

# District A

## Team

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District A is in the southernmost part of the County. It is comprised of the areas of southern Edgewood, Joppa, Joppatowne and Rural Joppa. The District is divided in half by I-95 denoting the Development Envelope boundary.

Group I - A014 – Rural Joppa - Withdrawn  
Group II - A003, A004, A008, A009, A015, A018 - Route 7  
Group III - A002, A010, A016, A017 - Old Mountain Rd S & Route 7  
Group IV - A023 – Joppa Farm Road  
Group V - A005, A006, A007, A011, A012, A013, A020,  
A024 – Route 40  
Group VI - A001, A019, A021, A022 - Edgewood

## **Group I - A014 – Rural Joppa - Withdrawn**

### **A014 (128.16 acres) - Dorothy Avenue requests R1 from current AG zoning**

This is the only zoning request outside the Development Envelope. Frivolous rezoning requests outside the Development Envelope for intense residential use in District A have ceased, with the exception of this one. There is no public water and sewer available, nor will there be. This is classic spot zoning where it would be an island surrounded by other zoning. There is no benefit to the community or to the land to rezone this property. The area is mainly agricultural with some farms in preservation. The Joppa-Joppatowne Community Plan's stated intent to support a viable agricultural industry and low intensity rural residential neighborhoods should be upheld.

***FOH recommends retaining AG***

## **Group II - A003, A004, A008, A009, A015, A018 - Route 7**

The six requests lie along Route 7. Philadelphia Road has historically been home to small businesses which serve the neighborhood. It is a two-lane road which the State of Maryland has no plans to widen.

Small businesses are welcomed and useful to the surrounding residential neighborhood. B3 is much too intense a zoning allowing uses which are offensive and unsuitable for this neighborhood such as tattoo parlors, adult book stores, night clubs and bars. Planning & Zoning's rationale for approval of B2 or B3 for these parcels in the last round, was that with a more intense zoning, a buyer might be found who would combine them into one large parcel. This is faulty logic. At best the traffic can safely support B2 or RO. Maryland State Highway Administration will not allow access on to Route 152 and the new left turn lane is barely adequate for residential traffic.

### **A003 (1.22 acres) 900 Philadelphia Road requests B3 from current B1 zoning**

This property had a Special Exception to rebuild a restaurant; however, that approval has expired. The Zoning Code allows restaurants in B2 Community Business zoning; therefore, B3 zoning is not necessary to rebuild a restaurant. County Councilman Guthrie advised the community that the owner intends to replace the now-razed restaurant with a new one. B2 would accomplish that intention, making a request for B3 zoning unnecessary. B3 zoning and its permitted uses are too intense for this community-oriented area. Please see related Issue A004 below.

***FOH recommends B2***

### **A004 (0.17 acres) 906 Philadelphia Road requests B3 from current B1 zoning**

This small parcel adjoins A003 and is owned by the same entity. It is not large enough on its own to accommodate the types of uses permitted on B3 zoning. If A003 is rezoned to B2, this smaller parcel should also be rezoned to B2 and be consolidated with A003 to provide sufficient parking for the planned restaurant. If A003 is not rezoned to B2, the community would prefer that both of these parcels remain B1 because the intensity of uses permitted in the B3 is not appropriate for the surrounding neighborhood.

***FOH recommends B2***

### **A008 (0.902 acres) 907 Philadelphia Road requests B3 from current R1 zoning**

### **A009 (1.486 acres) 909 Philadelphia Road requests B3 from current R1 zoning**

These two properties adjoin and form a block along Route 152 and Route 7. There are very bad traffic problems with no direct access on to Route 152. A High's store is across the street. These properties empty on to a single lane traffic signal with left turn lane at Route 7. They are unsuited for residential use. We also note several zoning violations have been associated with A009.

***FOH recommends RO for A008 and A009***

**A015 (0.392 acres) 901 Philadelphia Road requests B3 from current B1 zoning**  
Again, this parcel is too small to allow more intense use. It was a small country store.

***FOH recommends retaining B1***

**A018 (2.268 acres) Route 7 request R1 from current LI zoning**  
This property is further south than the rest. Although zoned LI most properties are residential in use. Rezoning would be more consistent with actual use, although it would be spot zoning. Most adjoining properties are heavily wooded and residentially used.

***FOH has no recommendation***

**Group III - A002, A010, A016, A017**  
**- Old Mountain Rd S - Route 7**

These four properties are situated along Old Mountain Road South, a split County road south of I-95. The road is perpendicular to Route 7. The road itself is narrow, has no shoulder and some portions contain steep ditches. This is the same neighborhood as the previous group. Transportation officials have displayed plans indicating all of the current County road access to I-95 as being blocked off with cul-de-sacs, which will force area residents to use only MD 7. There is no controlled intersection on Old Mountain Road South and MD 7 and the State does not intend to make any improvements. In the previous rezoning, Planning & Zoning believed the existing and less intense zoning was appropriate for this area.

**A002 (1.6 acres) 1209 Old Mountain Road South – requests B3 from current R1/B3 zoning**  
This is in a predominantly residential area. P&Z said, “The requested zoning creates an extension of strip commercial not compatible with the surrounding zoning or land uses.” We agree. It is spot zoning. There has been prior successful community opposition. It is currently split-zoned R1/B3 with the zoning and parcel divided by Route 152, a 4-lane divided highway. The smaller B3 section is on the opposite side of the highway.

***FOH recommends returning the entire parcel to R1***

**A010 (0.78 acres) 1507 Old Mountain Road South – requests CI from current R1 zoning**  
This parcel is next to the I-95 exit ramp and the Park & Ride lot. This may be a “dead end” per MdTA. The traffic problems would not support any business here. Current road configuration would make this extremely unsafe for motorists.

***FOH recommends retaining R1***

**A016 (0.30 acres) 1309 Old Mountain Road South – requests B3 from current B1 zoning**  
There is no direct frontage to the road. Access can only be gained by using a driveway derived from an old State road that is shared with an R1 residence, or by cutting through a B1 business at 901 Philadelphia Road, which fronts on Rt. 7. This parcel is much too small to support intense business zoning or the types of uses permitted in B3.

***FOH recommends retaining B1***

**A017 (3.64 acres) 1306 Old Mountain Road South – requests B3 from current R1 zoning**  
This property has water problems. There are running springs on the property. Planning & Zoning cited water as a concern in its 2005 recommendation for retaining R1 zoning.

***FOH recommends retaining R1***

## **Group IV - A023 – Joppa Farm Road**

### **A023 (10.03 acres) 1233 Joppa Farm Road – requests R2 from current R1 zoning**

This property is at the extremely dangerous intersection of Route 7 and Joppa Farm Rd. It has deep ditches, no shoulders, and limited visibility at the unsignalized intersection, and has been the site of several fatal accidents in the past. It also has access from a one-lane CSX underpass. There is a 100-year floodplain and wetlands on the property. This upzoning is requested to allow Elderly Housing townhomes which are no longer allowed on R1 parcels. The new Zoning Code recognized that townhomes on R1 are inconsistent with the Master Plan - as is rezoning this to R2 would be. The Master Plan calls for low density residential use in this area.

***FOH recommends retaining R1***

## **Group V - A005, A006, A007, A011, A012, A013, A020, A024** **– Route 40**

All of these properties are in the Chesapeake Science and Security Corridor. The Enterprise Zone which encourages redevelopment along Route 40 is a finite line, which includes those properties lying along Route 40. They are only one property deep FROM Route 40 with one exception zoned after the fact. The properties behind this line of B3 Enterprise Zone area are all residential R1 zoning according to the Master Plan. Any upzoning creates spot zoning - isolated land uses, incompatible uses. There is very strong neighborhood opposition to rezoning. Rezoning does nothing to beautify the corridor or give incentives to upgrade and revitalize existing businesses.

### **A005 (1.92 acres) Oak Avenue – requests CI from current R1 zoning**

### **A006 (2.34 acres) 1015 Oak Avenue request CI from current R1 zoning**

### **A007 (2.2 acres) Oak Avenue request CI from current R1 zoning**

These three are all in the same small area around the closed Oak Avenue Rubble Fill. All of the area has low residential intensity on the Master Plan. The road is inadequate to handle additional traffic.

***FOH recommends retaining R1***

### **A011 (4.13 acres) Rayner Rd – requests B3 from current R1 zoning**

### **A012 (0.517 acres) Pine Road – requests B3 from current R1 zoning**

### **A013 (1.01 acres) Pine Road – requests B3 from current R1 zoning**

These three properties are owned by Chesaco Properties. They wish to go deeper into the adjoining R1 zoned residential neighborhood. The B3 zone is one-property deep. Approval of these requests would bring heavy commercial business into the neighbors' backyards. It is spot zoning and breaks the Master Plan's promise to the residents.

***FOH recommends retaining R1***

### **A020 (2.73 acres) 1035 Joppa Road – requests B3 from current R1/B3 zoning**

### **A024 (3.45 acres) 1111 Oak Avenue request B3 from current R1 zoning**

These two again seek to widen the B3 zone into existing residential neighborhoods. A020 is behind the Sheetz store and could increase heavy traffic from Route 40. Von Paris also seeks to extend their heavy business use into the adjoining residential neighborhood.

***FOH recommends retaining R1***

**Group VI – A001, A019, A021, A022 - Edgewood**

**A001 (2.44 acres) 1604 Trimble Road – requests LI from current R3 zoning**

This property is close to Route 24 and a County Park entrance. Serious traffic concerns on this heavily traveled road used by residential and industrial developments. It is an APG Edgewood Area major access road. The Master Plan shows this as industrial/employment which would be consistent with current use along Trimble Road.

***FOH recommends retaining R3***

**A019 (37.43 acres) 1301-B Trimble Road – requests CI from current GI zoning**

This large parcel is on the southeast corner of Route 152 and Trimble Road. There is already heavy industrial use along Trimble Road. Residential use is across Trimble Road. Residents are concerned about truck traffic and landscaping. Changing the zoning category would bring the new zoning code stricter landscape changes into effect. There may be neighborhood opposition.

***FOH recommends CI***

**A021 (1.8 acres) Edgewood Road – requests B3 from current B2 zoning**

**A022 (0.514 acres) Edgewood Road – requests B3 from current B2 zoning**

The two are part of a strip of existing B2 zoning. Surrounding the block of B2 properties are all residential properties. The intensification and added business usages for B3 are not warranted here. B3 would create spot zoning, incompatible with the rest of the area.

***FOH recommends retaining B2***