**Gerst Farm Development Information**

* Councilman David Marks introduced Resolution 80-20 on August 3, 2020

that would allow the Gerst Farm PUD to move ahead in the review process. The resolution introduced at the August 3rd Council meeting is scheduled for work session on September 1st and vote on September 8th.

* Resolution 80-20 states that the density of the PUD to be considered should be 286 townhomes. With 205 of the townhomes being age restricted and 81 townhomes not being limited. The 81 not restricted townhomes can only be built when schools have capacity to accommodate the projected students.
* The Perry Hall Improvement Association and adjoining communities want to reduce the density to 146 age restricted homes. The basis for this request is as follows.

1. The existing zoning of the property is DR 1 which at 47.61 acres would allow by right 47 dwellings. The proposed PUD to 286 units is a 6 fold increase (600%). This increase is excessive and unwarranted.
2. Prior to the DR 1 zoning of the property, the zoning of the property was DR 3.5 @ 34.49 Acres = 120.7 dwellings, DR 2 @ 13.12 acres = 26.24 dwellings, the total number of dwellings allowed was 146 dwellings. The community supports the PUD at this density of 146 dwellings.
3. The PUD should also be amended to allow only age restricted (55+ years of age). The request is based upon current school overcrowding at the elementary and middle school levels and the lack of funding to construct new schools.
4. The Perry Hall community is NOT anti-development. The community has recently supported 46 single-family homes at the Preserve at Perry Hall, and 26 age restricted villas at Perry Hall Station. We have shown responsibility in working with developers to achieve the right density for our community.

* Copies of Resolution 80-20 and other documents can be found at perryhallmaryland.org – Resources – Development – Gerst Farm PUD Townhouses.
* What you can do **NOW.**

1. Take the Gerst Farm survey.
2. Notify your Councilman of your opinions. [dmarks@baltimorecountymd.org](mailto:dmarks@baltimorecountymd.org)
3. Attend Council web meeting September 1st- Council is now offering persons the opportunity to provide live testimony at the Work Sessions. Please check the Council’s Virtual Sessions and Hearings page on our website at https://www.baltimorecountymd.gov/countycouncil/virtualmeetings.html persons will need to register to testify with the Council office on the date of the Work Session via email at countycouncil@baltimorecountymd.gov.
4. Notify your Councilman of your opinions. [dmarks@baltimorecountymd.org](mailto:dmarks@baltimorecountymd.org)

August 28, 2020