

District C

Team

Sally LaBarre
Deb Cassilly
Karen Chizmar
Nancy Hough
Carol Johnson
Lisa Kleist
Diane Talanehzar

District C contains and surrounds the Town of Bel Air. It is entirely in the Development Envelope and while it is in a growth area, it retains its small County Seat hometown feel. New growth should complement and not be distracting.

- Group I – C001, C010 – Emmorton Road
- Group II – C002 - South Main Street
- Group III – C003, C004, C005, C029, C030, C031 - South Tollgate Road and Azalea Drive
- Group IV – C006, C007, C008, C034 – Route 1 South
- Group V – C009, C025, C026, C032, C036 – Route 1, Conowingo Road
- Group VI – C011, C028 – Rock Spring Road
- Group VII - C012, C013, C020, C023, C033 - West Tollgate Road
- Group VIII – C016, C017, C018, C019, C021, C022 – West Ring Factory Road
- Group IX – C014, C027, C035 – Route 23
- Group X – C015 - Cedar Lane
- Group XI – C024 – Red Pump Road

Group I - C001, C010 - Emmorton Road

C001 (9.75 acres) 1909 Emmorton Road requests B2 from current R2 zoning. The property is near Patterson Mill Road.

C010 (1.478 acres) 2 Patterson Mill Road requests B2 from current R2 zoning. This is on the corner of Emmorton Road and Patterson Mill Road.

These properties are near the High School. The zoning in the area is a mix of business and residential. Living next to a school with traffic and noise being a major concern for residents. Care would have to be given to ensure appropriate businesses are located in this vicinity.

FOH recommends B2

Group II – C002 - South Main Street

C002 (0.36 acres) 909 South Main Street requests RO from current R2 zoning.

While there is a mix of business and residences in the surrounding area, this block is purely residential.

FOH recommends retaining R2

**Group III – C003, C004, C005, C029, C030, C031
- South Tollgate Road and Azalea Drive**

C003 (0.83 acres) 304 South Tollgate Road requests B1 from current RO zoning

C004 (0.964 acres) 308 South Tollgate Road requests B1 from current RO zoning

C005 (0.53 acres) 310 South Tollgate Road requests B1 from current RO zoning

These three properties form a block. They are across from Tollgate Shopping Center and near Route 1.

FOH recommends B1

C029 (1.03 acres) 310 Silver Spring Drive requests R4 from current R2 zoning

C030 (1.102 acres) 306 Silver Spring Drive requests R4 from current R2 zoning

C031 (0.41 acres) 308 Silver Spring Drive requests R4 from current R2 zoning

These three properties form a block between Elderly housing apartments, Goodwill store and an older neighborhood. This would be a good transition.

FOH recommends R4

Group IV – C006, C007, C008, C034 – Route 1 South

C006 (5.014 acres) 816 Baltimore Pike requests B3 from current R2 zoning

C007 (0.58 acres) 812 Baltimore Pike requests B3 from current R2 zoning

C008 (0.486 acres) 814 Baltimore Pike requests B3 from current R2 zoning

C034 (0.598 acres) 825 Baltimore Pike requests B3 from current R1 zoning

This block of contiguous parcels is between the Auto Auction and an old traditional neighborhood, one of the first in the County. C006 was home to zebras and goats for many years. A transition is needed between business and established homes. B3 allows extremely intense and incompatible uses when next to housing.

FOH recommends retaining R2 for C006, C007 and C008

FOH recommends retaining R1 for C034

Group V – C009, C025, C026, C032, C036 – Route 1, Conowingo Road

C009 (0.32 acres) 1314 Conowingo Road requests B3 from current R2 zoning.

C025 (0.471 acres) 1310 Conowingo Road requests B3 from current R2 zoning.

C026 (0.629 acres) 1308 Conowingo Road requests B3 from current R2 zoning.

C032 (0.80 acres) 1316 Conowingo Road requests B3 from current R2 zoning.

C036 (0.48 acres) 1232 Conowingo Road requests B3 from current R2 zoning.

These parcels form a broken block of houses in a strip across and down from the “Roller Rink” bank. There is a new residential development across the street. A working farm is behind them. Approval would be extreme spot zoning.

FOH recommends retaining R2

Group VI – C011, C028 – Rock Spring Road

C011 (6.48 acres) 1913 Rock Spring Road requests B2 from current R2 zoning.

C028 (12.39 acres) 1905 Rock Spring Road requests B2 from current R2 zoning.

Adjoining parcels are near Osborne Parkway surrounded by residential developments including a nursing home to the west. Businesses are in the next block. Traffic safety is a concern for existing residences with a business located in the middle of the block.

FOH recommends retaining R2

Group VII - C012, C013, C020, C023, C033 - West Tollgate Road

C012 (24.205 acres) 1104 North Tollgate Road – requests R2 from current R1 zoning

C013 (23.6153 acres) 1200- South Tollgate Road – requests R2 from current R1 zoning

C020 (7.1107 acres) 1110 South Tollgate Road – requests R2 from current R1 zoning

C023 (69.9921 acres) West Ring Factory Road – requests R2 from current AG zoning

C033 (7.38 acres) Private Road requests R2 from current AG

This old working farm is between South Tollgate Road and a forest buffer for Winters Run. It is surrounded on three sides by modern developments with some older houses on West Ring Factory Road. C013 is on the corner of the two roads, C020 and C012 are long, narrow parcels with frontage on Tollgate. C033 is landlocked. C023 faces Ring Factory Rd. Since this property has been cut up into parcels over time, development regulations would adhere to each individual parcel. Open space, roads, setbacks, stormwater management could create a confusing patchwork. Steep slopes divide C012 and C023 and are on C033. This would be a very good area for county park zoning. Since there is no specific zoning for parks, and both the watershed and its environment need to be protected, the steeply-sloped parts of C012 and C023 near Winters Run should remain AG. Protection of sensitive environmental areas in a development project is suggested but not required by the Zoning Code. Variances are granted allowing sensitive environmental lands to be destroyed. Proper AG/R2 split zoning would protect Winters Run.

FOH recommends R2 for C020 and C013

FOH recommends R2/AG for C012 and C023

FOH recommends retaining AG for C033

Group VIII – C016, C017, C018, C019, C021, C022
- West Ring Factory Road

C016 (2 acres) 713 West Ring Factory Road – requests R2 from current AG zoning

C017 (7.86 acres) 1310 Somerville Road requests R2 from current AG zoning

C018 (2 acres) 715 West Ring Factory Road – requests R2 from current AG zoning

C019 (1.98 acres) 1308 Somerville Road requests R2 from current AG zoning

C021 (17.14 acres) 711 West Ring Factory Road – requests R2 from current AG zoning

C022 (29.82 acres) Somerville Road – requests R2 from current AG zoning

This is the continuation of the AG farm area in Group VII but in a block across West Ring Factory Road. C017 and C019 have steep slopes falling to Winters Run. The development is less intense on this side of the road varying from AG use to R1. The separate parcels can cause problems in development if not joined. They may be sold separately with resulting patchwork of regulations for the contiguous property.

FOH recommends retaining AG for C017 and C019

FOH recommends R1 for C016, C018, C021 and C022

Group IX – C014, C027, C035 – Route 23

C014 (1.3 acres) 350 Granary Road – requests CI from current GI zoning

C027 (4.45 acres) 1657 Robin Circle - requests B3 from current GI/B3 zoning

C035 (6.51 acres) 401 Granary Road -requests CI from current GI zoning

These are close together in the Forest Hill Industrial Park near the corner of Route 23 and Water Tower Way. This corner looks to be ideal for the requested use of business rather than industrial zoning.

FOH recommends CI for C014 and C035

FOH recommends B3 for C027

Group X – C015 Cedar Lane

C015 (4.6 acres) 700 Cedar Lane requests R1 from current R/RR zoning

This property is at the end of the lane. The request is for one-third of the parcel to be upzoned. It would be about the south side of Fairway Farms, with access through Clearwater Dr, which is accessible to Wheel Rd only, not to Cedar Lane. It is actually the edge of the farm field connecting the development to the farmhouse.

FOH recommends R1

Group XI – C024 – Red Pump Road

C024 (90.62 acres) 452 Red Pump Road – requests R2 from current R1 zoning

This is located near the soon-to-be-built Red Pump Elementary School. There is considerable neighborhood opposition to the requested increase in density of this property. Red Pump Rd is already heavily traveled, and traffic is a major concern, as is overcrowding the “new” school. The property surrounds a community swimming pool zoned AG and is heavily forested. RR zoning is to the west of the property.

FOH recommends retaining R1