

Water Supply & Sewerage Plan

Amendment Cycle 41
June 15, 2023



Staff Report to the Baltimore County
Planning Board

AMENDMENT CYCLE XLI

BALTIMORE COUNTY

WATER & SEWERAGE PLAN

STAFF REPORT

to the

BALTIMORE COUNTY PLANNING BOARD

June 15, 2023

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INTRODUCTION

Under the Authority of the Executive Order issued on April 11, 1990, the Director of the Department of Public Works and Transportation must review reports transmitted to them by the Department of Planning and the Department of Environmental Protection and Sustainability and, in turn, submit a report to the Planning Board with the recommendations of the Department of Public Works and Transportation.

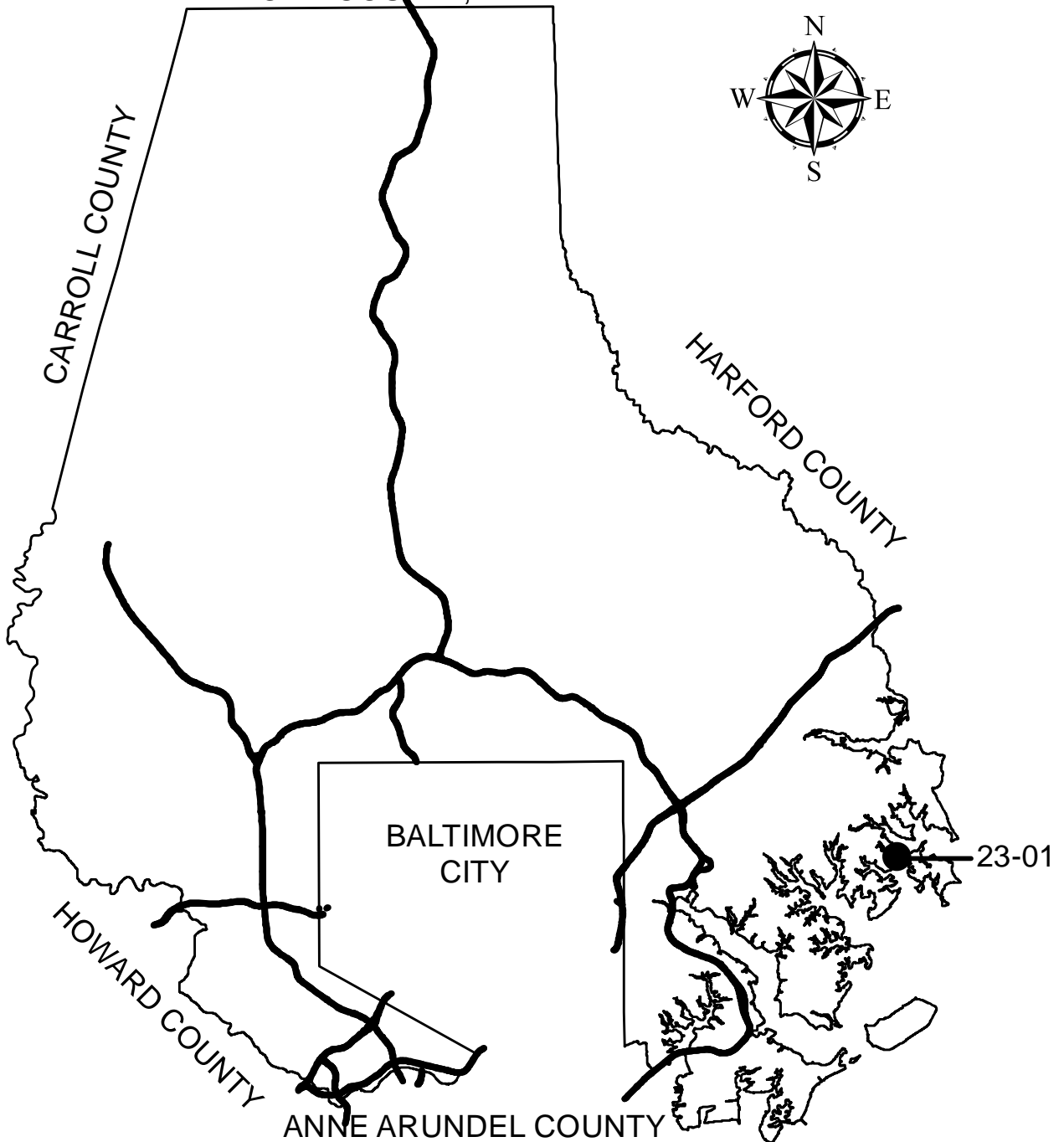
In compliance with that order, one petition to amend the Water & Sewerage Plan (designated Amendment Cycle 41) has been carefully reviewed by the staff of the three departments and the following pages of supporting material, analyses and recommendations are now offered to the Baltimore County Planning Board.

D'Andrea Walker, Director
Department of Public Works & Transportation

PUBLIC NOTICE

BALTIMORE COUNTY, MARYLAND WATER SUPPLY AND SEWERAGE PLAN AMENDMENT CYCLE 41

YORK COUNTY, PA



A PUBLIC HEARING WILL BE HELD BY THE BALTIMORE COUNTY PLANNING BOARD AT 5:00 PM ON JULY 20, 2023 IN ROOM 104, JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE, TOWSON, MD ON THE FOLLOWING ISSUE COMPRISING AMENDMENT CYCLE 41 OF THE BALTIMORE COUNTY WATER SUPPLY & SEWERAGE PLAN. THE STAFF REPORT WILL BE AVAILABLE ON THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION WEBSITE IN JULY 2023:
<https://www.baltimorecountymd.gov/departments/public-works/engineering/master-plan>
PERSONS IN NEED OF SPECIAL ACCOMMODATIONS FOR DISABILITIES SHOULD CALL (410) 887-3480. CHANGES TO THE HEARING LOCATION OR AGENDA WILL BE POSTED TO THE PLANNING BOARD WEBSITE:
<https://www.baltimorecountymd.gov/boards-commissions/planning/planning-board>

23-01 1021 CARROLL ISLAND ROAD

Executive Order

Baltimore County Water & Sewerage Plan

Amendment Process

WHEREAS, the County Executive is responsible for the proper and efficient administration of the affairs of the County and is charged with the duty to supervise, direct and control the administrative services of the County; and

WHEREAS, Baltimore County, Maryland has adopted the 1981 Master Water & Sewerage Plan for a two (2) year period, pursuant to Title 9, Subtitle 5, County Plan of the Health-Environmental Volume of the Annotated Code of Maryland (formerly Article 43, Section 387C); and

WHEREAS, for good cause, interested parties may desire to request changes in the Master Water & Sewerage Plan during the interim period;

NOW, THEREFORE, under the authority vested in the County Executive by the Baltimore County Charter, it is this 11th day of April, 1990, by the County Executive of Baltimore County, Maryland, ordered as follows:

For the purpose of considering contemporaneous petitions for amendment to the Baltimore County Water & Sewerage Plan in relation to each other and according to a standard schedule, the following annually recurring schedule periods are hereby established, to be applicable on and after July 1, 1982, subject to the provisions hereinafter set forth.

PERIOD I - MAY	(Inter-agency Review)
PERIOD II - JUNE	(Compile Report)
PERIOD III - JULY 1 - SEPT 30	(PB Action)

(a) A petition for amendment to the Water & Sewerage Plan of a property (amendment petition) may be filed with the Department of Public Works only by the legal owner of such property, or by his legally authorized representative. Each such petition shall be filed no later than May 1 of each year and shall include an explanation of the reasons why, in the petitioner's opinion, the amendment sought should be made, set forth in sufficient detail to properly advise the County authorities required to review the petition. Any allegations of change in conditions as justification for the action sought shall be supported in the petition by precise description of such change, and any allegations of error shall be so supported in similar detail and as further required by Subsection (g).

(b) With the exception of those amendment petitions exempted under the procedure set forth in Subsection (f), copies of all amendment petitions accepted for filing by the Department of Public Works shall be transmitted to the Directors of Planning and Zoning and Department of Environmental Protection and Resource Management within the first five (5) days of Period I. Within fifteen (15) days thereafter, the Director of Public Works shall publish information in two (2) newspapers of general circulation in the County for a period of at least two (2) weeks including the following:

- (1) A listing of all such petitions;
- (2) A map showing the locations of all properties under petition;
- (3) The date, time and place of the July Planning Board hearing on the petitions.

They also shall make such listing and map available in the form of a press release and for a period of at least three (3) weeks, shall publicly display a copy of such listing and map in the County Office Building or other appropriate place for public inspection.

(c) During each Period I, the Directors of the Office of Planning and Zoning and the Department of Environmental Protection and Resource Management shall review the petitions and each shall submit a report to the Director of Public Works containing at least the following information:

- (1) Maps showing properties under petition and the amendment sought therefor;
- (2) The technical feasibility of each petition;
- (3) Recommendations on each petition;
- (4) Supporting data for the recommendations.

(d) During each Period II, the Director of Public Works shall review the departmental reports and shall prepare for submission to the Planning Board a report thereon containing at least the following information:

(1) Maps showing properties under petition and the amendment sought therefore; such maps may also identify groups of such properties located close to each other and show other indications of the inter-relation of petitions with respect to planning considerations.

(2) Recommendations on the petition;

(3) Supporting data for the recommendations, including any pertinent data and comments or recommendations submitted by other interested parties of County agencies.

(e) During each Period III, the Planning Board shall:

(1) Hold a hearing (which shall be construed as a public hearing on the amendment petitions) at their regularly scheduled July meeting;

(2) Publish and submit to the County Executive a report on all the amendment petitions submitted during the preceding filing period except those exempted under Subsection (f), such report to contain the Planning Board's recommendations on such petitions, appropriate maps, and supporting data.

(f) In any case where the Directors of Public Works, Planning and Zoning, and Environmental Protection and Resource Management certify to the County Executive that early action upon an amendment petition is required in the public interest or because of emergency, such petition shall be exempted from the regular cycle time frame and shall be processed through subsections (a) through (e) as quickly as possible.

(g) Before any property is reclassified pursuant to this Order, the Planning Board must find the following:

(1) That there has occurred a substantial change in the character of the neighborhood in which the property is located, or a danger to public health, or that the last classification of the property was established in error; and

(2) That the prospective reclassification of the property is warranted by that change or error;

(3) Any findings of such change, danger or error and any finding that the prospective reclassification is warranted may be made only upon findings of consistency with the adopted County Master Plan, including, but not limited to, all of the following: population trends, availability and adequacy of existing and proposed water supply and sewerage facilities, transportation and other public facilities, and the capital program.

Upon the report of the Planning Board, the County Executive shall review their recommendations and may submit the proposed amendment to the Master Water & Sewerage Plan to County Council for their action.

Signed by the Baltimore County Executive, the Executive Secretary, the County Attorney, and the Directors of Public Works, Planning and Zoning, and Environmental Protection and Resource Management on April 11, 1990.

DEFINITIONS

Areal designations noted on each page of analysis and on the petition exhibits:

W-1 or S-1 EXISTING SERVICE AREAS *Areas in which Metropolitan water and sewerage facilities are presently available to 90 % of the properties.*

W-3 or S-3 CAPITAL FACILITIES AREAS *Areas in which water and sewerage facilities are required, and are possible, within the framework of the six-year capital program, subject to annual budgeting, neighborhood petitions, determination of health hazards and the negotiation of Public Works Agreements.*

W-4 or S-4 STUDY AREAS *Areas, rural centers, outside the Metropolitan District which shall be studied to determine the feasibility of future community water supply and sewer service.*

W-5 or S-5 MASTER PLAN AREAS *Areas in which water and sewerage facilities are required and are intended within the framework of the Baltimore County Master Plan.*

W-5 X or S-5 X MASTER PLAN AREAS *Areas to become CAPITAL FACILITIES AREAS upon annexation into the Baltimore County Metropolitan District.*

W-6 or S-6 AREAS OF FUTURE CONSIDERATION *Areas which are to be considered in the design of major facilities for growth and development beyond the Land Use Master Plan.*

W-7 or S-7 NO PLANNED COMMUNITY OR MULTI-USE SERVICE (NPS) *Areas of planned, low-density growth (also known as "Resource Conservation Zoning") for which Metropolitan water and sewerage facilities are neither planned nor intended.*

The following definitions have been derived from Maryland State Law and the Baltimore County Code and are set forth here as they relate specifically to Water Supply and Sewerage Planning in Baltimore County:

INDIVIDUAL WATER SUPPLY *A water supply well and plumbing system within a single property, intended for domestic use of less than 5,000 gallons of ground water per day.*

INDIVIDUAL SEWERAGE SYSTEM *A sewerage system, within a single property, comprising a treatment system (septic tank) which receives waste water from a plumbing system and has a ground water recharge system of less than 5,000 gallons per day.*

MULTI-USE SYSTEM *A water supply or sewerage system which is identical to an individual system, as defined above, except that use and recharge of ground water is equal to or greater than 5,000 gallons per day.*

COMMUNITY SYSTEM (Public or Private)
A system of water supply or sewerage disposal involving two or more property owners, regardless of the quantity or point of disposal.

Note: Any of the above may be a community system under the Clean Water Act of the Federal Government relative to the required water quality and frequency of testing.

Water & Sewer Plan Map Symbols



URDL (Urban - Rural Demarcation Line)



Metropolitan District Boundary

Sewer Plan Designations



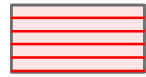
S-1 Existing Service Area



S-3 Capital Facilities Area



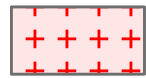
S-4 Study Area



S-5 Master Plan Area



S-5 X Master Plan Area (to become S-3 Capital Facilities Area upon Annexation into the Metropolitan District)

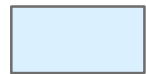


S-6 Area of Future Consideration



S-7 No Planned Community or Multi-Use Service (NPS)

Water Plan Designations



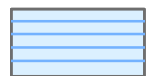
W-1 Existing Service Area



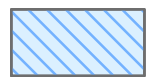
W-3 Capital Facilities Area



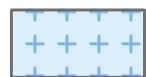
W-4 Study Area



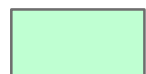
W-5 Master Plan Area



W-5 X Master Plan Area (to become W-3 Capital Facilities Area upon Annexation into the Metropolitan District)



W-6 Area of Future Consideration



W-7 No Planned Community or Multi-Use Service (NPS)

Properties, Maps & Recommendations

1021 Carroll Island Road - CP Crane Generating Station

Reference No.: 23-01
Owner: Bowley's Quarters Investments LLC
Acreage: 138.15 acres
Address: 1021 Carroll Island Road, Baltimore MD 21220
Election District: 15
Councilmanic District: 6
Zoning Classification: RC5, RC20
Tax Map: 0091
Parcel: 140, 141, 154 & 155
Tax ID: 1502001278, 1502001277, 1502001306 & 1502001307
Water Supply & Sewerage Plan Maps: 17B, 23B

Location Relative To:

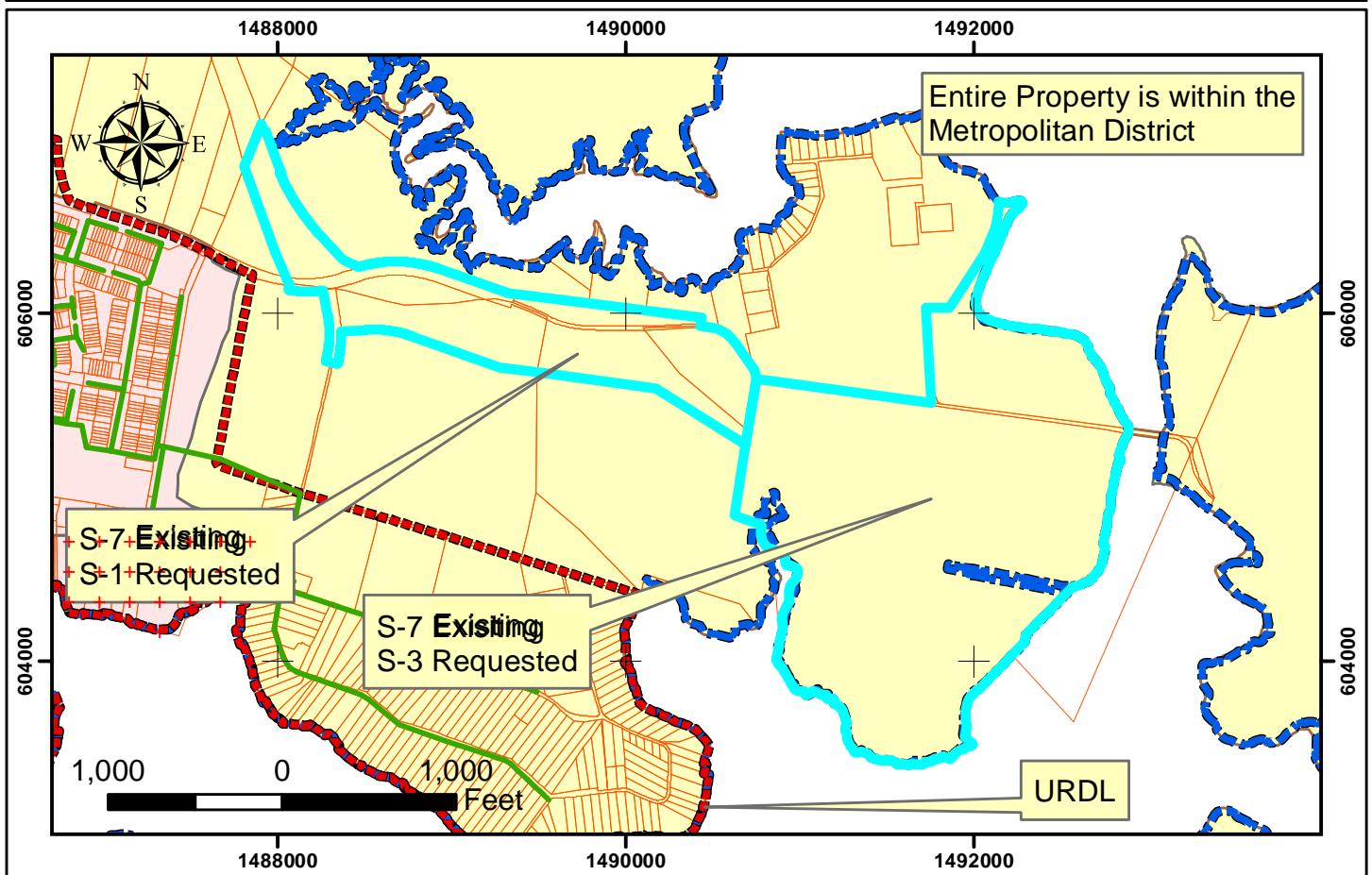
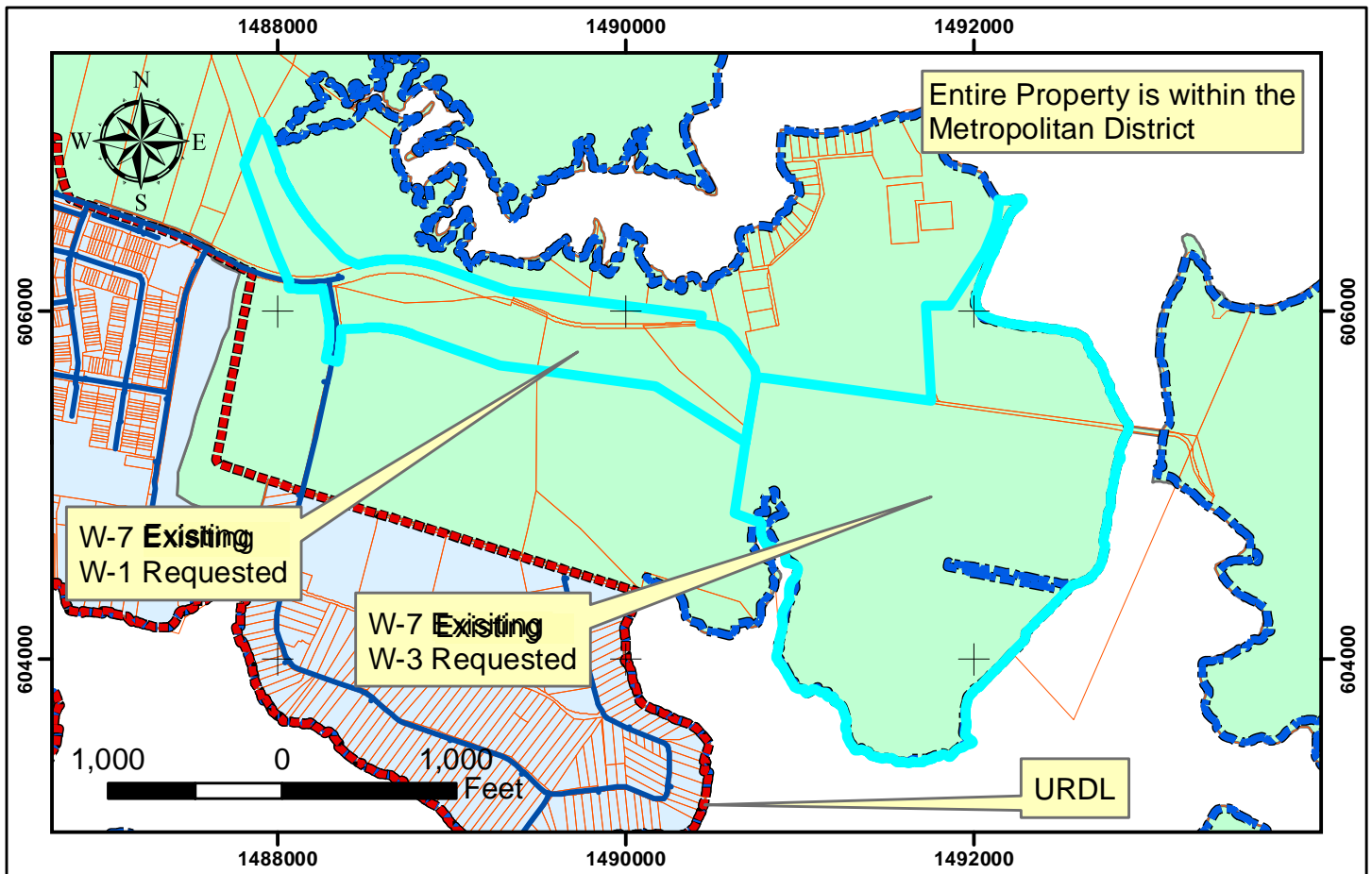
- Urban Rural Demarcation Line: Outside
- Metropolitan District Boundary: Inside

Water Supply and Sewerage Plan Designation

- Existing: W-7, S-7
- Requesting: W-1 & W-3, S-1 & S-3

Baltimore County Staff Recommendations:

- **Environmental Protection and Sustainability:** EPS Recommends approval of the requested change with the understanding that any redevelopment of the properties will be required to comply with all Critical area requirements.
- **Planning:** The Department [of Planning] recommends no change to the designations due to the current zoning classification, the lack of clarity and appropriate documentation regarding the proposed use of the site, and the guidance of the relevant planning documentation.
- **Public Works:** W-1/S-1: Parcel 155, Parcel 154 (between Parcel 155 and Parcel 141), and Parcel 141. W-3/S-3: Parcel 154 (above Parcel 155), Parcel 140 Part 1 and Parcel 140 Part 2.



Cycle 41 Issue 23-01 1021 Carroll Island Road

Section A

Amendment Petitions

MICHAEL PAUL SMITH
DAVID K. GILDEA
LAWRENCE E. SCHMIDT
JASON T. VETTORI
MELISSA L. ENGLISH*
* Admitted in MD, NC



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STEPHEN T. HARRIS
CARMELO D. MORABITO
senior counsel:
ERIC R. HARLAN
of counsel:
EUGENE A. ARBAUGH, JR.
STEPHEN J. NOLAN

May 1, 2023

Director D'Andrea L. Walker
Department of Public Works and Transportation
Bureau of Engineering and Construction
111 Chesapeake Avenue
Room 205
Towson, MD 21204

**RE: Letter of Petition Supplementing the Water Supply and Sewerage Plan
Amendment Petition Form
CP Crane Generating Station
Tax Acct. No. 1502001307; Map 91, Parcel 155
Tax Acct. No. 1502001306; Map 91, Parcel 154
Tax Acct. No. 1502001278; Map 91, Parcel 140
Tax Acct. No. 1502001277; Map 91, Parcel 141**

Dear Ms. Walker,

Introduction.

Please accept this Letter of Petition Supplementing the Water Supply and Sewerage Plan Amendment Petition Form for the above referenced property. The property is located in the Middle River Area of Baltimore County and is designated W-7/S-7 (No Planned Community or Multi-Use Service (NPS)). It is requested that the designation of the property be changed to W-1/S-1 (Existing Service Areas) and/or W-3/S-3 (Capital Facilities Areas). Please find the attached Water Supply and Sewerage Plan Amendment Petition Form, the Water Supply & Sewerage Plan Illustratives, and Real Property information enclosed.

The Property Is Already Served By Water And Sewer.

The property presently is connected to the public water system with a public water meter and has a private sewer pump force main that connects to the public sewer system at the site entrance at the intersection of Carroll Island Road and Seneca Park Road (public roads constructed by Baltimore County). This was confirmed by the Department of Public Works and Transportation (DPWT) in its report on the property owners amendment request in Cycle 40 (pgs. 72-73).

**The Property Is Within The Metropolitan District Line Boundary And Designated
An Intensely Developed Area (“IDA”).**

The entire property lies within the Metropolitan District Line boundary. A substantial portion of the property is designated as an Intensely Developed Area (IDA) in the Chesapeake Bay Critical Area (CBCA) (attached). That makes it one of three properties in Baltimore County that are designated IDA in the CBCA that do not lie within the Urban-Rural Demarcation Line (URDL). One is the Southwest Area Park in the Baltimore Highlands and the other is off Holly Neck Road and has been approved as a major subdivision. Both are presently served by public water and sewer, leaving this property as the lone IDA designated property in Baltimore County not to be served by public water and sewer. Keep in mind that the URDL was created in 1967 and the CBCA was established in 1984.

**The Proposed Use Of The Property – Battery Storage And Park With Or Without A
Clustered Residential Community.**

Following the closure of the coal generating power plant, the property owner purchased the property and has spent approximately \$15 million abating, demolishing and performing environmental remediation to position the site to be redeveloped or otherwise utilized. There have been productive discussions with Baltimore County and the community about putting in a BGE substation and battery storage facility along with either the entire remaining acreage becoming a park, or a park with a clustered residential subdivision.

These uses will need a change in zoning or a change to the zoning regulations to allow, at a minimum, the BGE substation and battery storage facility. Based upon the prior location of the coal generating power plant, the power lines in the area make for an ideal location of the proposed BGE substation and battery storage facility project. This will assist Baltimore County in the coming years as the country transitions from base load power plants to intermittent renewables. Having a battery in NE Baltimore County will help with potential brown out/black out issues.

Funding For A Possible County Owned Park.

At the time of writing this request, County, State and Federal partners are working to put together a financial package that will allow for possibly the entire remainder of the site, after accommodating the BGE substation and battery storage facility, to be purchased for a park. Irrespective of how those discussions progress, the BGE substation and battery storage facility, the park and/or the residential community would all benefit from being on public water and sewer given the location within the CBCA. It is our understanding that there is approximately \$4 million in the Baltimore County budget and \$1.25 million in the

State of Maryland Budget for the acquisition of a portion of the Property for a park. It is also our understanding that there are ongoing efforts with the United States Government to likewise provide funding for an acquisition of a portion of the Property for a park.

**The Surrounding Community On Septic Within CBCA Presents
A Public Health Concern.**

The existing residential community off of Beach Drive and Archer Road are currently served by wells and septic systems and present a public health concern. The new water and sewer service would make it possible for the County to provide meaningful long term protection for the nearby waterways and existing environs as the County would be able to connect the aforementioned residential community to the public infrastructure if it was extended as far east as the proximity of Beach Drive. The Department of Environmental Protection and Sustainability (DEPS) - Groundwater Management (GWM) has confirmed that the 19 properties on Carroll Island, Beach and Asher Road are presently using septic systems. Given the elevations of all of these properties, small lot sizes, and shallow water table, GWM is in favor of these houses being connected to public sewer as the best long-term solution to resolving the public health and environmental concerns.

**The Granting Of The Water And Sewage Amendment
Would Improve The Public Health.**

Bringing the existing and future planned discharge to public sewer would improve public health by taking failing septic systems offline and reducing nitrogen loading to the Chesapeake Bay. Whether that portion of the property other than where the BGE substation and battery storage facility will be located is improved with a park or a combination of park and residences, the CBCA encourages clustering which will only be possible with public water and sewer.

The Metropolitan District Line And Master Plan Support The Amendment.

“The Metropolitan District of Baltimore County is ... the geographic area within which public water and sewer services are provided. It was established pursuant to the Metropolitan District Act (Acts of the General Assembly of Maryland of 1924, Chapter 539, as Amended), and operates according to the provisions of Article 20 of the Baltimore County Code, 2003.” Master Plan 2020, pg. 48. “[T]he County has installed water and sewer services in the majority of the waterfront communities regardless of the URDL, to address water quality of the bay and to improve public health.” Master Plan 2020, pgs. 86-87. “Since the 1960s, the largest concentration of known septic system failures occurred in the Bowleys Quarters and Back River Neck peninsulas. Beginning in the mid-1980s the County began to address these problems comprehensively by extending public sewerage to these areas. As of

2010, over 90% of the estimated 3,000 failing septic systems in those areas have been connected to the public sewerage system. In addition, the County is systematically evaluating all existing septic systems located within the Chesapeake Bay Critical Area to determine whether public sewerage or on-site sewage disposal upgrades will most effectively reduce nitrogen from these sources.” Master Plan 2020, pg. 163.

The Baltimore County Zoning Regulations Support the Amendment.

The County Council created Section 4A03 of the Baltimore County Zoning Regulations (BCZR), entitled “Growth Management Plan for Bowleys Quarters and Back River Neck Areas”, which generally compels waterfront properties that lie within the Bowleys Quarters and Back River Neck Areas Map attached as Exhibit A to Bill No. 60-2003 to be connected to public water and sewer.

2022 Cycle (Cycle 40) Recommended Approval Of Water And Sewer Amendment.

This same Water Supply and Sewerage Plan Amendment request was made during the 2022 Cycle (Cycle 40), and your Department along with DEPS recommended in favor of changing the designation to W1/S1, as requested. The Planning Board also recommended in favor of that designation. After the County Administration sent the Planning Board’s recommendation to the Council for approval, Councilman Marks proposed an amendment to Resolution No. 48-22. Councilman Marks stated at both the work session on December 13, 2022 and legislative session on December 19, 2022 that it was premature for the amendment to be forwarded to the State because “there was no local support for this action.” Notwithstanding the fact that this contradicts the clearly articulated standard for amendments to the water supply and sewerage plan in the Annotated Code and the Executive Order, it would be prudent to submit this amendment request in Cycle 41. If the Council ultimately introduces a Resolution to forward the Planning Board’s recommendation in Cycle 40 to the State, the property owner will withdraw this additional request.

Conclusion.

Under the authority of the Executive Order issued on April 11, 1990, the requested amendment is justified based upon substantial changes in the character of the neighborhood and a danger to public health. The requested reclassification is also consistent with the adopted County Master Plan, including population trends, availability and adequacy of existing and proposed water supply and sewerage facilities, transportation and other public facilities, and the capital program.

Letter of Petition Supplementing the Water Supply and Sewerage
Plan Amendment Petition Form
CP Crane Generating Station
May 1, 2023
Page 5

If you have any questions or comments, or need additional information, please contact me.

Very truly yours,



Jason T. Vettori

Enclosures

CC: Councilman David Marks
Sameer Sidh, Office of the Baltimore County Executive
Jeannette Applauso
Erin McKenna-Streyle
Tom McKittrick, Bowleys Quarters Investments I, LLC
Ryan Ford, Bowleys Quarters Investments I, LLC
Josh Sharon, MRA
Jake Ehmer
David K. Gildea, Esq.

**BALTIMORE COUNTY WATER SUPPLY AND SEWERAGE PLAN
AMENDMENT PETITION**

Amendment Cycle: 41 (to be entered by Baltimore County DPW)

Reference Number: 23-01 (to be entered by Baltimore County DPW)

Attachment to Letter of Petition:

Property Name (if applicable): _____

Location/Address: 1021 Carroll Island Lane

Acreage: 138.147 A.C.+/-

Election District: 15 Councilmanic District: 6

Zoning Map: 091C2,091C3,092A2,092A3 Zoning Classification: RC-5, RC-20

Tax Map: 91 Parcel Number: Parcels 140, 141, 154 and 155

Tax Account Number: 1502001277, 1502001278, 1502001306, 1502001307

Water Supply & Sewerage Plan Maps: W - 7 S - 7

Location Relative to:

Urban Rural Demarcation Line as Established by the Planning Board, 1985:

Inside: _____ Outside: X

Metropolitan District Boundary:

Inside: X Outside: _____

Water Supply and Sewerage Plan Designations:

Existing: Requested by Petitioner:
W - 7, S - 7 W - 1, S - 1
and/or W-3, S-3

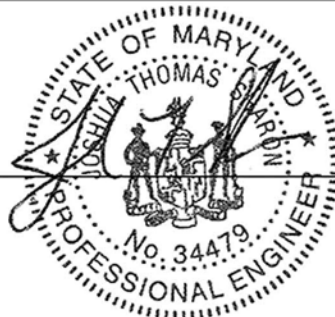
Justification: See attached letter.

Submitted by:

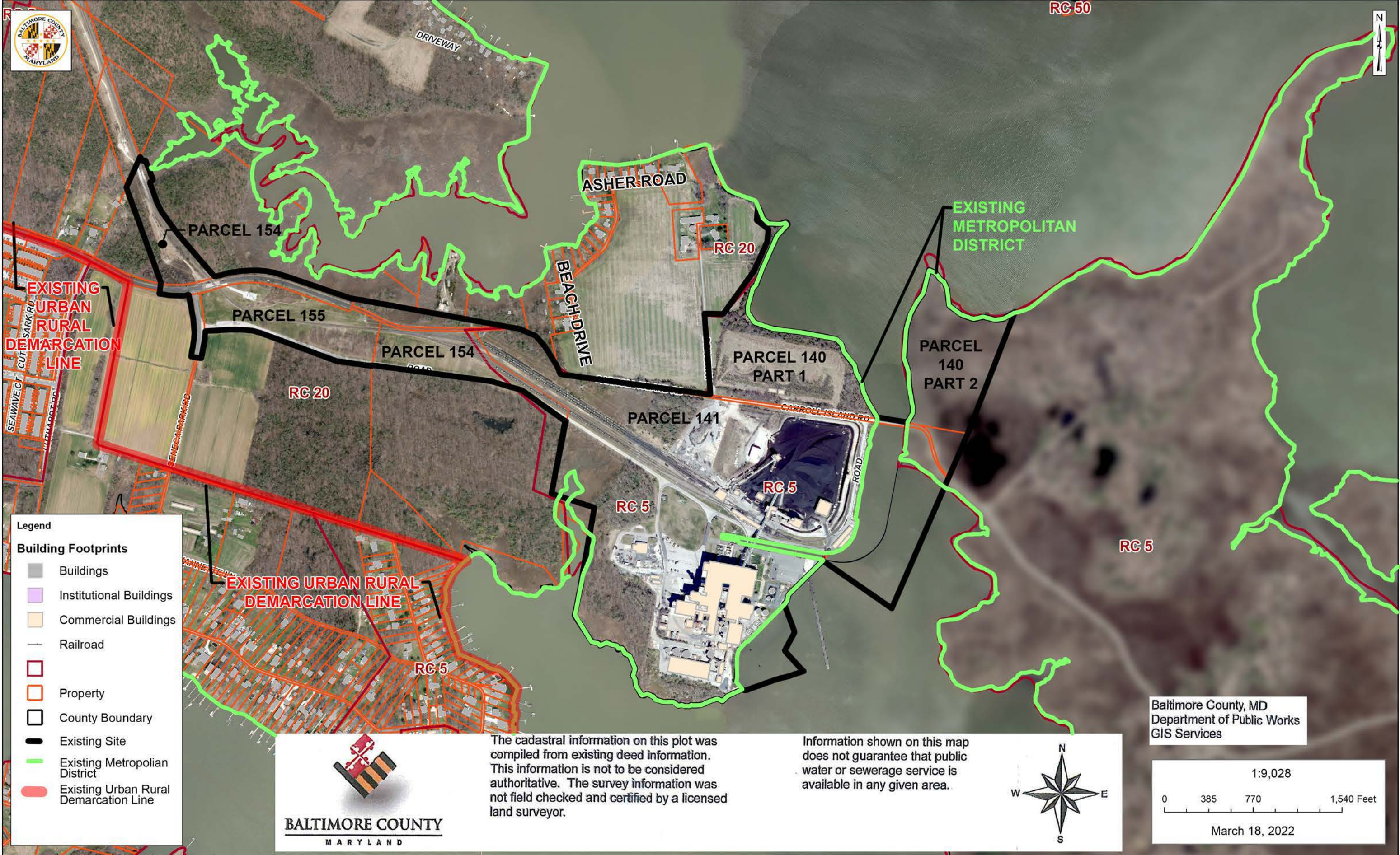
Joshua T. Sharon
Name (Printed)

05-18-2023
Date

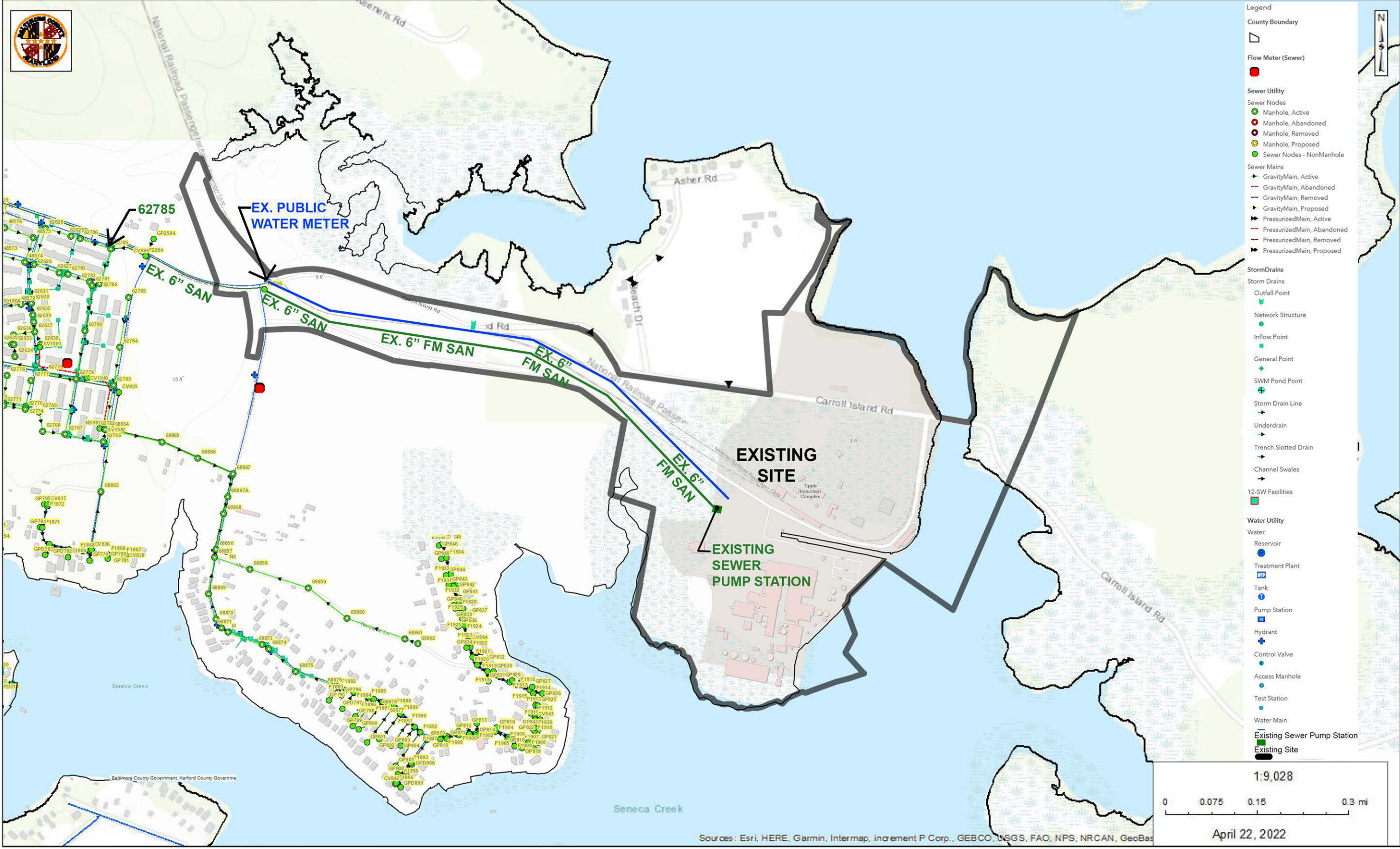
Signature



1021 CARROLL ISLAND ROAD - AERIAL EXHIBIT



1021 CARROLL ISLAND ROAD - EXISTING UTILITY MAP EXHIBIT





Department of Public Works and Transportation

2022 Basic Services Map

Water Supply Area

Note: There are currently no areas in Baltimore County that have deficiencies in regard to public water.

Legend

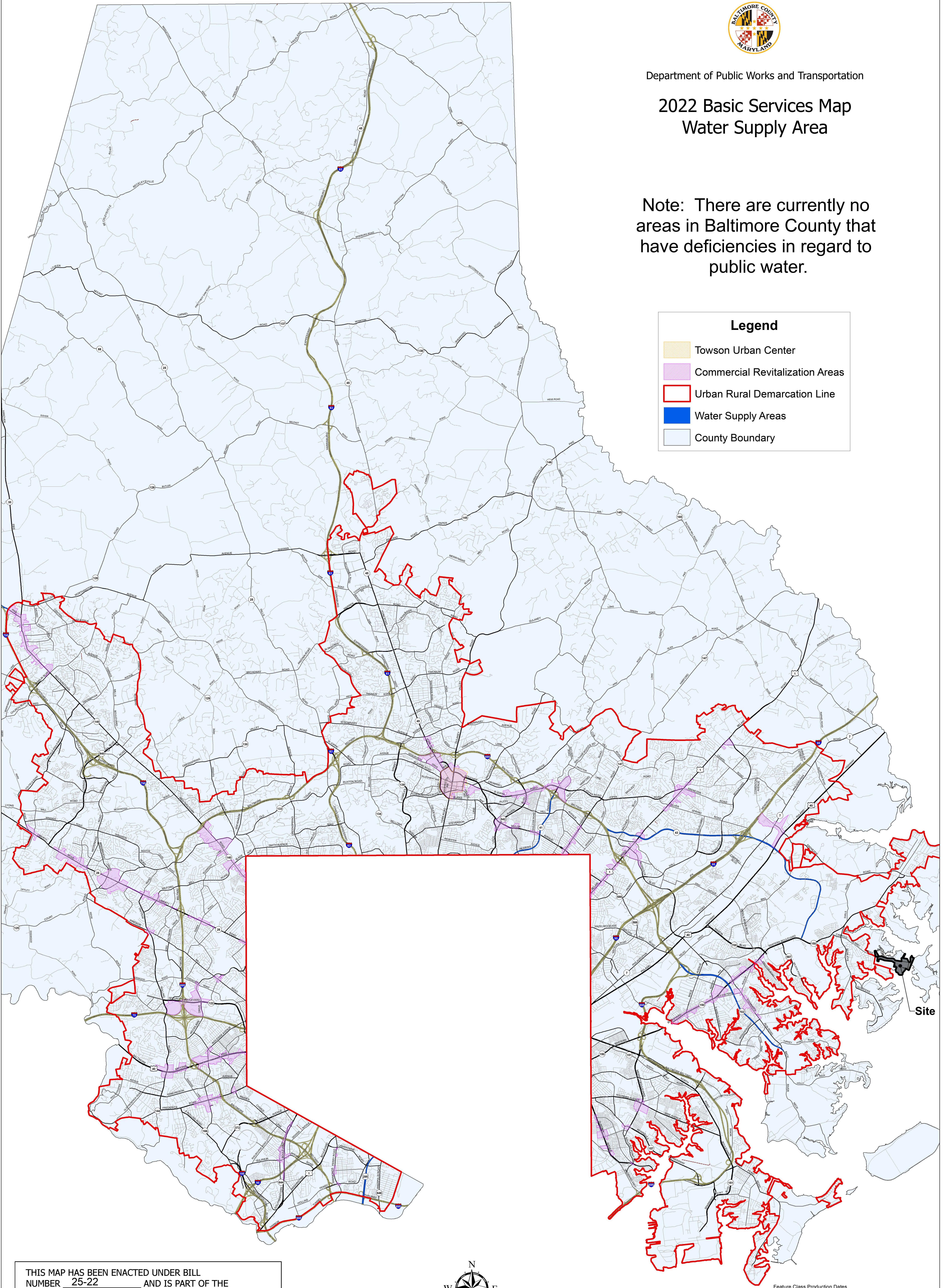
Towson Urban Center

Commercial Revitalization Areas

Urban Rural Demarcation Line

Water Supply Areas

County Boundary



Site

THIS MAP HAS BEEN ENACTED UNDER BILL NUMBER 25-22 AND IS PART OF THE BALTIMORE COUNTY ZONING REGULATIONS, 1955, AS AMENDED BY THE BILL ADOPTED MAY 2, 2022. EFFECTIVE MAY 16, 2022.

Julius A. Ford Jr.

COUNTY COUNCIL OF BALTIMORE COUNTY

N

W

E

S

SCALE 1 INCH = 4,000 Feet

0

2,000

4,000

8,000

12,000

16,000

20,000

Feet

NOTE: The interpretation of the Basic Services Maps are subject to exceptions provided for in the Baltimore County Zoning Regulations, Article 4A Growth Management, Section 4A02 Basic Services Maps. These exceptions include those mapped in the County's geographic information system (GIS): the Urban and Rural Demarcation Line (URDL), Commercial Revitalization Districts (4A02.4.E.1.i), and the Towson Urban Center (4A02.4.E.1.i). The Towson Urban Center (Downtown Towson District) exists in the Master Plan 2020 in the Land Management Areas feature class.

Feature Class Production Dates	
Water Supply Area	2022
Commercial Revitalization Districts	2020
Towson Urban Center	2011
Urban Rural Demarcation Line	2012
Roads	2022
County Boundary	2008
Produced by Baltimore County Department of Public Works and Transportation	
North American Datum 1983 HARN, U.S. Survey Foot	
Published May 12, 2022	



Department of Public Works and Transportation

2022 Basic Services Map
Sewer Deficient Areas
and
Areas of Concern

DRAFT

Legend

Sewer Relief Points

Towson Urban Center

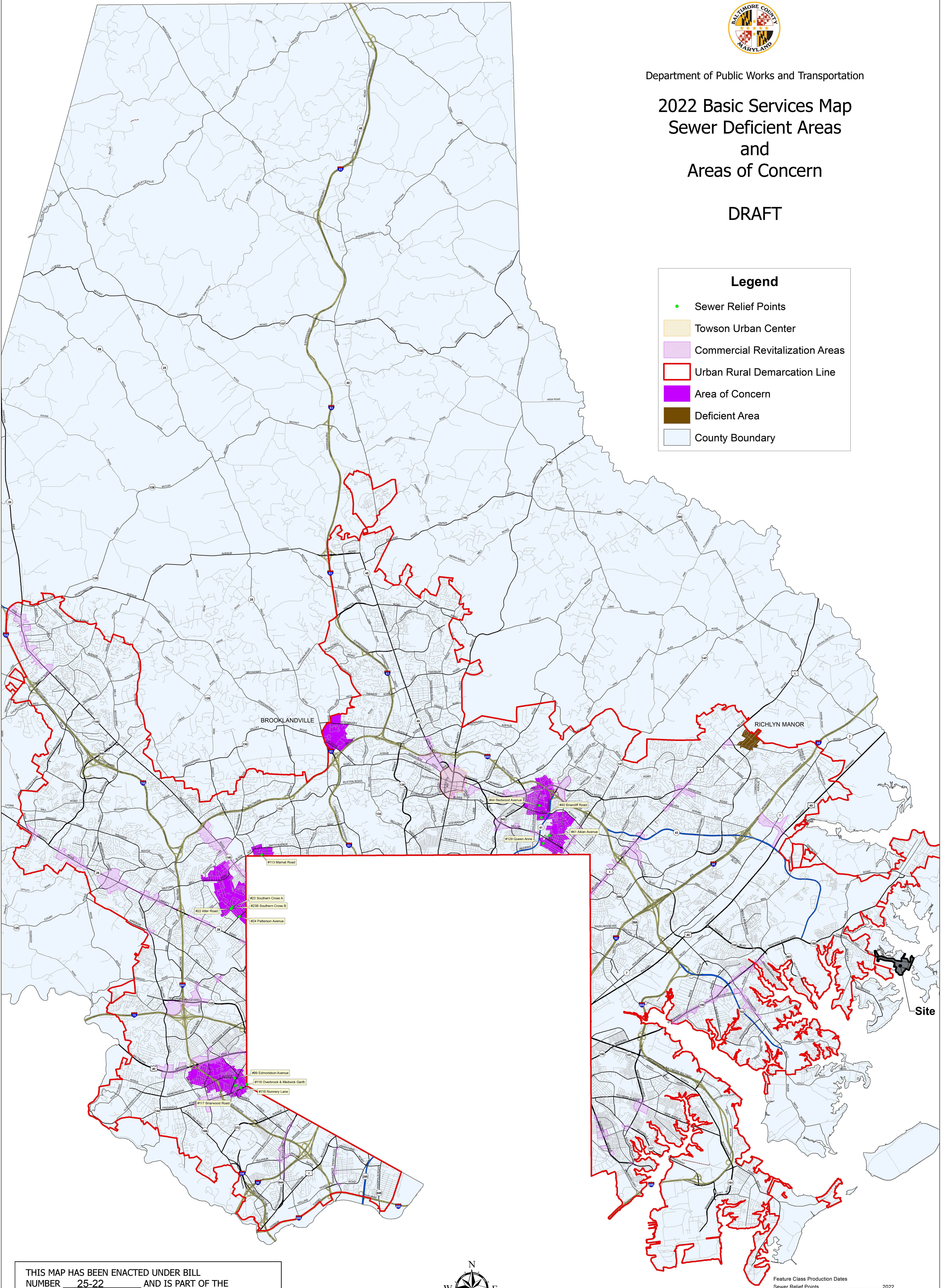
Commercial Revitalization Areas

Urban Rural Demarcation Line

Area of Concern

Deficient Area

County Boundary



THIS MAP HAS BEEN ENACTED UNDER BILL NUMBER 25-22 AND IS PART OF THE BALTIMORE COUNTY ZONING REGULATIONS, 1955, AS AMENDED BY THE BILL ADOPTED 05/02/2022. EFFECTIVE 05/16/2022.

Julian L. Green Jr. *REVISED 02/20/2023 TO CORRECT PRINTING ERROR

COUNTY COUNCIL OF BALTIMORE COUNTY

N

W

E

S

SCALE 1 INCH = 4,000 Feet

0

2,000

4,000

8,000

12,000

16,000

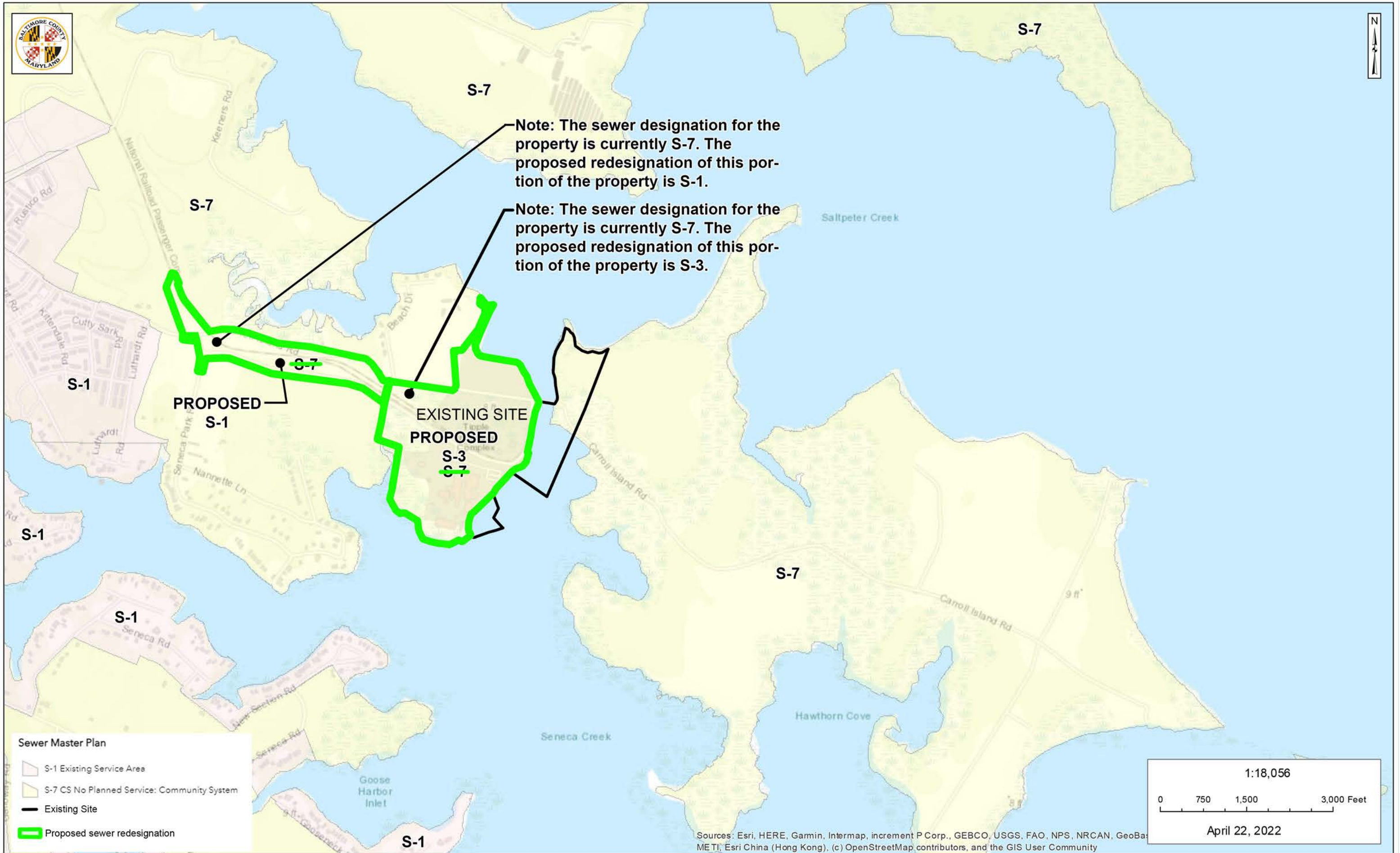
20,000

Feet

NOTE: The interpretation of the Basic Services Maps are subject to exceptions provided for in the Baltimore County Zoning Regulations, Article 4A Growth Management, Section 4A02 Basic Services Maps. These exceptions include those mapped in the County's geographic information system (GIS): the Urban and Rural Demarcation Line (URDL), Commercial Revitalization Districts (4A02.4.E.1.i), and the Towson Urban Center (4A02.4.E.1.j). The Towson Urban Center (Downtown Towson District) exists in the Master Plan 2020 in the Land Management Areas feature class.

Feature Class Production Dates	
Sewer Relief Points	2022
Sewer Areas	2022
Commercial Revitalization Districts	2020
Towson Urban Center	2011
Urban Rural Demarcation Line	2012
Roads	2022
County Boundary	2008
Produced by Baltimore County Department of Public Works and Transportation	
North American Datum 1983 HARN, U.S. Survey Foot	
Published January 7, 2022	

1021 CARROLL ISLAND ROAD - EXISTING SEWER DESIGNATION



Baltimore County Maryland

Water Master Plan

- W-1 Existing Service Area
- W-7 CS No Planned Service: Community System
- Existing Site
- Proposed water redesignation

Note: The water designation for the property is currently W-7. The proposed redesignation of this portion of the property is W-1.

Note: The water designation for the property is currently W-7. The proposed redesignation of this portion of the property is W-3.

Legend:

- W-1 Existing Service Area
- W-7 CS No Planned Service: Community System
- Existing Site
- Proposed water redesignation

Scale: 1:18,056
0 750 1,500 3,000 Feet

Date: April 22, 2022

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasis, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration		
Special Tax Recapture: None								
Account Identifier: D			isric - 15 Account Number - 1502001277 o					
Owner Information								
Owner Name: o			BOWLEYS QUARTERS INVESTMENTS I LLC			Use: Principal Residence:		INDUSTRIAL NO
Mailing Address: o			ATTN SHARIN AOSTER o 5320 OLD PINEVILLE RD CHARLOTTE NC 28217-			Record Reference: o		/45493/ 00206
Location & Structure Information								
Premises Address:			1021 CARROLL ISLAND LN BALTIMORE 21220-0000			Legal Description:		88.4 AC SS CARROLL ISLAND RD
Map :	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot :	Assessment Year:
0091	0018	0141	31501.04	0000				2021
Town: None								
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Proper Land Area	
1965 o			153,791 SF o				88.4000 AC o	
Stories	Basement	Use	Exterior	Quality	Full/Half Bath	Garage	Last Noice of Major Improvements	
		HEAVY INDUSTRIAL	/	C4		2010		
Value Information								
			Base Value		Value		Phase-in Assessments	
					As of		As of	
					01/01/2021 o		07/01/2021 o	
							As of	
							07/01/2022	
Land: o			8,840,000 o		5,451,500			
Improvements o			9,037,200 o		3,452,700			
Total: o			17,877,200 o		8,904,200 o		8,904,200	
Preferential Land:			0 o		0			
Transfer Information o								
Seller: C P CRANE LLC D o				Date: 09/22/2021			Price: \$0 o	
Title: NON-ARMS LENGTH OTHER D				Record1: /45493/ 00206 D			Record2:	
Seller: CONSTELLATION POWER SRC GEN INC D o				Date: 12/06/2012			Price: \$17,206,523 o	
Title: NON-ARMS LENGTH OTHER D				Record1: /32874/ 00107 D o			Record2:	
Seller: BALTIMORE GAS & ELECTRIC CO D				Date: 10/05/2001			Price: \$0	
Title: NON-ARMS LENGTH OTHER D				Record1: /14557/ 00453 D			Record2:	
Exemption Information								
Partial Exemption	Assessments:	Class o				07/01/2021 o		07/01/2022
County :		000				0.00		
State :		000				0.00		
Municipal: o		000 o				0.00 0.00 o		0.00 0.00 o
Special Tax Recapture: None								
Homestead Application Information								
Homehead Application Status: N Application								
Homeowners' Tax Credit Application Information								
Homeowners' Tax Credit Application Status: N Application								
Date:								

1. This screen allows you to search the Real Property database and display property records. o
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.

4. The following pages are for format only. The data is not to be used for e a reports or documents. When we have confidence in the accuracy of these records, the Department makes corrections, repressed or replaced, regarding the format.

Search Result for BALTIMORE COUNTY

View Map			View GroundRen			Redemption			View GroundRen			Registration		
Special Tax Recapture: None														
Account Identifier: D			isric - 15 Account Number - 1502001278 o											
Owner Information														
Owner Name: o			BOWLEYS QUARTERS INVESTMENTS 1 LLC						Use: Principal Residence:			INDUSTRIAL NO		
Mailing Address: o			5320 OLD PINEVILLE RD o CHARLOTTE NC 28217-						Record Reference: o			/45493/ 00206		
Location & Structure Information														
Premises Address:			KEENERS RD MIDDLE RIVER 21220-						Legal Description:			43.20 AC NES KEENERS		
Map :	Grid:	Parcel:	Neighborhood: S	Subdivision: S	Section:	Block:	Lot :	Assessment Year:	Parcel No: Pla Ref:					
0091	0012	0140	31501.04	0000				2021						
Town: None														
Primary Structure Built		Above Grade Living Area			Finished Basement Area			Proper Land Area		Count Use o				
								43.2000 AC		08				
Stories	Basement	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements								
Value Information o														
			Base Value o		Value As of		Phase-in Assessments As of			As of				
					01/01/2021		07/01/2021			07/01/2022				
Land: o			1,305,000		1,200,000									
Improvements o			90,000 o		38,000									
Total: o			1,395,000 o		1,238,000 o		1,238,000 o			1,238,000				
Preferential Land: o			0 o		0									
Transfer Information o														
Seller: C P CRANE LLC D				Date: 09/22/2021				Price: \$0						
Type: NON-ARMS LENGTH OTHER D				Record1: /45493/ 00206 D				Record2:						
Seller: CONSTELLATION POWER SRC GEN INC D o				Date: 12/06/2012				Price: \$17,206,523						
Type: ARMS LENGTH MULTIPLE D				Record1: /32874/ 00107 D				Record2:						
Seller: BALTIMORE GAS & ELECTRIC CO D				Date: 10/05/2001				Price: \$0						
Type: NON-ARMS LENGTH OTHER D				Record1: /14557/ 00453 D				Record2:						
Exemption Information														
Partial Exemption	Assessments:	Class					07/01/2021			07/01/2022				
County :		000					0.00							
State:		000					0.00							
Municipal:		000 o					0.00 0.00 o			0.00 0.00				
Special Tax Recapture: None														
Homestead Application Information														
Homehead Application Status: N Application														
Homeowners' Tax Credit Application Information														
Homeowners' Tax Credit Application Status: N Application D						Date:								

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2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier. o

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration		
Special Tax Recapture: None								
Account Identifier: D			isric - 15 Account Number - 1502001306 o					
Owner Information								
Owner Name: o			BOWLEYS QUARTERS INVESTMENTS 1 LLC			Use: Principal Residence:		INDUSTRIAL NO
Mailing Address: o			ATTN SHARDCN AOSTER o 5320 OLD PINEVILLE RD CHARLOTTE NC 28217-			Deed Reference: o		/45493/ 00206
Location & Structure Information								
Premises Address:			CARROLL ISLAND RD MIDDLE RIVER 21220-0000			Legal Description:		17.791 AC N&SS CARROLL ISLAND RD
Map :	Grid:	Parcel:	Neighborhood: S	Subdivision: S	Section:	Block:	Lot :	Assessment Year:
0091	0018	0154	31501.04	0000				2021
Town: None								
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Proper Land Area		Count Use o
						17.7900 AC		08
Stories	Basement		Exterior /	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements	
Value Information								
			Base Value o		Value		Phase-in Assessments	
					As of		As of	
					01/01/2021		07/01/2021	
							As of	
							07/01/2022	
Land: o			1,779,000		1,156,300			
Improvements o			90,000 o		38,000			
Total: o			1,869,000 o		1,194,300 o		1,194,300	
Preferential Land:			0 o		0			
Transfer Information o								
Seller: C P CRANE LLC D o				Date: 09/22/2021			Price: \$0 o	
Title: NON-ARMS LENGTH OTHER D				Deed1: /45493/ 00206 D			Deed2:	
Seller: CONSTELLATION POWER SRC GEN INC D o				Date: 12/06/2012			Price: \$17,206,523 o	
Title: ARMS LENGTH MULTIPLE D				Deed1: /32874/ 00107 D o			Deed2:	
Seller: BALTIMORE GAS & ELECTRIC CO D				Date: 10/05/2001			Price: \$0	
Title: NON-ARMS LENGTH OTHER D				Deed1: /14557/ 00453 D			Deed2:	
Exemption Information								
Partial Exemption	Assessments:	Class o				07/01/2021 o		07/01/2022
County :		000				0.00		
State:		000				0.00		
Municipal: o		000 o				0.00 0.00 o		0.00 0.00 o
Special Tax Recapture: None								
Homestead Application Information								
Homes ead Application Status: N Application								
Homeowners' Tax Credit Application Information								
Homeowners' Tax Credit Application Status: N Application D								
Date:								

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3. Deleted accounts can only be selected by Property Account Identifier.

Search Result for BALTIMORE COUNTY

View Map			View GroundRen			Redemp ion			View GroundRen			Regis ra ion		
Special Tax Recapture: None														
Account Identifier: D			isric - 15 Account Number - 1502001307 o											
Owner Information														
Owner Name: o			BOWLEYS QUARTERS INVESTMENTS 1 LLC						Use: Principal Residence:			INDUSTRIAL NO		
Mailing Address: o			5320 OLD PINEVILLE RD o CHARLOTTE NC 28217-						Deed Reference: o			/45493/ 00206		
Location & Structure Information														
Premises Address:			CARROLL ISLAND RD MIDDLE RIVER 21220-						Legal Description:			8.031 AC SWS CARROLLS ISLAND RD		
Map :	Grid:	Parcel:	Neighborhood: S	Subdivision: S	Section:	Block:	Lot :	Assessment Year:	Parcel No: Parcel Ref:					
0091	0017	0155	31501.04	0000				2021						
Town: None														
Primary Structure Built		Above Grade Living Area			Finished Basement Area			Proper Land Area			County Use o			
								8.0300 AC			08			
Stories	Basement		Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements							
Value Information o														
			Base Value o		Value		Phase-in Assessments							
					As of 01/01/2021		As of 07/01/2021			As of 07/01/2022				
Land: o			803,100		560,000									
Improvements o			90,000 o		38,000									
Total: o			893,100 o		598,000 o		598,000 o			598,000				
Preferential Land: o			0 o		0									
Transfer Information o														
Seller: C P CRANE LLC D				Date: 09/22/2021				Price: \$0						
Type: NON-ARMS LENGTH OTHER D				Deed1: /45493/ 00206 D				Deed2:						
Seller: CONSTELLATION POWER SRC GEN INC D o				Date: 12/06/2012				Price: \$17,206,523						
Type: ARMS LENGTH MULTIPLE D				Deed1: /32874/ 00107 D				Deed2:						
Seller: BALTIMORE GAS & ELECTRIC CO D				Date: 10/05/2001				Price: \$0						
Type: ARMS LENGTH MULTIPLE D				Deed1: /14557/ 00453 D				Deed2:						
Exemption Information														
Partial Exemption		Assessments:		Class			07/01/2021			07/01/2022				
County :				000			0.00							
State :				000			0.00							
Municipal:				000 o			0.00 0.00 o			0.00 0.00 o				
Special Tax Recapture: None														
Homestead Application Information														
Homehead Application Status: N Application														
Homeowners' Tax Credit Application Information														
Homeowners' Tax Credit Application Status: N Application D							Date:							

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4. The following pages are for format only. The data is not to be used for e a reports or documents. When we have confidence in the accuracy of these records, the Department makes corrections, repressed or replaced, regarding the format.

Jeannette Applauso

From: Joshua Sharon <JSharon@mragta.com>
Sent: Thursday, May 18, 2023 4:10 PM
To: Jeannette Applauso
Cc: Karen L Comer
Subject: RE: Cycle 41 Question
Attachments: 21648 - 8 - Sewer Designations.pdf; 21648 - 9 - Water Designations.pdf; 21648 - 3a Water and Sewer Petition Form Signed.pdf

CAUTION: This message from JSharon@mragta.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good afternoon Jeannette – we did not intend to directly follow the property lines as we think there is a more logical point to separate the land designation. Especially with the on-going “park” discussion with the Councilperson in this district. Would you kindly replace existing exhibits with the attached?

Joshua Sharon, PE, LSIT, LEED AP | Principal
Cell: 443-857-7589 Office: 410-821-1690x842

From: Jeannette Applauso <japplauso@baltimorecountymd.gov>
Sent: Wednesday, May 17, 2023 12:06 PM
To: Joshua Sharon <JSharon@mragta.com>
Cc: Karen L Comer <kcomer@baltimorecountymd.gov>
Subject: RE: Cycle 41 Question

Josh,
We had a interdepartmental meeting, and the orientation of the W-1/W-3 and S-1/S-3 boundary was questioned. Your maps show a boundary that does not correlate with the property boundaries. ***Was this intentional, or would you rather show the designation boundaries overlapping the property line?*** **Intentional**

Also, we updated the application to reflect the proposed Water and Sewer designation as described in the “Letter to DPWT”. Specifically, we revised the Water Supply and Sewerage Plan Designations “Requested by Petitioner” to include “and/or W-3, S-3” (attached). ***Please let me know if you are ok with this application revision. We are okay with the revision and updated it to reflect the change.***

Thanks,
Jeannette

From: Joshua Sharon <JSharon@mragta.com>
Sent: Monday, May 15, 2023 1:47 PM
To: Jeannette Applauso <japplauso@baltimorecountymd.gov>
Cc: Karen L Comer <kcomer@baltimorecountymd.gov>
Subject: RE: Cycle 41 Question

CAUTION: This message from JSharon@mragta.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good afternoon Jeannette – thanks for reaching out with questions. Below in red are responses and the link below has the updated exhibits.

https://secure-web.cisco.com/1j3oB_EDNk_TEpJO9vsQcmMYiULTJgr6-oU-iC4CqRxK5k83D6gcraAalmNNG0K9ADv-hrb_azNi5fOpCgtohlGQwhRZMFYpt1vIZw42SbXxcld4uuZQLojHO9LR_oKaPpTteGapq3RxNQsscmgRfCfCCdyDWhMXiQHY9s9gLaviTQYhQt0P67-iZAkyEPWB5_eabtrmWpiqUc6v26iKqvwUuEqDm3oZNgg5T8b1I29X8KOOvtfIM0OR_mfBNUh_H8Z0VeRg4NHCMaNmOUDpLHH2vnJXrp2u54uWbSPPFveDcjXftMKQqWVOcr-Yjt_TS-LIcHcu1d9KRxVVZVRyEz379-xaYZouTfmbnlFnVW6JCptAlymV97FMXZhglbsOE3DAMuclgdT8zU6bomsSJQNQT9qSejWNve7BSxedlzp8kmz94G_mWKTKJRbBb/https%3A%2F%2Fcloud.mragta.com%2Findex.php%2Fs%2FnBNjA5RX7MAM7yK%2Fauthenticate%2FshowShare

The password is jdLmMmJ9Ft

Joshua Sharon, PE, LSIT, LEED AP | Principal
Cell: 443-857-7589 Office: 410-821-1690x842

From: Jeannette Applauso <japplauso@baltimorecountymd.gov>

Sent: Friday, May 12, 2023 11:26 AM

To: Joshua Sharon <JSharon@mragta.com>

Cc: Karen L Comer <kcomer@baltimorecountymd.gov>

Subject: Cycle 41 Question

Josh,

We had a few questions about the exhibit documents for Cycle 41:

1. The proposed URDL (blue) is not showing on Exhibit 3B – Water and Sewer **We purposely wanted to remove the proposed URDL line from the exhibit but missed removing it from the legend. Corrected on updated version.**
2. Are you proposing to change the water and sewer designations for the two properties with Tax Pins 152350311 & 1507000130? If so, they need to be listed on the application. If not, revise Exhibits 8 & 9 accordingly. **We have updated exhibits 8 & 9 as we no longer will be included those tax pins. No update to application will be needed after all.**
3. Please revise the Exhibit 8 legend to identify “Proposed Sewer Re-designation). **Corrected on updated version.**

Please let me know if you would like to discuss. I am free all day until 4pm.

Thanks,
Jeannette



Jeannette Applauso, P.E.

Baltimore County Department of Public Works and Transportation,

DPW&T Ambassadors, Chair

Sewer Design Section, Project Manager/Eng III

Main: 410-887-3781

Direct: 410-887-4597





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Section B

Analyses & Recommendations

of the

Department of Environmental Protection

and

Sustainability

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: May 25, 2023

TO: D'Andrea Walker, Director
Department of Public Works and Transportation

FROM: David V. Lykens, Director
Department of Environmental Protection & Sustainability

SUBJECT: Master Water & Sewerage Plan – Cycle 41 Amendments

The Department of Environmental Protection & Sustainability (EPS) submits the following comments and recommendations on the subject petitions:

23-01 CP Crane Generating Station, 1021 Carroll Island Rd

Background: The subject properties are outside the URDL and include the former power plant (parcels 140 and 141) which is designated an Intensely Developed Area (IDA), and adjacent properties along Carroll Island Rd (parcels 154 and 155) which are designated as Resource Conservation Areas (RCA). DPW& T has confirmed that former power plant is connected to the public water and sewer system via privately maintained systems.

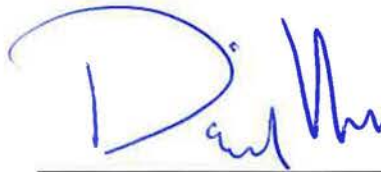
There are a number of residential properties that are served by private wells and septic systems immediately to the north of the subject properties. EPS estimates that there are 19 improved properties located along Carroll Island Rd, Beach Drive, and Asher Road. These residential dwellings were mostly built between 1930 and 1960 and located on small waterfront lots with elevations less than 10' above sea level. Given the known topographic setting, relatively small lots sizes, and proximity to the Chesapeake Bay, the existing septic systems are assumed to be either discharging improperly treated sewage effluent into shallow ground water and/or are subject to tidal flooding that will only be expected to worsen with anticipated sea level rise. Ideally, these existing properties should be connected to the public utilities. However, given that the closest public water and sewer lines are currently located over 3,500 feet away, an extension as a Health Project is economically impractical at this time. If public water and sewer were extended to serve the subject properties as part of a redevelopment project, EPS would conduct a sanitary survey of this area work with DPW&T to determine if a public sewer extension as a Health Project was justified and practicable.

D'Andrea Walker

May 25, 2023

Page 2

Recommendation: EPS recommends approval of the requested change with the understanding that any redevelopment of the properties will be required to comply with all Critical Area requirements.

A handwritten signature in blue ink, appearing to read "D. Lykens", is written above a horizontal line.

David V. Lykens, Director

Section C

Analyses & Recommendations


of the

Department of Planning

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: D'Andrea Walker, Acting Director
Department of Public Works and Transportation

DATE: June 5, 2023

FROM: Stephen Lafferty,  Director
Department of Planning

SUBJECT: Cycle 41 Amendments to the Baltimore County
Water Supply and Sewerage Master Plan

23-01: 1021 Carroll Island Road

The property is currently designated as W-7, S-7; the owners seek a designation as W-1, S-1 for the westernmost parcel and W-3/S-3 for the easternmost parcel. The property is located outside of the Urban Rural Demarcation Line (URDL) and is in Growth Tier IV. It is designated as an Intensely Developed Area (IDA) in the Chesapeake Bay Critical Area. There is no specific proposed use for the site, as the accompanying letter submitted by the property owner identifies the potential uses as BGE substation, battery storage and a clustered residential subdivision. However, as stated in the letter, current zoning does not allow a battery storage facility nor the substation and would require a change in zoning or the zoning regulations. The number of residential units is also not specified. No accompanying documentation, including a site plan, has been submitted for the Department of Planning to appropriately consider these potential uses in order to review the amendment request.

The submitted information does not indicate how the requested W&S amendment would allow the potential use to adhere to the CBCA requirements. There is a need to ensure that future land use will continue to be in line with the desires of the community plan which strongly urges adherence to the intent of Chesapeake Bay Critical Area designation. The lack of a site plan submitted for review further limits the Department of Planning from confirming the proposed use of the property.

The Department recommends no change to the designations due to the current zoning classification, the lack of clarity and appropriate documentation regarding the proposed use of the site, and the guidance of the relevant planning documents.

C:

David Lykens, Director, DEPS

Kevin W. Koeppenick, Manager of Groundwater Management, EPS

Lisa Eicholtz, Chief, Engineering and Construction, DPWT

Erin McKenna-Streyle, P.E. & Project Manager, DPWT


Section D

Analyses & Recommendations

of the

Department of Public Works & Transportation

**BALTIMORE COUNTY GOVERNMENT
DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
INTER-OFFICE CORRESPONDENCE**

DATE May 25, 2023
TO D'Andrea Walker
Director
FROM Justin Hall, PE
Chief of Design 
SUBJECT Cycle 41 Water and Sewer Plan Amendments

The following constitutes the recommendations of the Department of Public Works and Transportation regarding the following petitions:

23-01: 1021 Carroll Island Road (CP Crane Generating Station)

Water Supply and Sewerage Plan Designations:

Existing:

W-7 No Planned Community or Multi-use Service (NPS)

S-7 No Planned Community or Multi-use Service (NPS)

Requested by Petitioner:

W-1, W-3 Existing Service Areas, Capital Facilities Areas

S-1, S-3 Existing Service Areas, Capital Facilities Areas

Technical Discussion:

The petitioner states and DPWT confirmed that water service currently exists on some of the requested parcels in the petition. Petitioner states and DPWT confirmed that sewage from some of the properties associated with this petition is currently privately pumped to County manhole 29831, at which point it discharges to the public gravity sewer system.

Recommendations:

W-1 Existing Service Area – Parcel 155, Parcel 154 (between Parcel 155 and Parcel 141), and Parcel 141

W-3 Capital Facilities Area - Parcel 154 (above Parcel 155), Parcel 140 Part 1 and Parcel 140 Part 2

S-1 Existing Service Area - Parcel 155, Parcel 154 (between Parcel 155 and Parcel 141), and Parcel 141

S-3 Capital Facilities Area - Parcel 154 (above Parcel 155), Parcel 140 Part 1 and Parcel 140 Part 2

DW:JH:em

cc: Amy Bley, Chief, Sewer Design

Erin McKenna-Streyle, Chief, Water Design

Section E

Revisions to the Executive Order

Baltimore County Water and Sewer Plan

Amendment Process

WHEREAS, an Executive Order issued April 11, 1990 requires all petitions for water and sewer plan amendments to have a public hearing before the Planning Board in July;

WHEREAS, it is necessary to give the Planning Board more flexibility in scheduling public hearings on water and sewer plan amendments;

WHEREAS, this Executive Order is intended to supplement the April 11, 1990 Executive Order concerning Baltimore County Water and Sewer Plans; and

NOW, THEREFORE, under the authority vested in the County Executive by the Baltimore County Charter, it is this 22nd day of July 2003, the County Executive orders the following:

(a) Notwithstanding subsection (e)(2) of the April 11, 1990 Executive Order, the Planning Board may hold a hearing on a petition for a water and sewer plan amendment at a regularly scheduled meeting in September.

(b) The public notice on petitions for a water and sewer plan amendment scheduled to be heard at a September meeting of the Planning Board shall occur in the same method as prescribed in the April 11, 1990 Executive Order except that public notice shall occur no later than August 18.

(c) The review of a petition scheduled to be heard at a September meeting of the Planning Board by the Director of Public Works and the submission of the report to the Planning Board shall occur in July and August.

(d) This Executive Order shall apply to petitions for amendments to the water and sewer plans filed in 2003.

(e) Except as provided in this Executive Order, all other provisions of the April 11, 1990 Executive Order remain in effect.

Attest:

Donna Morrison

7/22/03
Date

Anthony L. Marshall for

James T. Smith, Jr.
County Executive

07/22/03
Date

Executive Order
Baltimore County Water & Sewerage Plan
Amendment Process

WHEREAS, an Executive Order issued April 11, 1990 requires that Planning Board action on petitions for Baltimore County Water and Sewer Plan amendments be completed by September 30;

WHEREAS, it is necessary to give the Planning Board more flexibility in taking action on water and sewer plan amendments;

WHEREAS, this Executive Order is intended to supplement the April 11, 1990 Executive Order concerning the Baltimore County Water & Sewerage Plan Amendment Process; and

NOW, THEREFORE, under the authority vested in the County Executive by the Baltimore County Charter, it is this 28th day of August, 2009 the County Executive orders the following:

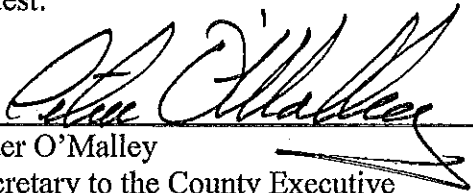
(a) Notwithstanding subsection (e)(2) of the April 11, 1990 Executive Order, which incorporates the expressly stated July 1 – September 30 time period for Period III, entitled “Planning Board Action,” the Planning Board may take action on a petition for a water and sewer amendment after September 30.

(b) The public notice on petitions for a water and sewer plan amendment shall occur in the same method as prescribed in the April 11, 1990 Executive Order.

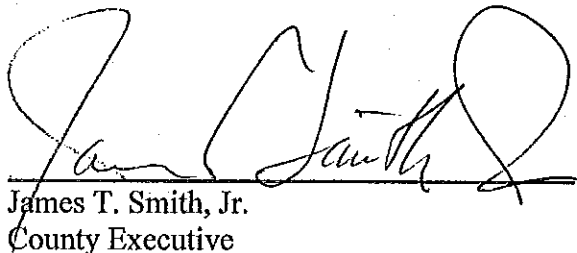
(c) This Executive Order shall apply to petitions for amendments to the water and sewer plans that were presented to the Planning Board or the Office of Planning during Cycle 27 of the Water and Sewer Plan Amendments Process.

(d) Except as provided in this Executive Order, all other provisions of the April 11, 1990 Executive Order remain in effect.

Attest:

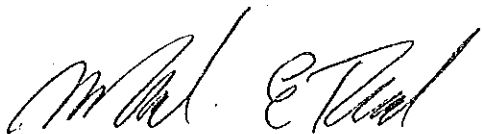

Peter O'Malley
Secretary to the County Executive

8.28.09
Date


James T. Smith, Jr.
County Executive

8.28.09
Date

Reviewed for legal form and sufficiency
and approved for execution

A handwritten signature in black ink, appearing to read "Michael E. Vail", written over a horizontal line.

Baltimore County Office of Law

8.31.09

Date

Access to Digital Water & Sewerage Plan:

In an effort to reduce our carbon footprint, Baltimore County DPW&T is no longer including a CD with this report. Please visit the Master Plan Amendments and Review page on the County's website to download this report. If you have any questions, please contact Jeannette Applauso at japplauso@baltimorecountymd.gov.