

GPCA Zoning Meeting Minutes

February 11, 2008

7:30 p.m.

Ralph Wright began the meeting at approximately 7:30 p.m.

Ralph began the meeting by introducing the GPCA officers and board. He also read the mission of GPCA. The GPCA community position on zoning changes will be made after today's presentations following another GPCA general meeting on March 10 and a GPCA board meeting on February 18.

Ralph introduced David Green from the Baltimore County Planning Office to give a presentation on zoning.

Key highlights of Mr. Green's presentation include:

1. Zoning changes are made every four years
2. The next step for the GPCA community is to participate in (offer recommendations) at a Planning Board Public Hearing on March 13, 2008 at Randallstown High School at 7:00 PM - Speakers can sign up at 6:00 PM. Each presenter will have two minutes. They should bring 16 copies of material to complement the presentation.
3. The County Council Public Hearing on CZMP is June 26, 2008, 7:00 PM at New Town High School. Speakers may sign up to speak at 6:00 PM.
4. The County Council will hold a final vote on CZMP Request on August 26, 2008 at 7:00 PM in the County Council Chamber Old Court House in Towson
5. The community may see Baltimore County Zoning Regulations online at the following web address:
[http://gcp.esub.net/cgi-bin/om_isapi.dll?clientID=17912 &infobase=baltimor.nfo&rank=&softpage=Browse_Frame_Pg42&zz=](http://gcp.esub.net/cgi-bin/om_isapi.dll?clientID=17912&infobase=baltimor.nfo&rank=&softpage=Browse_Frame_Pg42&zz=)
6. The time to voice concerns and take action is now while decisions are being made.
7. He is the community's resource for zoning explanation and analysis.

Summaries of the presentations included:

Eric Hite

He and his family have been in the area since 1990. They have approximately 15 acres. The proposed change is from RC2 to RC6. They are looking to create one additional lot only. Anything they do will be in character with the area. There were no questions.

Randy Sparkman could not attend because of his wife's recent passing, but there was an alternate, Cecil Shiplett Sparkman's daughter still wants to build on the property. He still wants to pursue the application. The proposed change is from RC6 to RC5. He wants to build a house for himself and for two of his children.

Question: Where is the property located? A county map was used to pinpoint the location How many acres? About ten.

Stacy and Keiler Brian

Stacy moved into area about 11 years. Keiler grew up in the area. They have approximately 11 acres on Dogwood Road. They are looking for one additional parcel with a minor subdivision. The proposed zoning change is from RC6 to RC5. It should be a simple request.

Question: Was the lot was ever subdivided before? Yes, around 1981.

Questions: What does it cost for rezoning? Approximately 1200 dollars so far.

Rob Hoffman with Venable for Gerald Berg

In 2000 it was changed from RC3 to RC6. They want to go back to RC3 or RC5. They want to be able to subdivide for a residential lot.

Question: There was a landfill there previously. What does Mr. Berg plan to do to prepare the land for residential? Do you think they would put houses on the prior landfill? No.

Question: How big was the landfill? I don't know.

Comment: There are environmental issues on the property. Hoffman agreed.

Question: What are the number of proposed units? I don't have that for you, but I will get back to you.

Question: Will we get an answer before the hearings? Hoffman answered he should be in a position to get the answers before the June meeting.

Question: Are up to 90 homes were being proposed in the middle of the RC6? I don't have that for you, but I will get back to you.

Michail Bagby and Family

They purchased a Christmas tree farm across from King's Memorial Park. It is approximately 16 acres. He came from a farming background and want children to have the same experience. They have a concept of a healing farm. They have built one home and they incurred a lot of expenses. They brought a four acre piece adjoining their property. They are proposing to get rezoned to build three or four more houses. That is probably the limit because it is a hilly lot. The house sales would help to offset the costs incurred to clean up the property.

Question: Are you referring to the 'stump dump' regarding your clean up efforts? No.

Question: How many acres are you looking to develop? 16

Question: What is the zoning now? The proposed change is RC2 to RC5. A total of five lots if possible.

Question: Would you be able to get RC6 and still do this development? Dave Green answered that he would have to go through an environmental assessment. Bagby answered that attempting development is very costly.

Christian Life Church

Arnold Jabun

Arnold made a comment about last presentation. The zoning process is the first step. After zoning, it becomes very expensive. The church owns approximately 80 acres close to Windsor Mill Road. An obstacle that they face is in finding property that can serve as a church and be environmentally developed. Water and sewer ends at Windsor Mill Road. Dept. of Environment has agreed to let water and sewer extend beyond zone line. 80% of property will be undeveloped. Development will be in phases depending on church's finances. Phase one will be two buildings to include a sanctuary for approx. 1800 people. Development will include ball fields as well. Phase two will include a larger sanctuary.

Question: Where will the parking go? There will be sufficient parking on site to comply with Baltimore County zoning regulations.

Question: Doesn't the urdel prevent bringing water and sewer into the development? County council resolution was that it could be brought in only for the church's use. Maryland Department of the Environment prohibited bringing in water for residential.

Question: What size would the second sanctuary be? The church does not have the money now, so this project is in the far future.

Question: Is the property across from the Jesus House Baltimore? No, it is across from a residential development.

Rob Hoffman of Venable represented Bethel AME Church

They want to restore RC3 zoning to the church. In 2000, it was changed from RC3 to RC6. They want underlying value of the property to be what it was prior to purchasing the property.

Question: Isn't 8.4 acres of the property already RC2? Yes

Comment: To return to original state of value, you would not change the RC2 at all. Hoffman answered that yes, that is correct.

Walton Enterprise

Family business. The proposed change is from DR3.5 and RC5 to all DR3.5. When purchased, they were told it was possible to subdivide the land. They want one to two additional lots. With DR3.5, they would be in the same zoning as their neighbors.

Question: Is the entire parcel RC5? No. Approximate two acre of the property

Ben Polakoff

They own two parcels comprising about 26 acres. The proposed change is RC6 to RC5. He left copies of maps that show the current state of the property and proposed development. The property has environmental constraints. The proposed zoning change would allow for a few more lots. There are currently no plans to develop them.

Question: Are there were two separate parcels? Yes.

Question: What do you think might be the maximum number of lots you might get? Nine, probably.

Rob Hoffman of Venable

Mutee Mulazim

7832 Fairbrook Road

Fairbrook Road is slated to become a major north/south road that parallels Rolling Road. Baltimore County's plans are to go down the middle of this site to relieve traffic patterns. The plans are to establish a mosque and school. They would also like to add a few residential properties. Since the road is coming through, it will become more urban and so new zoning would go along with that. The proposed zoning change is RC6 to DR5.5. The property consists of approximately 25 acres.

Question: Can anyone speak to the extension of Fairbrook Road? Fairbrook Road is going to start in the First District somewhere near Johnnycake Road and run parallel to Rolling Road to Tudsbury Road.. Part of the right of way goes through this property.

Question: Until Fairbrook is built, what access do you have to your property? It will be the responsibility of the developer and Baltimore County.

Question: Is the property landlocked now? We have a road built.

Question: Was the zoning already in place when the property was purchased? Yes, it was RC6.

Question: So, did Baltimore County change the master plan since you bought the property? No, the master plan has been in place for a long time.

Ron Hoffman of Venable

Restoring Life Church

They have owned the property since 2001. The proposal is to construct a 2500 seat church on Windsor Mill Road. The proposed zoning

change is RC6 to RC5

Question: Where are you in relation to the proposed Christian Life Church? A map was displayed to clarify locations.

An opportunity was given to pose other questions and/or comments after the presentations.

Question: When is Baltimore County going to make major roads of Old Court, Rolling or Windsor Mill Roads?

Dave Green: The plans will probably change the character of the roads, but are not necessarily designed to make major roads of these routes

Comment: With all the churches coming in, the roads are not sufficient because of all of the two lane roads. Health emergencies may be hindered by congested roads. Someone could have a heart attack on a Sunday morning waiting for traffic to clear.

Question: Has any consideration been given to congestion being caused by all of this development?

Dave Green: The Department of Public Works would make recommendations about development issues. A developer would have to do a traffic study in order to create a large population facility.

Comment: Baltimore County went through a lot of trouble to create RC6, however, deserving people want to reverse county policy and create more density. The county would be reversing what has already been mandated if it were to allow for these proposed zoning changes.

Dave Green: We want to involve the community in decisions of change.

Question: Can we get another high school in here since all of these churches are coming in? Randallstown High School is the only one in the area. Churches may take up all the available land that is able to be developed.

Dave Green: The school board will make the decision about schools. Schools will always be allowed if there is an identified need and the resources are available.

Question: People who are asking for this are not just asking willy nilly. A lot of expense is involved in this process. Who is keeping track of how the zoning and development money is being spent?

Dave Green: The county auditor

Comment: In eight years, growth and development in Baltimore County has been tremendous. All of the development has had to go through processes to get approved. The system is working. We cannot prohibit further development.

Dave Green: We want to involve the community in decisions of change.