

District F

Team

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Located between the Susquehanna River to the North southwest to Route 24, this district runs from south of the Town of Havre de Grace to south of the Town of Aberdeen. The towns are not in this County's rezoning process.

- Group I - F002, F003, F004, F005, F024, F033 - North of Bulle Rock
- Group II - F029, F030, F031, F032 - Wheel Rd. area
- Group III - F001, F008, F016, F017, F018, F018-1 -
Laurel Bush Rd., Hookers Mill Farm
- Group IV - F009, E015, F034 to F145-1 - Upper Perryman & Route 7 area
- Group V - F010, F011, F012, F013, F014, F019, F020, F021 -
Joppa /Abingdon area
- Group VI - F006, F007, F015, F025 - Above Bush River
- Group VII - F022, F023 - Perryman

Group I - F002, F003, F004, F005, F024, F033
- North of Bulle Rock

These requests total approximately 113 acres. This group sits north of Bulle Rock in an area that is, for the most part, outside of the Development Envelope. Those areas partially inside the Envelope are indicated for low density in the Master Plan. It is obvious that the County has no intention of providing water and sewer to these parcels, although the Havre de Grace water line is just east on Chapel Rd. The neighbors would be quite happy to retain the relaxed rural atmosphere.

Any upzoning in this area would also affect the intersection of Earlton Rd. and 155, already a failing intersection. Most properties appear to have given up a portion of the original farms for profit. Upzoning here would increasingly pressure these same homes and families.

F002 (47.797 acres) 301 Robin Hood Rd. requests R2 from existing AG

F003 (8.17 acres) Robin Hood Rd. requests R2 from existing AG

F004 (33.06 acres) Robin Hood Rd. requests R2 from existing AG

F005 (3.26 acres) Robin Hood Rd. requests R2 from existing AG

F004 has a family cemetery on the property. F002 and F003 have no road access except through F004. The portion touching Robin Hood Rd. is a ravine of wooded steep slopes. These parcels are located on Robin Hood Rd., which has deep ditches, no shoulders, and winds through the countryside. Additional large residential development would impact this road to the point where safety of the residents would be a concern.

FOH recommends retaining AG

F024 (25.39 acres) 601 Robin Hood Rd. requests R1 from existing AG

The border shared with Bulle Rock is lined by a mostly wooded stream. The residents would appreciate a transition separating the rural space from the city. This may be a good place for a parks and recreation trail.

F033 (8.65 acres) 709 Gashey Dr. requests R1 from existing AG

This parcel is separated from Bulle Rock Parkway by Gashey Run and can only be accessed through Orchard Hills, a rural subdivision on Chapel Rd. formed in the 1960's. The original owners of these properties own the private road and maintained it for almost 50 years. F033 is one of the original lots which now seek further subdivision at the expense of the rural quality of the area. This would only be upzoned against significant neighborhood protest and possibly a lawsuit to defend a private road.

FOH recommends retaining AG

Group II - F029, F030, F031, F032
- Wheel Rd. area

F029 (2.89 acres) 1827 East Wheel Rd. requests R1 from existing AG

F030 (24.5 acres) 1815 Wheel Rd. requests R1 from existing AG

F031 (5.01 acres) 1411 Wheel Rd. requests R1 from existing AG

F032 (0.32 acres) 1831 East Wheel Rd. requests R1 from existing AG

These are all outside the Development Envelope. The properties take up most of the eastern corner of the intersection at Route 543 and Wheel Rd., but leave a wooded home site being pressed on each side by upzoning requests. Building houses here would destroy a substantial stand of trees. In addition to further pressuring the 543/Wheel Rd. intersection, it would significantly worsen traffic conditions at Route 22 and Shucks Rd., already a failed intersection. The County is committed to providing water and sewer only

inside the Development Envelope, not beyond it. To rezone this group of properties would be an attempt to expand the Development Envelope through rezoning, instead of through the Master Plan process. The substantial mansions across 543 have tempted these owners to make more of the same here. However, with an Environmental Trust directly across Wheel Rd., these properties are still firmly in an agricultural area.

FOH recommends retaining AG

Group III - F001, F008, F016, F017, F018, F018-1
- Laurel Bush Rd., Hookers Mill Farm

F001 (103.99 acres) Laurel Bush Rd. requests R2 from existing AG

Wetlands, flood plains, streams occur over a large portion of this parcel.

F008 (3.09 acres) Laurel Bush Rd. requests R3 from existing R1

F016 (20.4 acres) Bynum Hill Circle requests R2 from existing AG

This parcel borders Bynum Run, and has wetlands and forest present.

F017 (3.66 acres) 2915 Laurel Bush Rd. requests R2 from existing R1

F018 (6.21 acres of 87.79 acre parcel) 730 Hookers Mill Rd. requests R2 from existing Ag/R1

F018-1 (82.81 acres of 87.79 acre parcel) 730 Hookers Mill Rd. requests R2 from existing AG/R1

This area contains approximately 220 acres of farmland going deep from the Laurel Bush Rd. near the corner of Laurel Bush and Hookers Mill Rds and contains significant wetlands. These large farms are still zoned AG. Since they are in the Development Envelope and along a road of high quality home developments, they certainly have the right to rezone to some appropriate level. The three properties (F017, F018, F008) are smaller pieces right on Laurel Bush Rd. already zoned R1, but asking for R2 and R3. The larger farms are asking for R2.

The 20+ acre F016 is actually Lot #4 of the Bynum Hills development. There is a deed restriction on the property limiting residence to one per lot and the lot size a minimum 5 acres. The owners or their heirs may seek redress per the deed restriction for any violation.

The two larger farms here, with open land and woods, would best tolerate R1 development comparable to others along Laurel Bush Rd. The traffic impact would be kept to a minimum in this fashion. The three smaller properties directly on Laurel Bush should not be R2 townhouses. Egress to Laurel Bush Rd. is reasonably dangerous at this point.

All of these parcels are either within the Bynum Run watershed or are very close. There are two streams that pass under Laurel Bush Rd. where these parcels are located; logic and observed wet areas suggest that there are a number of streams flowing through the parcels on the way to the Bynum. Limited construction should happen well away from sensitive areas.

Already heavy use of Laurel Bush and Hookers Mill Rds. would be worsened by 220 acres of R1 housing. The challenged intersections of Abingdon and Hookers Mill Rds., and Abingdon and Laurel Bush Rds. would become all the more complicated.

FOH recommends retaining AG for F016.
FOH recommends R1 for the other parcels

Group IV - F009, E015, F034 to F145-1
- Upper Perryman and Route 7 area

These parcels are all inside the Development Envelope. Route 7 is a major traffic Route from the Proving Ground, Perryman, and Route 40 to I-95. The problem is not scheduled to be addressed any time soon. The auto auction is expected to move to Route 40 near Route 7. Schools, parks and other public services would need to be increased in the area for this intensity. It is unfortunately out of municipal responsibility.

F009 (60 acres) Stepney Rd. requests R3 from existing R1

This parcel - a tract of wooded area close to I-95 off Stepney Rd. - is asking for R3, a classification which merely adds to the density without offering any advantages to the area. It is fronted by E015, a smaller tract on Stepney Rd. Both properties are presently R1, which is consistent with the west side of Stepney Rd. and its many home sites along the way. Union Rd. (accessing F009 and E015) is a gravel road. The residents were so independent that they moved the Zoning sign across the road. Upzoning would certainly have a negative impact on them.

FOH recommends retaining R1

F034 through F145-1 (90.53 acres) 4800 Old Philadelphia Rd. (plus development streets Chessie Cr., Crampton Ct., Superstar Ct., Pannel Way) requests R4 from existing R1

The large farm has been subdivided on paper as R1. It is yet untouched and remains a beautiful tract of mostly woods, stream, meadow and hills. To the east it is bordered by the extensive development of Holly Woods and Seven Trails. Other tracts for development are available west on Route 7. While the County and FOH agree that the Development Envelope is supposed to support growth, the big question still remains—how and to what extent? R4 is frankly too intense for this environment and is not presently needed even with BRAC. Yet, the possibility of a mixed use area (SD) in the R4 designation is a powerful attraction.

The Historical Society has identified F096 and F097 as containing significant historical resources. These are the original farm buildings. Environmental impact should also be considered, as most of this property is wooded with streams that affect the Bay.

R3 or R4 throughout this area is far too intense to make this area sustainable for quality living. The nearby community of Riverside is successful because it is not packed together.

FOH recommends R2

Group V - F010, F011, F012, F013, F014, F019, F020, F021
- Joppa /Abingdon area

Harford County has more commercially zoned parcels than it will require for at least 25 years. It would be better to focus on redevelopment of the US 40 Corridor which is in line with Federal and State BRAC initiatives and Harford's revitalization efforts.

F010 (2.21 acres) 1602 Edgewood Rd. requests CI from existing GI

F011 (0.43 acres) 1702 Edgewood Rd. requests CI from existing GI

F014 (0.86 acres) 1604 Edgewood Rd. requests CI from existing GI

Edgewood Rd. goes through a single-lane underpass at the CSX railroad. All traffic on this route is already challenged. Edgewood Rd. is located very shortly after the turn off Route 24. All requests in this area would be considered spot zoning, thereby impacting the rest of the area which remains GI.

Commercial properties would generate more traffic. GI zoning has employees and suppliers, but not the customer volume present in CI.

FOH recommends retaining GI

F019 (0.71 acres) 1701 Edgewood Rd. requests B3 from existing R2

F020 (0.66 acres) Route 24 requests B3 from existing R2

F021 (0.63 acres) 2201 Philadelphia Rd. requests B3 from existing B1

F021 is at the intersection of Edgewood Rd. and Route 7. The other three corners of the intersection are improved with a large produce stand, an industrial park zoned GI, and a small shopping center zoned B1. B3 would not only be spot zoning but would worsen traffic conditions at this intersection which already experiences considerable stacking.

FOH recommends retaining R2 and B1

F012 (1.52 acres) 2513 Philadelphia Rd. requests B2 from existing RO

F013 (0.62 acres) 2511 Philadelphia Rd. requests B2 from existing RO

Both issues lie immediately at the turn from Route 24 southeast onto Route 7. The property does not front on 24 although it appears to at a quick glance. Both are presently zoned R0 and requests B2. The properties are located 42 feet from the intersection of MD Routes 7 and 24. Between light changes, traffic stacks up on MD Rt. 7 on both sides of the road as well as in front of this property. Both properties have an extremely narrow road frontage, complicated by a fire hydrant between them. Congestion and unsafe conditions are commonplace here.

A report from James D. Chrismer, chairperson of the Historic Preservation Commission “firmly recommends denying requests for rezoning of F012 and F013, because F012 contains an inventoried historic structure, the William C. Ford House (HA 1598). Rezoning F012 parcel would likely result in the loss of this historic resource and degrade the historic setting of the adjacent issue.”

FOH recommends retaining RO

Group VI - F006, F007, F015, F025
- Above Bush River

The only thing these four issues have in common is the same zoning map.

F006 (5.41 acres) 3605 Philadelphia Rd. requests B2 from existing R2

Located on Route 7 in Abingdon this property would add to the intensity of retail zoning, and shift the area from residential into more and more business. Increased traffic on this a busy artery would negatively impact residents.

The rear portion of this property is a ravine with steep slopes and an intermittent stream. It is the very headwaters of Hidden Stream and should not be disturbed. Any development will increase the already severe scouring of Hidden Stream and adversely affect the Bush River.

James Chrismer, chairperson of the Historic Preservation Commission, writes “The HPC strongly recommends denying the R2 to B2 request for rezoning (on F006). The property is adjacent to the Nelson-Reardon-Kennard House (HA 854 & 855) which is listed on the National Register of Historic Places and is a designated Harford County Landmark. The Nelson-Reardon-Kennard House (c. 1785) is one of the oldest documented frame dwellings in Harford County. Few examples of such grand Georgian styling remain in Harford County in unaltered condition. B2 development would have significantly negative impacts to the historic character and setting of this property, a vestige of ‘the golden era’ of Old Abingdon laid out in the 1770’s by the Paca family of Declaration of Independence fame.

FOH recommends retaining R2

F007 (8 acres) Sewell Rd. requests R2 from existing R1

While two sides are indeed R2, the other two sides of the parcel remain R1 on wooded land.

FOH recommends R2

F015 (0.59 acres) East Baker Avenue requests B1 from existing R2

Located right at the end of East Baker Avenue on the water front, this could be part of the RV mobile park. It is surrounded by residences and mobile homes. The wetlands in and on the edge of this property help protect the Bush River and should not be disturbed. The property is in the Chesapeake Bay Critical Area. Other portions of this “tip” are zoned B1. Is it possible, rather than increasing the business impacts here, to trade with another B1 property at this?

FOH recommends retaining R2

F025 (0.56 acres) Long Bar Harbor Rd. requests B1 from existing R2

This is the second residential property on Long Bar Harbor Rd. It is definitely within a R1 development and its upzoning to B1 would be inappropriate spot zoning. There are sufficient business opportunities on Route 40, just around the corner.

FOH recommends retaining R2

Group VII - F022, F023 - Perryman Area

This would be an excellent opportunity to take this area back to AG where building would not hurt the environment. The property is farm and woodland. Cranberry Run runs through a portion of the property and on May 14, 2009 the FOH reviewer observed large areas of standing water, including plant life consistent with wetlands. This property is an important filter for the current poor to non-existent storm water runoff controls supposedly protecting Church Creek and Bush River.

While these properties may be seeking the SD allowed in the new zoning code through R4, these parcels are too environmentally sensitive to be used in this fashion.

F022 (72.25 acres) Route 7 requests R4 from existing R3

This borders R1 and R3 to the west and commercial on its north and south borders. The additional traffic generated by R4 development would further overwhelm the poorly designed intersection at Route 7 and Perryman Rd. At the moment it doesn't appear to have any outlet onto Route 40 directly, but possibly onto Old Stepney Rd. Strict attention should be paid to protecting all wetlands.

FOH recommends downzoning a portion of F022 to AG

F023 (15.76 acres) Route 40 requests R4 from existing R3

Parcel is surrounded by R3 Residential zoning and commercial on Route 40.

FOH recommends retaining R3