouraged; groundmounted signs are encouraged. For gasoline/service stations, signage should be of a groundmounted, monument style with a brick facade.  
FOR CONVENIENCE STORES, SIGNAGE SHOULD BE OF A MONUMENTAL STYLE ONLY.
- Loading docks and delivery areas should be screened with walls that match the style of the buildings and landscaping.”
- DUMPSTERS AND DRIVE-THRU WINDOWS SHOULD BE LOCATED AND POSITIONED IN A WAY THAT IS THE LEAST OBTRUSIVE TO THE SURROUNDING NEIGHBORHOOD.