CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Matthew W. Garbark, Director, Department of Public Works
CC	Mayor's Office of Government Relations
DATE	December 10, 2025
SUBJECT	25-0139 Zoning – Rezoning – Conditional Use Conversion to a Commercial Composting Facility – 6101 Bowleys Lane

Position: Favorable

BILL SYNOPSIS

The purpose of City Council Bill 25-0139 is to change the zoning classification of 6101 Bowleys Lane (Block 6195, Lot 008), as outlined in red on the accompanying plat, from the OIC Zoning District to the IMU-2 Zoning District, and to permit, subject to certain conditions, the establishment, maintenance, and operation of a commercial composting facility on the property. The bill also provides for a special effective date.

SUMMARY OF POSITION

CCB 25-0139 authorizes the rezoning of the property located at 6101 Bowleys Lane (Block 6195, Lot 008) from the OIC Zoning District to the IMU-2 Zoning District and permits, subject to applicable conditions and regulatory approvals, the establishment, maintenance, and operation of the Department of Public Works (DPW) commercial composting facility. The Bowleys Lane

facility is currently operating as a nonconforming recycling and refuse collection facility, as composting facilities are not permitted under the existing OIC zoning designation.

Rezoning the property from OIC to IMU-2 would align with DPW's Solid Waste Management Plan, and in conjunction with the approved conditional use, CCB 25-0139 would permit the envisioned expansion and enhancements to the facility which include: a dedicated space for small haulers, residential drop-off areas, and a new administrative building for Bureau of Solid Waste staff.

If enacted, the Department of Public Works, will work with the Board of Municipal and Zoning Appeals and the Planning Commission to implement the rezoning of 6101 Bowleys Lane and authorize its use as a commercial compositing facility in compliance with applicable laws and regulations.

The Department of Public Works *supports* the passage of CCB 25-0139 as the proposed rezoning and conditional use are essential in advancing DPW's waste diversion strategy.