

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2016, Legislative Day No. 1

Resolution No. 10-16

Mr. David Marks, Councilman

By the County Council, January 4, 2016

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

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

WHEREAS, the County Council wishes to amend the Perry Hall Community Plan, as amended by Resolutions 61-12 and 67-15, to provide further guidance for the development of the Perry Hall community; now, therefore

BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the Perry Hall Community Plan, as amended by Resolutions 61-12 and 67-15, is hereby further amended as follows:

1. On page 4 of the Plan, amend recommendation #1 as follows:

Recommendation #1: Base future zoning, DEVELOPMENT REVIEW, AND DEVELOPMENT HEARING 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 AND DEVELOPMENT as it existed after the 2008 Comprehensive Zoning Map Process. Each property has unique qualities

that may be considered during future CZMP cycles, DEVELOPMENT PLAN REVIEWS, AND HEARINGS, 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] GLEN PARK 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,] THE MAJORITY OF parking should be limited to the sides and rear of buildings, and large trees and landscaping should be preserved. THE STRETCH OF BELAIR FROM CHAPEL ROAD TO HONEYGO BOULEVARD, ALTHOUGH COMMERCIAL IN NATURE, SHOULD ALSO, WHEREVER POSSIBLE, LIMIT PARKING TO THE SIDE AND REAR OF BUILDINGS.
- 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.

Target Date of Completion: Ongoing.

2. Immediately following 23, insert the map attached hereto, labeled "Map 6: Community Enhancement Areas", and identified herein as Exhibit A.

SECTION 2. AND BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage by the County Council.

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