MINUTES
Baltimore County Planning Board Meeting
April 18, 2019

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Adjournment of the Board Meeting

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Appendices

Appendix A  Recommendation of support for the Ballard Green Planned Unit Development (PAI# 02-739) by the Landmarks Preservation Commission (LPC)

Appendix B  Ballard Green PUD Request for Referral from Christopher Mudd, Venable to Planning Board

Appendix C  Ballard Green PUD Letter from the Baltimore County Administrative Law Judge to the Department of Planning

Note: A copy of the appendices is located in the official Planning Board file.
Call to Order, Introduction of Board Members

Chairman Phillips called the meeting to order at 4:06 p.m. The following members were:

<table>
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<tr>
<th>Present</th>
<th>Absent</th>
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<tr>
<td>1. Mr. N. Scott Phillips</td>
<td>1. Ms. Christina Berzins</td>
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<td>4. Mr. Paul Hartman</td>
<td>4. Mr. Mark Heckman</td>
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<td>5. Mr. Howard Perlow</td>
<td>5. Mr. Steven Heinl</td>
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<td>6. Mr. Wayne McGinnis</td>
<td>6. Mr. Jon Herbst</td>
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<td>7. Mr. Robert Schweitzer</td>
<td>7. Mr. Scott Holupka</td>
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<td>8. Mr. Todd Warren</td>
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County staff present included Jeff Mayhew, Jenifer Nugent, Lloyd Moxley and Ngone Diop from the Department of Planning. Mr. Howard Perlow arrived at 4:08 p.m.

Review of Today’s Agenda

Chairman Phillips asked staff if any changes were made to the agenda. Ms. Diop stated that legislation recently passed by the County Council was added to the tentative agenda.

Minutes of the March 7, 2019 Meeting

A quorum was not met thus inhibiting the Board from voting on the minutes. The vote for the March 7, 2019 minutes has been rescheduled to take place on May 2, 2019

Introduction

1. Ballard Green Planned Unit Development, involving a landmarked structure

Chairman Phillips called on Ms. Jenifer Nugent, Development Review Division Chief of the Department of Planning, to give a brief overview of Ballard Green, a Planned Unit Development (PUD) involving a landmarked structure (the Plinlimmon Farm). Ms. Nugent explained to the Board the background pertaining to this specific PUD. She stated that the developer has proposed changes to the PUD which were considered material by the Development Review Committee (DRC). This material designation requires it to go back through an approval process which is why it is before the Board.

Mr. Christopher Mudd stated since 2010, the majority of the site has been built out and the developer is at the final phase of the project (phase 5b). Mr. Mudd stated that primarily changes involve the design, the number of units proposed and the configurations of building. The developer has changed the two proposed condominium buildings to a two over two condominium concept, which is two townhouse buildings stacked one on top of the other. Mr. Mudd added the LPC voted to support the PUD at their April 11, 2019 meeting. He indicated there should be no change to the historic structure.
Mike Coughlin of Morris & Ritchie Associates, Ed Gold of Beazer Homes and Steve Smith of Gaylord Brooks further presented the project to the Board.

Mr. Perlow asked if someone is currently living at the Plinlimmon Farmhouse. Mr. Coughlin replied “No” and Mr. Mudd added the farmhouse is being considered for office use and any changes to the structure would make it go back to the Landmarks Preservation Commission.

Mr. Schweitzer asked if the above residences on the two over two condominiums will be accessible by stairway. Mr. Coughlin replied “Yes” and added there is no proposed elevator.

Mr. Hartman sought clarification that each unit will have one car garage and asked where the second car would park. The response was that a second car would park on the exterior pad. He further asked if the one car garage on the ground floor will take up most of the livable space. Mr. Gold described the floor plans to the Board and explained how the configuration of the proposed buildings in Phase 5b have changed over time to meet the change in market demand. Ms. Hafford asked about the price of the condominiums. Mr. Gold stated the start price would be $200,000.

Mr. Phillips stated that sight lines and retaining walls, among others, were the main concerns the last time the PUD was proposed and asked if anything has changed. Mr. Perlow stated that this type of development is currently one of the prime products in Montgomery, Prince George and Anne Arundel Counties. Ms. Wolfson asked where are these types of projects found in the County. Mr. Gold replied it is a challenge to have these types of development because they do not fit in a typical footprint. They require at least 25 feet by 48 feet building footprints. Ms. Hafford asked what the total square footage of the townhouses are on average. Mr. Gold noted the upper townhouses are just under 2,000 square feet and the below townhouses are just about 1,300 square feet.

Mr. McGinnis expressed his concerns about the County budget deficit and stated that more houses will require more demand for schools and services. He then asked how the density of this property compares to the surrounding properties. Mr. Gold stated the surrounding properties are a majority townhouses. Mr. Mudd added a school impact analysis was submitted. Mr. Phillips expressed again the visibility concerns they had with the last proposal in 2016. Mr. Coughlin stated the new layout offers a better sight line by eliminating two end units and centering the landmark structure along the center sight line of James MacGowan Lane.

Mr. Phillips asked if parking was added. Mr. Coughlin replied “Yes” and stated that on street parking and header parking are scattered throughout the site. He added that the plan exceeds parking requirements by about 100 spaces.

Mr. Schweitzer asked if the proposal has been presented to any community groups. Mr. Mudd explained that once a hearing date is setup, participants in the original hearing and community associations in the area will be notified.

Mr. Perlow asked if all the amenities in the first five phases have been built. Mr. Coughlin affirmed that.

Ms. Wolfson asked how long the farmhouse has been vacant. Mr. Steve Smith replied for two years due to the fact it is lacking services. Ms. Wolfson asked about the funding source for the maintenance of the farmhouse. Mr. Smith stated Gaylord Brooks is under contract with Beazer Homes and have a financial arrangement with them. Ms. Wolfson indicated the historic structure is becoming less of a centerpiece and has been vacant for two years. She expressed concerns of demolition by neglect. Mr. Smith indicated, because it is on the National Register of Historic Places, it must be maintained. Mr. Phillips asked who currently owns the farmhouse building. Mr. Smith indicated Beazer Homes owns it but it is under contract with Gaylord Brooks. Mr. Smith also offered to give a tour of the farmhouse to anybody interested. Ms. Wolfson indicated she would love to participate in the tour and Mr. Phillips seconded that. Mr. Schweitzer asked how old the structure is. Mr. Smith replied it was built around the 1700s.
Other Business

2. Report from the March 14th and April 11th, 2019 meetings of the Landmarks Preservation Commission

Ms. Diop, in the absence of Ms. Pinheiro, reported that on March 14th, 2019 the LPC voted to issue 1 Certificate of Appropriateness and 1 Notice to Proceed. On April 11th, 2019, the LPC voted to issue 7 Certificates of Appropriateness. The LPC also provided comments on the Ballard Green PUD to the Planning Board as per County Code, § 32-4-231(a)(3).

3. Recent County Council Legislation of interest to the Board

Ms. Diop gave a report on the recent County Council legislation. The legislation is listed below for reference.

   a. Bill 4-19       Baltimore County Ethics Law – Amendments
   b. Bill 6-19       Zoning Regulations – Uses Permitted in the R.C. 2 Zone – Bakeries
   e. Resolution 38-19 Baltimore County Water Supply & Sewerage Plan Amendment – Cycle 36

Adjournment of the Board Meeting

A quorum was not met thus inhibiting the Board from voting to adjourn the meeting. The Board Meeting was dismissed at 5:05 p.m.