

**Reservoir Technical Group
Thursday, February 21, 2008**

1:30 – 4:00 PM

Baltimore Metropolitan Council
2700 Lighthouse Point East, Suite 310
Baltimore – phone 410-732-0500 x1006

RECORD OF MEETING

RTG members from Baltimore City, Baltimore County, Carroll County, Harford County, Howard County, the Baltimore County SCD, the Carroll SCD, MDA, MDE, MDP and BMC were present for the meeting.

Review and discussion of proposed zoning changes on parcels in the Baltimore County portions of the reservoir watersheds

Once every four years, Baltimore County carries out its Comprehensive Zoning Map Process (CZMP). This is the opportunity for landowners, community associations, the County Council, and others to propose changes in the zoning of individual tracts of land or in the zoning of groups of tracts within an area. Following a long period of public review and comment, the County Council eventually acts on the entire list of rezoning issues presented in that particular cycle.

Ever since 1988, the Reservoir Technical Group has participated in this process by reviewing all rezoning petitions or “issues” lying within the reservoir watersheds. The RTG is the most concerned about zoning changes in the watersheds that would convert Rural Conservation-zoned (RC-zoned) acreage to urban designations (e.g., residential density or commercial zoning categories). The RTG is also concerned about petitions proposing to change land from a lower-density RC zone(s) to a higher-density RC zone(s).

During the present (2007-08) CZMP, about 570 issues were submitted, county-wide. Don Outen of Baltimore County identified 190 of these that sat entirely or mostly within one of the three reservoir watersheds. They all lie within Councilmanic Districts 2, 3, 4, and 5, with the largest number (170 issues) in District 3 (north county). Working with the site descriptions provided on the County’s CZMP website, checking the locations against paper maps, and applying uniform criteria for the RTG recommendations, Gould Charshie had developed a 7-page Excel spreadsheet. The table listed each of the 190 rezoning issues, indicating the location, the acreage involved, the current zoning, the proposed new zoning, and the proposed position for the RTG to take. Gould had emailed a draft of this table to the RTG members on Wednesday, February 20th. Eventually, the list would be used by Gould to create 190 individualized letters from the RTG that would be delivered to the Baltimore County Planning Board by March 4th.

During the meeting, Gould and Don explained the work that had been done to identify the particular “issues” to put into the table and the criteria that were used to select the recommended RTG position for each one. Some of the assumptions and criteria were discussed at some length. Gould noted that he needed further guidance from Don on a few small subsets of the issues on the list. (This guidance was given at the end of the meeting.) The finalized issues list and the proposed generic letter would be sent to the Reservoir Watershed Protection Committee members on February 22nd, and they would be given until February 28th to respond to Gould with any questions.

At the end of the meeting, the RTG members indicated their support for the work done by Gould and Don, they authorized the list to be sent to the WPC members for their review, and -- barring any substantive issues raised by the WPC--they authorized Gould to submit the 190 letters to the Baltimore County Planning Board by March 4, 2008.