

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2026, Legislative Day No. 2

Resolution No. 3-26

Mr. Michael Ertel, Chair
By Request of County Executive

By the County Council, January 20, 2026

A RESOLUTION of the Baltimore County Council to adopt, as part of Baltimore County's Master Plan, Small Area Plan Number 11 that includes Middle River, Essex, White Marsh, Rossville, and Bowleys Quarters.

WHEREAS, with the enactment of Resolution 4-24 on February 20, 2024, the Council adopted Master Plan 2030; and

WHEREAS, Master Plan 2030 identified twelve (12) areas for further planning in the Small Area Plan Process; and

WHEREAS, the Small Area Plans are intended to provide area-specific recommendations for achieving and refining the goals and actions of the Master Plan, and to build on the work of previously adopted community plans, Sustainable Community Area Plans, and the themes and goals of Master Plan 2030; and

WHEREAS, on January 21, 2025, the Baltimore County Council passed Resolution 2-25, requesting the Baltimore County Department of Planning to start the Small Area Plan process, beginning with Small Area Plan Number 11; and

WHEREAS, the Department of Planning initiated a ten-month planning process, with extensive stakeholder engagement, including with residents, business owners, community organizations, and other stakeholders through meetings, interviews, surveys, and on-the-ground

analysis; and

WHEREAS, Small Area Plan Number 11 provides a framework for public and private investment, policy decisions, and capital improvements over the short, medium, and long term; and

WHEREAS, this report establishes a roadmap to prioritize implementation efforts, guide redevelopment and revitalization strategies, and promote a more connected, equitable, and resilient community; and

WHEREAS, on October 16, 2025, the Department of Planning submitted Small Area Plan Number 11 to the Planning Board for review and approval; and

WHEREAS, the Planning Board held a public hearing on Small Area Plan Number 11 on November 6, 2025; and

WHEREAS, the Planning Board voted to approve the plan on November 20, 2025; and

WHEREAS, On December 4, 2025, the Department of Planning submitted Small Area Plan Number 11, attached hereto as Exhibit A, to the County Council for review and adoption as an amendment to Master Plan 2030; and

WHEREAS, upon approval, the remaining Small Area Plans (1-10 and 12) will begin after the completion of Plan Number 11, one at a time and as staff capacity allows; now, therefore

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY that, the Small Area Plan Number 11 submitted by the Department of Planning, adopted by the Baltimore County Planning Board, and attached hereto as Exhibit A, is hereby adopted and incorporated into Master Plan 2030; ~~and~~ with the following modifications:

1. On pages 62, 74, 78, 134, 144, and 174, strike “Lafarge-Holcim” and substitute “Lafarge Quarry”; on page 232, strike “LaFarge” and substitute “Lafarge”.

2. On page 24, in the paragraph that starts “Area 11 contains”, strike “The County’s new Eco-Park Overlay District can serve as a complementary driver for future changes on these properties.”.
3. On page 45, in the third paragraph that starts “Another notable”, strike “Mining on this property ceased operation in 2021.”; the fourth paragraph that starts “Legislation in 2024”, in the last sentence, after “site” insert “as 2024 CZMP Issue No. 5-026 (Bill 60-24)”; strike the entirety of the fifth paragraph that starts “The Lafarge Quarry site”, and substitute the following:

“The Lafarge Quarry site has been the topic of much planning discussion over the years. Baltimore County’s Master Plan 2020 identified a need for an east-west road connection between Earls Road and MD-43 in order to accommodate the anticipated future growth of lands east of Baltimore Crossroads @ 95, which is consistent with the 2002 Memorandum of Agreement (Liber 16423, Folio 182) and the 2005 Memorandum of Understanding (Liber 23096, Folio 193) that the County entered into with the developers of Crossroads @ 95 for this connection. Master Plan 2030 reinforced the need for both a roadway connection and a vision for the Lafarge Quarry, which it suggested could be part of the Small Area Plan effort. While this Small Area Plan could not focus on the Lafarge Quarry to the degree that a site of this size warrants, it is at least clear that construction of this direct connection should be a priority as development proposals advance in this area. To this end, the County should, in a timely manner, consider the following options: (1) including the acquisition of Tangier Road, or another route, for an east-west road connection between Earls Road and MD-43, in the annual six-year capital budget program by the County Council; (2) acquiring the right-of-way for the extension of Tangier Road, or another route, for an east-west road connection between Earls Road and MD-43; and (3)

procuring any necessary funding in the capital budget for plans and a road opening for the extension of Tangier Road, or another route, for an east-west road connection between Earls Road and MD-43. As this roadway connection moves forward, the County should explore the potential for defining a clear, community-supported vision for the Lafarge Quarry site, as suggested in Master Plan 2030.”.

4. On pages 74 and 75, amend the map that spans both pages to exclude non-developable areas from redevelopment area shapes.
5. On pages 83 and 136, in LBE 3.9, in the paragraph that starts “In Area 11”, after the last sentence, insert “Opportunities for new transit and micromobility service should be focused in areas where there is strong community support.”.
6. On pages 84 and 136, in LBE 3.13, in the paragraph that starts “Support roadway”, after the last sentence, insert “Since additional concerns have been raised about Ebenezer Road’s intersections with Philadelphia Road and Pulaski Highway, explore potential capacity and safety improvements, in partnership with the state and developers.”.
7. On pages 90 and 146, in HN 4.6, in the paragraph that starts “Develop a”, strike “disadvantaged” and substitute “vulnerable.”.
8. On pages 92 and 142, in HN 2.3, in the paragraph that starts “In Area 11,”, strike “Leverage the County’s Eco-Park Zoning Overlay District as a tool for expanding available public green space.”.
9. On pages 94 and 144, in HN 2.7, in the paragraph that starts “In Area 11,”, in the first sentence, after “White Marsh Mall” insert “and”; in the same sentence, strike “and future plans for the Lafarge-Holcim property”.
10. On page 95, in HN 4.3, in the paragraph that starts “In Area 11,”, strike “Leverage the County’s

Eco-Park Zoning Overlay District as a tool for expanding available public green space, as well as educational or school facilities, if conditions permit.”.

11. On page 98, after “Key Actions” insert “LBE 5.5: Conduct a county-wide study to determine where new community facilities should be constructed to achieve equity and accessibility. Advance a Middle River branch of the Baltimore County Public Library, in consultation with the library administration and private stakeholders, including the possibility of a public-private partnership that could be implemented quickly and in a cost-effective manner.”.
12. On pages 100 and 158, in HC 2.6, in the paragraph that starts “In Area 11,”, after the last sentence, insert “Continue discussions with external stakeholders and explore public private partnerships to advance the construction of new fire stations for the Middle River and Bowleys Quarters Volunteer Fire Companies.”.
13. On page 120, in figure 41, strike the reference to the baseball field and insert a footnote that states “The historic Glenn Martin Ballfield, located at the intersection of Eastern Boulevard and Wilson Point Road, was denoted as a recreational amenity but was removed after its destruction by the property owner in December 2025.”.
14. On page 138, in the row for LBE 5.5, in the “Action” column, strike “[reinforce]” and substitute “Advance a Middle River branch of the Baltimore County Public Library, in consultation with the library administration and private stakeholders, including the possibility of a public-private partnership that could be implemented quickly and in a cost-effective manner.”.
15. On page 213, in the paragraph that starts “At present,”, after the last sentence, insert “BCPS conducted a Northeast High School Study to evaluate opportunities to address school capacity. After the publication of this report, the Board of Education voted in August 2024 to approve Overlea High School as the site of the Northeast Area replacement high school.”.

BE IT FURTHER RESOLVED, that copies of this Resolution shall be sent to the Baltimore County Planning Board and Planning Department; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage by the County Council.



LEGISLATION DETAIL

LEGISLATION _____

DISPOSITION _____

ENACTED _____

EFFECTIVE _____

AMENDMENTS _____

ROLL CALL - BILL

MOTION

AYE NAY

*ABSENT

SECOND

Councilman Young

Councilman Patoka

Councilman Kach

Councilman Jones

Councilman Marks

Councilman Ertel

Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

AYE NAY

SECOND

Councilman Young

Councilman Patoka

Councilman Kach

Councilman Jones

Councilman Marks

Councilman Ertel

Councilman Crandell

ROLL CALL - AMENDMENTS

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MOTION

AYE NAY

SECOND

Councilman Young

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Councilman Kach

Councilman Jones

Councilman Marks

Councilman Ertel

Councilman Crandell