

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2012, Legislative Day No. 2

Bill No. 4-12

Council Members Quirk, Marks & Oliver

By the County Council, January 17, 2012

A BILL
ENTITLED

AN ACT concerning

Planned Unit Development

FOR the purpose of requiring an application for a Planned Unit Development to be posted on a certain website following the filing of the application with the County Council; and generally relating to a Planned Unit Development application.

BY repealing and re-enacting, with amendments

Section 32-4-242 (c)
Article 32 - Planning, Zoning and Subdivision Control
Title 4 - Development
Baltimore County Code 2003

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that Section 32-4-242 (c) of Article 32 - Planning, Zoning and
3 Subdivision Control, Title 4 - Development, of the Baltimore County Code 2003, be and it is
4 hereby repealed and re-enacted, with amendments, to read as follows:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
 [Brackets] indicate matter stricken from existing law.
 ~~Strike out~~ indicates matter stricken from bill.
 Underlining indicates amendments to bill.

1 § 32-4-242. Application.

2 (c) *Post-submission community meeting.* Following the submission of an application for a
3 Planned Unit Development under subsections (a) and (b), and prior to the adoption of a
4 resolution under subsection (d)(1) and (2), the following are required:

5 (1) THE APPLICATION SHALL BE POSTED ON THE COUNTY COUNCIL
6 INTERNET WEBSITE.

7 [(1)] (2) *Post-submission community meeting.* A post-submission community meeting
8 shall be held as follows:

9 (i) The applicant shall provide three weeks advance notice regarding the date, time,
10 and location of the post-submission community meeting by the posting of a sign on the subject
11 property in the same manner as required by § 32-4-217(b) of this subtitle. Written notice shall be
12 mailed to:

13 1. All adjoining property owners as identified in the records of the State
14 Department of Assessments and Taxation; and

15 2. Any community associations or civic organizations that represent the
16 geographic area of the subject property or any adjoining properties.

17 (ii) At the post-submission community meeting, the applicant shall:

18 1. Make available the Planned Unit Development submission that was presented
19 to the County Council member;

20 2. Provide information to the community regarding the proposed development and
21 allow community residents to ask questions and make comments;

22 3. Maintain a record of the names, addresses, and electronic mail addresses, if
23 available, of the post-submission community meeting attendees; and

1 4. Compile comprehensive minutes of the meeting, which shall be forwarded to
2 the Council member and to the Department of Permits, Approvals and Inspections.

3 (iii) Prior to adoption of a resolution approving the continued review of the Planned
4 Unit Development, community residents and organizations may provide written input and
5 comments regarding the proposed development to the Council member.

6 (iv) At the discretion of the Council member, another post-submission community
7 meeting may be required.

8 [(2)] (3) *Preliminary review.* Copies of the application for a Planned Unit Development
9 that was presented to the Council member shall be submitted to the Department of Permits,
10 Approvals and Inspections. The Department shall transmit the copies to the appropriate
11 reviewing agencies for preliminary review and comment. Prior to adoption of a resolution under
12 subsection (d), the reviewing county agencies shall provide a written preliminary evaluation of
13 the proposal to the Council member.

14 SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect forty-
15 five days after its enactment.