

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2022, Legislative Day No. 20

Bill No. 84-22

Mr. Julian E. Jones, Jr., Chairman
By Request of County Executive

By the County Council, November 21, 2022

A BILL
ENTITLED

AN ACT concerning

The Comprehensive Zoning Map Process – Departmental Report to Planning Board
FOR the purpose of allowing the Department of Planning to have the benefit of input from the
Planning Board’s public hearing before it makes recommendations to the Board
regarding a proposed zoning regulation or map; modifying notice requirements for a
public hearing; and generally related to procedures for the Comprehensive Zoning Map
Process.

BY repealing and re-enacting, with amendments

Section 32-3-203
Article 32 – Planning, Zoning, and Subdivision Control
Title 3 – Zoning
Subtitle 2 – Zoning Process
Part 1 – In General
Baltimore County Code, 2015

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 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Laws of Baltimore County read as follows:

3
4 ARTICLE 32 – PLANNING, ZONING, AND SUBDIVISION CONTROL

5 Title 3 – Zoning

6 Subtitle 2 – Zoning Process

7 Part I – In General

8
9 § 32-3-203.

10 (a) The Director of Planning shall release [a preliminary] ~~AN INFORMATION A~~
11 STAFF ANALYSIS report on the zoning regulations or zoning map after the proposed
12 regulations or map have been accepted by the Planning Board for public hearing. THE STAFF
13 ANALYSIS REPORT SHALL INCLUDE THE PLANNING DEPARTMENT’S
14 ASSESSMENT OF THE PROPOSED ZONING REGULATIONS OR ZONING MAP BASED
15 ON BEST PLANNING PRACTICES AS RECOGNIZED BY THE AMERICAN PLANNING
16 ASSOCIATION.

17 (b) (1) (i) The Planning Board shall hold at least one public hearing on the
18 proposed zoning map after:

19 1. The [preliminary] ~~INFORMATION~~ STAFF ANALYSIS report
20 is released; and

21 2. Giving public notice in [two newspapers] A NEWSPAPER of
22 general circulation IN THE COUNTY AND ON THE COUNTY’S WEBSITE at least 20 days
23 before the public hearing.

1 (ii) During the period of the public notice, the Director of Planning shall
2 make the [preliminary] ~~INFORMATION~~ STAFF ANALYSIS report of the Planning Board and
3 any accompanying maps and exhibits available for public inspection in the Department of
4 Planning. THE STAFF ANALYSIS REPORT SHALL ALSO BE POSTED ON THE
5 COUNTY'S WEBSITE.

6 (2) Unless a public hearing is required by resolution of the County Council
7 adopted under § 32-2-101 of this article, the Planning Board is not required to hold a public
8 hearing on a proposed regulation or on a matter referred by the County Council.

9 (C) AFTER PUBLIC HEARING AND PRIOR TO DELIBERATIONS BY THE
10 PLANNING BOARD, THE DIRECTOR OF PLANNING SHALL SUBMIT TO THE
11 PLANNING BOARD A REPORT CONTAINING THE PRELIMINARY
12 RECOMMENDATIONS OF THE DEPARTMENT OF PLANNING WITH REGARD TO THE
13 PROPOSED ZONING REGULATIONS OR MAP.

14 [(c)] (D) (1) The Director of Planning shall submit to the County Council a report
15 containing the final recommendations of the Planning Board with regard to the proposed zoning
16 regulations or map.

17 (2) In the case of the zoning map, the Planning Board shall attach to the report a
18 copy of the final zoning map as recommended by the Planning Board.

19 (3) (i) If there is a disagreement among the members of the Planning Board
20 as to any part of the proposed zoning map or regulations, the dissenting member may file with
21 the County Council one or more minority reports stating the basis for the disagreement with the
22 majority.

1 (ii) The Planning Board shall include the minority report with the final
2 report of the majority.

3
4 SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect 45
5 days after its enactment.



LEGISLATION DETAIL

LEGISLATION

DISPOSITION

ENACTED

EFFECTIVE

AMENDMENTS

ROLL CALL - LEGISLATION

MOTION		SECOND
AYE	NAY	
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Young
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Patoka
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Kach
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Jones
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<input type="checkbox"/>	<input type="checkbox"/>	Councilman Ertel
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Crandell

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