

JIM BROCHIN

FOR

BALTIMORE COUNTY

EXECUTIVE

AUTHENTIC. COMMITTED TO EXCEL. AN BROCHIN, MARK LARSON, TRAVIS.

STOPPING OVERDEVELOPMENT

Currently, some large-scale developers enjoy a weighted influence in land use and development decisions. Many times decisions have been made before communities have been made aware of possible zoning changes and the scope of proposed projects. There are two sets of rules: one for select developers and one for everyone else.

In zoning decisions, Baltimore County needs to reprioritize projects based on economic growth and quality of life improvements for current and future residents. As County Executive, the planning office would be charged with scrutinizing projects for their impact on traffic, school enrollment, and the environment. Strong and sensible development grows our tax base, attracts additional citizens and increases our opportunities for economic and neighborhood growth.

I will encourage transparent discussions between our County Council, community members and developers. We need sensible development in Baltimore County. Most importantly, planning, development and zoning should encourage that the quality of life improve for current and future County residents as development progresses.

Property owners in Baltimore County must have confidence in the County's zoning and appeal process. The CZMP process must be beyond reproach. I would encourage my colleagues on the County Council to allow for rigorous discussion of zoning changes and listen to community concerns. The Planning Board should be composed of a diverse spectrum of experience and talents to ascertain the merit of projects before it.

I am committed to developing a strong Master Plan for the County as charged by our charter at least every ten years. I will prioritize smart transit planning, neighborhood revitalization sectors, balancing sensible development in partnership with stronger communities and the growth of our commercial sectors. Concerns and needs of the County Council, local neighborhoods and businesses and regional and national companies that we hope to attract will all impact the ultimate Master Plan of my administration.

Fostering livable and sustainable communities would be the ultimate goal of my administration.