

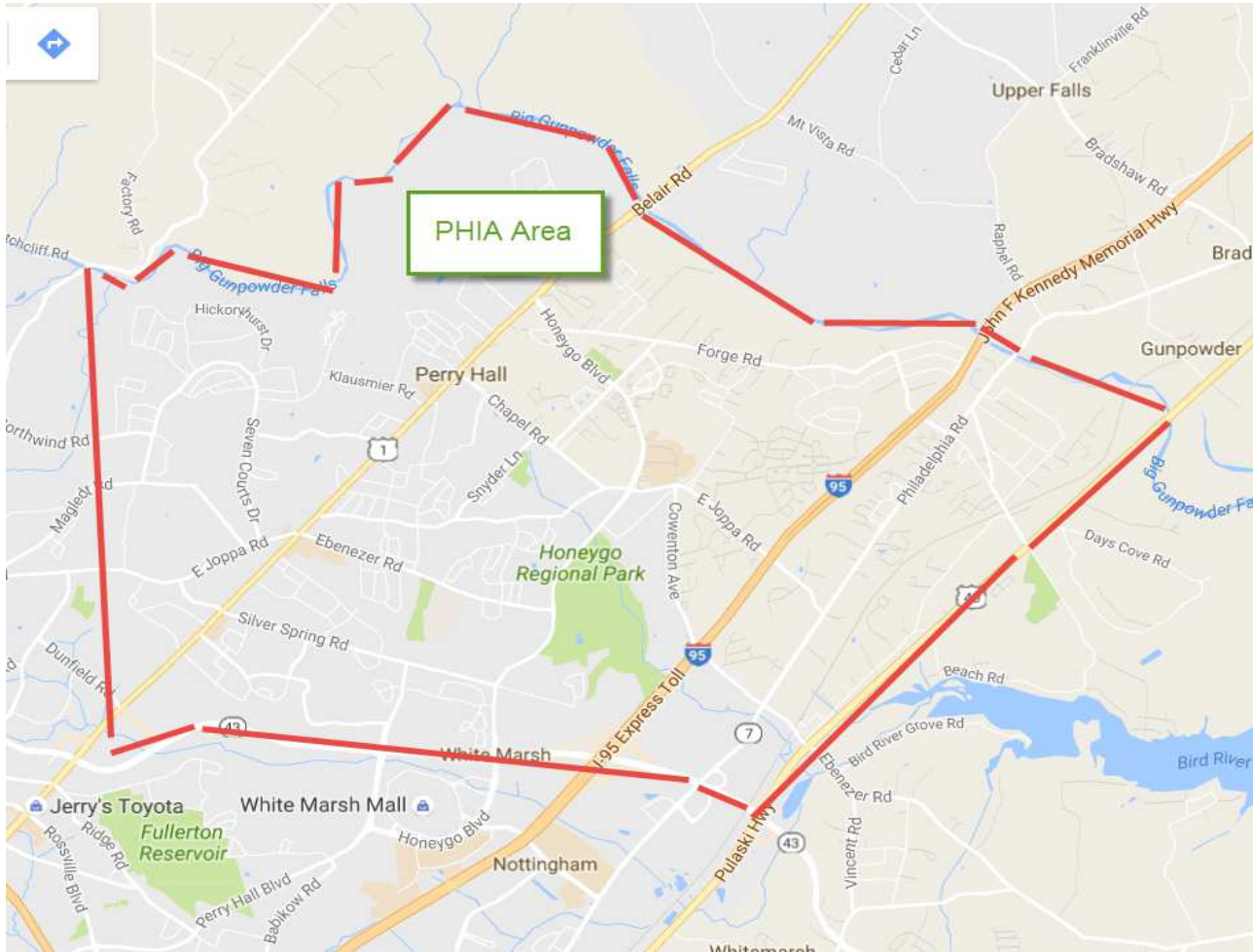


IMPROVEMENT ASSOCIATION, INC.

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General Meeting – Perry Hall Improvement Association
February 13, 2020

Baltimore County 2020 Comprehensive Zoning Map Process



PHIA Association Boundaries – General Map 8-12-2016

Baltimore County 2020 Comprehensive Zoning Map Process

CZMP Timeline – What’s happened

- The [Comprehensive Zoning Map Process](#) (CZMP) begins in August of 2019 and is finalized in September of 2020 with the County Council vote. The timeline and major steps in the process are outlined below.
- **August 19, 2019 through August 30, 2019**
The public can pre-file a zoning request. An online application will be available for filing an issue. After the application is filed the Planning Department will contact the applicant to meet and map the zoning request.
- **September 3, 2019 through October 15, 2019**
Open filing period begins on September 3, 2019 and will end on October 15, 2019. The public will be able to file an application and meet with the Planning Department to map the zoning request. The application is not complete until the zoning request is mapped.
- **October 1, 2019 through October 31, 2019**
The Planning Board and Department of Planning can raise a zoning request from October 1, 2019 through October 31, 2019.
- **November 1, 2019 through November 29, 2019**
The County Council can raise a zoning request from November 1, 2019 through November 29, 2019.
- **December 1, 2019 through January 31, 2020**
County agencies will review the zoning requests and provide an agency comment for each request.

CZMP Timeline – What will happen

- **February 3, 2020 through February 28, 2020**

The Department of Planning will review the zoning requests and provide a recommendation for each request.

- **March 1, 2020 through March 31, 2020**

Planning Board public hearings will be held in the month of March. Each Council District will have a hearing date.

Citizens may sign up to speak about issues in each Council District.

- **April 1, 2020 through April 30, 2020**

Planning Board work sessions will be held in the month of April. The sessions are open to the public. No public input will be heard during the work sessions.

- **June 1, 2020 through June 30, 2020**

The County Council public hearings will be held in the month of June. Each Council District will have a hearing date. The citizens may sign up to speak about issues in each Council District.

- **July 1, 2020 through September 16, 2020**

The County Council will review each zoning request and make a final decision.

- **Before September 16, 2020**

The County Council will make a final vote before September 16, 2020 to decide the zoning for every issue.

- **November 2020 through January 2021**

The official zoning maps will be produced.

General Guidelines for Review of Rezoning Requests

Baltimore County Master Plan 2020

<https://www.baltimorecountymd.gov/Agencies/planning/masterplanning/masterplan2020download.html>

Perry Hall Community Plan – 2011

<https://www.baltimorecountymd.gov/Agencies/planning/masterplanning/adoptedcommunityplans/index.html>



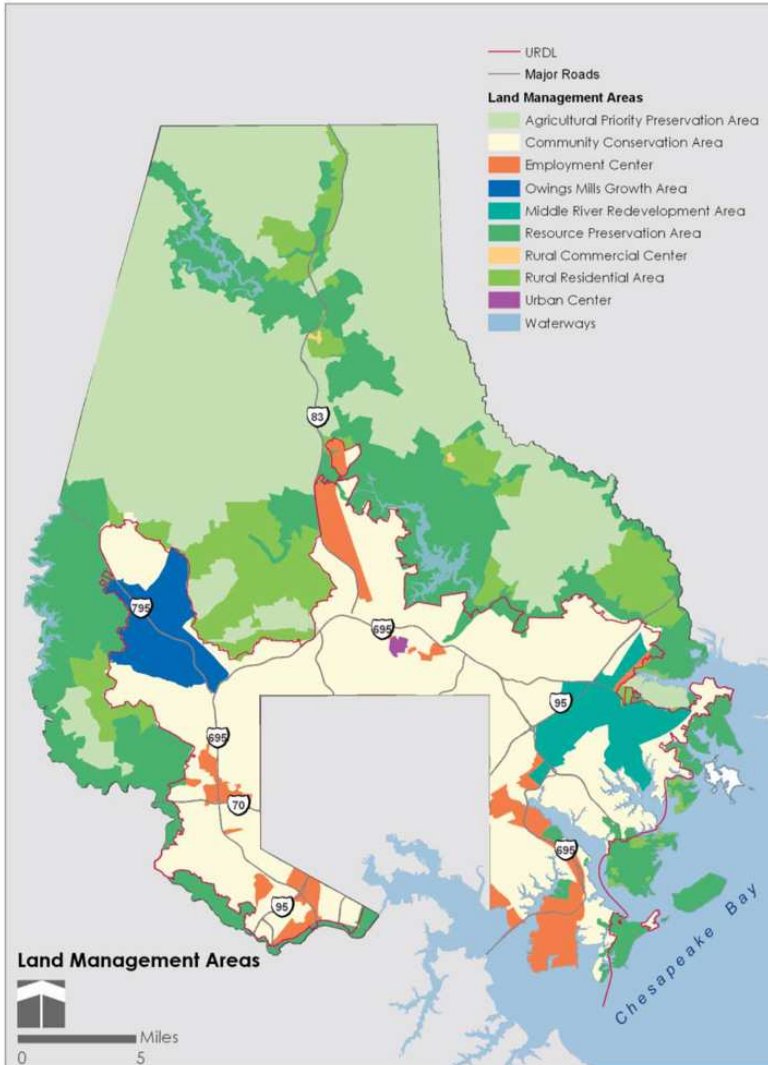
THE PERRY HALL COMMUNITY PLAN

**ADOPTED BY
THE BALTIMORE COUNTY COUNCIL**

FEBRUARY 22, 2011



Map 9: Land Management Areas



Baltimore County Master Plan 2020

Perry Hall designated as a Community Conservation Area **NOT** a Growth Area

Preserving CCAs is a fundamental component of the County’s critical effort to effectively maintain, strengthen and manage its built environment. This priority grows in importance as our society continues to elevate principles of sustainability thereby reducing land consumption, and utilizing sustainable construction techniques to preserve resources.

- (1) Preserve existing communities,
- (2) Make the most efficient use of taxpayer dollars for infrastructure by allowing resources to build on past investments,
- (3) Reduce development pressures on critical farmland and natural resource areas by encouraging projects in already developed areas,
- (4) And strengthen housing and economic resources by sustaining/encouraging walkable communities, thus reducing VMTs and greenhouse gas emissions.

Baltimore County 2020 Comprehensive Zoning Map Process

A VISION FOR PERRY HALL

- This Community Plan endorses a vision that builds upon Perry Hall's strengths. The recommendations for the report are grouped under five overall themes. In the words of the vision statement:
- **This plan acknowledges that the period of large-scale development in Perry Hall is over.** It is time to enhance older neighborhoods and—most importantly— anchor the aging shopping centers near Belair and Ebenezer Roads into a true core for Perry Hall. Second, every effort should be made to increase mobility, connect neighborhoods to one another, restore Perry Hall's green canopy, and improve the area's stream valleys. Third, the community should enhance opportunities for recreation and family life that attract and retain residents. Fourth, Perry Hall's schools and other resources foster a culture of lifelong learning. Finally, the community's heritage is a powerful asset, providing an important sense of place and identity.

Recommendation #1: Base future zoning decisions on consistent policies that reinforce Perry.

Hall's character and neighborhood appeal.

Background: This Community Plan includes a map that describes Perry Hall's zoning as it existed after the 2008 Comprehensive Zoning Map Process. Each property has unique qualities that may be considered during future CZMP cycles, but this Community Plan urges that certain policies be generally followed so that Perry Hall's character is preserved for future generations.

- The stretch of Belair Road from Minte Drive to Chapel Road, for the most part, includes homes that have been converted to offices, with leafy lawns that provide a residential, charming look. The Community Plan recommends that no zoning more intense than Residential Office (RO) be approved. Wherever possible, parking should be limited to the sides and rear of buildings, and large trees and landscaping should be preserved.
- Silver Spring, Ebenezer, and East Joppa Roads should remain residential.
- Pulaski Highway has the most intense zoning levels within the area covered by the Perry Hall Community Plan. Pulaski Highway is a key employment corridor. The Perry Hall Community Plan endorses the development of design standards so that future growth visually enhances the corridor.

Baltimore County 2020 Comprehensive Zoning Map Process Log of Issues - District 5



- Total of 79 issues filed in the 5th Council District
- Total of 41 issues filed in the Perry Hall Improvement Association area

16 Issues filed by property owners

largely upzone to higher retail or office zoning, Belair Road, East Joppa Road

2 Issues filed by Planning Board member

to study/consider issues – Perry Hall Community Hall Farm, and Little Lancaster site

23 Issues filed by County Council member

largely open space preservation and right sizing residential density issues



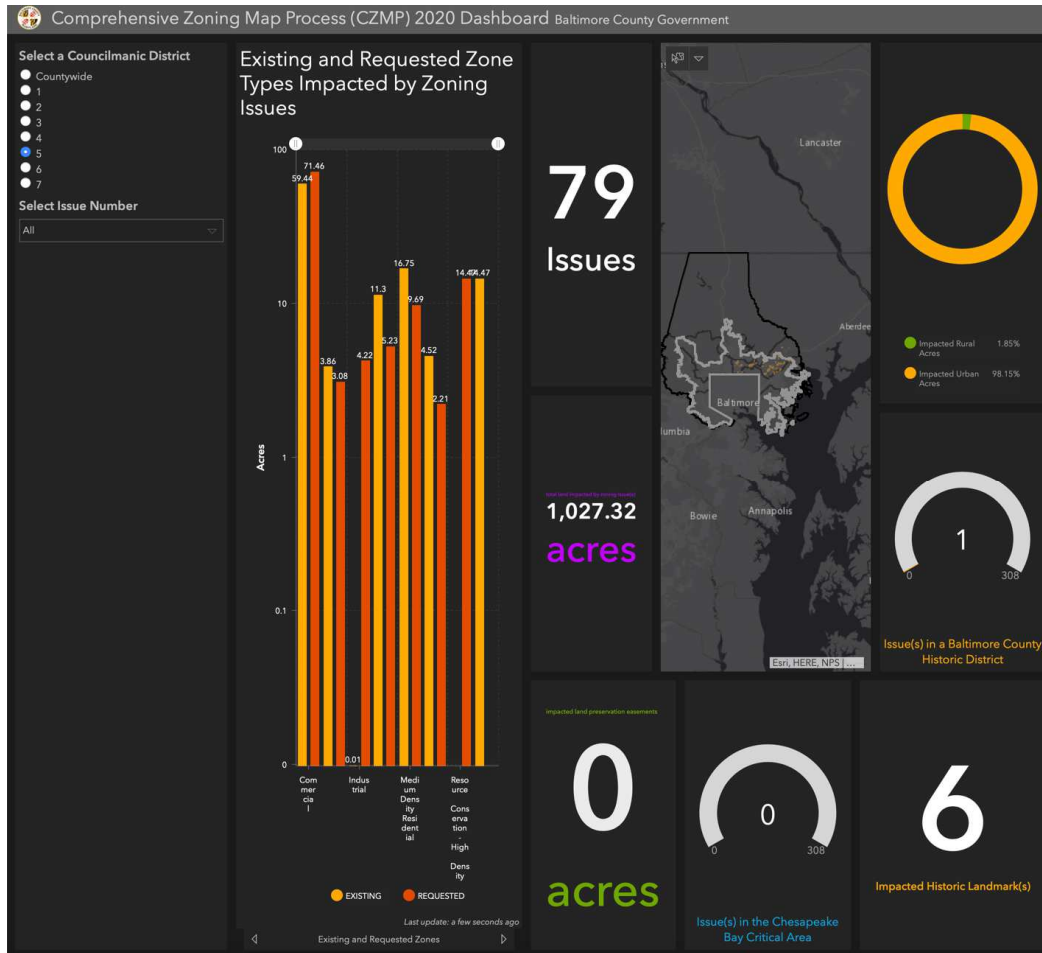
Perry Hall Improvement Association

Guiding Principles – 2020 Comprehensive Zoning

1. Limit automotive expansion along Belair Road and East Joppa Road
Concerns – traffic, crossing roads, lack of connectivity between properties
2. Right size residential density
Concerns – blend new development into existing communities, school impact
3. Support Councilman Marks in preserving open space
Concerns – areas with ‘non-developable’ open space should be preserved
4. Support recommendations in Baltimore County Master Plan 2020, and the Perry Hall Community Plan

Office of Planning CZMP Dashboard

<https://bc-gis.maps.arcgis.com/apps/opdashboard/index.html#/cec39d336cff46e2991c6d35a3336bc1>



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