

Meetings

2015/Nov/9

Representatives from PGCC (including the Chairs of the Land Development Committee, Community Action Plan committee, and the Executive Committee) and OCGS, met with the District 2 planner to explain our opposition to the proposed upzone Issue 2-029.

2015/Nov/23

Representatives from PGCC, OCGS, Hemsley HOA, Enclave HOA, and Stevenson Crossing HOA met with Councilwoman District 2 Vicki Almond to explain our opposition to the proposed upzone Issue 2-029.

2015/Dec/02

Representatives from PGCC, OCGS, Enclave, Greengate, Helmsley, Rockland, and Stevenson Crossing met with Bozzuto Representatives Thomas Baum, President of Bozzuto Homes, Christopher Block, VP of Bozzuto Development, and David Gildea, attorney.

Bozzuto plans, as presented at this meeting, are for 50 Villa style homes (most semi detached and a few single) on the 25 acres which are developable, a gated community and marketed to age 55+ empty nesters who would like to downsize to 2500-3000 sq feet with selling prices between \$750k to \$1m. DR3.5 is needed for semi-detached construction and is being requested for the entire area even though 109 acres are not developable. Bozzuto indicated that they will file for a Planned Unit Development (PUD) if they fail to obtain the DR3.5 zoning now being requested through the Comprehensive Zoning Map Process (CZMP).

All PGCC Association and HOA representatives in attendance were opposed to the style and density of development being proposed by Bozzuto Homes at this time.

Notes:

Density Residential - permit low, medium, and high density urban residential development. Numeral in each classification indicated maximum number of units per acre.

PUD - The Planned Unit Development (PUD) is an optional process permitted by the Baltimore County Zoning Regulations (BCZR), Section 430. The Baltimore County Code Section 32-4-241, et seq., provides the process for the review and approval of PUDs. The purpose of a PUD is to provide flexibility in the application of the zoning requirements of the underlying zone in order to allow for more efficient use of the land. In exchange for this flexibility, PUD projects are required to provide a public benefit, a high quality of design, and be compatible with the neighborhood. If the underlying zone is classified residential, calculation of residential density may not exceed that of the underlying zone, and such density may be used anywhere within the PUD boundaries.