CITY OF BALTIMORE

BRANDON M. SCOTT, Mayor

OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 21-0113

Zoning Code – Modifications

Committee: Economic and Community Development
Chaired By: Councilmember Sharon Green Middleton

Hearing Date: May 24, 2022
Time (Beginning): 2:00 PM
Time (Ending): 4:00 PM
Location: Virtual WEBEX
Total Attendance: Approximately 25
Committee Members in Attendance:

John Bullock   Mark Conway   Ryan Dorsey   Antonio Glover   Odette Ramos   Robert Stokes

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Bill Synopsis in the file? .... ☒ yes ☐ no ☐ n/a
Attendance sheet in the file? .... ☒ yes ☐ no ☐ n/a
Agency reports read?.. ☒ yes ☐ no ☐ n/a
Video or audio-digitally recorded?... ☒ yes ☐ no ☐ n/a
Certification of advertising/posting notices in the file? .... ☒ yes ☐ no ☐ n/a
Evidence of notification to property owners?.. ☐ yes ☐ no ☒ n/a
Final vote taken at this hearing? .... ☐ yes ☒ no ☐ n/a
Motioned by:…………………………………………………………………....Councilmember
Seconded by:………………………………………………………………….Councilmember
Final Vote:..

Major Speakers
(This is not an attendance record.)

- Hilary Ruley, City Solicitor
- Tamara Wood, Planning Commission
- Aaron DeGraffenreidt, General Counsel for the City Council

- Liam Davis, Department of Transportation
- Geoffrey Veale, Zoning Administrator
- Kathleen Byrne, Board of Municipal Zoning Appeals
- Andy Cook, Baltimore Development Corporation

Major Issues Discussed

1. Councilmember Sharon Green Middleton opened the meeting, introduced committee members and City representatives and read the bill into the record. The Chair read into the record a correspondence from the Law office of J. Carroll Holzer, P.A. regarding support for the current Section 15-301 of Article 32.
2. Tamara Woods presented and explained proposed changes, outlined in the bill, for Titles 10 through Title 14.
3. The committee discussed general roles of the Zoning Administrator and the Board of Municipal Zoning Appeals. Proposed changes for how certain conditional use applications will be processed was discussed and supported by both agencies.
4. <u>Section 10-503</u> – The committee discussed the use and definition of the term "primary street."   Other agencies use the term in different ways and there needs to be a broader discussion about primary streets and use of the term.
5. <u>Section 11-203</u> - Repeal of the proposed exception would protect industrial mixed-use districts.
6. <u>Section 14-312</u> – The bill creates and defines farmers' markets. A permit will define the "fixed location" of farmers' markets. There was discussion about items produced or grown by the vendor or "consigned" to the vendor by their producer or grower.
7. <u>Section 14-314</u> – The committee discussed changing the name of gas stations to fuel stations and how electronic charging stations are treated. The committee also discussed use of the colloquial term "gas." which covers many substances. Language used in the bill is meant to be inclusive. The term "fuel" is a more expansive term. There needs to be a policy discussion about this topic with the Planning Department, Department of Transportation and the Law Department.
8. <u>Section 14-328</u> – Additional amendments are being proposed to clarify this section.
9. <u>Section 14-329</u> - The committee discussed outdoor and rooftop dining.   Additional amendments are proposed. There was discussion about how zoning impacts certain land uses, particularly those in certain communities. The committee also discussed reallocation of parking spaces and public input.
10. The hearing was recessed.

Further Study

Was further study requested?   ☒ **Yes**   ☐ **No**
If yes, describe.

Section 14-314 - There needs to be a policy discussion about this section with the Planning Department, Department of Transportation and the Law Department.

Committee Vote:

Sharon Green Middleton, Chair **..**
John Bullock: ....
Mark Conway: ....
Ryan Dorsey: ....
Antonio Glover:...
Odette Ramos: ....
Robert Stokes:..

Jennifer L. Coates, Committee Staff   Date: May 25, 2022

cc: Bill File
     OCS Chrono File