

# District E

## Team

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District E stretches from Havre de Grace to Conowingo Rd. It borders and includes part of the northeastern leg of the Development Envelope. This District has requests that are adjacent to some District D and District F requests.

- Group I - E001, E016, E023, E024 - Conowingo Rd. at East Jarrettsville Rd.
- Group II - E006, E006-1, E006-2 - Route 1 and Conowingo Rd.
- Group III - E021, E022 - Route 1 and North Fountain Green Rd.
- Group IV - E002, E017 - East Churchville Rd. south of Prospect Mill Rd.
- Group V - E003 - East Churchville Rd. and South Fountain Green Rd.
- Group VI - E004, E032 - Calvary Rd.
- Group VII - E009, E025 - Churchville Rd. south of Calvary Rd.
- Group VIII - E005, E014, E037, E037-1 - Route 22 and Technology Drive
- Group IX - E007 - Conowingo Rd. north of Moores Mill Rd.
- Group X - E008, E010, E012, E013, E018, E019, E020, E029, E031 - Route 543 and Prospect Mill Rd. near Bel Air
- Group XI - E011 - East Churchville Rd. north of Schucks Rd.
- Group XII - E015 - South Stepney Rd.
- Group XIII - E026, E035, E035-1, E036 - Churchville Rd. north of Route 136
- Group XIV - E027, E028, E030 - Robin Hood Rd. vicinity
- Group XV - E033, E034 - Bush Chapel Rd.

**Group I - E001, E016, E023, E024**  
**- Conowingo Rd. at East Jarrettsville Rd.**

**E001 (1.03 acres) 1711 Conowingo Rd. requests CI from existing R2 zoning**

**E016 (1.43 acres) Conowingo Rd. requests CI from existing RO zoning**

**E023 (3.299 acres) Evergreen Rd. requests CI from existing R2 zoning**

**E024 (1.03 acres) Conowingo Rd. requests CI from existing RO zoning**

These properties border each other forming a block. They are directly across the road from the historic Saint Ignatius Church built in 1792, the oldest Roman Catholic Church in continuous use in the Archdiocese of Baltimore. Preservation of this landmark and surrounding buffer should be of major importance to the County. E001 is adjacent to E016 (currently RO) and opposite to St Ignatius Church, and is bordered on two sides by forest. Upzoning would negatively impact the rural and historic character of the church environment and unnecessarily extend commercial zoning. Traffic safety also is a great concern as these parcels emerge on Conowingo Rd. at the dead end of East Jarrettsville Rd., a very busy intersection.

***FOH recommends retaining R2 for E001 and E023***

***FOH recommends retaining RO for E016 and E024***

**Group II - E006, E006-1, E006-2**  
**- Route 1 and Conowingo Rd.**

**E006 (26.684 acres) 2001 Conowingo Rd. requests CI from existing AG/GI/R2 zoning**

**E006-1 (20.774 acres) 2001 Conowingo Rd. requests CI from existing AG/GI/R2 zoning**

**E006-2 (1.4169 acres) 2001 Conowingo Rd. requests CI from existing AG/GI/R2 zoning**

This farm consists of 3 parcels currently split zoned three ways. 40% of E006 contains NRD sensitive areas, wetlands, streams. There is no access to this block of parcels from the Route 1 Bel Air bypass. State Highways may limit access where safety is a concern. Limited access is from Route 543 near Route 1 and Conowingo Rd. This is a continuous forest. Route 1 through Hickory should remain small-scale.

***FOH recommends removing the split zoning  
and returning the land to AG***

**Group III - E021, E022**  
**- Route 1 and North Fountain Green Rd.**

**E021 (4.26 acres) North Fountain Green Rd. requests B3 from existing GI zoning**

**E022 (6.02 acres) Route 543 requests B3 from existing GI zoning**

This contiguous block is across the Bel Air bypass from Group II and has access only to Route 543. Traffic here is a safety concern, and GI traffic is less intense than CI or B3 uses, with only supplies and workers coming to work, and no retail customers, as is heavy in B3.

***FOH recommends retaining GI***

**Group IV - E002, E017**  
**- East Churchville Rd. south of Prospect Mill Rd.**

**E002 (3.48 acres) East Churchville Rd. requests B2 from existing B2/AG zoning**  
E002 is a long thin strip interior to the 28.7 acre property. Half of the property has NRD wetlands and a stream running through it. It is outside the Development Envelope.

***FOH recommends retaining AG***

**E017 (0.646 acres) East Churchville Rd. requests B2 from existing RR zoning**  
Surrounding this parcel are older houses on RR zoned land. This parcel is also outside the Development Envelope.

***FOH recommends retaining RR***

**Group V - E003**  
**- East Churchville Rd. and South Fountain Green Rd.**

**E003 (1.0 acres) 1615 East Churchville Rd. requests B2 from existing RO zoning**  
This parcel is situated along Route 22 just north of Route 543 intersection. While it is inside the Development Envelope, we would be extremely worried about traffic with a B2, community-usage business zoning. The Zoning Code states that RO “ensures that the buildings and uses are compatible with, provide a transition from and are in harmony with the present or prospective uses of nearby residential property.”

***FOH recommends retaining RO zoning***

**Group VI - E004, E032 - Calvary Rd.**

**E004 (2 acres) 206 Calvary Rd. requests VB from existing AG zoning**  
**E032 (1.21 acres) 200 Calvary Rd. requests VB from existing AG zoning**  
These two adjoining parcels are outside the rural village and should not have village zoning. They are outside the Development Envelope and would create spot zoning if approved.

***FOH recommends retaining AG zoning for E004 and E032***

**Group VII - E009, E025**  
**- Churchville Rd. south of Calvary Rd.**

**E009 (3.404 acres) Route 22 requests VB from existing AG zoning**  
E009 is not on Route 22 but is accessed by Toy Drive. It is an interior parcel and surrounded by fields with residences along Route 22. It is not in a Rural Village, and is outside the Development Envelope.

**E025 (1.26 acres) 2636 Churchville Rd. requests VB from existing RR zoning**  
This property is across the road from E009. It is not in a Rural Village, and is outside the Development Envelope. The current RR zoning appears to be spot zoning. Down zoning this to AG would be a distinct possibility.

***FOH recommends retaining AG zoning for E009***  
***FOH recommends retaining RR zoning for E025***

**Group VIII - E005, E014, E037, E037-1**  
**- Route 22 and Technology Drive**

**E005 (22.844 acres) Aldino-Stepney Rd. requests CI from existing AG zoning**  
**E014 (1.72 acres) 3647 Churchville Rd. requests CI from existing AG zoning**  
**E037 (40.63 acres) Technology Drive requests CI from existing LI/AG zoning**  
**E037-1 (6.65 acres) Technology Drive requests CI from existing LI/AG zoning**

Rezoning this 72+-acre block to CI would have a significantly negative and dangerous impact on two historic properties. One is Grace United Methodist Church cemetery adjacent to E005, E037 and E037-1. The other historic property, E014, is home to the George W. Baker House, which is listed in Harford's historic inventory (HA 1296). We believe allowing this zoning request of CI (that permits half of the parcel to contain one building and 85% of the parcel permitted to be impervious surface) is quite unhealthy for nearby historic properties. The area is AG with some small residences. This is a Mixed Office overlay, but we recognize that the underlying zoning is AG and that it is outside the Development Envelope. We note that buffer yard width for CI is only 15 feet. A registered historic landmark property may have a larger buffer, but it is only discretionary. The intersection of Aldino-Stepney Rd. and Route 22 is already failing. CI would worsen current traffic congestion problems.

***FOH recommends retaining AG***

**Group IX – E007 – Conowingo Rd. north of Moores Mill Rd.**

**E007 (0.968 acres) 829 Conowingo Rd. requests B2 from existing R2 zoning**

This parcel is inside the Development Envelope. It is a relatively small parcel to use for a community based business use. B2 is probably too intense for this property.

***FOH recommends R2***

**Group X - E008, E010, E012, E013, E018, E019, E020, E029, E031**  
**- Route 543 and Prospect Mill Rd. near Bel Air**

**E008 (1.82 acres) 1413 North Fountain Green Rd. requests R2 from existing AG zoning**  
**E010 (11.521 acres) Prospect Mill Rd. requests R2 from existing R1 zoning**  
**E012 (3.39 acres) Prospect Mill Rd. requests R2 from existing R1 zoning**  
**E013 (5.31 acres) 1332 Prospect Mill Rd. requests R2 from existing R1 zoning**  
**E018 (6.04 acres) 2006 Thomas Run Rd. requests R2 from existing AG zoning**  
**E019 (0.58 acres) Dogwood Lane requests R2 from existing AG zoning**  
**E020 (1.096 acres) 1337 North Fountain Green Rd. requests R2 from existing AG zoning**  
**E029 (8.904 acres) 1327 North Fountain Green Rd. requests R2 from existing R1 zoning**  
**E031 (1.84 acres) 1502-A North Fountain Green Rd. requests B1 from existing AG/B1**

All of these properties are within the northern boundary of the Development Envelope. The zoning for the area is a mix of AG and R1. Most of these properties are wooded. The roads are narrow and additional traffic from large development would create more problems. E012, entirely wooded, has many streams running through it. R1 would allow for a smooth transition from high density to more rural areas. This would create spot zoning if allowed.

***FOH recommends retaining R1 for E010, E012, E013, E029***  
***FOR recommends retaining AG for E008, E018, E019, E020 and E031***

**Group XI – E011 – East Churchville Rd. north of Schucks Rd.**

**E011 (8.75 acres) 2215 Churchville Rd. requests B2 from existing AG/B2 zoning**

This parcel is just north of Thomas Run Rd. and is outside the Development Envelope. A narrow strip of B2 zoning runs along Churchville Rd. and all interior parcels are zoned AG. Approving the B2 zoning into the AG area would constitute spot zoning.

*FOH recommends retaining AG*

**Group XII – E015 – South Stepney Rd.**

**E015 (15.05 acres) 818 South Stepney Rd. requests R2 from existing R1 zoning**

This parcel is inside the Development Envelope. This section of the County is a mix of R1, R2 and R3 zoning along with various business zonings. There is little continuity except that there are blocks of like zoning. This parcel is within an R1 area. To change the zoning prior to a change in the Master Plan for this area would further confuse uses for the area. Stepney Rd. is ill equipped to handle a large influx in housing in this mainly forested area.

*FOH recommends retaining R1*

**Group XIII – E026, E035, E035-1, E036  
– Churchville Rd. north of Route 136**

These properties are outside the Development Envelope and will not have public water or public sewer available.

**E026 (1.2 acres) 3046 Churchville Rd. requests VB from existing AG/VB zoning**

Home to Arctic Circle ice cream, this parcel is surrounded by VB, which then transitions to AG further away. Across the road is RR and VB zoning. It is appropriate to upzone this parcel to VB.

*FOH recommends VB*

**E035 (10.1 acres) 3021 Churchville Rd. requests B3 from existing AG/B3 zoning**

This is a large interior parcel which has no road frontage. It is interior to the commercial strip along Churchville Rd. and is otherwise surrounded by AG zoned land. Approving this request would allow creeping business and create spot zoning. This would adversely affect the village character of Churchville.

*FOH recommends retaining AG*

**E035-1 (4.4 acres) 3021 Churchville Rd. requests AG from existing AG/B3 zoning**

This parcel is separate and is not connected to the other properties owned by the same group. It is not inside a Rural Village. It is interior to the commercial strip along Churchville Rd. and is otherwise surrounded by AG zoned land. Approving this request would rectify previous poor land decision.

*FOH recommends AG*

**E036 (4.8 acres) 3035 Churchville Rd. requests B3 from existing AG zoning**

This parcel is adjacent to the old Big M drive-in theatre and wraps around the rear of that property. It has access to Churchville Rd. It has VB on one side, B3 on the other and AG in the back. While it would be in keeping with the current land use to allow this property to be split zoned B3/AG with B3 in a line with the other roadside parcels and the rear of the property to remain AG, this parcel has serious NRD constraints over half of its area. Protection of our resources is a primary goal.

*FOH recommends retaining AG*

**Group XIV – E027, E028, E030 – Robin Hood Rd. vicinity**

All of these parcels are outside the Development Envelope.

**E027 (42.12 acres) 606 Robin Hood Rd. requests R1 from existing AG zoning**

This parcel is on the District Boundary near the following two issues. It is surrounded by AG zoning. To approve R1 would be to approve spot zoning.

*FOH recommends retaining AG*

**E028 (41.56 acres) 398 Frontage Rd. requests R1 from existing AG zoning**

**E030 (44.92 acres) 400 Frontage Rd. requests R1 from existing AG zoning**

These two parcels form a large block of old farm land. E028 has environmental constraints. This 86-acre section is outside the Development Envelope and would constitute urban zoning which is contrary to the 2004 Master Land Use Plan. Frontage Rd. is a small road which dead ends to this property. It is adequate for AG purposes only.

*FOH recommends retaining AG*

**Group XV - E033, E034 - Bush Chapel Rd.**

**E033 (27.17 acres) 328 Bush Chapel Rd. requests B3 from existing R1 zoning**

**E034 (29.92 acres) Johnson Lane requests B3 from existing R1 zoning**

These two parcels form a block containing 57.09 acres on the narrow, winding, rural Bush Chapel Rd. on the east side of I-95. They are surrounded by R1 zoning. E033 is sloping and wooded and has numerous small streams feeding Cranberry Run. Development of this site, despite its proximity to I95 and the city of Aberdeen, is inadvisable because of the probable negative environmental impact. Such a large block of B3 would also cause enormous traffic problems on the rural road. If approved for B3, this would be spot zoning.

*FOH recommends retaining R1*