



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

8/28/2025

10:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill: 25-0074

***Title: Repeal of Ordinance 06-222 – Planned Unit
Development – 1100 Wicomico Street***

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS (BA)

Danielle McCray - Chair
Isaac "Yitzy" Schleifer – Vice Chair
Sharon Green Middleton
Paris Gray
Antonio Glover
Staff: Paroma Nandi (410-396-0271)

PUBLIC SAFETY (PS)

Mark Conway - Chair
Zac Blanchard – Vice Chair
Danielle McCray
Isaac "Yitzy" Schleifer
Paris Gray
Phylicia Porter
Antonio Glover
Staff: Ethan Navarre (410-396-1266)

HOUSING AND ECONOMIC DEVELOPMENT (HCD)

James Torrence – Chair
Odette Ramos – Vice Chair
Zac Blanchard
Jermaine Jones
Antonio Glover
Staff: Anthony Leva (410-396-1091)

PUBLIC HEALTH AND ENVIRONMENT (PHE)

Phylicia Porter - Chair
Mark Conway - Vice Chair
Mark Parker
Ryan Dorsey
James Torrence
John Bullock
Odette Ramos
Staff: Marguerite Currin (443-984-3485)

LABOR AND WORKFORCE (LW)

Jermaine Jones – Chair
James Torrence – Vice Chair
Danielle McCray
Ryan Dorsey
Phylicia Porter
Staff: Juliane Jemmott (410-396-1268)

LAND USE AND TRANSPORTATION

Ryan Dorsey – Chair
Sharon Green Middleton – Vice Chair
Mark Parker
Paris Gray
John Bullock
Phylicia Porter
Zac Blanchard
Staff: Anthony Leva (410-396-1091)

EDUCATION, YOUTH AND OLDER ADULT (EYOA)

John Bullock – Chair
Mark Parker – Vice Chair
Sharon Green Middleton
James Torrence
Zac Blanchard
Jermaine Jones
Odette Ramos
Staff: Juliane Jemmott (410-396-1268)

LEGISLATIVE INVESTIGATIONS (LI)

Isaac "Yitzy" Schleifer - Chair
Antonio Glover – Vice Chair
Ryan Dorsey
Sharon Green Middleton
Paris Gray
Staff: Ethan Navarre (410-396-1266)



Meeting: Bill Hearing

Committee: Land Use & Transportation

Bill # 25-0074

Title: Repeal of Ordinance 06 –222 – Planned Unit Development – 1100 Wicomico Street

Purpose: For the purpose of repealing Ordinance 06-222, which designated certain property located at 1100 Wicomico Street an Industrial Planned Unit Development; and providing for a special effective date.

REPORTING AGENCIES

Agency	Report
Law Department	Approved for Legal Form & Sufficiency
Planning Commission	Favorable
Department of Housing and Community Development	

BACKGROUND

Bill Summary

By Ordinance 06-222, the Mayor and City Council approved the application of GFI 10 Raleigh, LLC to designate the property at 1100 Wicomico Street, approximately 2.02 acres improved with an eight story 400,000 square foot building and a structured parking facility, as an Industrial Planned Unit Development (PUD), along with a Development Plan submitted by the applicant that governed how the property could be developed and used.

The current owner, TTV Wicomico, LLC, has requested that Ordinance 06-222 be repealed in order to eliminate the PUD designation and related development plan so that the property may instead be developed consistently with the standards and uses permitted under the underlying IMU 1 Industrial Mixed Use Zoning District.

This bill repeals Ordinance 06-222 rescinds the authority to designate the property as an Industrial PUD and restores the zoning authority of the site to the provisions of the IMU 1 Zoning District.

ADDITIONAL INFORMATION

Fiscal Note: There should be no fiscal impact.

Information Source(s): 25-0074 1st Reader.

Analysis by: Juliane Jemmott
Analysis Date:8/19/2025

Direct Inquiries to: 410 – 396 - 1268

**CITY OF BALTIMORE
COUNCIL BILL 25-0074
(First Reader)**

Introduced by: Councilmember Porter
At the request of: TTV Wicomico, LLC
Address: 1100 Wicomico Street, Suite 100, Baltimore, MD 21230
Telephone: (410) 246-4580 Ext
Introduced and read first time: May 12, 2025
Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of
Housing and Community Development

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Repeal of Ordinance 06-222 – Planned Unit Development – 1100 Wicomico Street**

3 FOR the purpose of repealing Ordinance 06-222, which designated certain property located at
4 1100 Wicomico Street an Industrial Planned Unit Development; and providing for a special
5 effective date.

6 BY repealing
7 Ordinance 06-222

8 **Recitals**

9 By Ordinance 06-222, the Mayor and City Council approved: (i) the application of GFI
10 Raleigh, LLC to have that property located at 1100 Wicomico Street, consisting of approximately
11 2.02 acres, more or less, and improved by an 8-story, 400,000 square foot building and structured
12 parking facility designated as an Industrial Planned Unit Development; and (ii) the related
13 Development Plan submitted by the applicant.

14 TTV Wicomico, LLC wishes to repeal Ordinance 06-222, as previously approved by the
15 Mayor and City Council to develop the property in a manner that aligns with the underlying
16 IMU-1 Zoning District.

17 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
18 Ordinance 06-222 is repealed, and the authority conferred in that Ordinance to designate certain
19 property located at 1100 Wicomico Street an Industrial Planned Unit Development is rescinded.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
21 enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Baltimore City Council



Land Use & Transportation

Committee



Bill: 25-0074

Title: Repeal of Ordinance 06-222 –

Planned Unit Development – 1100

Wicomico Street

Agency Reports

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #25-0074 / REPEAL OF ORDINANCE 06-222 – PLANNED UNIT DEVELOPMENT – 1100 WICOMICO STREET		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: July 7, 2025

At its regular meeting of June 5, 2025, the Planning Commission considered City Council Bill #25-0074, for the purpose of repealing Ordinance 06-222, which designated certain property located at 1100 Wicomico Street an Industrial Planned Unit Development; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #25-0074 and adopted the following resolution, with eight members being present (eight in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #25-0074 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable John Bullock, Council Rep. to Planning Commission
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Hilary Ruley, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Luciano Diaz, DOT
Ms. Nancy Mead, Council Services



Brandon M. Scott
Mayor

PLANNING COMMISSION

Jon Laria, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

June 5, 2025

REQUEST: City Council Bill #25-0074/ Repeal of Ordinance 06-222 – GFI Raleigh - 1100 Wicomico Street Planned Unit Development:

For the purpose of repealing Ordinance 06-222, which designated certain properties an Industrial Planned Unit Development known as GFI Raleigh - 1100 Wicomico Street; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Nicholas Chupein

PETITIONER: TTV Wicomico, LLC c/o Bif Browning

OWNER: TTV Wicomico, LLC

SITE/GENERAL AREA

Site Conditions: This Planned Unit Development (PUD) was created for the 1100 Wicomico building in 2006, then under ownership of GFI Raleigh, LLC. The PUD covers a single 2.2-acre parcel (Block 0811, Lot 060) with an eight-story, 400,000 square-foot brick industrial building and a four-story, 258-space parking garage. Uses within the building include light industrial, office, art studios, and light food processing.

General Area: The parcel is located within the Pigtown neighborhood statistical area and the Carroll-Camden Urban Renewal Plan, at the north corner of the intersection of Ostend St and Wicomico Street. The underlying zoning district is IMU-1, as is the zoning within the URP, appropriate for a site that sits between residential and industrial uses. The adjoining properties on this block and the neighborhood to the north are zoned R-8 residential, containing typical Baltimore rowhomes, while areas to the south are zoned I-1 and I-2 for heavier industrial uses such as manufacturing and warehousing. The stadium district is located approximately three blocks to the east and the Pigtown Main Street commercial corridor sits approximately three blocks north.

HISTORY

- Ordinance #06-222, Planned Unit Development - Designation - 1100 Wicomico Street, was approved on May 1, 2006.
- Ordinance #20-440, Urban Renewal - Carroll Camden - Renewal Area Designation and Urban Renewal Plan, was approved on December 7, 2020.

CONFORMITY TO PLANS

The proposed action would not be inconsistent with any goal or objective of the Southwest Partnership Vision Plan (2015) or the City's Comprehensive Plan (2024).

ANALYSIS

Article 32 – *Zoning* §13-205 provides for the repeal of PUDs:

“In determining whether to approve the repeal of a planned unit development, the Planning Commission and the City Council must find that:

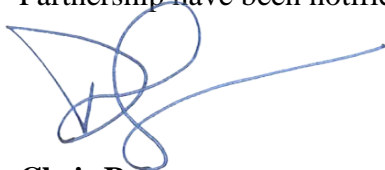
- (1) the repeal of the planned unit development is in the public interest; and
- (2) the approved final development plan of the planned unit development:
 - (i) has been substantially completed;
 - (ii) is no longer necessary in light of the property's underlying zoning;
 - (iii) is no longer consistent with the City's Master Plan; or
 - (iv) has been abandoned by the property owner.”

At the time of the enactment of the GFI Raleigh – 1100 Wicomico PUD in 2006, the zoning district for this property was M-2-2. The PUD was created for the purpose of allowing additional uses not permitted in M-2-2 to the existing building. Those uses were “Furniture stores – including upholstery as an accessory use; Offices – business, governmental and professional (other than accessory); and Woodworking and furniture making: custom.” During the Transform comprehensive rezoning, the property was rezoned from M-2-2 to IMU-1. Under IMU-1, the above uses are all permitted. Because the uses intended by the creation of the PUD are now available in the current IMU-1 zoning district by right, the PUD is no longer necessary, and per §13-205(2)(ii) it can be repealed.

Equity:

The uses permitted by the PUD are allowed under the current underlying zoning conditions and upon repeal the existing uses will be allowed to continue lawfully. Therefore, this action will affect no evident change to the business tenants, and no visible impacts will be seen by the surrounding community. No additional staff time or resources will be devoted following the repeal of this PUD.

Notification: The Carroll Camden Business Association, Citizens of Pigtown, and Southwest Partnership have been notified of this action.



Chris Ryer
Director



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	August 25, 2025
SUBJECT	25-0074 Repeal of Ordinance 06-222 – Planned Unit Development – 1100 Wicomico Street

Position: Favorable



BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0074 Repeal of Ordinance 06-222 – Planned Unit Development – 1100 Wicomico Street for the purpose of repealing Ordinance 06-222, which designated certain property located at 1100 Wicomico Street as an Industrial Planned Unit Development; and providing for a special effective date.

If enacted, City Council Bill 25-0074 would repeal Ordinance 06-222 which designated 1100 Wicomico Street an Industrial Planned Unit Development. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

City Council Ordinance 06-222 was passed in 2006 to allow 1100 Wicomico Street to accommodate additional uses not permitted by its M-2-2 zoning designation. Those uses included a furniture store, office space, and woodworking facility. During Baltimore City's comprehensive rezoning of 2017, 1100 Wicomico Street was changed from M-2-2 to the much less restrictive IMU-1. Under that new zoning designation, all previously desired uses facilitated by the PUD would be permitted by right, rendering it superfluous and able to be repealed.

DHCD does not foresee any negative impacts resulting from the approval of this Bill as the reasonable zoning requirements addressed by the original PUD have been resolved by a more modern zoning code. The property covered by the PUD is not located within any of DHCD's Streamlined Code Enforcement Areas or Community Development Zones but does fall within the Southwest Impact Investment Area.

FISCAL IMPACT

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

August 27, 2025

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 25-0074 – Repeal of Ordinance 06-222 – Planned Unit Development –
1100 Wicomico Street

Dear President and City Council Members:

The Law Department has reviewed Mayor and City Council Bill 25-0074 for form and legal sufficiency. The bill would repeal Ordinance 06-222, which designated certain property located at 1100 Wicomico Street an Industrial Planned Unit Development (“PUD”).

A repeal of a PUD without a replacement has no legal impediment because Maryland Courts have said that for floating zones, such as a PUD, the legislative body must have “a little more than a scintilla of evidence” to support its decision to repeal, and the decision will be upheld if it is not “arbitrary, capricious or illegal.” *Rockville Crushed Stone, Inc. v. Montgomery County*, 78 Md. App. 176, 191 (1989) (citations omitted); *accord Richmarr Holly Hills v. Am. PCS, L.P.*, 117 Md. App. 607, 639 (1997); see also *Lingle v. Chevron U.S.A. Inc.*, 544 U.S. 528, 543 (2005); *MLC Auto., LLC v. Town of S. Pines*, 532 F.3d 269, 281 (4th Cir. 2008).

When deciding whether to repeal a PUD, the Mayor and City Council must find as follows:

- (1) the repeal of the planned unit development is in the public interest; and
- (2) the approved final development plan of the planned unit development:
 - (i) has been substantially completed;
 - (ii) is no longer necessary in light of the property’s underlying zoning;
 - (iii) is no longer consistent with the City's Master Plan; or
 - (iv) has been abandoned by the property owner.

Baltimore City Code, Art. 32, § 13-205.

The Planning Commission Report notes that “[d]uring the Transform comprehensive rezoning, the property was rezoned from M-2-2 to IMU-1...and [b]ecause the uses intended by the creation of the PUD are now available in the current IMU-1 zoning district by right, the PUD is no longer

As drafted, this Bill would have minimal fiscal impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

August 27, 2025

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 25-0074 – Repeal of Ordinance 06-222 – Planned Unit Development –
1100 Wicomico Street

Dear President and City Council Members:

The Law Department has reviewed Mayor and City Council Bill 25-0074 for form and legal sufficiency. The bill would repeal Ordinance 06-222, which designated certain property located at 1100 Wicomico Street an Industrial Planned Unit Development (“PUD”).

A repeal of a PUD without a replacement has no legal impediment because Maryland Courts have said that for floating zones, such as a PUD, the legislative body must have “a little more than a scintilla of evidence” to support its decision to repeal, and the decision will be upheld if it is not “arbitrary, capricious or illegal.” *Rockville Crushed Stone, Inc. v. Montgomery County*, 78 Md. App. 176, 191 (1989) (citations omitted); *accord Richmarr Holly Hills v. Am. PCS, L.P.*, 117 Md. App. 607, 639 (1997); see also *Lingle v. Chevron U.S.A. Inc.*, 544 U.S. 528, 543 (2005); *MLC Auto., LLC v. Town of S. Pines*, 532 F.3d 269, 281 (4th Cir. 2008).

When deciding whether to repeal a PUD, the Mayor and City Council must find as follows:

- (1) the repeal of the planned unit development is in the public interest; and
- (2) the approved final development plan of the planned unit development:
 - (i) has been substantially completed;
 - (ii) is no longer necessary in light of the property’s underlying zoning;
 - (iii) is no longer consistent with the City's Master Plan; or
 - (iv) has been abandoned by the property owner.

Baltimore City Code, Art. 32, § 13-205.

The Planning Commission Report notes that “[d]uring the Transform comprehensive rezoning, the property was rezoned from M-2-2 to IMU-1...and [b]ecause the uses intended by the creation of the PUD are now available in the current IMU-1 zoning district by right, the PUD is no longer

necessary.” As there are no legal impediments to this bill, the Law Department can approve it for form and legal sufficiency

Sincerely,

A handwritten signature in black ink, appearing to read "DLuckey", is positioned above the typed name.

Desiree Luckey
Assistant Solicitor

cc: Ebony Thompson, City Solicitor
Hilary Ruley, Chief Solicitor
Jeff Hochstetler, Chief Solicitor
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor

Baltimore City Council



Land Use & Transportation

Committee

Bill: 25-0074

Title: Repeal of Ordinance 06-222 –

Planned Unit Development – 1100

Wicomico Street

Additional Materials

1100

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 25-0074

The Land Use and Transportation Committee of the Baltimore City Council will meet on Tuesday, August 28, 2025, at 10:00 a.m. to conduct a public hearing on City Council Bill No. 25-0074. The Committee will meet in Council Chambers in City Hall, 100 Holiday Street, Baltimore, MD. The hearing will also be presented virtually through Webex. Information on how the public can participate in the hearing will be available at <https://baltimorelogistar.com/Calendar.aspx>.

25-0074 Repeal of Ordinance 06-222 – Planned Unit Development – 1100 Wicomico Street

For the purpose of repealing Ordinance 06-222, which designated certain property located at 1100 Wicomico Street an Industrial Planned Unit Development, and providing for a special effective date. Sponsors: Phylisa Porter

NOTE: This bill is subject to amendment by the Baltimore City Council. Applicant: SI Browning
For more information, contact Committee Staff at (410) 396-1288

RYAN DORSEY
Date:

NOTICE
PROPERTY
PROTECTED BY
WELLFANCE



**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 25-0074**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Tuesday, August 28, 2025, at 10:00 a.m. to conduct a public hearing on City Council Bill No. 25-0074. The Committee will meet in Council Chambers in City Hall, 100 Holiday Street Baltimore City. The hearing will also be presented virtually through Webex. Information on how the public can participate in the hearing will be available at <https://baltimore.legistar.com/Calendar.aspx>.

25-0074 Repeal of Ordinance 06-222 – Planned Unit Development – 1100 Wicomico Street

For the purpose of repealing Ordinance 06-222, which designated certain property located at 1100 Wicomico Street an Industrial Planned Unit Development; and providing for a special effective date.
Sponsors: Phylcia Porter

NOTE: This bill is subject to amendment by the Baltimore City Council.

Applicant: Bif Browning

For more information, contact Committee Staff at (410) 396-1268

RYAN DORSEY
Chair

SECURITY NOTICE



**THIS PROPERTY
IS PROTECTED BY
VIDEO SURVEILLANCE**

