

District B

Team

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District B consists of two distinct and separate parts. One part extends from the Joppa area northward along Route 152 to Upper Crossroads. This part is largely rural, consisting of agricultural areas, Rural Residential Infill areas, and a broad area around Route 1 west of Winters Run. The second part is largely urban, within the development envelope, and includes Abingdon, Emmorton and southern Bel Air.

Group I - B014, B017 - Northern Route 152

Group II - B004, B010, B011, B016, B018, B019, B020,
B024 through B030 - Rural Residential Infill areas

Group III - B001, B002, B005, B006, B009, B012, B013, B015, B022,
B022-1, B022-2, B031, B032, B033, B034, B035 - near Route 1

Group IV - B003, B007, B008, B021, B023 - Urban area south of Bel Air

Group I - Northern Route 152

B014 (2.28 acres) 2401 Pleasantville Road requests B1 from current AG/B1 zoning

This is a rural area and not part of a rural village. The Rite Aid big box store here is inappropriate for rural areas and inconsistent with the few small, individual stores across the road. It is a violation of the Master Plan to concentrate more Business zoning in a rural setting, particularly when there is already a Rural Village in Upper Crossroads nearby which serves the rural residents.

FOH recommends AG

B017 (3.62 acres) 2719-2751 Fallston Road requests B2 from current B1/RR

Property is located in a Rural Village and should conform to Village standards. B2 is inappropriate in Villages. It is surrounded on 3 sides by rural housing which would be adversely impacted. Approval would create spot zoning.

FOH recommends retaining B1/RR

GROUP II - Rural Residential Infill Areas

B004 (20.0 acres) 1509 Ryan Road requesting RR from AG

There are single family homes on 3 sides. RR zoning would be similar to most lots nearby.

FOH would recommend RR when an effective TDR program is enacted.

FOH recommends retaining AG

B010 (1.24 acres) Ryan Road (accessible only through B011) requests RR from AG

B011 (11.54 acres) 1347 Ryan Road requests RR from AG

A large stream (Bread & Cheese Branch) flows into B011 from the south, which - like B010 - is unoccupied and forested. The stream feeds Winters Run. A large new bridge across the stream is nearing completion. Areas visible from the road are forested and extremely steep sloped. Wetlands may also be present. The properties and surroundings are heavily wooded and largely undeveloped, with a few houses hidden among the trees.

FOH recommends retaining AG for both properties

B016 (5.23 acres) 826 Angleside Road requests RR from AG

Property is surrounded by RR or properties that are also requesting RR zoning.

FOH would recommend RR when an effective TDR program is enacted.

FOH recommends retaining AG

B018 (29.18 acres) 1236 Bear Hollow Court requests RR from AG

B019 (74.18 acres) 1236 Bear Hollow Court requests RR from AG

These two adjacent properties are on (and adjoin) very environmentally sensitive land. B018 has a major stream (150-foot buffer required) along the length of one side, and both properties have other, smaller streams with 75-foot buffers on-site. The site has significant wetland and/or floodplain areas and drain into adjacent/nearby Winters Run, a major water source for the County. Much of the site is wetlands/floodplains unsuitable for septic systems and the area is not eligible for public water or sewer since it is outside the Development Envelope.

Properties have already used all AG development rights and are now requesting RR to get more development.

B019 has a Sensitive Species Project Review Area for a federally-listed species and contain substantial forest acreage, steep slopes and Natural Resource Districts. B019 is next to the Brooks-Munnikhuisen Farmhouse (historical site HA277).

The properties are separated by a major utilities' right-of-way which may be impacted by the plan to run a LNG pipeline through Harford County. B018 appears to have no direct access to a roadway; only B019 has road access. An access road from B019 to "landlocked" B018 may have to be built across the right-of-way. There is considerable neighborhood opposition.

FOH recommends AG retaining for both properties

B020 (25.41 acres) 1716 Carrs Mill Road requesting RR from AG

Property is a long, narrow parcel that borders Winters Run on one long side and has a wide utility (gas, electric) right-of-way on the opposite long side. Due to site configuration, houses would have to be strung along the banks of the stream, sandwiched between the stream and the right-of-way. Septic systems would be placed above and along Winters Run. The property is completely forested, and slopes steeply down directly into a high-quality section of Winters Run. Site also appears to be about half NRD due to wetlands and floodplain making it unsuitable for development and totally unsuitable for septic systems. The property is almost completely surrounded by other AG properties, so a zoning change would also be spot zoning.

FOH recommends retaining AG

B024 (29.63 acres) 1691 Laurel Brook Road requesting RR from AG

B025 (4.39 acres) 1681 Laurel Brook Road requesting RR from AG

B026 (4.88 acres) 1679 Laurel Brook Road requesting RR from AG

B028 (3.81 acres) 1693 Laurel Brook Road requesting RR from AG

B029 (4.33 acres) 1697 Laurel Brook Road requesting RR from AG

- Properties are in a contiguous block within a Rural Residential Infill area. B028 and B029 have forested steep slopes down to a stream. Neighbors are very concerned about the dangers of adding additional traffic to Laurel Bush Road, an unmarked, narrow, blind road.

FOH would recommend RR when an effective TDR program is enacted.

FOH recommends retaining AG

B027 (4.72 acres) 1677 Laurel Brook Road requesting RR from AG

This property borders Gunpowder Falls State Park. It also is forested with steep slopes to a stream. Even with required stream buffers, we feel it best to leave this area with minimal disruption.

FOH recommends retaining AG

B030 (25.93 acres) 2614 Laurel Brook Road requesting RR from AG

Local residents are very concerned about additional traffic on Laurel Bush Road, an unmarked, narrow, blind road. In this area (between B024 through B030), the road has many sections where drivers risk head-on collisions with oncoming traffic because the road also has no shoulders.

FOH would recommend RR when an effective TDR program is enacted.

FOH recommends RR

Group III - near Route 1

B001 (1.1 acres) West Grove Avenue requesting B2 from R2

B002 (3.26 acres) 1906 West Grove Avenue requesting B2 from R2

These two properties (owned by the same entity) are bordered by B3 to the east and there are B3 properties across the road; however, the properties adjoining them to the rear are older R2 homes and there is a relatively new R2 townhouse development on the other side. A transition is needed.

FOH recommends B1

B005 (4.0 acres) 5 Benson's Drive requesting B3 from B2/B3

Historic Preservation Commission states that this is next to Edgely Grove, a Historic Landmark. Property can only be accessed via Smith Lane, a (barely) two-lane, unmarked road through forests and past a few scattered houses. This property is adjacent to the Edgely Grove park entrance on Smith Lane. B3 is an intense business zoning category that would permit an adult bookstore next to Annie's Playground.

FOH recommends retaining B2

B006 (2.18 acres) 1114 Baltimore Pike requesting B3 from AG

B3 would adversely affect Mt. Soma parkland, which surrounds it on 3 sides, and Country Life Farm (thoroughbred horse nursery) across the street. It has steep slopes down to a stream that directly feeds Winters Run near the intake for Bel Air's water supply. The parking lot of the existing business on this property appears to be already within the NRD boundaries, extending right up to the stream edge drop-off so that runoff is directed into the stream. This is not wise protection of a water source.

FOH recommends retaining AG

B009 (1.34 acres) 2901 Bel Air Road requesting B2 from AG

Property is outside the Development Envelope. It would extend intense commercial zoning into agricultural and rural residential areas, and is inconsistent with the plan for the Fallston Community Area which says that no additional commercial zoning will be supported.

FOH recommends retaining AG

B012 (1.94 acres) 2315 Bel Air Road requesting B2 from B2/AG/B3

Property is surrounded by businesses, including an outdoor mall (Acme). P&Z and Council supported B2 in CZ 2005. It should be noted, however, that a part of the property is an NRD area due to wetlands.

FOH recommends B2

B013 (8.46 acres) Bel Air Road requesting B3 from AG/B3

Property does not touch Bel Air Road, is outside the Development Envelope, and would extend intense commercial zoning into agricultural and rural residential areas. It is also inconsistent with the plan for the Fallston Community Area which says that no additional commercial zoning will be supported.

FOH recommends retaining AG

B015 (12.1 acres) 2503 Bel Air Road requesting B3 from AG/B3

B034 (2.95 acres) Bel Air Road requesting B3 from AG/B3

B035 (1.23 acres) 2607 Bel Air Road requesting B3 from AG/B3

These are contiguous, split-zoned AG properties trying to expand the Development Envelope. All 3 properties border the RR subdivision of Stoneybrook to the rear and B034 borders AG-zoned housing on Wilgis Road. New, substantially expanded B3 is incompatible with, and will adversely impact adjacent, established RR neighborhoods that are outside the Development Envelope. Sites are about half NRD and neighbors believe B3 will exacerbate local flooding problems since B3 will allow 85% impervious surface to replace the existing forested area that now helps protect the local stream and floodplain. There is considerable neighborhood opposition.

FOH recommends retaining AG

B022, B022-1 and B022-2 (total 52.46 acres) 1800 Tufton Circle, behind planned Wal-Mart) requesting R4 from B3/AG/B2

Zoning should be left as it is - mostly B3 but with a narrow piece of B2 land adjoining the properties of older homes on AG-zoned Parsonage Lane. The slender tentacle of the Development Envelope in this area is a strange anomaly that allows for none of the normal transition between extremely high-intensity uses and adjoining agricultural or rural residential areas. Since the current zoning arrangement already allows housing as part of mixed use, a mixed use design should be used in order to provide some protection both for these new residences to be built behind a Wal-Mart and the existing residential neighborhoods.

As part of a previous comprehensive zoning, the AG parcel was created as a buffer after negotiations with the surrounding community. The AG parcel should remain undisturbed in order to provide an effective buffer between intense commercial zoning and existing homes. It should not be rezoned so it can be used for a road or storm water management. The property rights of neighboring residents must be protected and past agreements must be honored. There is considerable neighborhood opposition.

FOH recommends retaining B3/AG/B2

B031 (10.44 acres 402A Timber Lane requesting RR from AG

B032 (11.47 acres) 404A Timber Lane requesting RR from AG

These adjoining properties are completely surrounded by AG-zoned land and are part of a large, continuous wooded area. They are outside the Development Envelope. This is important because the area is known to the Health Department as having severe constraints on septic systems and the area is not eligible for public sewer. It is also near a known Leaking Underground Storage Tank so wells might be impacted, and these properties are not eligible for public water.

FOH recommends retaining AG

B033 (11.0 acres) 200 Mountain Road requesting B3 from AG/R2/B2

Expanding B3 on this split-zoned property will widen the Development Envelope. It will greatly expand the DAC-approved Aumar Village shopping center diagonally across from the Fallson Shopping Center. The property is 1/3 NRD (stream and floodplain), and the area proposed for more B3 is right on top of the stream. B3 allows 85% impervious surface in this floodplain, which will be worsened by the expansion of parking even beyond the boundaries of the B3 area itself. This increased flooding could threaten adjoining residences' septic systems, leading to even greater expansion of the Development Envelope if affected homeowners are forced to plead for public sewer. There is considerable neighborhood opposition.

FOH recommends retaining AG

**Group IV - B003, B007, B008, B021, B023 -
Urban area south of Bel Air**

B003 (2.64 acres) 10 Box Hill South Parkway requesting B3 from RO

This 2.64 acres isn't large enough for most B3 uses, and small-scale B3 uses like adult book stores, nightclubs and tattoo parlors are inappropriate for neighboring residential areas. Adjacent property is a senior housing high-rise, and property faces an older housing development. Property to the north is unoccupied, forested R2. RO would be an acceptable transitional use, as there are business and offices nearby.

FOH recommends retaining RO

B007 (27.5 acres) Route 24 requesting B3 from R4/B3

B008 (3.48 acres) 2014 Emmorton Road requesting B3 from R4

The Master Plan says, "Studies indicate that there is sufficient commercially zoned land to meet the immediate and foreseeable retail and service needs of the County. No additional commercial rezoning will be supported within the Greater Bel Air Community Area unless further analysis determines that there is a need for additional commercial land." Additional commercially-zoned land is unneeded, and intense business uses would be incompatible with surrounding homes and small businesses. In contrast, there is a shortage of R4 properties in this vicinity, particularly ones of any significant size.

FOH recommends retaining R4

B021 (1.86 acres) 3303 Emmorton Road requesting B3 from R2

This 1.86 acres isn't large enough for most B3 uses and B3 small-scale uses like adult book stores, nightclubs and tattoo parlors are inappropriate for neighboring residential areas. There is a stream bordering one side of this very narrow property, further limiting the site's useful area.

FOH recommends retaining R2

B023 (0.5 acres) 3312 Emmorton Road requesting B3 from R2

This is a house that is part of an older development of R2 homes which surrounds it to the rear and on both sides. This would be spot zoning, and small-scale B3 uses such as adult bookstores will be harmful to the neighborhood.

FOH recommends retaining R2