



Baltimore County, Maryland

2020 Annual Report on Growth

Approved by Baltimore County Planning Board on May 20, 2021

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Introduction

The Sections 1-207 and 1-208 of the Land Use Article in the *Annotated Code of Maryland* requires that charter counties prepare the *Annual Report on Growth*. The Report summarizes residential and non-residential development in Baltimore County in 2020 and analyzes whether the new development is consistent with the County's growth management policies, *Master Plan 2020* land use goals, and state smart growth principles. The Report is due the Maryland Department of Planning by July 1, 2021. It is worthwhile noting that in Baltimore County, its Urban Rural Demarcation Line (URDL) corresponds to the state's Priority Funding Area (PFA).

Section A. Annual Report on Growth Related Changes

A-1. Changes to Development Patterns

A-1-1. New Subdivisions Created

In 2020, there were total nine (9) development plans approved, including three (3) major development plans, five (5) minor subdivisions, and one planned unit development (PUD). The number of units in those approved plans was 61 that were all single family detached (SFD) units, as displayed in Table 1. The map of 2020 Residential Development Plans on page 3 exhibits the spatial distribution of the approved development plans.

Table 1. New Residential Units in Approved Development Plans, 2020

Project Track	Project Count	Unit Type				Total
		SFD	SFSD	SFA	MF	
Major Subdivision	3	48	0	0	0	48
Minor Subdivision	5	11	0	0	0	11
Planned Unit Development (PUD)	1	2	0	0	0	2
Total	9	61	0	0	0	61
% Total Units		100.00%	0.00%	0.00%	0.00%	100%

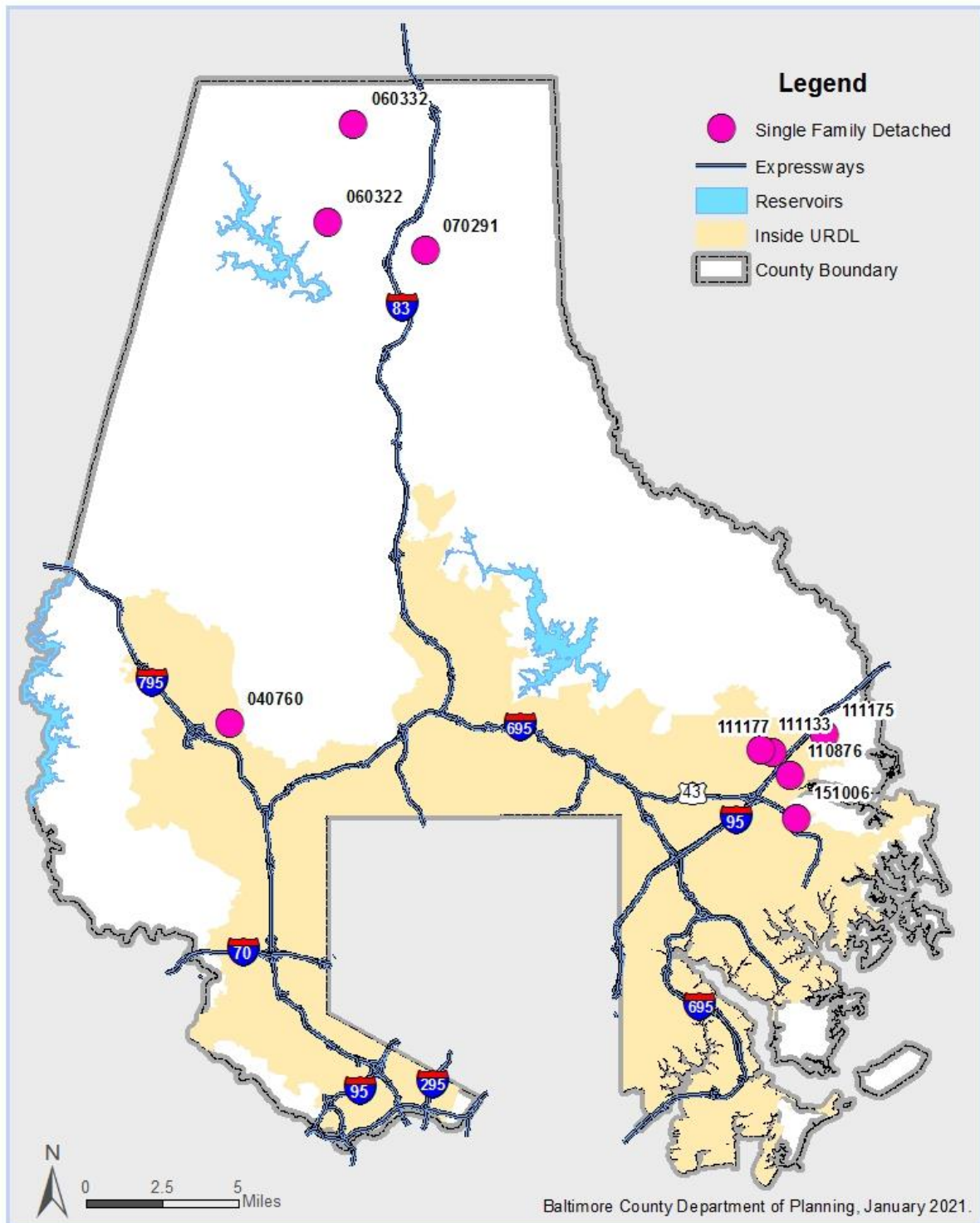
Source: Baltimore County Government.

% Total Units = total units by type / total units (61).

In Table 1, SFD is for single family detached, SFSD for single family semi-detached, SFA for single family attached, and MF for multifamily.

In 2020, the number of approved development and residential units was small as compared to previous years. However, it is unclear whether this phenomenon might be the repercussion of impact from the COVID-19 pandemic.

2020 Residential Development Plans



Map Key: 2020 Residential Development Plans

PAI Number	Development Type	Development Name	SFD	SFSD	SFA	MF
040760	Major	McDonogh Overlook	9	0	0	0
070291	Minor	Refinement to Dill Property Minor Subdivision	2	0	0	0
151006	Major	Vincent Estates	19	0	0	0
060322	Minor	Glenn Yoder Property	3	0	0	0
110876	Major	Williams Fields at Perry Hall - 1st Material Amendment	20	0	0	0
111177	Minor	Webster Property	2	0	0	0
060332	Minor	Charles Wilhelm Property	2	0	0	0
111175	Minor	Wadkins Construction	2	0	0	0
111133	PUD	Strawbridge Commons PUD- 1st Material Amendment	2	0	0	0
Sum:			61	0	0	0

Source: Baltimore County Government.

In 2020, 16 non-residential development plans were approved for commercial, institutional, mixed use, and office as shown in Table 2. In comparison, in 2019, 33 non-residential development plans were approved. The map of 2020 Non-Residential Development Plans on page 5 exhibits the spatial distribution of those approved development plans.

Table 2. Square Footage of Non-Residential Uses in Approved Development Plans, 2020

Project Track	Project Count	Square Feet by Use Type						Total
		Commercial	Industrial	Institutional	Mixed Use	Office	Other	
Limited Exemption	12	255,217	0	29,430	1,142,951	0	0	1,427,598
Major Development	4	54,535	0	0	0	319,000	0	373,535
Total square feet by use type		309,752	0	29,430	1,142,951	319,000	0	1,801,133
% Total Square Feet		17.20%	0.00%	1.63%	63.46%	17.71%	0.00%	100.00%

Source: Baltimore County Government.

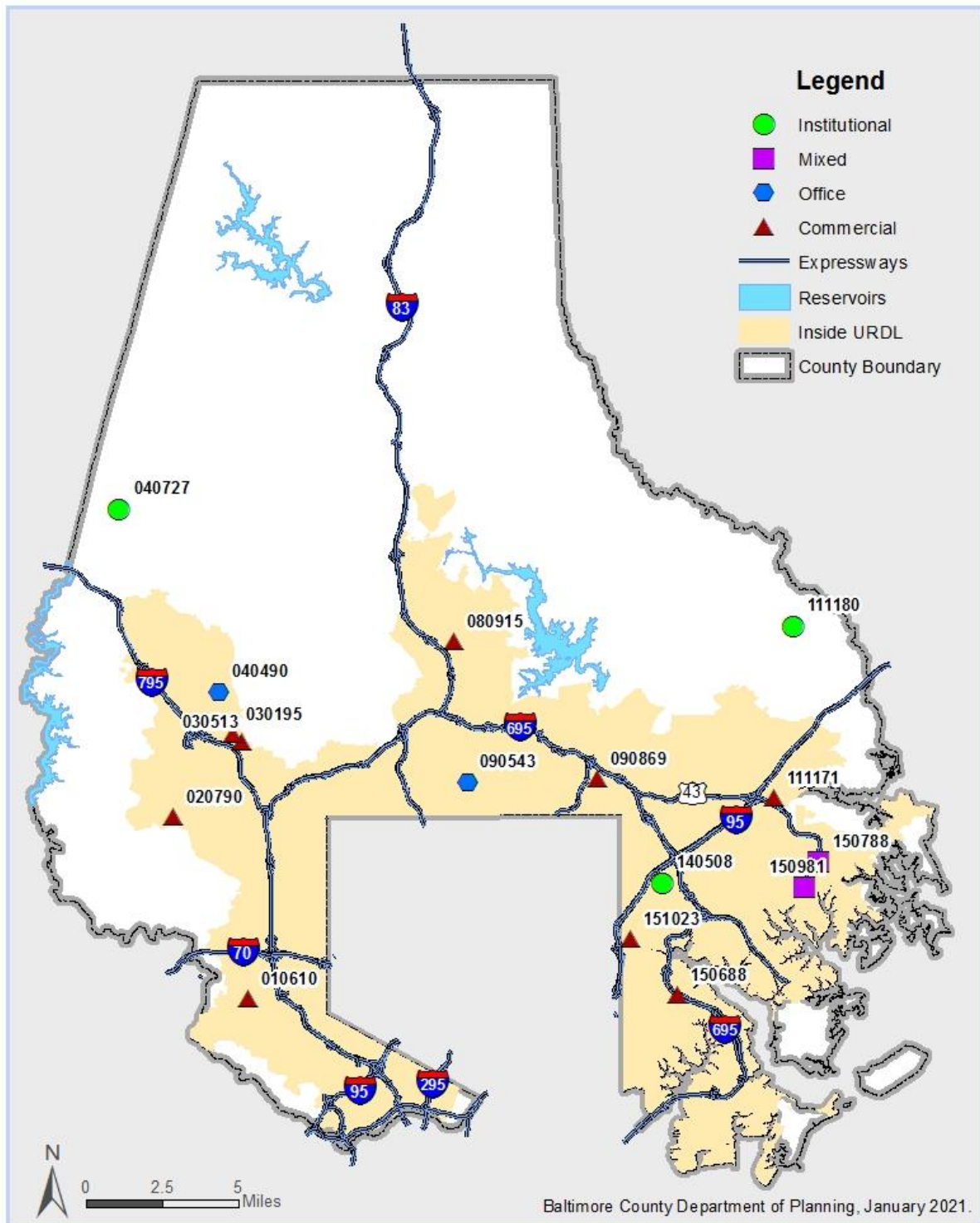
% Total Square Feet = total square feet by use type / total square feet (1,801,133).

The limited exemption amounted to the largest square footage among the two tracks of approved non-residential development plans, limited and major. As for use types of non-residential development, mixed-use development was predominant.

There were two mixed-use development plans approved in 2020. Aviation Station (Section One) (Martin's Landing) is a mixed-use development with an outdoor athletic (61,200 square feet), self-storage (106,500 square feet), contractor's store (53,000 square feet), two WeWork offices (66,400 square feet), commercial (86,800 square feet), sports & entertainment (360,800 square feet), museum (25,000 square feet), commercial/office/restaurant (47,000 square feet), hotel (44,000 square feet), and light industrial (270,500 square feet).

The other mixed use is in Greenleigh where two fast food restaurants (8,519 square feet total), a restaurant (8,500 square feet), and a Seven-Eleven (4,732 square feet) are proposed.

2020 Non-Residential Development Plans



Map Key: 2020 Non-Residential Development Plans

PAI Number	Development Name	Use Type	Square Feet
150688	Walmart Store (#2435) Expansion at North Point Plaza	Commercial	52,060
080915	Timonium Animal Hospital	Commercial	4,964
030513	Royal Farms Store (#231)	Commercial	6,554
020790	Sam's Motor Used Car Dealership	Commercial	300
090869	Extra Space Storage	Commercial	87,875
010610	Royal Farm Store 374	Commercial	4,649
040490	Rosewood Technology Center	Office	154,000
030195	Saint Thomas Shopping Center - 3rd refinement to JSPC Plan	Commercial	2,475
151023	Wawa	Commercial	5,585
040727	Pearlstone Retreat and Conference Center - 1st Amendment	Institution	6,000
150981	Aviation Station Section 1 (Martin's Landing)	Mixed	1,121,200
090543	Sheppard Pratt - 4th Refinement to CRG plan	Office	165,000
150788	Greenleigh at Crossroads - 19th Amendment (Area 6)	Mixed	21,751
111171	Hamm Property - Plan B	Commercial	145,290
111180	First Baptist Church of Kingsville	Institution	13,706
140508	United House of Prayer	Institution	9,724
Sum:			1,801,133

A-1-2. Occupancy and Razing Permits

Occupancy permits. Table 3 shows that in 2020, the number of constructed units issued with occupancy permits was 1,670, which was higher than in 2019 (1,391). The map of 2020 Residential Occupancy Permits on page 7 displays the spatial distribution of residential occupancy permits issued throughout the County in 2020.

Multifamily units accounted for 60.06% (or 1,003 in number) of the total number of units. In addition, there were 52 apartment units for elderly housing in Broadmead Retirement Community in Cockeysville. Multifamily units include 611 beds dormitory in the 101 York Road Planned Unit Development (PUD) and 985 beds in Towson Row PUD.

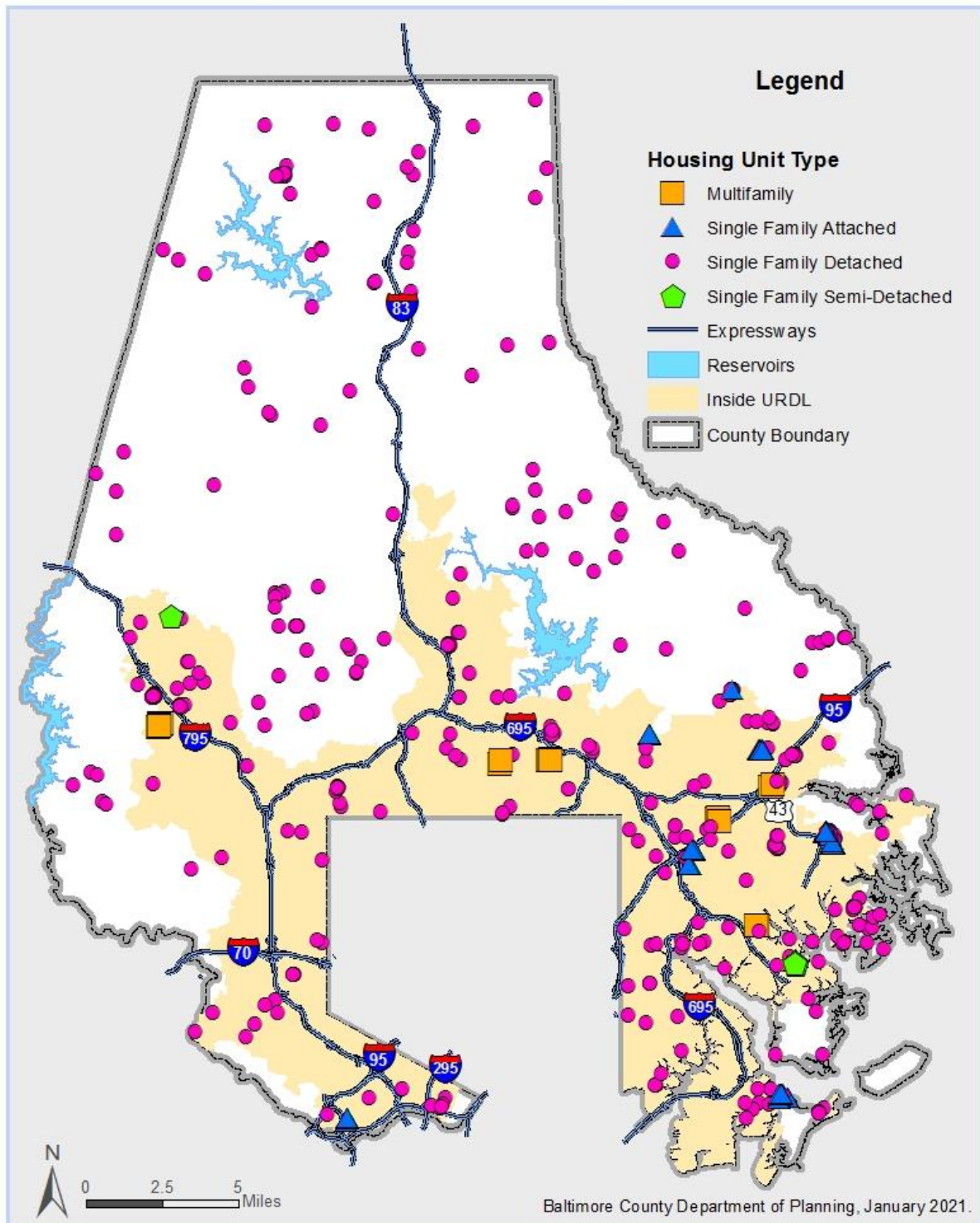
Table 3. New Residential Units in Occupancy Permits, 2020

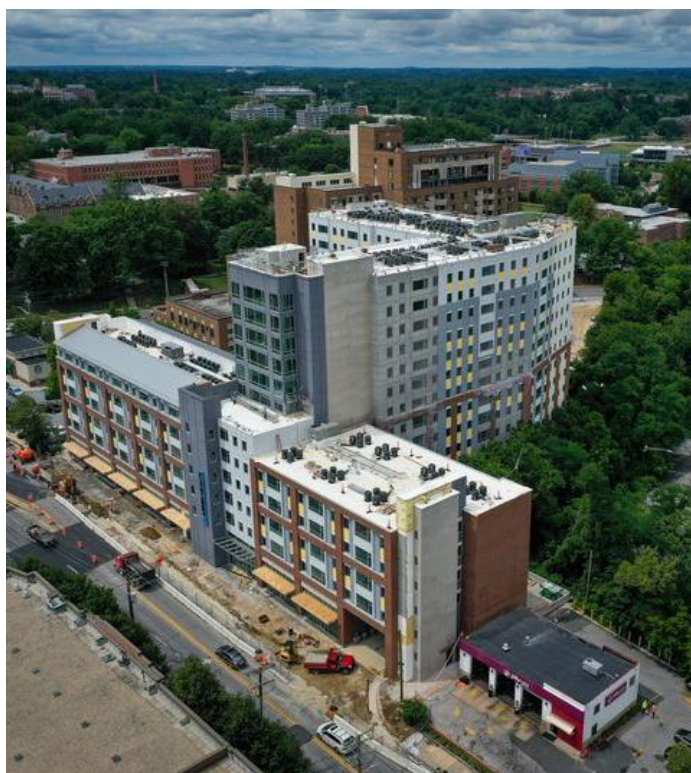
Housing Unit Type	Units by Type	% Total Units
Multi-Family (MF)	1,003	60.06%
Single Family Attached (SFA)	215	12.87%
Single Family Detached (SFD)	429	25.69%
Single Family Semi-Detached (SFSD)	23	1.38%
Total Residential Units	1,670	100.00%
All Single Family Units	667	39.94%

Source: Baltimore County Government.

% Total Units = units by type / total units (1,670).

2020 Residential Occupancy Permits





Aspen Heights Towson, also known as 101 York Road Planned Unit Development (PUD), is an off-campus student housing project with 611 bedrooms near Towson University. It has been open to students since summer 2020, as Towson University restricts the number of on-campus housing options in the coronavirus pandemic. Source and photo credits: The Baltimore Sun, August 7, 2020.

Occupancy permits for non-residential construction indicate that industrial development represented the largest use type among all new buildings in 2020 (Table 4). Among all non-residential uses permitted in 2020, 1,783,374 square feet or 70.41% of the total (2,532,872 square feet) are in TradePoint Atlantic, including 101,073 square feet for commercial, 1,516,011 square feet for industrial, and 166,290 square feet for mixed use. TradePoint Atlantic is one of the most prominent signature projects in the County.

The institutional use was for a 4-story addition on the side of a nursing home with 104 units. It seems to be part of the Charlestown Senior Living Community off Maiden Choice Lane. The map of 2020 Non-Residential Occupancy Permits on page 9 illustrates the spatial distribution of non-residential occupancy permits throughout the County.

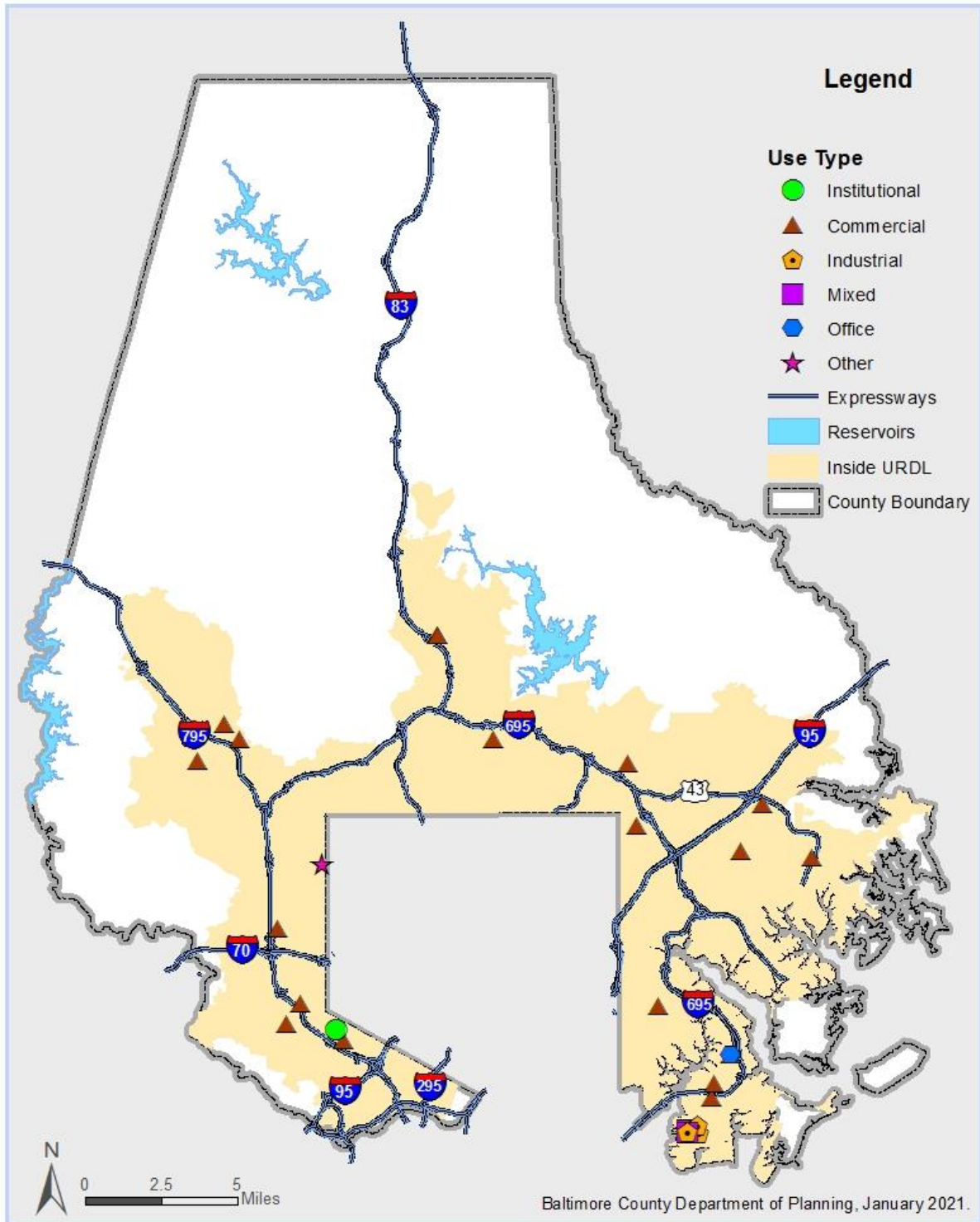
Table 4. Square Footage of Non-Residential Uses in Occupancy Permits, 2020

Use Type	Commercial	Industrial	Institutional	Mixed Use	Office	Other	Total
Square Feet	764,757	1,516,011	75,000	166,290	1,248	9,566	2,532,872
% Total Square Feet	30.19%	59.85%	2.96%	6.57%	0.05%	0.38%	100.00%

Source: Baltimore County Government.

% Total Square Feet = square feet by use type / total square feet (2,532,872)

2020 Non-Residential Occupancy Permits



Razing permits. There were 69 units in residential razing permits issued in 2020 (Table 5). In comparison, 129 units were issued with razing permits in 2019. All but one residential units issued with razing permits in 2020 were single family detached structures. The map of 2020 Residential Razing Permits (page 11) portrays the spatial distribution of razing permits throughout the County.

Table 5. Residential Units in Razing Permits, 2020

Housing Unit Type	Units by Type	% Total Units
Multi-Family (MF)	0	0.00%
Single Family Attached (SFA)	0	0.00%
Single Family Detached (SFD)	-68	98.55%
Single Family Semi-Detached (SFSD)	-1	1.45%
Total Residential Units	-69	100.00%

Source: Baltimore County Government.

% Total Units = units by type / total units (69).

Table 6 displays that the largest square feet of non-residential uses in razing permits was commercial, accounting for 43.88% of the total (235,826 square feet). The largest square footage in razing permits for commercial uses was to demolish a building at the McClung-Logan Equipment Company's Halethorpe location that sells or rents construction equipment.

Razing permits for industrial uses ranked second, representing 34.37% of total square footage in razing permits for non-residential uses. A 67,045-square foot warehouse in razing permits was part of the 2-million-square-foot Middle River Depot. The demolition was for redevelopment of the entire Depot that has been purchased by Blue Ocean as "Aviation Station" (Baltimore Business Journal, April 1, 2019).

The razing permits for institutional uses ranked third, accounting for 21.75%. The largest use in razing permits was six greenhouses totaling 35,420 square feet off Chapel Road in Perry Hall. There were no razing permits for office, other, or mixed-uses. The map of 2020 Non-Residential Razing Permits on page 12 depicts the spatial distribution of razing permits by type of non-residential uses throughout the County.

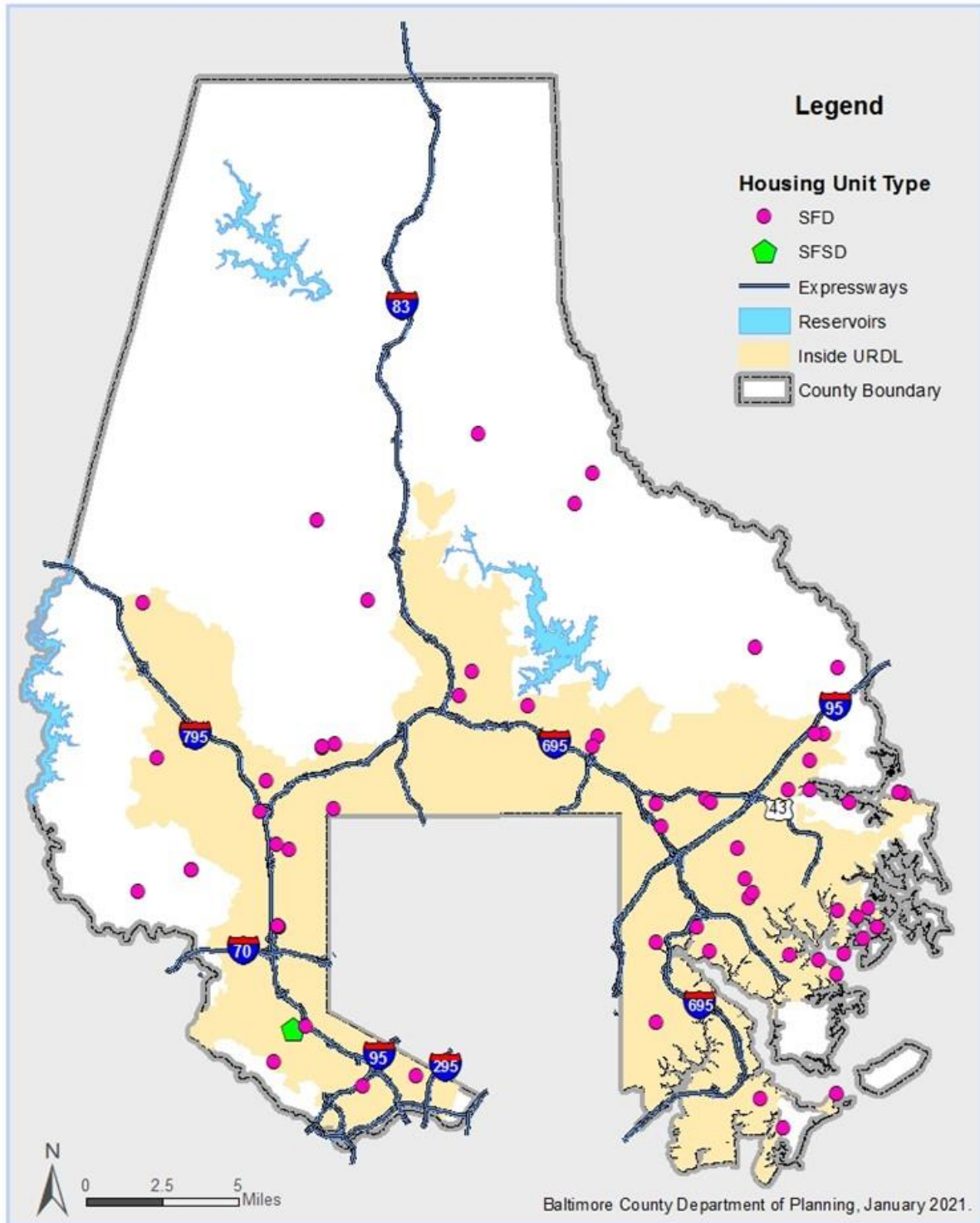
Table 6. Square Footage of Non-Residential Units in Razing Permits, 2020

Use Type	Commercial	Industrial	Institutional	Mixed Use	Office	Other	Total
Square Feet	103,491	81,045	51,290	0	0	0	235,826
% Total Square Feet	43.88%	34.37%	21.75%	0.00%	0.00%	0.00%	100.00%

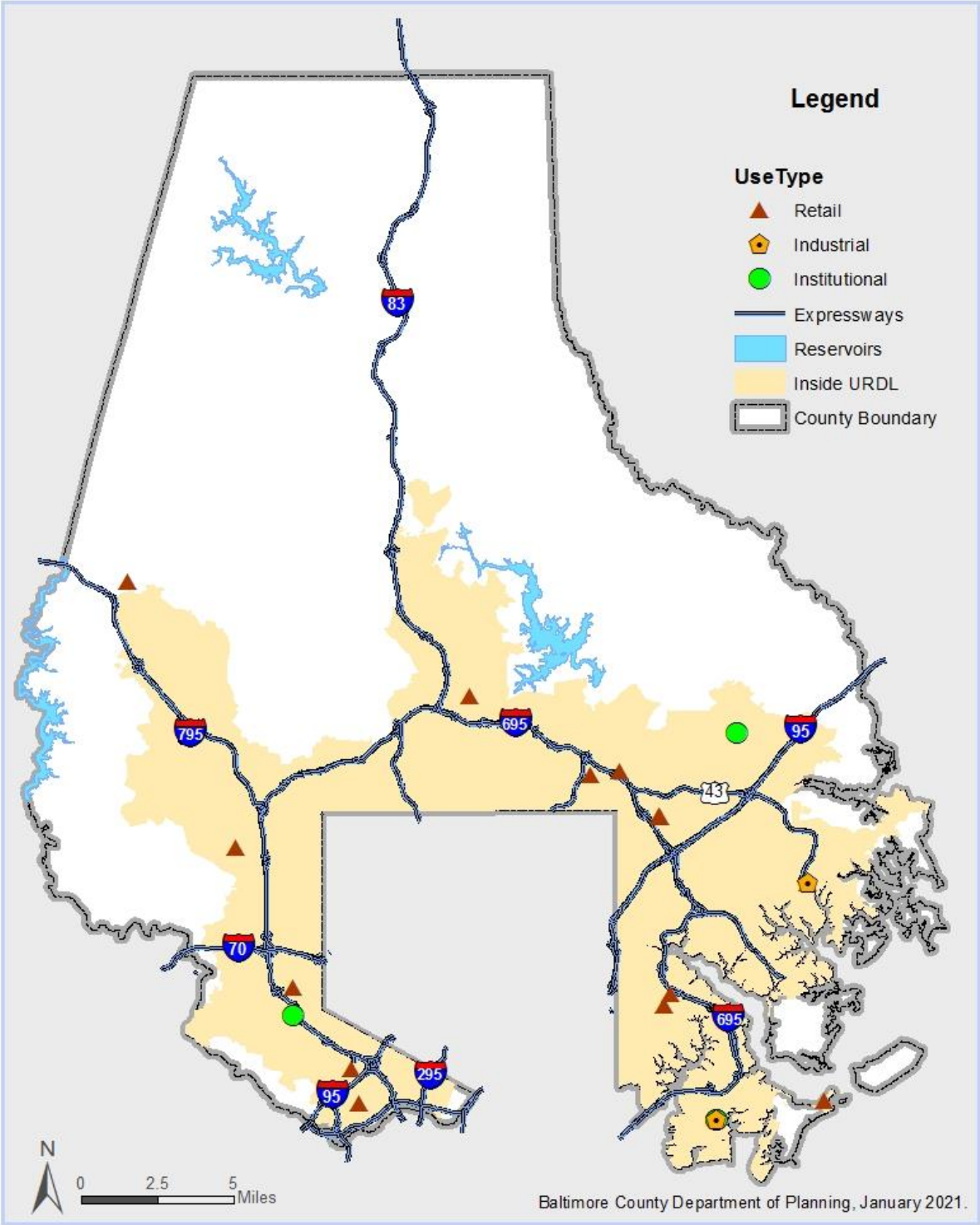
Source: Baltimore County Government.

% Total Square Feet = square feet by use type / total square feet (235,826)

2020 Residential Razing Permits



2020 Non-Residential Razing Permits



A-1-3. Zoning Map Changes

Per the *Baltimore County Code*, the County Council adopted the 2020 Comprehensive Zoning Map Process (CZMP) on August 25, 2020 ([County Council Bills 79-20 through 85-20](#)). The new zoning map took effect on August 25, 2020. The County Council has the sole legislative authority to determine the zoning classification, regulating a private property to protect the public health, safety or general welfare. By and large, as stated in *Master Plan 2020*, “a fiscally strong jurisdiction must maintain a healthy balance between residential and non-residential land uses.” A vibrant, “balanced economy is needed to provide a healthy place to live, work, and play” and is important to support quality of life of the County’s residents.

There were 308 issues raised in CZMP 2020. These issues covered 4,957 acres, accounting for 1.27% of the total land area of around 389,420 acres. Since some issues assessed by the County Council retained the same zoning classifications, only 2,502 acres (0.6% total land area) changed. Hence, a notably large amount of the County’s land remained unchanged with regard to zoning classifications. The percent share of the land area in each type of zoning has changed insignificantly from the previous CZMP 2016 to CZMP 2020, as shown in the chart below.

Type of Zone	2016 Acreage	% Total County Acres	2020 Acreage	% Total County Acres	Change (2016-2020)	
					Absolute	Percent
Business	9,835.58	2.53%	9,991.17	2.57%	155.59	0.04%
Manufacturing	20,693.94	5.31%	20,246.68	5.20%	-447.26	-0.11%
Office	2,822.55	0.72%	2,804.62	0.72%	-17.93	-0.01%
Residential	94,851.75	24.36%	94,718.02	24.32%	-133.73	-0.03%
Rural	261,217.51	67.08%	261,660.84	67.19%	443.33	0.11%
Total	389,421.33	100.00%	389,421.33	100.00%	0	0.00%

The County has been consistent to achieving its growth management goals outlined in *Master Plan 2020*. Also, of all 308 issues raised, 68.51% (by area) were inside the PFA. The significant reduction in the amount of manufacturing zoning was attributable to a single zoning issue that changed from manufacturing to RC 8 (Environmental Enhancement) in the Route 43 vicinity which accounted for 445.15 acres. The decrease in residentially zoned acreages was largely due to the changes from DR (Density Residential) zones to RC (Resource Conservation) zones. The augment to business zones was a result of changes from various zones to them.

A-1-4. Legislative Text Amendments

This Report on Growth summarizes legislative bills and resolutions adopted by the County Council in 2020, which pertains to planning and zoning matters. Those adopted legislative bills and resolutions are displayed in two exhibits on pages 14 and 15. The legislative bills and resolutions are tools for implementing the County’s *Master Plan 2020* to ensure that development activities are in concert with goals and objectives of the County and Maryland.

Adopted Legislative Bills, 2020

Bill No.	Bill Purpose
Bill No. 6-20	FOR the purpose of adding new landmarks to the Final Historical Landmarks List; and generally relating to the Baltimore County Historical Landmarks List: Former Catonsville Elementary School and Halethorpe Colored School (excluding 1968 addition).
Bill No. 7-20	FOR the purpose of clarifying the industrial use permitted by right of "metal products manufacture or processing" in the Manufacturing, Light (M.L.) Zone; and generally relating to uses permitted by right in the M.L. Zone.
Bill No. 8-20	FOR the purpose of providing certain regulations for multifamily buildings in certain locations in the R.A.E.2 Zone; and generally relating to multifamily buildings.
Bill No. 9-20	FOR the purpose of amending the Zoning Regulations related to the permitted use of a tattoo or body piercing establishment in the B.M.-D.T. Zone in order to clarify the distance requirement between such establishments; and generally relating to tattoo or body piercing establishments in the B.M.-D.T. Zone.
Bill No. 12-20	FOR the purpose of permitting a certain office/service use in the R-O (Residential – Office), OR-1 (Office Building – Residential), and OR-2 (Office Building – Residential) Zones; and generally relating to uses in the R-O, OR-1, OR-2 Zones.
Bill No. 13-20	FOR the purpose of amending the 2019-2020 Capital Budget, by appropriating to the Capital Budget monies derived from private funds and made available to the County through Kemira Water Solutions, Inc.
Bill No. 30-20	FOR the purpose of repealing the Basic Services Sewerage Map, the Basic Services Water Supply Map and the Basic Services Transportation Map; and adopting a new Basic Services Sewerage Map, a new Basic Services Water Supply Map and a new Basic Services Transportation Map.
Bill No. 33-20	To adopt the County Budget, consisting of the Current Expense Budget for the fiscal year ending June 30, 2021, the Capital Budget for the fiscal year ending June 30, 2021, and the Capital Improvement Program for the fiscal years ending June 30, 2022, June 30, 2023, June 30, 2024, June 30, 2025 and June 30, 2026; and to appropriate funds for all program expenditures for the fiscal year beginning July 1, 2020 and ending June 30, 2021 as hereinafter indicated.
Bill No. 52-20	FOR the purpose of repealing "Public schools" from the list of uses as of right in the R.C. 2 and R.C. 4 Zones; making conforming changes; updating a certain definition; and generally relating to uses in Resource Conservation Zones.
Bill No. 53-20	FOR the purpose of authorizing alternative uses and development proposals on certain Density Residential (D.R.) and Resource Conservation (R.C.) Zoned properties adjacent to the MD 43 Overlay District under certain conditions.
Bill No. 67-20	FOR the purpose of requiring the Design Review Panel to review development plans for proposed nonresidential developments located in a certain area of Towson; prohibiting drive-through facilities in a certain area of Towson; and generally relating to the review of nonresidential development plans by the Design Review Panel.
Bill No. 68-20	FOR the purpose of permitting certain enterprise signs in the R.O. Zone for certain nonconforming uses; and generally relating to enterprise signs.
Bill No. 69-20	FOR the purpose of amending the Zoning Regulations to add the definition of "minor automotive service;" permitting a minor automotive service use by right in the Manufacturing, Light (M.L.) Zone, subject to certain conditions.
Bill No. 76-20	FOR the purpose of permitting certain medical facilities in the M.L. Zone
Bill No. 78-20	FOR the purpose of authorizing certain facilities within the Honeygo Overlay District under certain conditions; and generally relating to the Honeygo Overlay District.
Bill No. 79 to 85	FOR the purpose of repealing certain existing zoning maps and to adopt an official zoning map for the First, Second, Third, Fourth, Fifth, Sixth, and Seventh Councilmanic Districts of Baltimore County, such map to be known as the 2020 Official Comprehensive Zoning Maps for Baltimore County to supersede any previous zoning maps approved by the County Council.
Bill No. 90-20	FOR the purpose of limiting parking of vehicles in certain areas and under certain circumstances in the Greater Towson Area.
Bill No. 91-20	FOR the purpose of requiring certain information in an application for a Planned Unit Development (PUD); requiring an applicant for a Planned Unit Development to repeat a certain process if the County Council does not take action on the application within a certain period of time; and generally relating to Planned Unit Developments.
Bill No. 92-20	FOR the purpose of specifying the penalty for the parking of vehicles in certain posted "no parking" areas of the Big Gunpowder Falls; and generally relating to the stopping, standing, and parking of vehicles.
Bill No. 100-20	FOR the purpose of requiring the Design Review Panel to review development plans for proposed nonresidential and residential developments located in certain areas of Towson; and generally relating to the review of developments by the Design Review Panel.
Bill No. 106-20	FOR the purpose of permitting certain uses by right and by special exception in the B.L.R. Zone and in the R-O Zone if located in the South Towson Design Review Area; and generally relating to uses permitted in the B.L.R. and R-O Zone.
Bill No. 115-20	FOR the purpose of permitting ground floor apartments in B.M.-C.T. (Business, Major - Commercial, Town-Center Core) Zone in certain circumstances; and generally relating to the B.M.-C.T. Zone.
Bill No. 117-20	FOR the purpose of amending the Zones in which residential permit parking areas are permitted to include a certain Zone if the areas within the Zone are in residential use; and generally relating to residential permit parking areas.
Bill No. 126-20	FOR the purpose of amending the definitions of "panhandle driveway" and "panhandle lot;" clarifying that the provisions for panhandle lots in the Honeygo Area are not subject to a variance.

Adopted Resolution, 2020

Resolution No.	Resolution Purpose
No. 12-20	A RESOLUTION requesting the Planning Board to examine how other jurisdictions treat the construction, modification, and alteration of agricultural buildings for value-added agricultural purposes and make recommendations on how Baltimore County can balance the interests of public safety, historical and agricultural preservation, and the present and future business interests of Baltimore County farmers.
No. 13-20	A RESOLUTION requesting the Baltimore County Planning Board in consultation with the Baltimore County Agricultural Land Preservation Advisory Board keep apprised of industrial hemp developments on the federal and state level and notify the County Council of any important opportunities for public comment in light of new state and federal policies regarding industrial hemp production that may strike the proper balance between the quality-of-life interests of rural residential homeowners and the of commercial and agricultural interests potential industrial hemp growers.
No. 34-20	A RESOLUTION to authorize the Baltimore County Chief Administrative Officer to file an application with the Maryland Transit Administration of the Maryland Department of Transportation for a Section 5303, 5304, 5307, 5309, 5310, 5311, 5316 and/or 5317 grant(s) under the Federal Transit Act.
No. 35-20	A RESOLUTION endorsing an application by the Patapsco Heritage Greenway, Inc. to the Maryland Heritage Area Authority for approval of amendments to the Patapsco Valley Heritage Area boundaries.
No. 41-20	A RESOLUTION to amend the Baltimore County Water Supply and Sewerage Plan
No. 42-20	A RESOLUTION of the Baltimore County Council for the purpose of amending the boundary of the Perry Hall Commercial Revitalization District.
No. 50-20	A RESOLUTION of the Baltimore County Council supporting the request by Baltimore County to the Main Street Maryland program by the Department of Housing and Community Development of Maryland, and the local program administration of the Main Street Maryland affiliate program in Towson, Maryland.
No. 59-20	A RESOLUTION of the Baltimore County Council to approve the review of a proposed Planned Unit Development in accordance with County law.
No. 72-20	A RESOLUTION to rank five Rural Legacy Area Plan applications submitted to the Maryland Department of Natural Resources for consideration and approval by the Maryland Rural Legacy Board for funding in fiscal year 2021. These plans include the Baltimore County Coastal, Gunpowder Valley, Long Green Land Trust, Manor, and Piney Run Watershed.
No. 73-20	A RESOLUTION of the Baltimore County Council to amend the Perry Hall Community Plans.
No. 76-20	A RESOLUTION of the Baltimore County Council establishing the Baltimore County Adequate Public Facilities Ordinance ("APFO") Task Force.
No. 94-20	A RESOLUTION to approve certain applications for the sale of development rights easements on property located on farms that meet the State criteria for application in accordance with Agriculture Article, Section 2-509 of the Annotated Code of Maryland.
No. 103-20	A RESOLUTION of the Baltimore County Council to clarify and amend the Perry Hall Community Plan.
No. 111-20	A RESOLUTION of the Baltimore County Council designating Historic East Towson as a Design Review Area, subject to review by the Design Review Panel.
No. 112-20	A Resolution of the Baltimore County Council to approve the review of a proposed general development planned unit development in accordance with County law.
No. 120-20	A RESOLUTION to approve the County's contribution toward the purchase of certain development rights easements on property in accordance with Title 2, Subtitle 5, Agriculture Article, Annotated Code of Maryland, and Article 24 Land Preservation, Baltimore County Code.
No. 122-20	A RESOLUTION of the Baltimore County Council requesting the Planning Department review and update the Ruxton-Riderwood-Lake Roland Area Plan.
No. 142-20	A RESOLUTION endorsing the Martin State Airport MARC Station and the vicinity around the Station as designated 'Transit Oriented Development' site endorsed by Baltimore County, the Maryland Department of Transportation and the Maryland Smart Growth Cabinet.

A-1-5. Comprehensive Plan or Plan Elements

Water and Sewerage Master Plan Update. Baltimore County's URDL has been an effective growth management tool since 1967. The URDL, Metropolitan District Line, and zoning classifications or districts are the primary mechanisms for evaluating water and sewerage designation changes in Baltimore County.

On July 9, 2020, the Maryland Department of the Environment (MDE) completed the review of the Cycle 37 (year 2019) Amendments to the *2017 Baltimore County Water Supply and Sewerage Master Plan*. MDE, with the Maryland Department of Planning (MDP)'s advice,

approved three amendments: (1) St. Paul's School, Inc. in Lutherville-Timonium for non-planned service areas with a Multi-Use System for wastewater; (2) Padonia Park Club & Child Center in Cockeysville to capital facilities area; and (3) 6327 Ebenezer Road in Middle River for capital facilities areas. These amendments are consistent with the County's *Master Plan 2020*.

Sustainable Communities. In 2020, the Maryland Department of Housing and Community Development approved the renewal of the Northwest Gateway Sustainable Community Designation for boundary expansions for housing and economic development in the northwest portion of the County where great opportunities exist for community vibrancy and sustainability.

A-1-6. School Facilities

On May 29, 2020, Baltimore County adopted its FY 2021 Capital Budget. The Schools for Our Future Program is committed to investing over \$1.3 billion in schools construction funds of the ten-year period of 2011 to 2024. The Adopted FY 2021 Capital Budget shows an allocation of \$17.9 million to school projects and a six-year plan totaling over \$617 million.

New Schools								
#	CMD	Area	School	Seats Construct	Net New Seats	A/C Seats	County FY Funding	Estimated Completion
1	1	SW	Catonsville ES (Bloomsbury)	705	300	705	FY15/16	AUG 2016
2	1	SW	* Relay ES	715	285	285	FY15/16	AUG 2017
3	1	SW	* Westowne ES	650	170	650	FY15/16	AUG 2016
4	1	SW	* Lansdowne ES	735	422	700	FY16/17	AUG 2018
5	1	SW	* Chadwick ES	735	327	327	FY18	AUG 2020
6	4	NW	Lyons Mill ES	681	681	681	FY13/14	AUG 2015
7	2	NW	* Summit Park ES	709	373	373	FY18/20	TBD
8	2	NW	* Bedford ES	696	387	696	FY18/20	TBD
9	4	NW	* Deer Park ES	735	284	284	FY20	TBD
10	3	C	Mays Chapel ES	702	702	702	FY12	AUG 2014
11	6	NE	* Victory Villa ES	735	409	735	FY16/17	AUG 2018
12	5	NE	Honeygo ES	725	725	725	FY16/17	AUG 2018
13	6	NE	Ridge Road Site ES	709	709	709	FY18/20	TBD
14	6	NE	* Red House Run ES	700	214	214	FY20	TBD
15	5	NE	Nottingham Site MS	1,410	1,410	1,410	FY18/20	TBD
16	7	SE	* Berkshire ES	625	197	625	FY18/20	AUG 2020
17	7	SE	* Colgate ES	510	191	510	FY18/20	AUG 2020
18	7	SE	* Dundalk ES	722	132	722	FY18	AUG 2019
Subtotal				13,199	7,918	11,053		

* Schools to be demolished upon replacement for improved operating efficiency and energy savings.

Additions								
#	CMD	Area	School	Seats Construct	Net New Seats	A/C Seats	County FY Funding	Estimated Completion
1	1	SW	Westchester ES	193	193	193	FY15/16	AUG 2016
2	4	NW	Scotts Branch ES	100	100	100	FY20	TBD
3	2	NW	Pikesville HS	13	13	1,019	FY14/15/16	AUG 2016
4	3	C	Sparks ES	194	194	194	FY14	AUG 2015
5	5	C	Stoneleigh ES	200	200	700	FY12/13	AUG 2013
6	3	C	Hampton ES	200	200	648	FY12	AUG 2013
7	3	C	Hereford HS	318	318	1,548	FY12/13	AUG 2015
8	3	C	Padonia International ES	264	264	264	FY15	AUG 2018
9	3	NE	Pine Grove MS	130	130	130	FY18/20	TBD
Subtotal				1,612	1,612	4,796		

The County's Schools for Our Future Program continues in the FY 2021 capital budget and program. The FY 2021 capital budget includes \$12,075,000 for the balance of County funding needed for the Pine Grove Middle School addition and renovation.

A-1-7. Transportation Facilities

In 2020, 18 road projects were constructed or extended, totaling 4.06 miles in length. Among them, 3.31 miles (or 81.41% of the total mileage) were within the PFA. Amid newly constructed or extended road segments in mileage within the PFA, 50.92% were in the White Marsh area, 10.84% in Pikesville, 10.17% in Middle River-Rosedale, 4.83% in Owings Mills, and the remaining in Halethorpe.

Index Number	Type	Road Name	From	To	Mile		
					Total	In PFA	Out PFA
1	New	Julia Lane	Ballard Green Drive	Ballard Green Drive	0.20	0.20	0.00
2	New	Gates Mill Court	Arborsgate Circle (#2)	Arborsgate Circle (#2)	0.05	0.05	0.00
3	New	Wind Gate Road	Arborsgate Circle (#1)	Arborsgate Circle (#2)	0.14	0.14	0.00
4	New	Finchley Court	Campbell Boulevard	Shiningfield Court	0.08	0.08	0.00
5	New	Shiningfield Court	Finchley Court	Finchley Court	0.15	0.15	0.00
6	New	Oak Meadow Road	Sweet Air Road	Pine Hollow Lane	0.29	0.00	0.29
7	New	Pine Hollow Lane	Oak Meadow Road	Maple Ridge Court	0.09	0.00	0.09
8	New	Maple Ridge Court	Pine Hollow Lane	Pine Hollow Lane	0.35	0.00	0.35
9	Extension	Old Farm Road	Dairydale Road	Dairydale Road	0.01	0.00	0.01
10	Extension	Cremson Drive	Manor Road	Manor Road	0.01	0.00	0.01
11	New	Shopo Road	Old Court Road	Pelger Road	0.21	0.21	0.00
12	New	Pelger Road	Shopo Road	Tray Lane	0.06	0.06	0.00
13	New	Pelger Road	Tray Lane	Shopo Road	0.07	0.07	0.00
14	New	Tray Lane	Pelger Road	Pelger Road	0.11	0.11	0.00
15	New	Nottingham Drive	Philadelphia Road	Nottingridge Road	0.51	0.51	0.00
16	New	Nottingridge Road	Philadelphia Road	Nottingham Drive	0.14	0.14	0.00
17	Extension	Campbell Boulevard	White Marsh Boulevard	Bird River Road	1.42	1.42	0.00
18	Extension	Ironwood Court	Trumps Mill Road	Ironwood Court	0.19	0.19	0.00
Sum:					4.06	3.31	0.76

Source: Baltimore County Government.

A-2. Consistency with Adopted Plans

The *Annual Report on Growth* is required to discuss whether or not the development in 2020 is consistent with:

- Each other regarding development patterns
- The recommendations of the last annual report
- The adopted plans of the local jurisdiction
- The adopted plans of all adjoining local jurisdictions

- The adopted plans of state and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan

Development patterns, public facilities improvement, and legislative amendments in Baltimore County in 2020 continued to prove the County's commitment and success in the direction and processes regarding planning and growth management. As indicated previously, the new residential and non-residential development, public facilities improvement, and new legislation and resolutions all compellingly proved that Baltimore County has been vigorous in maintaining its growth management policies to ensure quality and sensible development within the PFA and preserve resources outside the PFA.

Baltimore County is steadfast, on the foundation of success in previous decades, to continuing its effective collaboration with the state agencies, Baltimore Metropolitan Council, neighboring jurisdictions, and all other stakeholders for a sustainable future.

A-3. Process Improvements

Baltimore County continues to implement the policies and actions of *Master Plan 2020* that will improve the development process and planning activities. The water and sewerage master plan revisions, zoning map changes, investment in public school facilities, and road improvements within the PFA, have all demonstrated the County's devotion to enhance the planning and development process for the betterment of its citizens and residents.

A-4. Ordinances or Regulations

In 2020, the adoption of legislative bills and resolutions pertinent to planning was consistent to the planning visions of the state *Land Use Article*. Baltimore County will continue to ensure that future amendments to the legislation or regulations act as an effective mechanism for the master plan implementation and shall be in compliance with the state's planning goals and objectives. In 2020, the legislative changes indicated in Section A-1-3 and A-1-4 fundamentally demonstrated that zoning designations and regulations were consistent with *Master Plan 2020*.

Section B. Adequate Public Facilities

B-1. Adequate Public Facilities Ordinance for Schools

Per the Maryland Department of Planning, the Report only needs to include the odd year's Adequate Public Facilities Ordinance for Schools in an even year.

Section 32-6-103(c) of the Baltimore County Code requires that the Department of Planning furnish the School Adequate Public Facilities Ordinance Report and Maps using September 30,

2019 school enrollment and state rated capacity data, indicating overcrowded school districts in accordance with parameters in the referenced County Code.

In the 2019-2020 school year, the FTEs of 20 elementary schools, one middle school, and three (3) high schools are at or over 115% of their SRCs. 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. The County's \$1.3 billion Schools for Our Future capital program is outlined on page 31, which will factor into the school impact analysis as required in Section 32-6-103(f) of the County Code. In addition, County Executive Olszewski has proposed a \$750,000 ten-year Facility Maintenance Study in his FY2020 Capital Budget.

The full report and elementary, middle, and high school maps are posted on the County's APFO website at <http://resources.baltimorecountymd.gov/Documents/Planning/apfo/apforeport.pdf>

B-2. Water, Sewerage, and Transportation Capacity

In accordance with Subsection 4A02.1E of the Baltimore County Zoning Regulations, annual updates to maps of areas where are deficient with respect to Public Water Service, Public Sewer Service, and Transportation are required. Building permits may be withheld or deferred in areas designated as deficient on those maps.

On May 4, 2020, [Bill 30-20](#) was signed and enacted by the Baltimore County Council, adopting the revised maps that are displayed on the County's Basic Services Maps website: <https://www.baltimorecountymd.gov/departments/publicworks/basicservices.html>

B-2-1. Water and Sewerage

Water Services. The Department of Public Works indicated that there were no deficiencies in public water status known to exist in 2020.

Sewerage Services. The Department of Public Works 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.

The removal of areas of special concern does not mean that an area has unlimited development potential. All developments are evaluated hydraulically on a case by case basis. The determinations are made to see if a development will need downstream supplementation.

B-2-2. Transportation

The County Department of Public Works has restudied all of the intersections currently on the Basic Services Map for 2019 as well as continued the update of all other signalized intersections. Based on these studies over the past year, the Department has recommended the following changes to the Transportation Map for 2020:

Intersection	Change in Level of Service
Beaver Dam Road, Deerco Road, and Padonia Road	F to C
Belair Road (US 1) and Rossville Boulevard	F to D
Bellona Avenue, Charles St (MD 139), and/ Kenilworth Drive	D to F
Falls Road (MD 25), Shawan Road, Tufton Avenue	D to F
Frederick Road (MD 144) and South Rolling Road (MD 166)	D to F
Harford Road (MD 147) and Joppa Road	F to D
East Joppa Road and Loch Raven Boulevard (MD 542)	D to F

The level of service from A through F is defined by the U.S. Department of Transportation for the automobile performance management. The definitions are written in this document:

https://www.transportation.gov/sites/dot.gov/files/docs/mission/office-policy/transportation-policy/266046/los-case-study-intro508_0.pdf

Section C. Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions

C-1. Measures and Indicators

This section performs an in-depth analysis on detailed data on residential and non-residential development in 2020 with reference to the Maryland's Priority Funding Areas (PFAs). The analysis results show that Baltimore County continued to direct its development within the PFA and make progress achieving its preservation goals for areas outside the PFA.

C-1-1. Growth Inside and Outside the PFA

The County's long-term effort in growth management has been made for sustaining livable communities, preserving resources, and achieving balanced development toward goals and objectives highlighted in *Master Plan 2020*. Table 7 shows that 88.52% of residential units in approved development plans were within the PFA.

Table 7. New Residential Units by Housing Type by PFA in Approved Development Plans, 2020

Project Track	Location of PFA	Project Count	Unit Type				Total
			SFD	SFSD	SFA	MF	
Major Subdivision	Total	3	48	0	0	0	48
	Inside PFA	3	48	0	0	0	48
	Outside PFA	0	0	0	0	0	0
Minor Subdivision	Total	5	11	0	0	0	11
	Inside PFA	2	4	0	0	0	4
	Outside PFA	3	7	0	0	0	7
PUD	Total	1	2	0	0	0	2
	Inside PFA	1	2	0	0	0	2
	Outside PFA	0	0	0	0	0	0
	Total	9	61	0	0	0	61
	Units by type inside PFA		54	0	0	0	54
	% Units in PFA of Total		88.52%	-	-	-	88.52%

Source: Baltimore County Government.

% Units in PFA of Total = units by type inside PFA / total units by type.

Approximately 98.91% of approved development for non-residential uses were located within the PFA (Table 8). All commercial and mixed uses in approved non-residential plans were inside the PFA. Nearly half of square feet for institutional uses were also inside the PFA.

There were two limited exemption plans outside the URDL. One was for an institutional use to add a 6,000 square-foot addition to the existing retreat center owned by Associated Jewish Charities of Baltimore off Mount Gilead Road in Boring near the border of Baltimore and Carroll counties. The other was to raze existing structures and replace them with a new church (13,706 sf) in the Kingsville area.

Table 8. Square Footage of Non-Residential Uses by PFA in Approved Development Plans, 2020

Project Track	Location of PFA	Project Count	Square Feet by Use Type				Office	Other	Total
			Commercial	Industrial	Institutional	Mixed Use			
Limited Exemption	Total	12	255,217	0	29,430	1,142,951	0	0	1,427,598
	Inside PFA	10	255,217	0	9,724	1,142,951	0	0	1,407,892
	Outside PFA	2	0	0	19,706	0		0	19,706
Major Development	Total	4	54,535	0	0	0	319,000	0	373,535
	Inside PFA	4	54,535	0	0	0	319,000	0	373,535
	Outside PFA	0	0	0	0	0	0	0	0
	Total Square Feet		309,752	0	29,430	1,142,951	319,000	0	1,801,133
	Square feet inside PFA		309,752	0	9,724	1,142,951	319,000	0	1,781,427
	% Total Feet inside PFA of Total		100.00%	-	33.04%	100.00%	100.00%	-	98.91%

Source: Baltimore County Government.

Percent total feet inside PFA of total = square feet inside PFA / total square feet by use type.

C-1-2. Occupancy and Razing Permits

Occupancy permits. Table 9 displays that among all 1,670 new residential units that were permitted for occupancy in 2020, 1,549 units 992.75 % of the total units) were within the PFA.

Table 9. New Residential Units in Occupancy Permits by PFA, 2020

Housing Unit Type	Total Units by Type	Inside PFA		Outside PFA
		Number of Units	% Units by Type	Number of Units
Multi-Family (MF)	1,003	1,003	100.00%	0
Single Family Attached (SFA)	215	215	100.00%	0
Single Family Detached (SFD)	429	308	71.79%	121
Single Family Semi-Detached (SFSD)	23	23	100.00%	0
Total Residential Units	1,670	1,549	92.75%	121

Source: Baltimore County Government.

Table 10 illustrates that in 2020, all non-residential construction for all uses permitted for occupancy was situated within the PFA.

Table 10. Square Footage of Non-Residential Uses in Occupancy Permits by PFA, 2020

Data Category	Use Type						Total
	Commercial	Industrial	Institutional	Mixed Use	Office	Other	
Total Square Feet by Use Type	764,757	1,516,011	75,000	166,290	1,248	9,566	2,532,872
Square feet by use type inside PFA	764,757	1,516,011	75,000	166,290	1,248	9,566	2,532,872
% total square feet by use type	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Square feet by use type outside PFA	0	0	0	0	0	0	0
% total square feet by use type	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Source: Baltimore County Government.

Razing permits. Table 11 shows that in 2020, 69 dwelling units were issued with razing permits. There were 55 units inside the PFA, accounting for 79.71 % of the total (69). The remaining 14 units, or 20.29% of the total (69), were outside the PFA.

Table 11. New Residential Units in Razing Permits by PFA, 2020

Housing Unit Type	Total Units by Type	Inside PFA		Outside PFA
		Number of Units	% Units by Type	Number of Units
Multi-Family (MF)	0	0	-	0
Single Family Attached (SFA)	0	0	-	0
Single Family Detached (SFD)	-68	-54	79.41%	-14
Single Family Semi-Detached (SFSD)	-1	-1	100.00%	0
Total Residential Units	-69	-55	79.71%	-14

Source: Baltimore County Government.

Table 12 shows that 99.30% of non-residential uses issued in razing permits were within the PFA. All industrial and institutional uses issued in razing permits were completely within the PFA. For commercial uses in razing permits, 98.41% of square feet was within the PFA. The remaining 1.59% of commercial square feet were outside the PFA for the demolition of an auto repair garage in Lansdowne, a vacant commercial building in Monkton, and two commercial buildings in Middle River.

Table 12. Square Footage of Non-Residential Uses in Razing Permits by PFA, 2020

Data Category	Use Type						Total
	Commercial	Industrial	Institutional	Mixed Use	Office	Other	
Total Square Feet by Use Type	103,491	81,045	51,290	0	0	0	235,826
Square feet by use type inside PFA	101,841	81,045	51,290	0	0	0	234,176
% total square feet by use type	98.41%	100.00%	100.00%	-	-	-	99.30%
Square feet by use type outside PFA	1,650	0	0	0	0	0	1,650
% total square feet by use type	1.59%	0.00%	0.00%	-	-	-	0.70%

Source: Baltimore County Government.

C-1-3. Net Density in Development

Table 13 displays that for all approved residential plans in 2020, the overall net density for residential units per acre within the PFA was remarkably higher than that outside the PFA (1.03 units per acre vs. 0.11 units per acre). Information in Table 13 is evident that Baltimore County has achieved much denser development within the PFA in compliance with the Maryland Smart Growth Principles and goals in *Master Plan 2020*.

Table 13. Total Acreage & Density of Residential Development in Approved Plans, 2020

Project Track	Location of PFA	Project Count	Total Units	Total Acreage	Net Density
Major Subdivision	Inside PFA	3	48	38.58	1.24
	Outside PFA	0	0	0.00	-
Minor Subdivision	Inside PFA	2	4	1.79	2.24
	Outside PFA	3	7	62.84	0.11
PUD	Inside PFA	1	2	12.03	0.17
	Outside PFA	0	0	0.00	-
Total Units inside PFA		6	54	52.40	1.03
Total Units outside PFA		3	7	62.84	0.11
Total		9	61	115.24	0.53

Source: Baltimore County Government.

Table 14 presents that in 2020, the net density (square feet per acre) for non-residential uses was considerably higher inside the PFA than that outside the PFA (10,430.11 square feet per acre vs. 122.85 square feet per acre). This indicates the continued success of growth management by directing non-residential development inside the PFA where existing or planned infrastructure is in place. As C-1-1 of this report states, development outside the PFA included two limited

exemption plans for an institutional use with a 6,000 square-foot addition to the existing retreat center and a replacement of a new church (13,706 sf) in the Kingsville area.

Table 14. Total Acreage & Density of Non-Residential Development in Approved Plans, 2020

Project Track	Location of PFA	Total Square Feet	Total Acreage	Net Density
Limited Exemption	Inside PFA	1,407,892	96.01	14,664.47
	Outside PFA	19,706	160.41	122.85
Major Development	Inside PFA	373,535	74.79	4,994.48
	Outside PFA	0	0.00	-
Total		1,801,133	331.21	5,438.10
Total inside PFA		1,781,427	170.80	10,430.11
Total outside PFA		19,706	160.41	122.85

Source: Baltimore County Government.

C-1-4. Development Capacity Analysis

Baltimore County updates the development capacity analysis every three years. The analysis is based on a GIS model that identifies residential vacant or under-developed parcels and calculates the potential for new residential units based on zoning, land use, growth tiers, and environmental constraints in the model year for land within the PFA. The residential capacity for the rural area has not been performed due to the complexity of regulations governing subdivision of rural land.

The most recent development capacity analysis was performed after the 2020 Comprehensive Zoning Map Process (CZMP). The County Council adopted the 2020 CZMP on August 25, 2020. The most recent model result shows that the number of potential units could range from 12,894 units with the moderate scenario to 41,961 units assuming the full zone build out. These figures do not include redevelopment potential.

C-1-5. Land Preservation

Baltimore County has initiated policies and launched programs to protect the County's agricultural and natural resources. The County has established a nationally recognized land preservation strategy via advanced planning and zoning practices, innovative environmental programs, efforts to foster agricultural viability, and proactive land and resource protection strategies through a network of land trusts.

As shown in Table 15, in 2020, 693.15 acres were added to the preserved land, yielding 67,744.15 acres total. In comparison, 1,076.74 acres were added to the easement in 2019. The largest amount in preservation in 2020 was achieved via the Maryland Agricultural Land Preservation Foundation. The total preserved land accounted for 84.68% of 80,000 acres, the *Master Plan 2020* goal. The map of 2020 Preserved Land shows spatial locations of those programs in the County on page 25.

Table 15: Summary of Preservation Easements, 2020

Easement Type	Acres	Percent of Total
Donated Easements	5.75	0.83%
Rural Legacy Easements	232.62	33.56%
Maryland Agricultural Land Preservation Foundation	454.78	65.61%
Baltimore County Agricultural Easements	0.00	0.00%
Regulatory Easements	0.00	0.00%
Maryland Program Open Space	0.00	0.00%
Total Acres	693.15	100.00%

Source: Baltimore County Government.

Table 12 does not include the acreage of the land immediately adjacent to three reservoirs – Liberty, Prettyboy, and Loch Raven. Baltimore City owns them and is responsible for the stewardship of 24,580 acres of watershed, albeit the reservoirs are in the County.

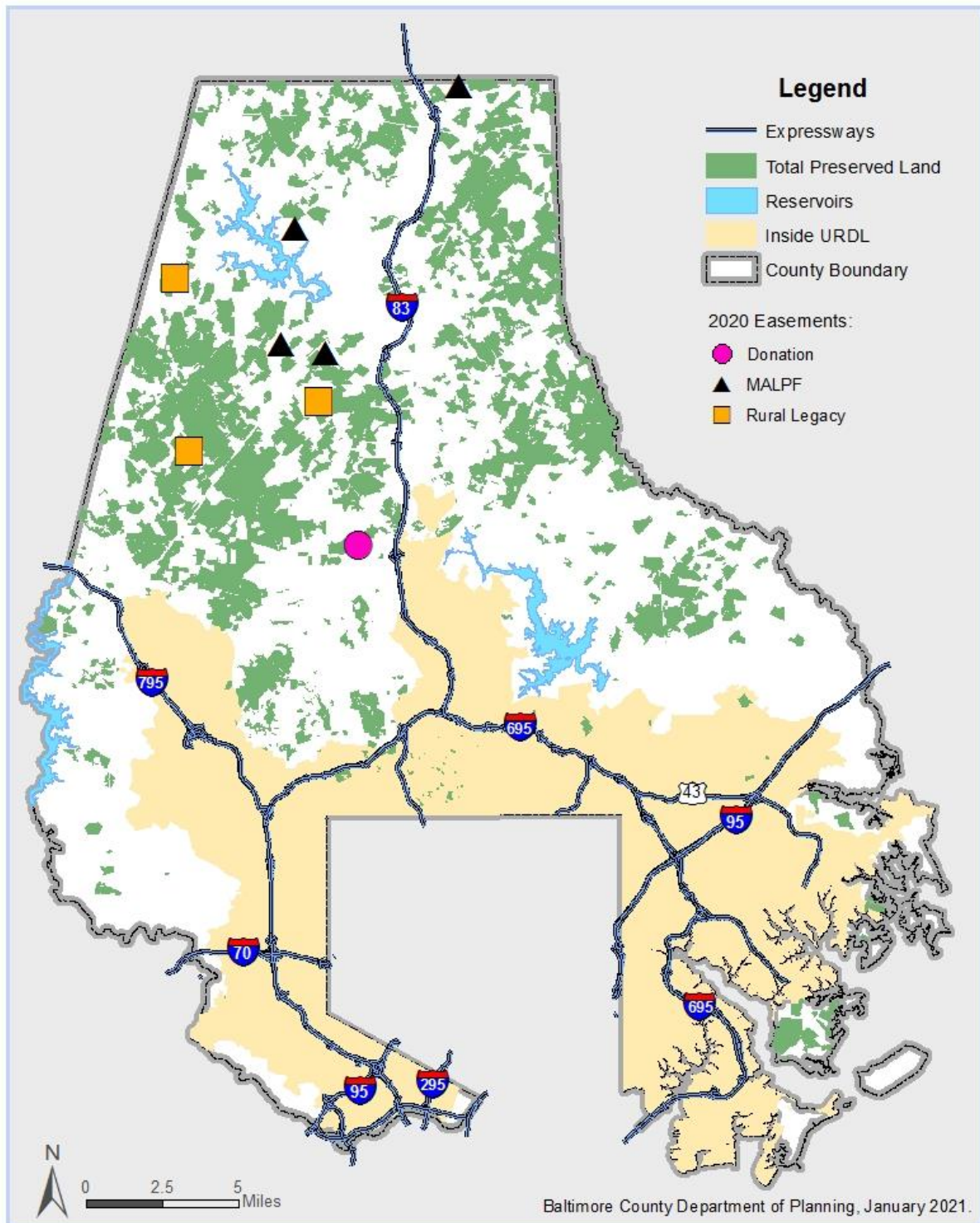
According to Wally Lippincott, AICP, a retired senior planner of the Baltimore County Department of Planning, in the 1970s, Max Buckel, Extension Agent of the University of Maryland at Baltimore County made the statement that Baltimore County needed to maintain 80,000 acres of farmland to sustain farming.

The *1989 to 2000 Master Plan* listed it as issues regarding protection of agricultural lands. The proposed actions included mapping the designation of areas in permanent agriculture. It was not until the *Master Plan 2010*, in which a specific acreage goal, 80,000 acres, was adopted. In the *Master Plan 2020*, the goal was revised to “at least” 80,000 acres. The acreage within the Master Plan designated Agricultural Preservation Priority Areas (a Master Plan land management area) and the Rural Legacy Areas (created in 1997 by the Maryland General Assembly) has exceeded 80,000 acres that include not only farmland but also woodland, stream valleys, and open space.



The Maryland Environmental Trust accepted donations for easements in the County that permanently protect 337 acres of farm, forest, historic and scenic lands. Source: Maryland Department of Natural Resources, 2017.

2020 Preserved Land



C-2. Compliance with the County Land Use Goal

Baltimore County established its land use goal since 1967 by creating the Urban-Rural Demarcation Line (PFA) and has launched land preservation programs to protect the rural area. The state PFA corresponds to the PFA. The PFA, in large part, has remained consistent, with one-third of the County designated as urban, and two-thirds as rural.

For decades, Baltimore County has continued to enact regulations and zoning changes as effective mechanisms to implement the master plan for strengthening its growth management policies. The success of master plan implementation is evident in the consecutive decennial censuses, showing that 85% of the County's population resides within the PFA. The County has been a leader in sensible development in Maryland and the nation.

With the adoption of *Master Plan 2020* in November 2010, Baltimore County has continued its commitment to maintaining the PFA by achieving the master plan's three goals:

- Continue the Success of Growth Management;
- Improve the Built Environment; and,
- Strengthen Resource Conservation and Protection.

As a maturing jurisdiction, Baltimore County has become innovative and productive in maintaining and enhancing quality of life for its residents and businesses of various scales. Subsequently, the County has flourished in the locale or Baltimore-Washington market.

The County has begun a new phase in its development -- redevelopment, to efficiently reuse land while continuing to grow and thrive. Through its land development policies and regulations, the County ensures that redevelopment is taking place in areas where infrastructure exists or is suitably planned for sustainable growth. The County's land preservation endeavors encompass a number of different programs, being funded by the state government, County government, private entities, or via donations. Others were achieved through requirements as part of the development process.

In order to continue sensible development and managed growth in the future, a variety of resources are needed in Baltimore County. The County's capital improvement program is prioritized on upgrading and expanding the County's public schools and maintaining other public infrastructure or facilities. The County continues to ensure that the capital expenditures will maintain and enhance vibrant communities for County residents, nourish economic development, protect natural resources, and preserve cultural heritage.