

# District D

## Team

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District D is the largest district located in the northern section stretching to Havre de Grace to the east and Fallston - Bel Air and Forest Hill to the south. None of it is inside the Development Envelope. The Rural Villages of Cooptown, Darlington, Dublin, Jarrettsville and Whiteford are contained within. Priority Preservation District, Deer Creek Scenic River, Deer Creek Rural Legacy Area, several state and county parks (Susquehanna, Rocks, Palmer, Eden Mill), and at least three historic districts listed on the National Register of Historic Places are here as well.

- Group I - D001, D002, D005, D011, D012, D013, D013-1, D013-2, D018 - Whiteford
- Group II - D004 - Rocks Road
- Group III - D020 - Baldwin Mill Road
- Group IV - D006, D007, D008, D009, D014, D015 - Forest Hill Area
- Group V - D016, D017 - Sandy Hook and Scarboro Roads
- Group VI - D010, D021, D021-1, D022, D024, D025 - Conowingo Road (Route 1) Corridor
- Group VII - D003, D019, D026, D027, D028, D029, D031, D032, D033, D034, D035, D036, D037, D038 - Aberdeen Area
- Group VIII - D030 Conowingo Road

**Group I - D001, D002, D005, D011, D012, D013, D013-1, D013-2, D018**  
**- Whiteford Area**

These properties are in the Whiteford Village area south of the Pennsylvania line. All are inside the village of Whiteford. All have private wells and public sewer.

**D001 (4.63 acres) 1610 Dooley Road requests VB from existing VR zoning**

**D002 (0.24 acres) 1620 Dooley Road requests VB are existing VR zoning**

These properties join to form almost 5 acres. The Master Plan states no further business here until a future study - not yet begun - to identify the need is completed.

***FOH recommends retaining VR***

**D005 (19.54 acres) Main Street requests VR from existing GI/VR zoning**

This is on Main Street. Requests GI portion be rezoned to VR. This is next to a Superfund site with arsenic in the soils. Private wells would be used in residential zoning which may draw in pollutants. The County could be held responsible for health problems of children playing on tainted soil when they approve residential rezoning next to contaminated land.

***FOH recommends GI***

**D011 (2.45 acres) 2331 Whiteford Road requests VB from existing GI/VB zoning**

The property is split zoned. This will enhance the Rural Village with zoning which is compatible.

***FOH recommends retaining VB***

**D018 (7.93 acres) Dooley Road requests CI from existing GI zoning**

CI can create more traffic since retail shopping centers are allowed. This property is behind the Delta Do It. Since the property faces Dooley Road, traffic is a problem. Rural Villages should not have such intense zoning.

***FOH recommends VB***

**D012 (0.21 acres) 1600 Dooley Road requests B3 from existing LI/B3 zoning**

**D013 (7.46 acres) Pylesville Road requests B3 from existing GI/B2/LI/B3 zoning**

**D013-1 (1.07 acres) Pylesville Road requests B3 from existing GI/B2/LI/B3 zoning**

**D013-2 (2.31 acres) Pylesville Road requests B3 from existing GI/B2/LI/B3 zoning**

This block of parcels is split zoned. They total 11.04 acres. It is unclear which zoning category is requesting the switch to B3. We do know that B3 is the most intense of business uses allowing many unpalatable uses within a village, e.g., tattoo parlors and adult bookstores.

***FOH recommends VB zoning for the entire block***

**Group II - D004 - Rocks Road**

**D004 (2.35 acres) Rocks Road requests B2 from existing B2/AG zoning**

Alone in its request for B2, this split zoned B2/AG property should be unified to AG zoning. This zoning request showcases creeping business in non-designated areas of the Master Plan.

***FOH recommends AG zoning for the entire parcel***

**Group III - D020 - Baldwin Mill Rd.**

**D020 (23.86 acres ) Baldwin Mill Road requests RR from existing AG zoning**

Known as Claire's Meadow this is not in the Rural Village. It is surrounded on 3 sides by AG parcels and one RR to the south. Granting RR on this property will break the contiguous AG zoning and is contrary to the Master Plan statement of support for agriculture in the area.

***FOH recommends retaining AG***

**Group IV - D006, D007, D008, D009, D014, D015**  
**- Forest Hill Area**

These five parcels lie north of the Hickory bypass and Forest Hill. All are outside the Development Envelope.

**D006 (0.5 acres) 2234 Rock Spring Rd. requests VB from existing VR zoning**

***FOH recommends retaining VR***

**D007 (1.315 acres) 209 E. Jarrettsville Rd. requests CI from existing GI**

***FOH recommends CI***

**D008 (2.51 acres) 2104 Slade Lane requests CI from existing AG**

Half of the property is wetlands - a pond, stream and buffer. CI with 85% impervious allowance is too great for this property.

***FOH recommends retaining AG***

**D009 (.96 acres of 1.14 parcel) Norman Rd requests B3 from existing AG/B3**

This is another example of creeping business. Businesses line major routes and, over time, rather than use the more expensive roadside parcels; requests are made to invade the cheaper AG land behind the roadside business. This is occurring all over the county and is not wise use of land. Norman Drive is a small dead-end residential road. This property does not have access on to Route 1.

***FOH recommends retaining AG***

**D014 (12.18 acres) 2226 Rock Spring Rd. requests B3 from existing RR**

There are environmental constraints on this property including the bog turtle, an endangered species. It is within a source water assessment area and has sewage disposal soil problems.

***FOH recommends retaining RR***

**D015 ( 25 acres of 90.374 acre parcel) 2518 Johnson Mill Rd. requests RR from existing AG**

Traffic is a major concern in this area. The community is very opposed to this request. AG zoning allows for many agricultural activities including storage of commercial vehicles.

***FOH recommends retaining AG***

**Group V - D016 and D017 - Sandy Hook and Scarborough Roads**

**D016 (14.16 acres) 3040 Sandy Hook Rd. requests GI from existing AG**

**D017 (57.41 acres of 98.3 acre parcel) 3114 Scarborough Rd. requests GI from existing AG/GI**

These properties are within the Priority Preservation Area. They adjoin and are requesting GI for about 71 acres from the existing AG zoning. D017 already has GI zoning which is flagrant spot zoning. Spot zoning of this sort is seen throughout the County where old businesses were set up before the days of any zoning code. Rather than making them non-conforming, the County just gave them their current zoning to keep them in compliance with County regulations. Compounding the mistake with more GI zoning is wrong. These properties are adjacent to Deer Creek and directly across the stream from a County owned park, quite far from the Development Envelope. Harford Land Trust is nearby in the Priority Preservation area.

*FOH recommends retaining AG on both parcels*

**Group VI - D010, D021, D021-1, D022, D024, D025**  
**- Conowingo Road/Route 1 Corridor**

**D010 (.63 acres) 3821 Conowingo Rd requests B3 from existing AG**

This property is within the Lower Susquehanna Heritage Greenway. It would be spot zoning to change it from AG. Traffic is dangerous with a very short site distance here. It is an existing business and can remain viable as long as it stays in business.

*FOH recommends retaining AG*

**D021 (0.75 of 6.34 acre parcel) requests CI from existing AG/B1**

**D021-1 (0.36 of 6.34 acre parcel) requests CI from existing AG/B1**

**D022 (0.72 acres) 3611 Conowingo Rd. requests CI from existing AG**

**D024 (0.747 acres) 3609 Conowingo Rd. requests CI from existing B2**

These four properties adjoin each other forming a block of a little over 3 acres. The request is for CI for all of them. These are in a rural area, not a Rural Village. This is creeping business again. This does not comply with the Master Plan. This was a grandfathered-in, isolated business. The owners are also requesting a variance for permission to fill in the 75' wetlands buffer to settle a zoning violation. Expansion of the current business belongs within a designated business district and not carved from AG land. A stream is in D021-1 and should be better protected. D024 is roadside and carries B2 zoning now.

*FOH recommends retaining AG/B1/B2*

**D025 (1.352 of 5.5 acre parcel) 4213 Conowingo Rd. requests B3 from existing B3/AG**

Approval of B3 here would, again, perpetuate creeping roadside business further into the interior of AG. This would be spot zoning.

*FOH recommends retaining AG*

**Group VII - D003, D019, D026, D027, D028, D029, D031, D032, D033,  
D034, D035, D036, D037, D038  
- Aberdeen Area**

These issues are all north of the Aberdeen city boundary.

- All are outside the Development Envelope.
- All are outside Priority Funding Area.
- All are outside Rural Residential Infill Area.
- All have wetland areas.
- All requests are contrary to the 2004 Master Land Use Plan.
- All should retain AG zoning.

**D026 (160.37 acres) Gilbert Road requests R3 from AG**  
**D027 (20 acres) 740 Gilbert Rd. requests R3 from AG (also an historic property)**  
**D028 (15.89 acres) 622 Locksley Manor Drive requests R3 from AG**  
**D029 (2.69 acres) 635 Locksley Manor Drive requests R3 from AG**  
*FOH recommends retaining AG*

**D031 (113.369 acres) 635 Gilbert Rd. requests R3 from existing AG**  
**D032 (2.62 acres) 617 Gilbert Rd. requests R3 from existing AG**  
**D033 (38.93 acres) 830 Gilbert Rd. requests R3 from existing AG**  
**D034 (40.397 acres) Gilbert Rd. requests R3 from existing AG**  
**D036 (45.57 acres) Gilbert Rd. requests R3 from existing AG**  
**D037 (22.04 acres) 709 Gilbert Rd. requests R3 from existing AG**  
**D038 (14.19 acres) 716 Gilbert Rd. requests R3 from existing AG**  
*FOH recommends retaining AG*

**D003 (2.99 acres) 3634 Aldino Rd. requests B3 from existing AG**  
**D019 (3 acres) 859 Gilbert Rd. requests B3 from existing AG**  
**D035 (3.10 acres) 651 Gilbert Rd. requests B3 from existing AG**  
*FOH recommends retaining AG*

**Group VIII - D030 - Conowingo Road**

**D030 (3 acres) 2210 Allibone Rd. requests B3 from existing AG**  
Existing farm retail use is allowed by AG zoning and is consistent with PPA and agricultural neighborhood. Existing facility is already a traffic accident problem because a crest of a nearby hill limits sight distance on Route 1 as vehicles come over the hill at 60+ MPH. Changing use/zoning would make it more dangerous. Approval would create spot zoning.  
*FOH recommends retaining AG*