

Hello Fellow Community Leaders Across Baltimore County

I am the President of the Greater Timonium Community Council, an umbrella group of community associations in the Lutherville/Timonium to Hunt Valley area.

We are VERY concerned about County Council Bill 3-24. This County bill has been put forth by the County Executive and if passed will remove the approval of the specific zoning/development process and approval of the County Council person. The County Council person most directly represents the surrounding communities and businesses. But this bill says that developers who want to build a Mixed-Use development on any parcel inside the URDL and that is zoned BL, BR, or BM may simply do this development BY RIGHT.

A Mixed-Use development is one that typically has one large building that has retail, restaurants, services, and offices on the 1st /ground level and then 4 or 5 stories of residential (usually apartment) units above.

This means County Council person would have no power over what and where a Mixed-Use development can be built, and how it would affect the local area school overcrowding, the at capacity roads/intersections and other public facilities. As residents/voters of Baltimore County. This is a huge concern.

Currently, the County Council member in whose district has a proposed Mixed-Use development, the project plan must go before the Baltimore County Review Process for development approval. This proposed bill would eliminate this step. Instead, if this bill is passed, adequate public facilities, like schools, roads, sewers, traffic, etc., may be significantly strained by the over-development that this bill will allow.

I have attached the bill, as well as a Call to Action that further explains our concerns with the bill and how we can work together to stop this bill. We are very concerned that some of the specific language in the bill is ambiguous and all encompassing, which could result in problems for community associations in the future.

If you come to the same conclusion as we did, I hope you will spread this email and express your concerns to all the members of the County Council as soon as possible.

Thank you,

Kathleen Beadell  
President of The Greater Timonium Community Council