

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number D-001

Tax Account Number 04402459

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Platinum Construction Group, LLC

Address: P.O. Box 555, Fallston, MD 21047

Property Owner 2: _____

Address: _____

Representative Bradley R. Stover, Esq., and Robinson & Stover

Address 124 N Main Street, Bel Air, Maryland 21014

2. Description of Property

Site Address 801 Stansbury Road, Street, Maryland 21154

Election District/Precinct 04-03 Councilmanic District D

Tax Map 17 Parcel 0059 Block _____ Section _____ Lot _____

Total Acreage of Parcel 2.547 Area to be rezoned: 2.007

Current Zoning: AG/B2 Requested Zoning: B2

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Vacant

B. Land Use Plan Designation:

Agricultural

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	<u>AG and B2</u>	Farm Approx 171 acres MDOT SHA maintenance facility
		Convenience Store/Gas Station – High's
South	<u>AG and B2</u>	Fire Station
East	<u>B1 and B2</u>	Single Family Residential
		School – North Harford Middle School
West	<u>AG</u>	Single Family Residential

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This zoning request is inconsistent with the Land Use Map and the property is located outside the development envelope

B. Water and Sewer Master Plan

This property is outside of the water and sewer service area. Future service is not programmed.

6. Environmental

Environmental features on this property includes a 75-foot stream buffer with possible NRD. The property is within a Tier II catchment area and is a mapped "Hub" with "Core" aquatic area in the Green Infrastructure Plan.

7. Historic/Land Preservation Issues:

The property is within the AG Priority Preservation Area. No historic preservation impacts.

8. Assessment Summary:

This is a split zoned parcel. The request is to rezone the AG portion of the property to B2. This property is outside the development envelope and inside the Priority Preservation Area. The zoning request is inconsistent with the Land Use Map.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-001 2.007 ACRES D-001
FROM: AG/B2 TO: B2

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PLEASE REFERENCE ISSUE NUMBER D-001



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-001 2.007 ACRES D-001
FROM: AG/B2 TO: B2

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103

PLEASE REFERENCE **ISSUE NUMBER** D-001



ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-001 Applicant Name Bradley Stover Tax ID # 04402459
Tax Map 17 Parcel # 59 Lot # 3 Watershed Deer Creek Deer Creek ☒ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☐ ☒

NRD

☒ ☐

Stream Buffer (75' ☒) or (150' ☐)

☐ ☒

Wetlands NWI Mapped ☐ Possible ☐

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☐ ☒

Forest Cover (<25% ☒ 25-50% ☐ 51- 75% ☐ >75% ☐ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☒ ☐

Tier II Catchment Area

☒ ☐

Green Infrastructure (HUB ☒ CORE ☒ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

There is a hydrology feature showing, it would need field identification to determine whether this is a regulated NRD stream (possible NRD)

Site is within a MDE designated Tier 2 watershed

Property is mapped HUB and has core aquatic area along the NW property boundary according to GI data

small amount of forest cover (edge)





Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-001 Tax Map 17 Grid 1B Parcel none District No. 04 Tax ID No. 402459
Subdivision Name Forti Lot No. 3 Acres 2.547
Applicant/Owner Bradley R. Stover, Esq., and Robinson & Stover, LLC/ Platinum Construction Group, LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☒ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☒ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☒ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☒ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☐ Yes ☒ No
If yes, list environmental concerns: _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS Date: July 10, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/22/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-001 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC (Authorized Agent)

Property Address 801 Stansbury Rd., Street

Current Zoning AG/B2 Requested Zoning B2

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS YES ☒ NO
DATE COMPLETED 9/3/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-001 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC (Authorized Agent)

Property Address 801 Stansbury Rd, Street, MD 21154

Current Zoning AG/B2 Requested Zoning B2

Most Recent ADT 1,825 (MD 24/Rocks Road)

LOS at the Nearest Intersection MD 24 @ MD 165 - A/8.0 (AM); A/5.7 (PM)

Estimated Trip Generation 1077 ADT (ITE 20,070 sq. ft. Strip Retail Plaza)

Functional Classification Stansbury Road - Local; MD 24 - Major Rural Collector

Capital Improvements None

Sidewalk Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-001 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 801 Stansbury Road, Street, MD 21154

Current Zoning AG/B2 Requested Zoning B2

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

Split zoned parcel. Request is to rezone the AG portion of the property to B2.

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/08/2024
PLANNER INITIALS CD

School Assessment

Issue # D-001 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 801 Stansbury Road, Street, Maryland 21154

Current Zoning AG/B2 Requested Zoning B2

Districts:

Elementary North Bend Adverse Impact No Utilization Rate 90%

Middle North Harford Adverse Impact No Utilization Rate 72%

High North Harford Adverse Impact No Utilization Rate 76%

Comment

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # D-001 Applicant Name Bradley R. Stover

Property Address 801 Stansbury Rd

Current Zoning AG Requested Zoning B2

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement is present on the subject property. The subject property is adjacent to a Harford County Ag Preservation Easement with several other preservation easements nearby. The subject property is located outside of the development envelope within the County's Priority Preservation Area. Additional commercial development within the area could negatively impact existing and future preservation easements, as well as the rural character of the area.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number D-002

Tax Account Number 05024889

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: GWC Services LLC

Address: 2622 Winters Run Rd. Joppa, MD 21085

Property Owner 2: _____

Address: _____

Representative George Clampet

Address 2622 Winters Run Rd. Joppa, MD 21085

2. Description of Property

Site Address N S Route 1, Darlington, MD 21034

Election District/Precinct 05-02 Councilmanic District D

Tax Map 0019 Parcel 0432 Block _____ Section _____ Lot _____

Total Acreage of Parcel 2.00 Area to be rezoned: 2.00

Current Zoning: AG Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Single Family Residential

B. Land Use Plan Designation:

Agricultural

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	AG	Single Family Residential, Freight and Cargo Service, and Delmarva Substation
		Vacant/Wooded Lot
South	AG	Commercial – Restaurant Mobile Homes
East	B3	Mobile Home Community
West	AG	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This zoning request is inconsistent with the Land Use Map and the property is located outside the development envelope and inside the Priority Preservation Area.

B. Water and Sewer Master Plan

This property is outside of the water and sewer service area. Future service is not programmed.

6. Environmental

Environmental features on this property includes edge forest. The property is within a Source Water Assessment Area.

7. Historic/Land Preservation Issues:

The property is located within the County's AG Priority Preservation Area. No historic preservation impacts

8. Assessment Summary:

This property is outside the development envelope and inside the County's Priority Preservation Area. The zoning request is inconsistent with the Land Use Map.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW


**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-002
FROM: 2 ACRES TO: B2 D-002

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School
PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PLEASE REFERENCE ISSUE NUMBER D-002



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-002 FROM: 2 ACRES TO: B2
AG

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103

PLEASE REFERENCE ISSUE NUMBER D-002



ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-002 Applicant Name GWC Services LLC Tax ID # 05024889
Tax Map 19 Parcel # 432 Lot # _____ Watershed Conowingo Dam (Sus) Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

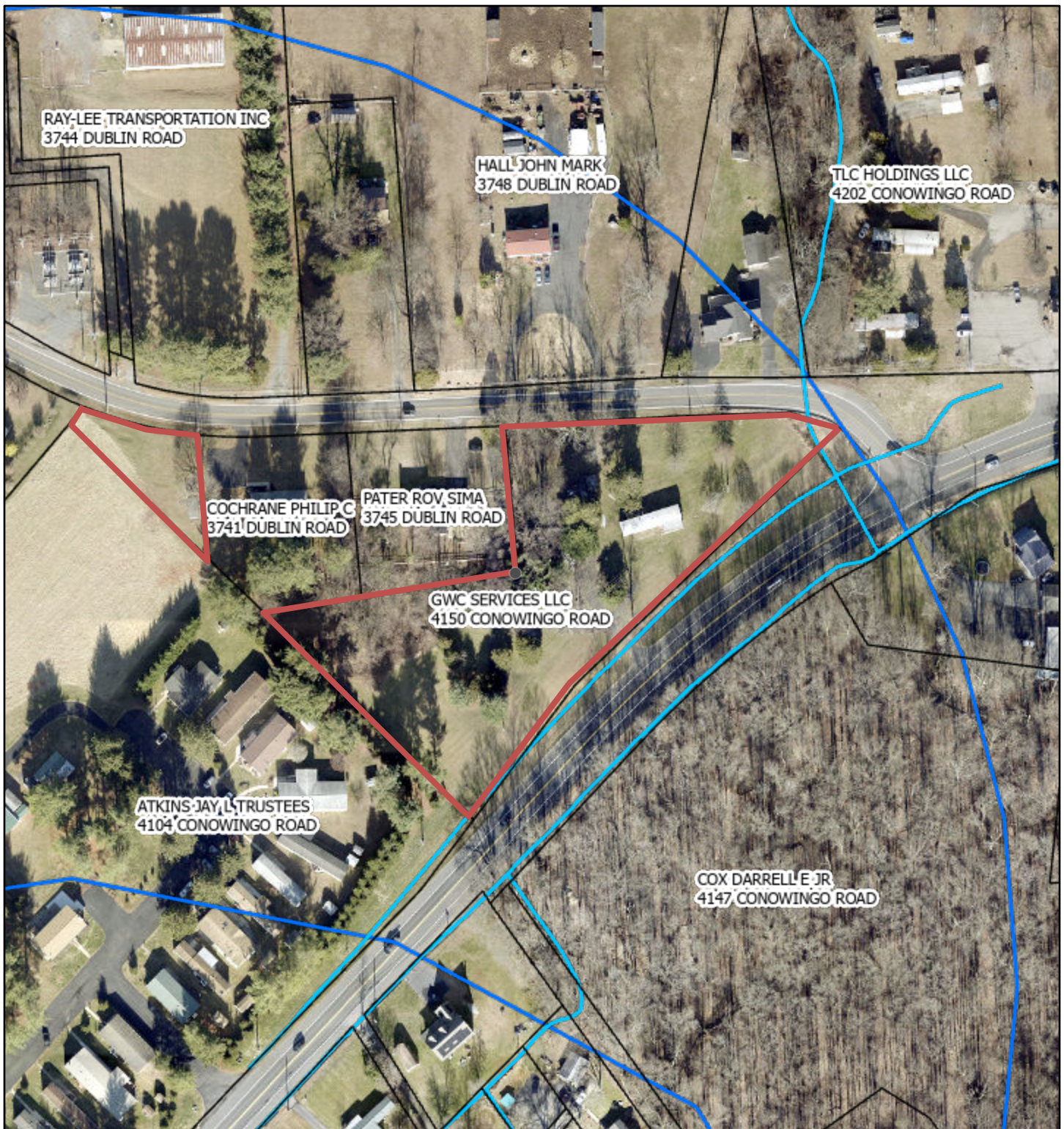
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Source Water Assessment Area? <u>Clearview MHP (community system)</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRD
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stream Buffer (75' <input type="checkbox"/>) or (150' <input type="checkbox"/>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands NWI Mapped <input type="checkbox"/> Possible <input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	100-Year Floodplain on the Property If yes, Zone _____ Panel # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodway
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Steep Slopes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Forest Cover (<25% <input checked="" type="checkbox"/> 25-50% <input type="checkbox"/> 51- 75% <input type="checkbox"/> >75% <input type="checkbox"/> of total parcel)
<input type="checkbox"/>	<input type="checkbox"/>	Property located within a SSPRA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Trout Stream Subwatershed
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tier II Catchment Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Green Infrastructure (HUB <input type="checkbox"/> CORE <input type="checkbox"/> CORRIDOR <input type="checkbox"/>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	In the Critical Area? If so, circle Land Use Management Area (IDA <input type="checkbox"/> LDA <input type="checkbox"/> RCA <input type="checkbox"/>)
<input type="checkbox"/>	<input type="checkbox"/>	FIDS Habitat? (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Critical Area Buffer (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Tributary Streams (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

Property is within a Source Water Assessment Area (Clearview MHP Community system)






Property has limited forest (edge) on property

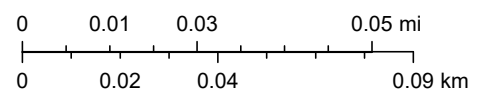
Harford County Maryland



8/23/2024, 4:13:00 PM

1:2,257

-  Hydrology Lines
-  Harford County Boundary
-  Cadastral Labels
-  Cadastral
-  Source Water Protection Areas



Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-002 Tax Map 19 Grid 3F Parcel 432 District No. 05 Tax ID No. 024889
Subdivision Name N/A Lot No. N/A Acres 2
Applicant/Owner George Clampet/GWC Services LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☒ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☒ severe
Development potential based on soils rating: ☐ Reasonable ☒ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☒ Unknown
If problem, explain: Additional soil tests will be required.

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☒ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☒ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☐ Yes ☒ No
If yes, list environmental concerns: _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☒ Yes ☐ No
If yes, list Water Source Protection District(s): Dublin Elementary School, Community Water ZSystem

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS Date: July 11, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/22/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-002 Applicant Name GWC Services, LLC

Property Address 4150 Conowingo Rd., Darlington

Current Zoning AG Requested Zoning B3

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 9/3/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-002 Applicant Name GWC Services LLC

Property Address 4150 Conowingo Rd., Darlington, MD 21034

Current Zoning AG Requested Zoning B3

Most Recent ADT 11,990 (US 1/Conowingo Road)

LOS at the Nearest Intersection US 1 @ MD 136 - B/21.6 (AM); C/32.6 (PM); C/30.1; US 1 @ MD 623/Castleton Road - A/7.4 (AM); C/22.9 (PM)

Estimated Trip Generation 1074 ADT (ITE 20,000 sq. ft. Strip Retail Plaza)

Functional Classification US 1/Conowingo Road - Principal Rural Arterial; MD 440/Dublin Road - Minor Rural Collector

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-002 Applicant Name BrGWC Services LLC (George Clampet)

Property Address 4150 Conowingo Road, Darlington, MD 21034

Current Zoning AG Requested Zoning B3

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/08/2024
PLANNER INITIALS CD

School Assessment

Issue # D-002 Applicant Name GWC Services LLC

Property Address 4150 Conowingo Road, Darlington 21034

Current Zoning AG Requested Zoning B3

Districts:

Elementary Dublin Adverse Impact No Utilization Rate 73%

Middle North Harford Adverse Impact No Utilization Rate 72%

High North Harford Adverse Impact No Utilization Rate 76%

Comment

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # D-002 Applicant Name GWC Services LLC

Property Address 4150 Conowingo Rd

Current Zoning AG Requested Zoning B3

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement is present on the subject property. The subject property is located near multiple Harford County Ag Preservation Easements and the Emma Rocky Park. The subject property is located outside of the development envelope within the County's Priority Preservation Area. Additional commercial development within the area could negatively impact existing and future preservation easements, as well as the rural character of the area.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number D-003

Tax Account Number 04070631

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Southern Sol Shoppe, LLC

Address: 4115 Norrisville Road, White Hall, Maryland 21161

Property Owner 2: _____

Address: _____

Representative Bradley R. Stover, Esquire

Address Robinson & Stover, LLC, 124 N. Main Street, Bel Air, Maryland 21014

2. Description of Property

Site Address 4115 Norrisville Road, White Hall, Maryland, 21161

Election District/Precinct 4-02 Councilmanic District D

Tax Map 23 Parcel 132 Block _____ Section _____ Lot _____

Total Acreage of Parcel 7.86 Area to be rezoned: 7.86

Current Zoning: AG Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Commercial/Retail – Southern Sol Shoppe

B. Land Use Plan Designation:

Agricultural

4. Zoning History

Requested B3 in 2017; County Council voted not to change the zoning

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	AG	Single Family Residential lot sizes are approx. 1-acre to approx. 3-acre
South	AG	Single Family Residential Farm
East	AG and B3	Single Family Residential approx. 2-acre lots Commercial/Retail – Strip Plaza Convenience Store/Gas Station - Highs
West	AG	Institutional – Church Farm

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This zoning request is inconsistent with the Land Use Map and the property is located outside the development envelope and inside the Priority Preservation Area.

B. Water and Sewer Master Plan

This property is outside of the water and sewer service area. Future service is not programmed.

6. Environmental

Environmental features on this property includes 75-foot stream buffer, forest, and possible nontidal wetlands. Approximate NRD is 20%. Property is within a Tier II catchment area.

7. Historic/Land Preservation Issues:

The property is located within the County's AG Priority Preservation Area and adjacent to an AG Preservation Easement and a pending MALPF easement. No historic preservation impacts.

8. Assessment Summary:

This property is outside the development envelope and inside the Priority Preservation Area, adjacent to an AG preservation easement. The zoning request is inconsistent with the Land Use Map would result in the extension of strip commercial uses outside of the development envelope. Traffic access concerns related to access to the site.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-003

FROM:

7.86

ACRES

TO: B3

D-003

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PLEASE REFERENCE ISSUE NUMBER

D-003



ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-003 Applicant Name Bradely Stover, Esq. and Robinson & Stover Tax ID # 04070631
Tax Map 23 Parcel # 132 Lot # 3 Watershed Little Deer Creek Deer Creek ☒ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☒ ☐

NRD

☒ ☐

Stream Buffer (75' ☒) or (150' ☐)

☒ ☐

Wetlands NWI Mapped ☐ Possible ☒

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☒ ☐

Forest Cover (<25% ☐ 25-50% ☐ 51- 75% ☒ >75% ☐ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☒ ☐

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

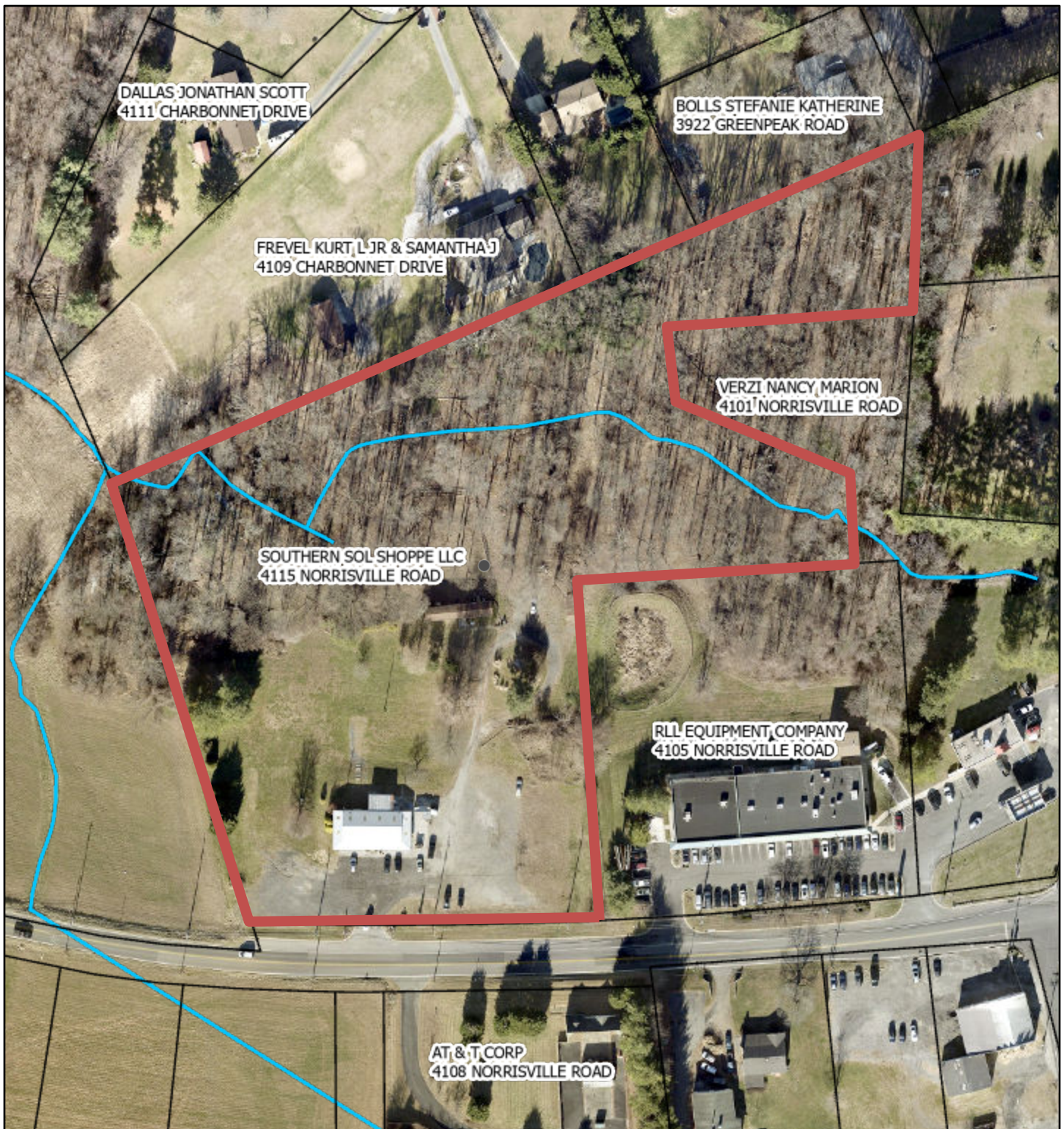
Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

Property has a potential NRD stream with a 75' buffer and potential nontidal wetlands. Total approximate NRD is 10-20%.

Property is just over 50% forested, and within a MDE designated Tier 2 watershed

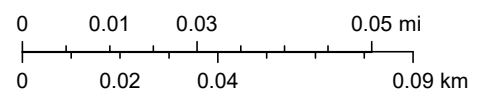
Harford County Maryland



8/27/2024, 2:24:00 PM

1:2,257

- Hydrology Lines
- Harford County Boundary
- Cadastral Labels
- Cadastral



Baltimore County Government, Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-003 Tax Map 23 Grid 4D Parcel 132 District No. 04 Tax ID No. 070631
Subdivision Name Land of Verzi Lot No. 3 Acres 7.86
Applicant/Owner Bradley R. Stover, Esq., and Robinson & Stover, LLC/ Southern Sol Shoppe, LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☒ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☒ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☒ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: May require additional soil tests.

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☒ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☐ No ☒ Unknown
If problem, explain: VOC testing has been performed in the community
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: LUST, Gas station

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 19, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/22/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-003 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC (Authorized Agent)

Property Address 4115 Norrisville Rd., White Hall

Current Zoning AG Requested Zoning B3

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 9/3/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-003 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC (Authorized Agent)

Property Address 4115 Norrisville Rd, White Hall, MD 21161

Current Zoning AG Requested Zoning B3

Most Recent ADT 9810 (MD 23/Norrisville Road)

LOS at the Nearest Intersection MD 23/Norrisville Road @ MD 146/Madonna Road - B/13.5 (AM); C/21.7 (PM)

Estimated Trip Generation 7462 ADT (ITE 78,600 sq. ft. Shopping Plaza)

Functional Classification MD 23/Norrisville Road - Minor Rural Arterial

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

MD 23 @ MD 146/Madonna Road Roundabout identified in the addendum to the Priority Letter

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-003 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 4115 Norrisville Road, White Hall, MD 21161

Current Zoning AG Requested Zoning B3

2018 Comp Zoning Issue D-015 2018 Request B3 Received No change

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/08/2024
PLANNER INITIALS CD

School Assessment

Issue # D-003 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 4115 Norrisville Road, White Hall, Maryland 21161

Current Zoning AG Requested Zoning B3

Districts:

Elementary Jarrettsville Adverse Impact No Utilization Rate 91%

Middle North Harford Adverse Impact No Utilization Rate 72%

High North Harford Adverse Impact No Utilization Rate 76%

Comment

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS jw

AG Preservation Checklist

Issue # D-003 Applicant Name Bradley R. Stover, Esq and Robinson & Stover, LLC

Property Address 4115 Norrisville Rd

Current Zoning AG Requested Zoning B3

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement is present on the subject property. The subject property is adjacent to a Harford County Ag Preservation Easements and a pending MALPF easement. Additional commercial development within the area could negatively impact existing and future preservation easements, as well as the rural character of the area.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number D-004

Tax Account Number 04022327

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Elizabeth B. Rigdon, H. Benjamin Rigdon

Address: 2001 Glenville Road, Darlington, MD 21034

Property Owner 2: _____

Address: _____

Representative Elizabeth B. Rigdon, H. Benjamin Rigdon

Address 2001 Glenville Road, Darlington, MD 21034

2. Description of Property

Site Address 3740 Norrisville Road, Jarrettsville, MD 21084

Election District/Precinct A-04 Councilmanic District D

Tax Map 0032 Parcel 0080 Block _____ Section _____ Lot _____

Total Acreage of Parcel 1.29 Area to be rezoned: 1.29

Current Zoning: VR Requested Zoning: VB

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Single Family Residential

B. Land Use Plan Designation:

The Land Use plan designates this property as being within the Rural Village of Jarrettsville.

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

<u>Zoning</u>		<u>Land Use</u>
North	VB	Agriculture – Sunflower Field Commercial – Hardware Store
		Single Family Residential Vacant Residential Lots
South	VR	Single Family Residential approx. 1/3 acres – ½ acres
East	VR	Medical Office – Jarrettsville Family Dental, Commercial, Single Family Residential, and Elementary School
West	VB	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

The requested zoning is consistent with the Land Use Map. The property is located within the designated Rural Village of Jarrettsville.

B. Water and Sewer Master Plan

This property is outside of the water and sewer service area. Future service is not programmed.

6. Environmental

Environmental features include being within a SSPRA watershed area and a Tier II watershed.

7. Historic/Land Preservation Issues:

The property is located near multiple AG Preservation Easements. No historic preservation impacts.

8. Assessment Summary:

This zoning request would extend strip commercial uses along MD 23. Traffic congestion and access to the property is a concern. The geometrics of the Schuster Road at MD 23 intersection with additional traffic is a concern. Increased traffic could also make it more difficult for buses to enter and exit Jarrettsville Elementary School. There is not a need for additional commercial zoning in the rural village. There are other undeveloped VB properties within the rural village.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-004 1.29 ACRES D-004
FROM: VR TO: VB

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PLEASE REFERENCE ISSUE NUMBER D-004

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-004 Applicant Name Elizabeth Rigdon/ H. Benjamin Rigdon Tax ID # 04022327
Tax Map 32 Parcel # 80 Lot # _____ Watershed Atkisson Reservoir Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☐ ☒

NRD

☐ ☒

Stream Buffer (75' ☐) or (150' ☐)

☐ ☒

Wetlands NWI Mapped ☐ Possible ☐

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☐ ☒

Forest Cover (<25% ☒ 25-50% ☐ 51- 75% ☒ >75% ☐ of total parcel)

☒ ☐

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☒ ☐

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

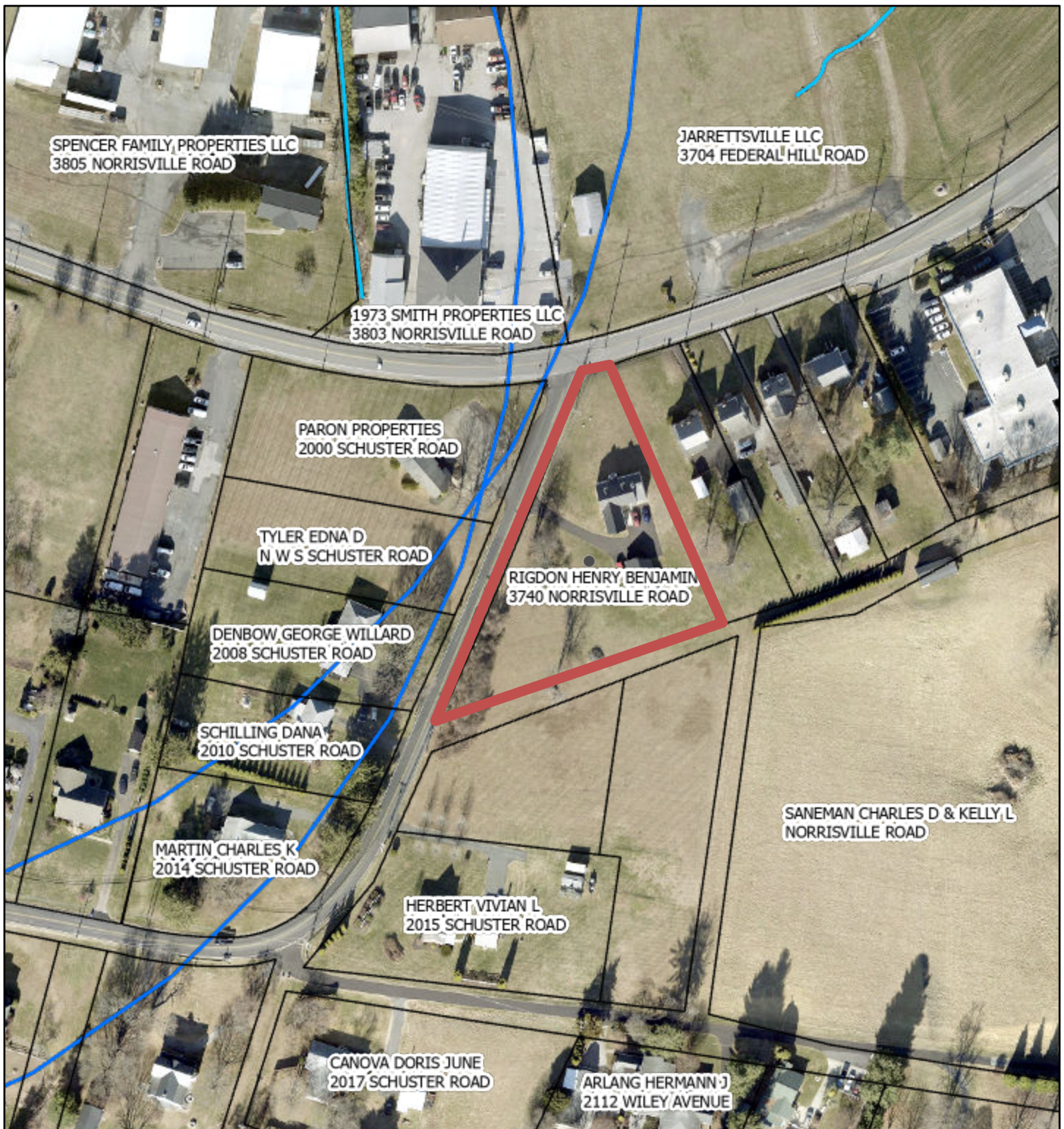
☐ ☐

Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:






This property falls within a SSPRA watershed area, and is also located within a MDE designated Tier 2 watershed

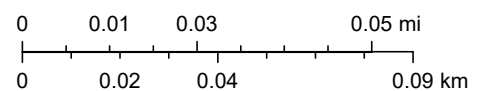
Harford County Maryland



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-  Hydrology Lines
-  Harford County Boundary
-  Cadastral Labels
-  Cadastral
-  Source Water Protection Areas



Baltimore County Government, Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-004 Tax Map 32 Grid 2A Parcel 80 District No. 04 Tax ID No. 022327
Subdivision Name N/A Lot No. N/A Acres 1.29
Applicant/Owner Rigdon Family Heritage, LLC/ Henry B. and Elizabeth B. Rigdon
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☒ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☒ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☒ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: Additional soil tests may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☒ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: UST, LUST, gasoline

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS Date: July 31, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/22/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-004 Applicant Name Elizabeth B. Rigdon and H. Benjamin Rigdon

Property Address 3740 Norrisville Rd., Jarrettsville

Current Zoning VR Requested Zoning VB

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 9/4/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-004 Applicant Name Elizabeth B. Rigdon - H. Benjamin Rigdon

Property Address 3740 Norrisville Rd, Jarrettsville, MD 21084

Current Zoning VR Requested Zoning VB

Most Recent ADT 11,075 (MD 23/Norrisville Road); 4283 (Schuster Road)

LOS at the Nearest Intersection MD 23/Norrisville Road @ Schuster Road - B/10.9 (AM); B/14.0 (PM)

Estimated Trip Generation 195 ADT (ITE 12,900 sq. ft. General Office Building)

Functional Classification MD 23/Norrisville Road - Minor Rural Arterial; Schuster Road - Major Rural Collector

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

An unfunded MDOT SHA District 4 project has been identified to increase the truck turn radius for right turning traffic on MD 23 (Norrisville Road) @ MD 165 (Baldwin Mill Road)

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-004 Applicant Name Elizabeth B. Rigdon; H. Benjamin Rigdon

Property Address 3740 Norrisville Road, Jarrettsville, MD 21084

Current Zoning VR Requested Zoning VB

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 08/08/2024
PLANNER INITIALS CD

School Assessment

Issue # D-004 Applicant Name Elizabeth B. Rigdon, H. Benjamin Rigdon

Property Address 3740 Norrisville Road, Jarrettsville MD 21084

Current Zoning VR Requested Zoning VB

Districts:

Elementary Jarrettsville Adverse Impact No Utilization Rate 91%

Middle North Harford Adverse Impact No Utilization Rate 72%

High North Harford Adverse Impact No Utilization Rate 76%

Comment

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # D-004 Applicant Name Elizabeth B. Rigdon

Property Address 3740 Norrisville Rd

Current Zoning VR Requested Zoning VB

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement is present on the subject property. The subject property is located near multiple land preservation easements. Additional commercial development within the area could negatively impact existing and future preservation easements, as well as the rural character of the area.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number D-005

Tax Account Number 04071956

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Rigdon Family Heritage, LLC

Address: 2001 Glenville Road, Darlington, MD 21034

Property Owner 2: _____

Address: _____

Representative Henry B Rigdon & Elizabeth B Rigdon

Address 2001 Glenville Road, Darlington, MD 21034

2. Description of Property

Site Address 3738 Norrisville Road, Jarrettsville, MD 21084

Election District/Precinct A-04 Councilmanic District D

Tax Map 0032 Parcel 0284 Block _____ Section _____ Lot _____

Total Acreage of Parcel .308 Area to be rezoned: .308

Current Zoning: VR Requested Zoning: VB

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Single Family Residential

B. Land Use Plan Designation:

Rural Village

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	VB	Agriculture – Sunflower Field Commercial – Hardware Store
		Vacant Residential Lots
South	VR	Single Family Residential approx. 1/3 acres – ½ acres
East	VR	Medical Office – Jarrettsville Family Dental, Commercial, Single Family Residential, and Elementary School
West	VR	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

The requested zoning is consistent with the Land Use Map. The property is located within the designated Rural Village of Jarrettsville.

B. Water and Sewer Master Plan

This property is outside of the water and sewer service area. Future service is not programmed.

6. Environmental

Environmental features include being within a SSPRA watershed area and a Tier II watershed.

7. Historic/Land Preservation Issues:

The property is located near multiple AG Preservation Easements. No historic preservation impacts.

8. Assessment Summary:

This zoning request would extend strip commercial uses along MD 23. Traffic congestion and access to the property is a concern. The geometrics of the Schuster Road at MD 23 intersection with additional traffic is a concern. Increased traffic could also make it more difficult for buses to enter and exit Jarrettsville Elementary School. There is not a need for additional commercial zoning in the rural village. There are other undeveloped VB properties within the rural village.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-005 .308 ACRES D-005
FROM: VR TO: VB

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:

Harford County Planning & Zoning

www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER D-005

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-005 Applicant Name Rigdon Family Heritage LLC Tax ID # 04071956
Tax Map 32 Parcel # 284 Lot # _____ Watershed Atkisson Reservoir Deer Creek ☐ / Bush River Priority ☒
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☐ ☒

NRD

☐ ☒

Stream Buffer (75' ☐) or (150' ☐)

☐ ☒

Wetlands NWI Mapped ☐ Possible ☐

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☐ ☒

Forest Cover (<25% ☐ 25-50% ☐ 51- 75% ☐ >75% ☐ of total parcel)

☒ ☐

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☒ ☐

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

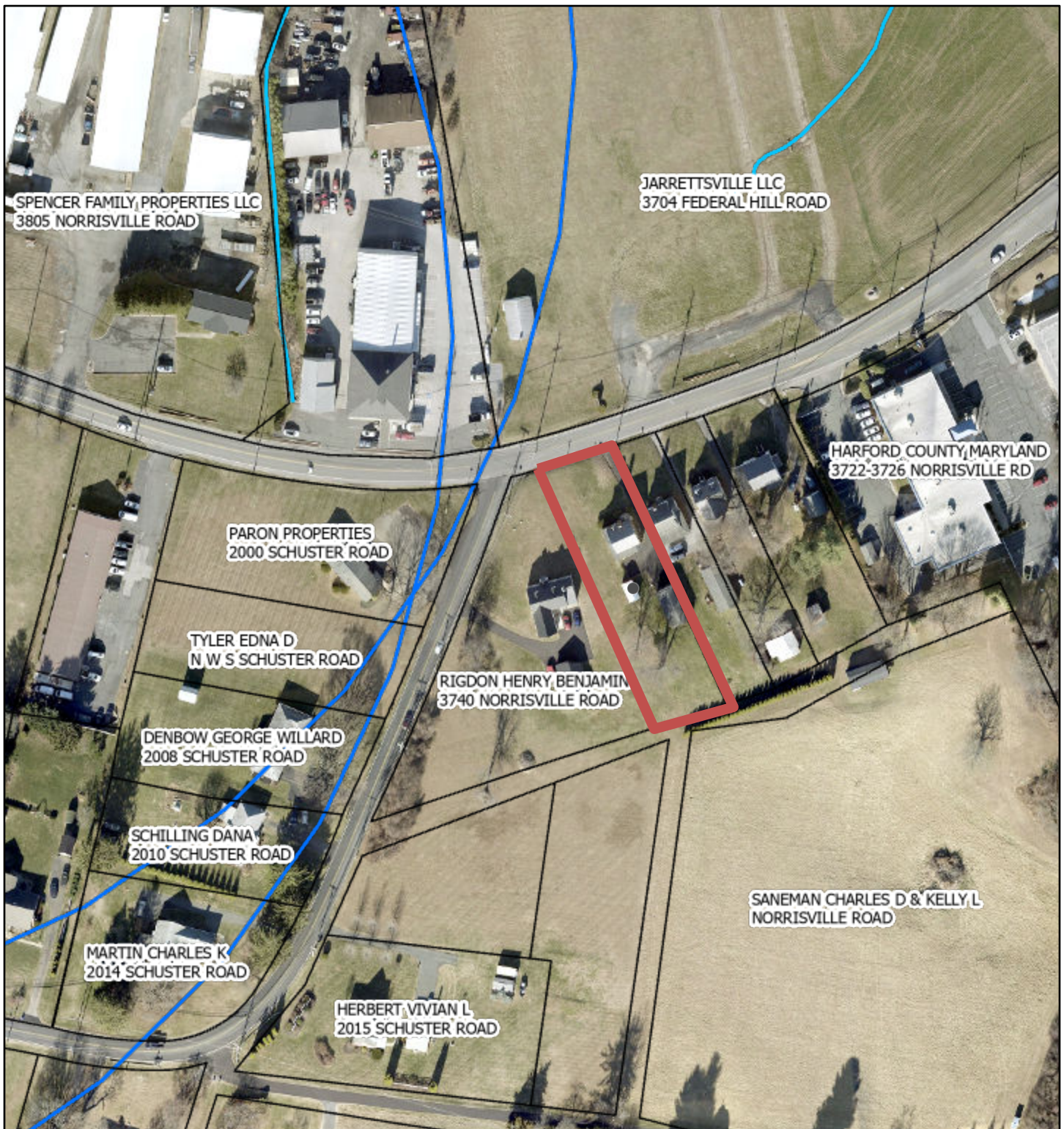
☐ ☐

Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:






Property is located within a DNR designated SSPRA, and a MDE designated Tier 2 watershed

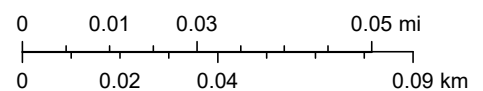
Harford County Maryland



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-  Hydrology Lines
-  Harford County Boundary
-  Cadastral Labels
-  Cadastral
-  Source Water Protection Areas



Baltimore County Government, Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-005 Tax Map 32 Grid 2A Parcel 284 District No. 04 Tax ID No. 071956
Subdivision Name N/A Lot No. N/A Acres 50 x 270
Applicant/Owner Rigdon Family Heritage, LLC/ Henry B. and Elizabeth B. Rigdon
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☒ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☒ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☒ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: Additional soil tests may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☒ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: UST, LUST, gasoline

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS Date: July 31, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/22/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-005 Applicant Name Rigdon Family Heritage, LLC - Elizabeth B. Rigdon, Owner-Principal

Property Address 3738 Norrisville Rd., Jarrettsville

Current Zoning VR Requested Zoning VB

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 9/4/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-005 Applicant Name Rigdon Family Heritage, LLC - Elizabeth B Rigdon/Owner Principal

Property Address 3738 Norrisville Rd, Jarrettsville, MD 21084

Current Zoning VR Requested Zoning VB

Most Recent ADT 11,075 (MD 23/Norrisville Road); 4283 (Schuster Road)

LOS at the Nearest Intersection MD 23/Norrisville Road @ Schuster Road - B/10.9 (AM); B/14.0 (PM)

Estimated Trip Generation 57 ADT (ITE 3,100 sq. ft. General Office Building)

Functional Classification MD 23/Norrisville Road - Minor Rural Arterial; Schuster Road - Major Rural Collector

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

An unfunded MDOT SHA District 4 project has been identified to increase the truck turn radius for right turning traffic on MD 23 (Norrisville Road) @ MD 165 (Baldwin Mill Road)

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-005 Applicant Name Rigdon Family Heritage, LLC (Elizabeth B. Rigdon, Owner Principal)

Property Address 3738 Norrisville Road, Jarrettsville, MD 21084

Current Zoning VR Requested Zoning VB

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 08/08/2024
PLANNER INITIALS CD

School Assessment

Issue # D-005 Applicant Name Rigdon Family Heritage, LLC

Property Address 3738 Norrisville Road, Jarrettsville, MD 21084

Current Zoning VR Requested Zoning VB

Districts:

Elementary Jarrettsville Adverse Impact No Utilization Rate 91%

Middle North Harford Adverse Impact No Utilization Rate 72%

High North Harford Adverse Impact No Utilization Rate 76%

Comment

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # D-005 Applicant Name Rigdon Family Heritage, LLC

Property Address 3738 Norrisville Rd

Current Zoning VR Requested Zoning VB

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement is present on the subject property. The subject property is located near multiple land preservation easements. Additional commercial development within the area could negatively impact existing and future preservation easements, as well as the rural character of the area.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number D-006

Tax Account Number 03-059839

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: James Bevard Rutledge, III; Clark Realty L.L.C.; The Nancy Land Company, LLC
Address: 210 N Hickory Ave, Bel Air, MD 21014; 3322 Thomas Bridge Road, Street, MD 21014; 10710 Beaver Dam Road, Suite 812, Cockeysville, MD 21030

Property Owner 2: _____
Address: _____

Representative Joseph F. Snee, Jr., Esquire
Address 112 S. Main Street, Bel Air, MD 21014

2. Description of Property

Site Address Conowingo Road; Bel Air 21015

Election District/Precinct 03-01 Councilmanic District D

Tax Map 0034 Parcel 0045 Block _____ Section _____ Lot _____

Total Acreage of Parcel 195.41 Area to be rezoned: 195.41

Current Zoning: AG Requested Zoning: R2

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Vacant

B. Land Use Plan Designation:

Agricultural

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	AG	Farm, Church, Single Family Residential approx. ½ acre lots
South	AG	Vacant/Wooded Lots, Large Single Family Residential Lots
East	AG	Farms and Single Family Residential approx. 1 acre lots
West	CI, B3, R1	County Maintenance Shop, Commercial/Retail, Apartment Buildings

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

The request is inconsistent with the Land Use Map and the property is located outside of the development envelope. The area is targeted for land preservation.

B. Water and Sewer Master Plan

This property is located outside of the water and sewer service area. Water and sewer have not been planned for this area. Major upgrades are required. Water and sewer master plan does not anticipate serving large tracts of land outside of the development envelope and watershed.

6. Environmental

Environmental features includes 75-foot stream buffer, wetlands, steep slopes, and forest. Approximate NRD is 25%. Property is within a Tier II catchment area and is a mapped "HUB" with "Core aquatic" and "Core forests" onsite. Property is located within a SSPRA.

7. Historic/Land Preservation Issues:

This property is located adjacent to multiple land preservation easements, including a pending County AG preservation easement. The property contains an inventoried historic site – Bussey's Contrivance.

8. Assessment Summary:

This property is outside the development envelope and adjacent to multiple land preservation easements. The zoning request is inconsistent with the Land Use Map with significant environmental impacts. Rezoning this property will impact parks and recreation needs for both Bel Air and Hickory-Fountain Green Recreation Council areas. Rezoning this AG property to R2 is likely to impact HCPS by resulting in a rise in number of students which will result in higher operating costs. Potential traffic safety and operational concerns related to access to the site.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-006

195.41 ACRES

FROM: AG **TO:** R2

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

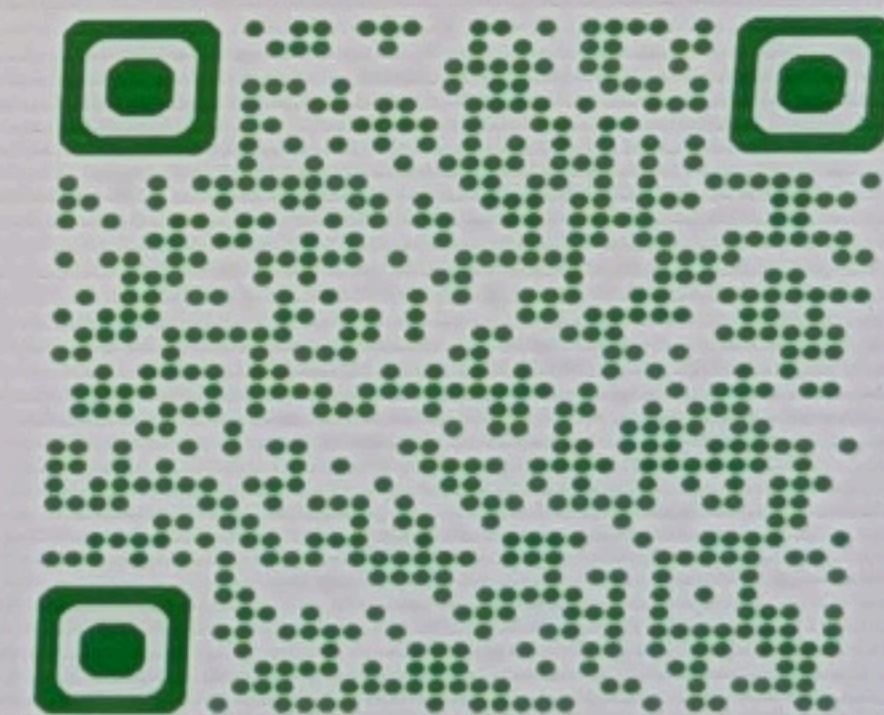
**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:

Harford County Planning & Zoning

www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER D-006

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-006 195.41 ACRES
FROM: AG TO: R2

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

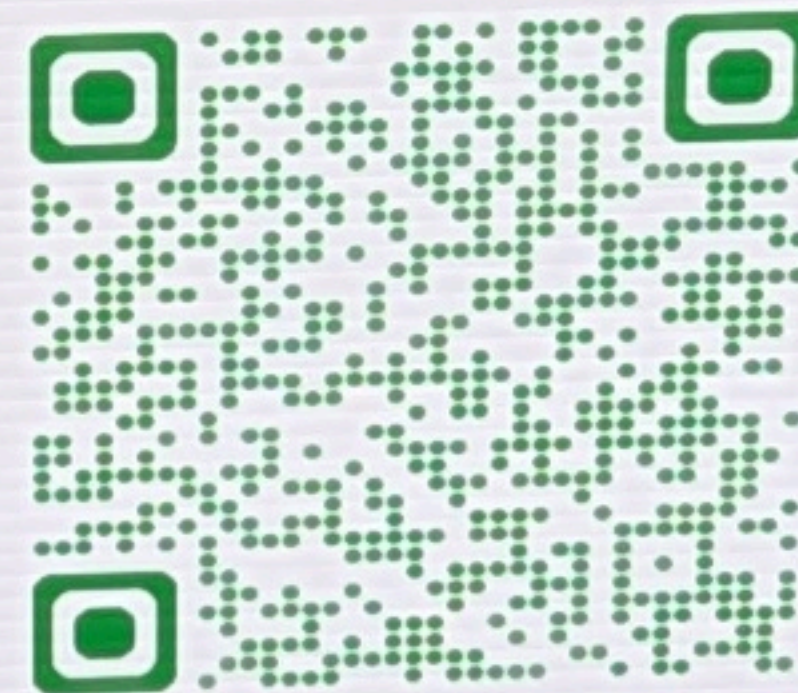
**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:

Harford County Planning & Zoning

www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER D-006

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/29/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-006 Applicant Name James Rutledge Tax ID # 03059839
Tax Map 34 Parcel # 45 Lot # _____ Watershed Deer Creek Deer Creek ☒ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Source Water Assessment Area? _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stream Buffer (75' <input checked="" type="checkbox"/>) or (150' <input type="checkbox"/>)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wetlands NWI Mapped <input checked="" type="checkbox"/> Possible <input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	100-Year Floodplain on the Property If yes, Zone _____ Panel # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodway
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Steep Slopes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Forest Cover (<25% <input type="checkbox"/> 25-50% <input checked="" type="checkbox"/> 51- 75% <input type="checkbox"/> >75% <input type="checkbox"/> of total parcel)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property located within a SSPRA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Trout Stream Subwatershed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tier II Catchment Area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Green Infrastructure (HUB <input checked="" type="checkbox"/> CORE <input checked="" type="checkbox"/> CORRIDOR <input type="checkbox"/>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	In the Critical Area? If so, circle Land Use Management Area (IDA <input type="checkbox"/> LDA <input type="checkbox"/> RCA <input type="checkbox"/>)
<input type="checkbox"/>	<input type="checkbox"/>	FIDS Habitat? (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Critical Area Buffer (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Tributary Streams (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

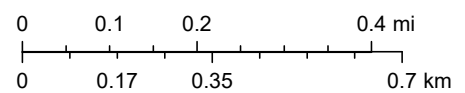
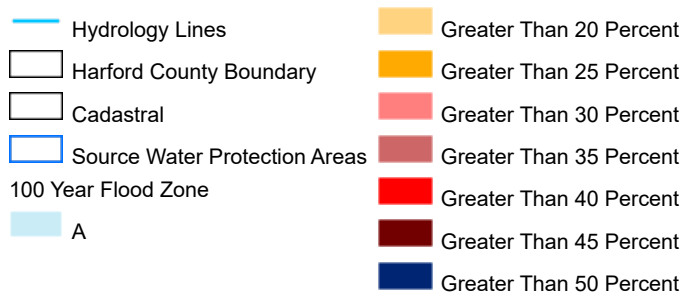
There are stream and nontidal wetlands on the property (NWI identifies some wetlands near the pond), there would be a 75' buffer. There are also some steep slopes (NRD).
Approx. 40% of the site is forested.
The property is within a DNR identified Sensitive Species Project Review Area (SSPRA) federally listed species
Property is within a MDE designated Tier 2 watershed
Green Infrastructure indicates HUB, core aquatic, and core forests > 50 acres
Total approximate NRD on site is 25%.

Harford County Maryland

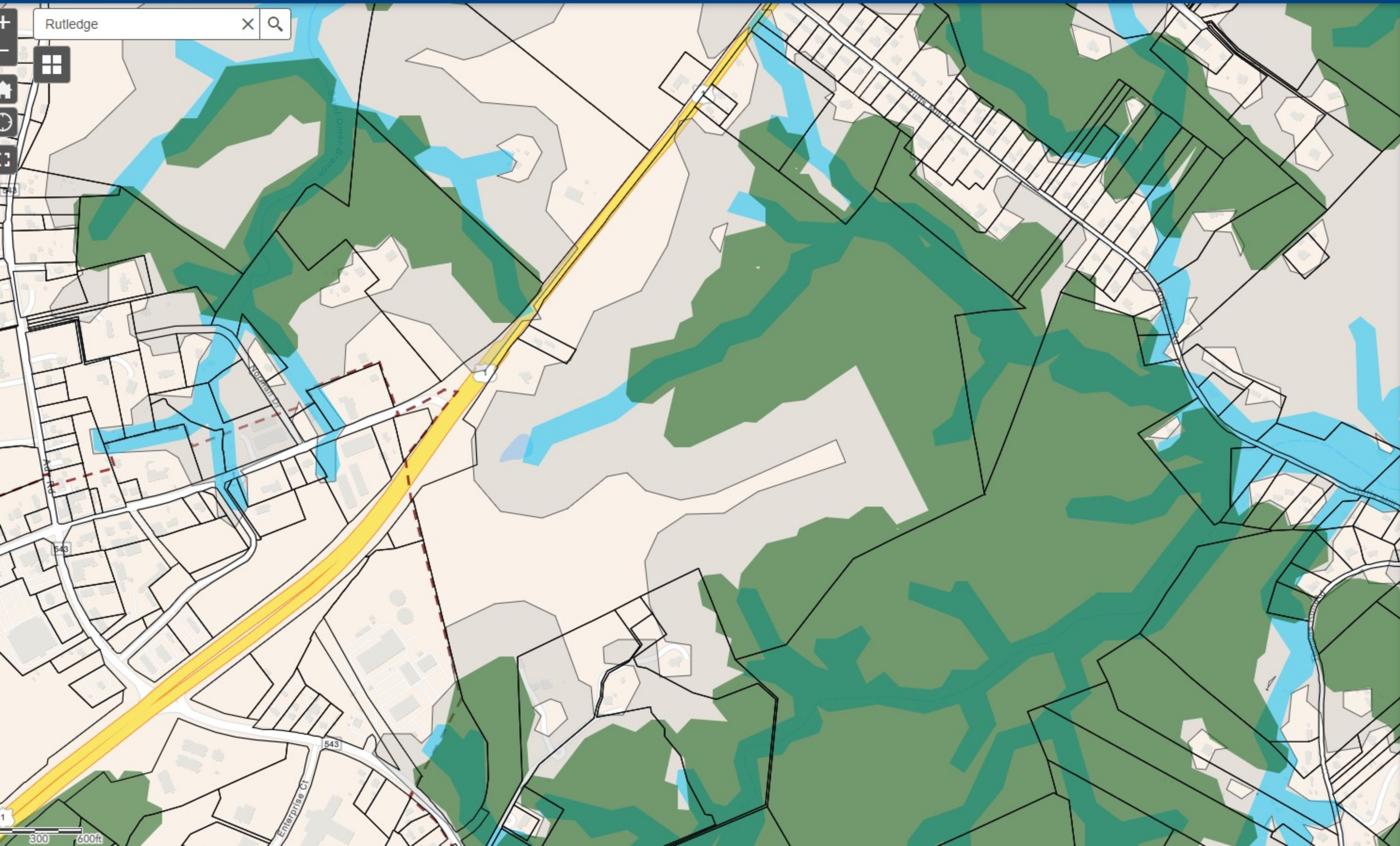


8/27/2024, 4:17:05 PM

1:18,056



Baltimore County Government, Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA



Layer List

Layers

☒ Cadastal

☒ Core Forests Greater than 50 Acres

☒ Core Forests Less Than 50 Acres

☒ Core Wetlands

☒ Core Aquatic Areas

☒ Corridors


☒ Hubs


☐ Bioretention


☐ Swale


☐ High Green Stormwater Potential


☐ County Owned Parcels with High Green Stormwater Potential































Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-006 Tax Map 34 Grid 4D Parcel 45 District No. 03 Tax ID No. 059839
Subdivision Name N/A Lot No. N/A Acres 195.41
Applicant/Owner Joseph F. Snee, Jr., Esquire/ James Bevard Rutledge, III
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☒ severe
Development potential based on soils rating: ☐ Reasonable ☒ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: Wet season soil tests will required if not serviced by public sewer.

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☐ Yes ☒ No
If yes, list environmental concerns: _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 19, 2024

*further evaluation may be required

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/22/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-006 Applicant Name Joseph F. Snee, Jr., Esq.

Property Address Conowingo Rd., Bel Air

Current Zoning AG Requested Zoning R2

Historic Inventory Number HA-978

Comments:

This property contains the inventoried historic site Bussey's Contrivance (HA-978). Although the property was found eligible for the National Register of Historic Places in 1991, the 2-story stone dwelling described in the report was demolished as part of a training exercise for the Bel Air Volunteer Fire Company in 2004. Aerial images show the ruins of agricultural outbuildings remain as of 2023.

ROBERT G. CASSILLY
Harford County Executive

ROBERT S. McCORD
Director of Administration



SHANE P. GRIMM, AICP
Director of Planning & Zoning

MEMORANDUM

TO: Harford County Department of Planning and Zoning

FROM: Harford County Historic Preservation Commission

THROUGH: Jacob M. Bensen, Historic Preservation Planner

DATE: September 4, 2024

SUBJECT: 2024-25 Countywide Zoning Review: HPC Comments

Issue # D-006 Property Address: Conowingo Rd., Bel Air

No comment.


Chair, Harford County Historic Preservation Commission

9/4/2024
Date

Harford County Celebrates 250 Years ~ 1773-2023

410.638.3103 | 410.879.2000 | 220 South Main Street, Bel Air, Maryland 21014 | www.harfordcountymd.gov

THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT UPON REQUEST

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 9/3/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-006 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address Conowingo Rd; Bel Air, MD 21015

Current Zoning AG Requested Zoning R2

Most Recent ADT 13,650 (US 1/Conowingo Road); 19,610 (MD 543/Fountain Green Road)

LOS at the Nearest Intersection US 1/Hickory Bypass @ US 1/Conowingo Road - C/18.4 (AM); C/24.6 (PM); C/22.6; US 1/Hickory Bypass @ MD 543 - C/28.3 (AM); C/30.3 (PM); C/28.6 (Sat)

Estimated Trip Generation 7239 ADT (ITE 440 single family units 3944 ADT and 439 townhouse units 3295 ADT)

Functional Classification US 1/Conowingo Road - Principal Rural Arterial; MD 543 - Minor Urban Arterial

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

MD 543 Sidewalk from 1900 Fountain Green Road to Hickory Elementary School is identified in the County's Transportation Priorities Letter to MDOT

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-006 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address No address (Tax ID 3059839)

Current Zoning AG Requested Zoning R2

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 08/08/2024
PLANNER INITIALS CD

School Assessment

Issue # D-006 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address Tax ID 03-059839 (Conowingo Rd)

Current Zoning AG Requested Zoning R2

Districts:

Elementary Dublin Adverse Impact No Utilization Rate 73%

Middle Southampton Adverse Impact No Utilization Rate 83%

High C. Milton Wright Adverse Impact No Utilization Rate 81%

Comment

A response letter from 2016 describes the AG property to have 19 development rights.

R2 has a conventional max permitted density of 3.5 du/ga.

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # D-006 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 3712 Norrisville Rd

Current Zoning AG Requested Zoning R2

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement is present on the subject property. The subject property is adjacent to multiple land preservation easements, including a pending Harford County Ag Preservation Easement. The subject property is located outside of the development envelope in an area targeted for land preservation. Additional commercial development within the area could negatively impact existing and future preservation easements, as well as the rural character of the area.

Due to the size, natural resources, and agricultural features of the subject property, land preservation options should be explored.

ATTACHMENTS ____ YES ____ NO

DATE COMPLETED _____

PLANNER INITIALS _____

Parks and Recreation Checklist

Issue # D-006 Applicant Name Joseph F. Snee, Jr. Esquire

Property Address Conowingo Road 0034-0004D-0045

Current Zoning AG Requested Zoning R2

County Park/Recreation Council Area Bel Air and Hickory-Fountain Green Recreation Councils

Comments:

The requested zoning for this parcel would allow for a substantial subdivision on the property that will impact parks and recreation needs for both the Bel Air and Hickory-Fountain Green Recreation Council areas.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number

D-007

Tax Account Number

05048172

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Dooley LLC

Address: 40 Erik Lane, 1734 Jerrys Rd, Street, MD

Property Owner 2: _____

Address: _____

Representative Erik Lane

Address 1734 Jerrys Rd, Street, MD 21154

2. Description of Property

Site Address Pylesville Rd, Whiteford, MD

Election District/Precinct 05-01

Councilmanic District D

Tax Map 05 Parcel 11 Block _____ Section _____ Lot _____

Total Acreage of Parcel 26.03 Area to be rezoned: 26.03

Current

Zoning: GI Requested Zoning: CI

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Agriculture

B. Land Use Plan Designation:

Rural Village

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	GI, B2, B3	Vacant Lots Farm
		Commercial – Delta Lumber Single Family Residential
South	CI and AG	Industrial
East	GI	Single Family Residential varies approx. 0.4 acres to 7 acres Farm
West	AG	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

Rural Villages are areas intended for concentrated residential, commercial and institutional uses that support the character and economy of the surrounding communities. This property is located within the AG Priority Preservation Area and the request is inconsistent with the Land Use Map

B. Water and Sewer Master Plan

This property is located outside of the water service area and future service is not programmed. No sewer service is available, but property is adjacent to the Whiteford Cardiff Sanitary Sewer Subdistrict.

6. Environmental

Environmental features on this property include 75-foot stream buffer, forest cover, and possible wetlands. This property is partially in an SSPRA area and a Tier II watershed.

7. Historic/Land Preservation Issues:

This property is located within the AG Priority Preservation Area and adjacent to a County AG preservation easement. No historic preservation impact.

8. Assessment Summary:

This property is located within the Whiteford Village Center. This zoning request is inconsistent with the Rural Village designation in the Land Use Plan. The property does not have water or sewer services and not programmed for service in the future. VB is the commercial zoning designation consistent with the Master Plan.

9. Recommendations

Department of Planning and Zoning Recommendation:

VB

Planning Advisory Board Recommendation:

VB

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-007 26.03 ACRES D-007
FROM: GI TO: CI

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103



PLEASE REFERENCE ISSUE NUMBER D-007

2024/2025 COMPREHENSIVE ZONING REVIEW


**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-007 26.03 ACRES D-007
FROM: GI TO: CI

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School
**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PLEASE REFERENCE ISSUE NUMBER D-007



ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/29/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-007 Applicant Name Dooley LLC Tax ID # 05041872
Tax Map 05 Parcel # 11 Lot # _____ Watershed Broad Creek Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☒ ☐

NRD

☒ ☐

Stream Buffer (75' ☒) or (150' ☐)

☒ ☐

Wetlands NWI Mapped ☐ Possible ☒

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☒ ☐

Forest Cover (<25% ☒ 25-50% ☐ 51- 75% ☐ >75% ☐ of total parcel)

☒ ☐

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☒ ☐

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

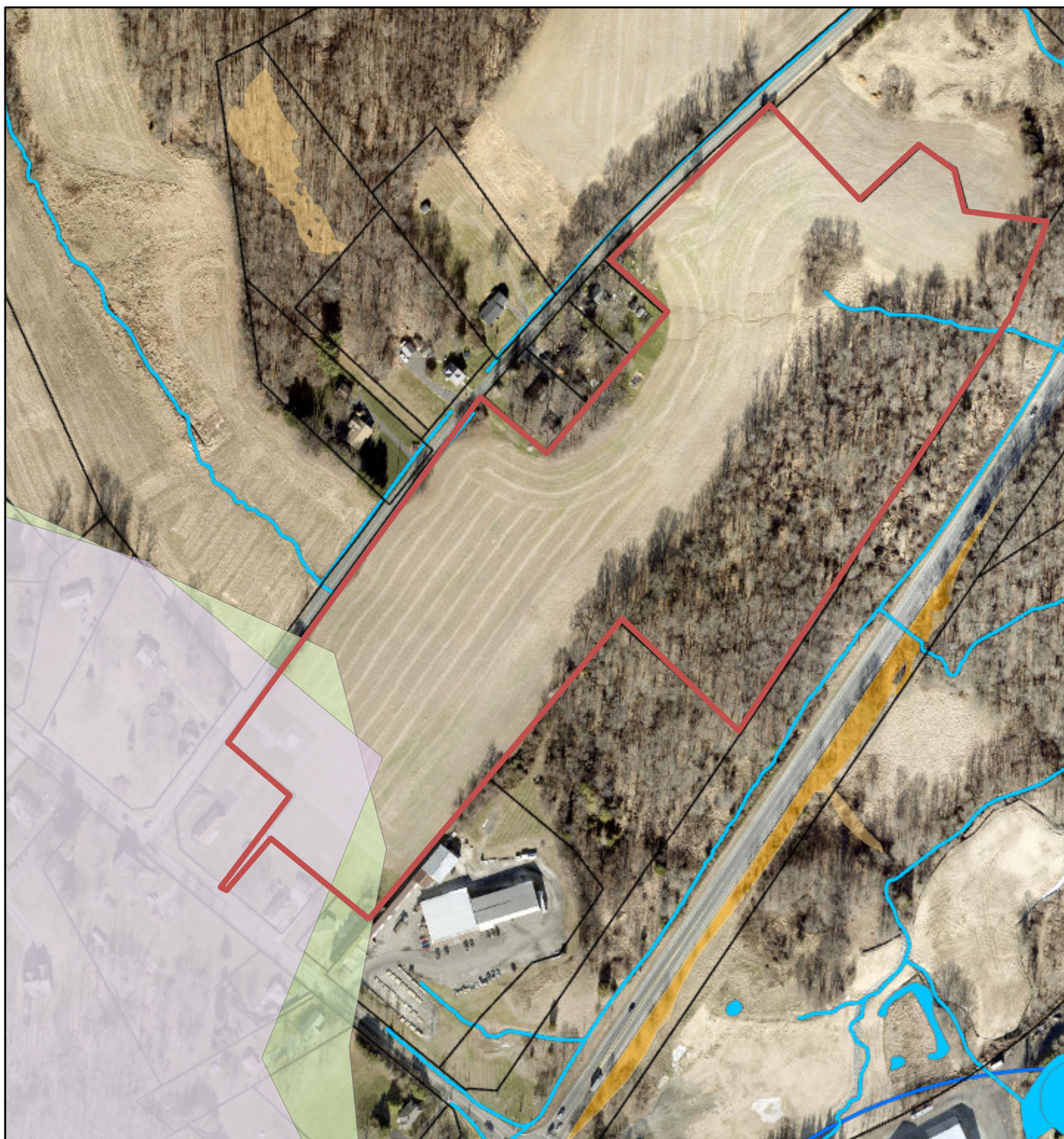
If “yes” checked on any of the above, indicate extent of resource on the property below:

The property has a small potential stream / nontidal wetland on the north of the property, soils indicate a potential wetland.

Small patch of forest along the NE side of property

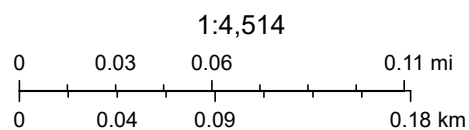
This property is partially in a DNR SSPRA area, and partially in a Tier 2 watershed.

Harford County Maryland



8/29/2024, 10:26:49 AM

- TierII_HighQualityWaters_2022_new - TierII_Catchments_2022_projected
- sspra_HarCo_2019
- Hydrology Polygons
- Hydrology Lines
- Harford County Boundary
- Cadastral
- Greater Than 20 Percent



Baltimore County Government, Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-007 Tax Map 5 Grid 4B Parcel 11 District No. 05 Tax ID No. 041872
Subdivision Name N/A Lot No. N/A Acres 26.03
Applicant/Owner Erik Lane/Dooley LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☒ moderate ☐ severe
Development potential based on soils rating: ☒ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☒ Yes ☐ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: Additional soil tests may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☒ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: Dump, UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS Date: July 24, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-007 Applicant Name Dooley LLC (Erik Lane and Jennifer Lane - owners/managers)

Property Address Pylesville Rd., Whiteford

Current Zoning GI Requested Zoning CI

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS YES ☒ NO
DATE COMPLETED 9/3/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-007 Applicant Name Dooley LLC (Erik Lane and Jennifer Lane - owners/managers)

Property Address Pylesville Rd, Whiteford, MD

Current Zoning GI Requested Zoning CI

Most Recent ADT 1272 (MD 136/Whiteford Road); 6342 (MD 165/Pylesville Road)

LOS at the Nearest Intersection MD 136 @ MD 165 - C/25.5 (AM); C/20.8 (PM)

Estimated Trip Generation 12,660 ADT (ITE 260,300 sq. ft. Shopping Center)

Functional Classification Dooley Road - Local Road; MD 136 - Major Rural Collector; MD 165 - Minor Rural Arterial

Capital Improvements None

Sidewalk Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-007 Applicant Name Dooley LLC (Erik Lane and Jennifer Lane - Owners/Managers)

Property Address No address (Tax ID 5041872)

Current Zoning GI Requested Zoning CI

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/08/2024
PLANNER INITIALS CD

School Assessment

Issue # D-007 Applicant Name Dooley LLC (Erik and Jennifer Lane - owners/managers)

Property Address Tax ID 05-041872 (Pylesville Road)

Current Zoning GI Requested Zoning CI

Districts:

Elementary North Harford Adverse Impact No Utilization Rate 81%

Middle North Harford Adverse Impact No Utilization Rate 72%

High North Harford Adverse Impact No Utilization Rate 76%

Comment

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # D-007 Applicant Name Dooley LLC

Property Address Pylesville Rd

Current Zoning GI Requested Zoning CI

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement is present on the subject property. The subject property is adjacent to a Harford County Ag Preservation Easement and located near several other preservation easements. The subject property is located outside of the development envelope within the County's Priority Preservation Area. Additional commercial development within the area could negatively impact existing and future preservation easements, as well as the rural character of the area.

Due to the size, natural resources, and agricultural features of the subject property, land preservation options should be explored.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number

D-008

Tax Account Number

03045951

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Colgate Investments, LLC

Address: 2011 Klein Plaza Dr. Suite 2B, Forest Hill, MD 21050

Property Owner 2: _____

Address: _____

Representative Robert S. Lynch. Esquire

Address 30 Office Street, Bel Air, MD 21014

2. Description of Property

Site Address 2323 Rockspring Road, Forest Hill, MD 21050

Election District/Precinct 3-02

Councilmanic District D

Tax Map 033

Parcel 0066

Block _____

Section _____

Lot _____

Total Acreage of Parcel 0.75

Area to be rezoned: 0.75

Current

Zoning: VR

Requested Zoning: VB

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Vacant Lot

B. Land Use Plan Designation:

High Intensity

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

<u>Zoning</u>		<u>Land Use</u>
North	VB	Post Office and Commercial
		Vacant Lot
South	VR	Single Family Residential approx. 0.25 – 0.35 acre lots
		Residential Community Open Space approx. 1.5 acre lot
East	VR	Single Family Residential
West	VR	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This VB zoning request is not inconsistent with the Land Use Map and is located inside of the development envelope. The property is adjacent to the designated Rural Village boundary.

B. Water and Sewer Master Plan

This property is within the Maryland American Water Company Service Area. Major local improvements are needed. This property is within the sewer service area.

6. Environmental

Environmental features include being within a Source Water Assessment Area for the Forest Hill ES NTNC System. Property is within a SSPRA and is a Tier II watershed.

7. Historic/Land Preservation Issues:

No AG preservation impacts. Property is within the boundaries of the Forest Hill Historic District – an inventoried Maryland Inventory of Historic Places survey district.

8. Assessment Summary:

The request to zone this property to VB, which is in a high intensity area inside the development makes it a unique request. The property is within the Maryland American Water Company Service Area and with the County's sewer service area. This property is adjacent to the designated Forest Hill Rural Village boundary. This parcel is adjacent to existing commercial uses on a parcel zoned VB. Therefore, the department recommends rezoning this property to VB to allow for flexibility for future development. Although the property is no longer in a designated rural village, the village of Forest Hill remains intact.

9. Recommendations

Department of Planning and Zoning Recommendation:

VB

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-008

FROM: .75 ACRES
VR TO: VB

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103



PLEASE REFERENCE ISSUE NUMBER D-008

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/29/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-008 Applicant Name Robert Lynch Tax ID # 03045951
Tax Map 33 Parcel # 66 Lot # _____ Watershed Bynum/Atkisson Deer Creek ☐ / Bush River Priority ☒
Subwatershed (check one if applicable)

Yes No

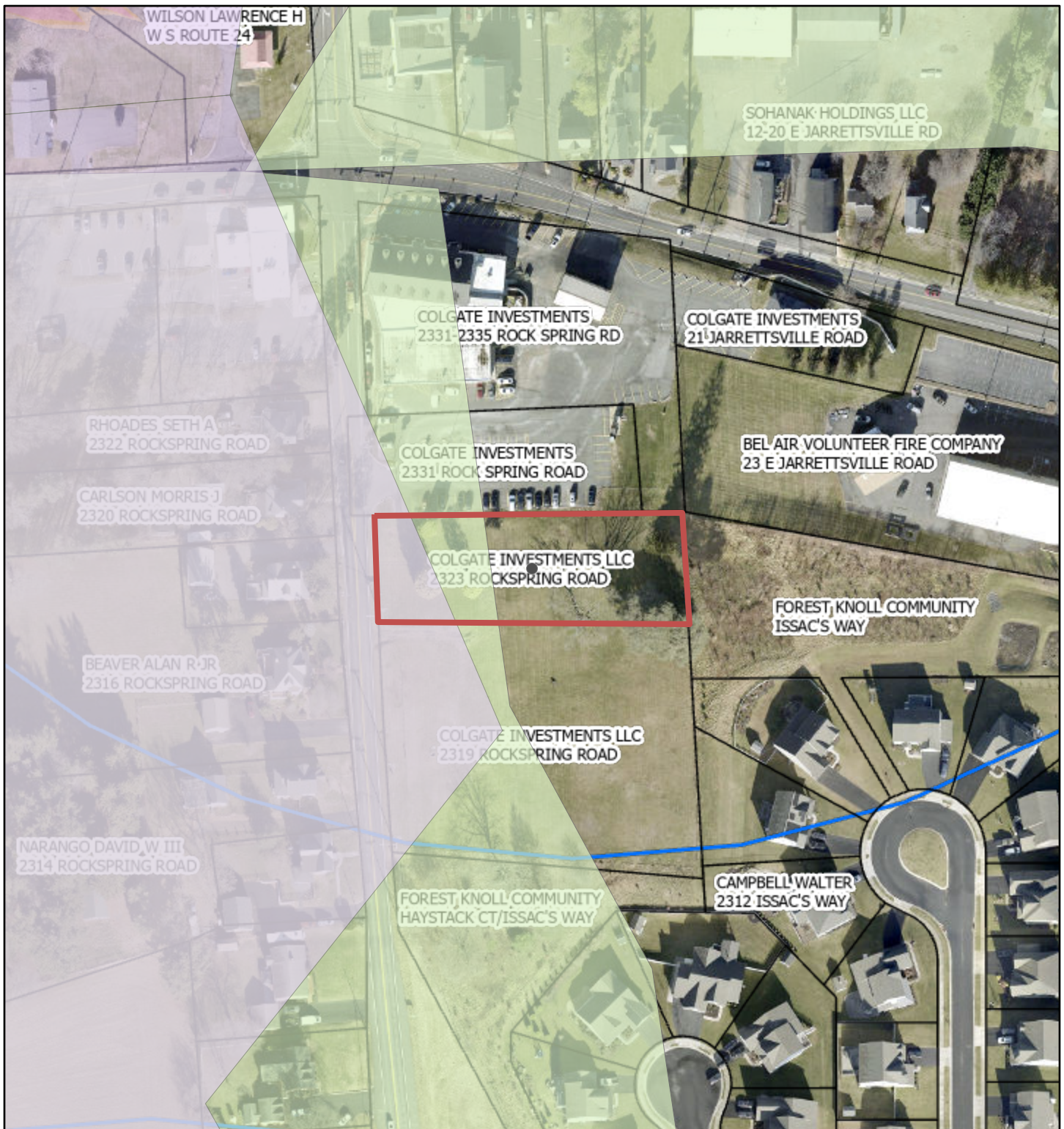
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Source Water Assessment Area? <u>Forest Hill ES NTNC System</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRD
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stream Buffer (75' <input type="checkbox"/>) or (150' <input type="checkbox"/>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands NWI Mapped <input type="checkbox"/> Possible <input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	100-Year Floodplain on the Property If yes, Zone _____ Panel # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodway
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Steep Slopes
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Forest Cover (<25% <input checked="" type="checkbox"/> 25-50% <input type="checkbox"/> 51- 75% <input type="checkbox"/> >75% <input type="checkbox"/> of total parcel)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property located within a SSPRA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Trout Stream Subwatershed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tier II Catchment Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Green Infrastructure (HUB <input type="checkbox"/> CORE <input type="checkbox"/> CORRIDOR <input type="checkbox"/>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	In the Critical Area? If so, circle Land Use Management Area (IDA <input type="checkbox"/> LDA <input type="checkbox"/> RCA <input type="checkbox"/>)
<input type="checkbox"/>	<input type="checkbox"/>	FIDS Habitat? (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Critical Area Buffer (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Tributary Streams (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

Property is within a SWAA for the Forest Hill ES (NTNC System)

The front part of the property is shown to be within a SSPRA and also a MDE designated Tier 2 watershed

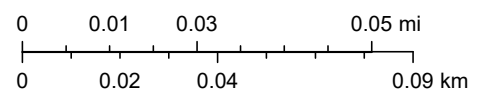
Harford County Maryland



8/29/2024, 10:51:31 AM

1:2,257

- TierII_HighQualityWaters_2022_new - TierII_Catchments_2022_projected
- sspra_HarCo_2019
- Harford County Boundary
- Cadastral Labels
- Cadastral
- Greater Than 20 Percent
- Greater Than 25 Percent



Baltimore County Government, Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-008 Tax Map 33 Grid 4D Parcel 66 District No. 03 Tax ID No. 045951
Subdivision Name N/A Lot No. N/A Acres 0.75
Applicant/Owner Robert S. Lynch/ Colgate Investments, LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☒ Unknown
Soils rating for OSDS: ☐ slight ☒ moderate ☐ severe
Development potential based on soils rating: ☒ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: No soil test info in file

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: LUST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☒ Yes ☐ No
If yes, list Water Source Protection District(s): non-transient non community Advent Child Dev.

VI. Summary/Misc. Comments

Limited file information
Site located in Master Water and Sewer Plan, Water 0-5 year category, 11-20 year category.

Property reviewed by: Leonard W. Walinski, LEHS Date: 07/26/2024

*further evaluation may be required

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-008 Applicant Name Robert S. Lynch

Property Address 2323 Rock Spring Rd., Forest Hill

Current Zoning VR Requested Zoning VB

Historic Inventory Number HA-1949

Comments:

The property at 2323 Rockspring Road is within the boundaries of the Forest Hill Historic District, an inventoried Maryland Inventory of Historic Properties (MIHP) survey district. The Forest Hill Historic District is not a designated Harford County Historic District. According to County permit records, the buildings on the property were demolished in 2018.

ROBERT G. CASSILLY
Harford County Executive

ROBERT S. McCORD
Director of Administration



SHANE P. GRIMM, AICP
Director of Planning & Zoning

MEMORANDUM

TO: Harford County Department of Planning and Zoning

FROM: Harford County Historic Preservation Commission

THROUGH: Jacob M. Bensen, Historic Preservation Planner

DATE: September 4, 2024

SUBJECT: 2024-25 Countywide Zoning Review: HPC Comments

Issue # D-008 Property Address: 2323 Rock Spring Rd., Forest Hill

No comment.

Jacquelyn Seneschal
Chair, Harford County Historic Preservation Commission

9/4/2024
Date

Harford County Celebrates 250 Years ~ 1773-2023

410.638.3103 | 410.879.2000 | 220 South Main Street, Bel Air, Maryland 21014 | www.harfordcountymd.gov

THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT UPON REQUEST

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 9/3/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-008 Applicant Name Robert S. Lynch

Property Address 2323 Rockspring Rd, Forest Hill, MD 21050

Current Zoning VR Requested Zoning VB

Most Recent ADT 3052 (MD 24)

LOS at the Nearest Intersection MD 24 @ Jarrettsville Road - C/21.7 (AM); C/22.4 (PM)

Estimated Trip Generation 122 ADT (ITE 7,500 sq. ft. General Office Building)

Functional Classification MD 24 - Minor Urban Arterial

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-008 Applicant Name Robert S. Lynch

Property Address 2323 Rock Spring Road, Forest Hill, MD 21050

Current Zoning VR Requested Zoning VB

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/08/2024
PLANNER INITIALS CD

School Assessment

Issue # D-008 Applicant Name Robert S. Lynch

Property Address 2323 Rockspring Road

Current Zoning VR Requested Zoning VB

Districts:

Elementary Forest Hill Adverse Impact No Utilization Rate 90%

Middle North Harford Adverse Impact No Utilization Rate 72%

High North Harford Adverse Impact No Utilization Rate 76%

Comment

ATTACHMENTS ____ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS jw

AG Preservation Checklist

Issue # D-008 Applicant Name Robert S. Lynch

Property Address 2323 Rock Spring Rd

Current Zoning VR Requested Zoning VB

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. The subject property is located near Friends Park and within the Development Envelope.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number

D-009

Tax Account Number

03045978

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Colgate Investments, LLC

Address: 2011 Klein Plaza Dr. Suite 2B, Forest Hill, MD 21050

Property Owner 2: _____

Address: _____

Representative Robert S. Lynch. Esquire

Address 30 Office Street, Bel Air, MD 21014

2. Description of Property

Site Address 2319 Rockspring Road, Forest Hill, MD 21050

Election District/Precinct 3-02

Councilmanic District D

Tax Map 0033

Parcel 0066

Block _____

Section _____

Lot _____

Total Acreage of Parcel 1.90

Area to be rezoned: 1.90

Current

Zoning: VR

Requested Zoning: VB

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Vacant Lot

B. Land Use Plan Designation:

High Intensity

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

<u>Zoning</u>		<u>Land Use</u>
North	VB and VR	Vacant Lot Post Office and Commercial
		Residential Community Open Space, SHA right-of-way and Single Family Residential approx. 0.25 – 0.35 acre lots
South	VR	Single Family Residential approx. 0.25 – 0.35 acre lots
East	VR	Single Family Residential
West	VR	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This VB zoning request is not inconsistent with the Land Use Map and is located inside of the development envelope. The property is adjacent to the designated Rural Village boundary.

B. Water and Sewer Master Plan

This property is within the Maryland American Water Company Service Area. Major local improvements are needed. This property is within the sewer service area.

6. Environmental

Environmental features include being within a Source Water Assessment Area for the Forest Hill ES NTNC System. Property is within a SSPRA and is a Tier II watershed.

7. Historic/Land Preservation Issues:

No AG preservation or historic preservation impacts

8. Assessment Summary:

Although this parcel was formerly within a designated rural village, the VR zoning remains appropriate since the rural village of Forest Hill is still intact. The department recommends no change for this parcel since it is adjacent to a residential subdivision that is also zoned VR.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-009

1.90 ACRES

FROM: VR **TO:** VB

November 4, 2024 - Aberdeen High School

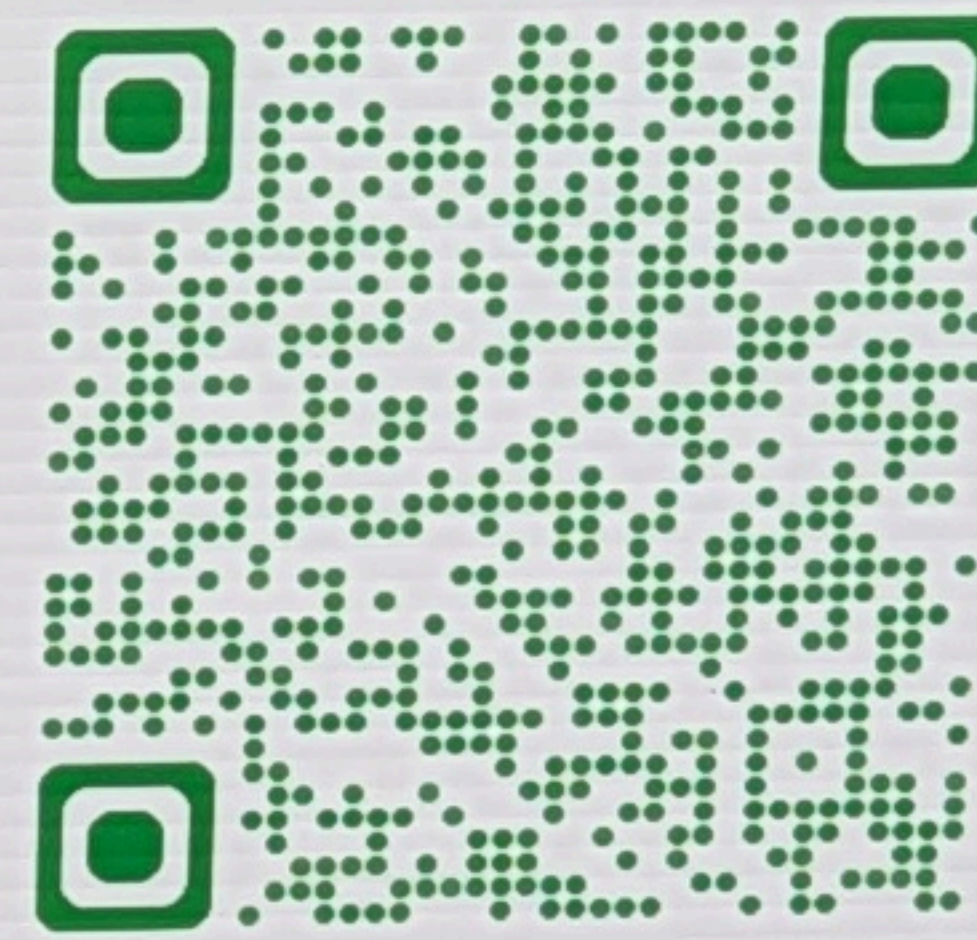
November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE **ISSUE NUMBER** D-009

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/29/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-009 Applicant Name Rob erty Lynch Tax ID # 03045978
Tax Map 33 Parcel # 66 Lot # _____ Watershed Bynum/Atkisson Deer Creek ☐ / Bush River Priority ☒
Subwatershed (check one if applicable)

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Source Water Assessment Area? <u>Forest Hill E.S NTNC System</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRD
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stream Buffer (75' <input type="checkbox"/>) or (150' <input type="checkbox"/>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands NWI Mapped <input type="checkbox"/> Possible <input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	100-Year Floodplain on the Property If yes, Zone _____ Panel # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodway
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Steep Slopes
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Forest Cover (<25% <input type="checkbox"/> 25-50% <input type="checkbox"/> 51- 75% <input type="checkbox"/> >75% <input type="checkbox"/> of total parcel)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property located within a SSPRA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Trout Stream Subwatershed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tier II Catchment Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Green Infrastructure (HUB <input type="checkbox"/> CORE <input type="checkbox"/> CORRIDOR <input type="checkbox"/>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	In the Critical Area? If so, circle Land Use Management Area (IDA <input type="checkbox"/> LDA <input type="checkbox"/> RCA <input type="checkbox"/>)
<input type="checkbox"/>	<input type="checkbox"/>	FIDS Habitat? (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Critical Area Buffer (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Tributary Streams (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

Property is within a SWAA for Forest Hill ES, at NTNC system

front part of property is shown to be within a DNR designated SSPRA, and a MDE designated Tier 2 watershed

Harford County Maryland



8/29/2024, 11:02:39 AM

1:2,257

TierII_HighQualityWaters_2022_new - TierII_Catchments_2022_projected

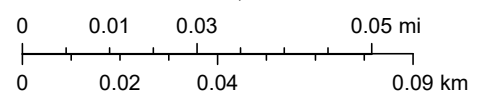
sspra_HarCo_2019

Harford County Boundary

Cadastral Labels

Cadastral

Source Water Protection Areas



Baltimore County Government, Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-009 Tax Map 33 Grid 4D Parcel 66 District No. 03 Tax ID No. 045978
Subdivision Name N/A Lot No. N/A Acres 1.90
Applicant/Owner Robert S. Lynch/ Colgate Investments LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☒ Unknown
Soils rating for OSDS: ☒ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☒ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: May require soil tests if public utilities not available.

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: LUST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☒ Yes ☐ No
If yes, list Water Source Protection District(s): non-transient non community Advent Child Dev.

VI. Summary/Misc. Comments

Site located in Master Water and Sewer Plan, Water 6-10 years, Sewer 0-5 years

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 30, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/26/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-009 Applicant Name Robert S. Lynch

Property Address 2319 Rock Spring Rd., Forest Hill

Current Zoning VR Requested Zoning VB

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 9/3/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-009 Applicant Name Robert S. Lynch

Property Address 2319 Rockspring Road, Forest Hill, MD 21050

Current Zoning VR Requested Zoning VB

Most Recent ADT 3052 (MD 24)

LOS at the Nearest Intersection MD 24 @ Jarrettsville Road - C/21.7 (AM); C/22.4 (PM)

Estimated Trip Generation 274 ADT (ITE 19,000 sq. ft. General Office Building)

Functional Classification MD 24 - Minor Urban Arterial

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-009 Applicant Name Robert S. Lynch

Property Address 2319 Rock Spring Road, Forest Hill, MD 21050

Current Zoning VR Requested Zoning VB

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/08/2024
PLANNER INITIALS CD

School Assessment

Issue # D-009 Applicant Name Robert S. Lynch

Property Address 2319 Rockspring Road

Current Zoning VR Requested Zoning VB

Districts:

Elementary Forest Hill Adverse Impact No Utilization Rate 90%

Middle North Harford Adverse Impact No Utilization Rate 72%

High North Harford Adverse Impact No Utilization Rate 76%

Comment

ATTACHMENTS ____ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # D-009 Applicant Name Robert S. Lynch

Property Address 2319 Rock Spring Rd

Current Zoning VR Requested Zoning VB

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. The subject property is located near Friends Park and within the Development Envelope.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number D-010

Tax Account Number 03060152

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Hart Heritage Properties, LLP

Address: 3708 Grier Nursery Rd., Street, MD 21154

Property Owner 2: _____

Address: _____

Representative Joseph F. Snee, Jr., Esquire

Address 112 S. Main Street, Bel Air, MD 21014

2. Description of Property

Site Address 1913 Rock Spring Road, Forest Hill, MD 21050

Election District/Precinct 03 Councilmanic District D

Tax Map 0040 Parcel 0134 Block _____ Section _____ Lot _____

Total Acreage of Parcel 10.4554 Area to be rezoned: 3.69

Current Zoning: R2/B2 Requested Zoning: B2

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Commercial – Nursing Home/Assisted Living Facility

B. Land Use Plan Designation:

Medium Intensity

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	<u>R2</u>	Multifamily/Townhouse units and Community Open Space
South	<u>R2 and B2</u>	Vet, Community Open Space, and Single Family Residential approx. 0.25 acre lots
East	<u>R2</u>	Ma-Pa Trail, Community Open Space, and Multifamily/Townhouse units
West	<u>R2 and B2</u>	Assisted Living Facility and Commercial/Retail

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

Request is consistent with the Land Use Map and is inside the development envelope.

B. Water and Sewer Master Plan

This property is within the County's planned water and sewer service area.

6. Environmental

Environmental features includes 75-foot stream buffer, possible wetlands, and forest cover. Approximate NRD is less than 15%. Property is mapped with "Core forest" in the Green Infrastructure Plan.

7. Historic/Land Preservation Issues:

No AG preservation or historic preservation impacts.

8. Assessment Summary:

The existing use of the property has received BOA approval and therefore expansion of commercial zoning to the remainder of the property is not necessary.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
D-010 TO REZONE**

FROM: 3.69 **ACRES**
R2/B2 **TO:** B2

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:

Harford County Planning & Zoning

www.harfordcountymd.gov

410-638-3103

PLEASE REFERENCE ISSUE NUMBER D-010



ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/29/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-010 Applicant Name Joseph Snee, Jr Esq. Tax ID # 03060152
Tax Map 40 Parcel # 134 Lot # _____ Watershed Bynum Run Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☒ ☐

NRD

☒ ☐

Stream Buffer (75' ☒) or (150' ☐)

☒ ☐

Wetlands NWI Mapped ☐ Possible ☒

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☒ ☐

Forest Cover (<25% ☒ 25-50% ☐ 51- 75% ☐ >75% ☐ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☒ ☐

Green Infrastructure (HUB ☐ CORE ☒ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

The property has a small tributary stream that bisects the property, there may be nontidal wetlands associated with this stream, total approximate NRD would be less than 15%.

The property has a small amount of core forest less than 50 acres in size, according to the Green Infrastructure data.

Harford County Maryland



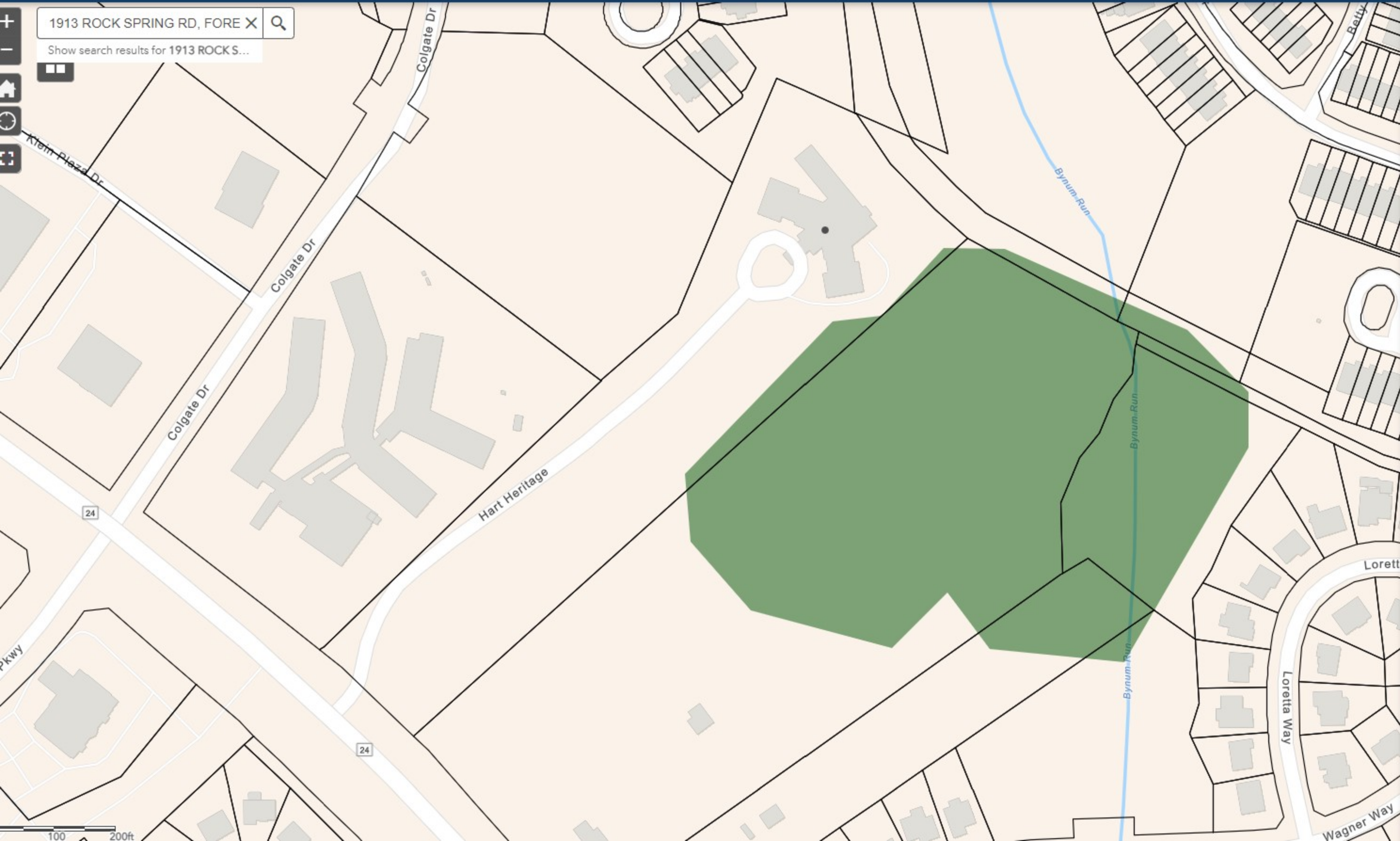
8/29/2024, 11:19:19 AM

1:2,257

- 150buffer - new150buffer_ActualBufferArea
- Hydrology Polygons
- Hydrology Lines
- Harford County Boundary
- Cadastral Labels
- Cadastral
- Greater Than 20 Percent

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km

Baltimore County Government, Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Layer List

Layers

☒

Cadastral...

☒

Core Forests Greater than 50 Acres...

☒

Core Forests Less Than 50 Acres...

☒

Core Wetlands...

☒

Core Aquatic Areas...

☒

Corridors...

☒

Hubs...

☐

Bioretention...

☐

Swale...

☐

High Green Stormwater Potential...

☐

County Owned Parcels with High Green Stormwater Potential...



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-010 Tax Map 40 Grid 1E Parcel 134 District No. 03 Tax ID No. 060152
Subdivision Name N/A Lot No. N/A Acres 3.69
Applicant/Owner Joseph F. Snee, jr., Esquire/ Hart Heritage Properties
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☒ Unknown
Soils rating for OSDS: ☐ slight ☒ moderate ☐ severe
Development potential based on soils rating: ☒ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☐ Yes ☒ No
If yes, list environmental concerns: _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Limited file information, Located in the Master Water and Sewer area, 6-10 year category.

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 26, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-010 Applicant Name Joseph F. Snee, Jr., Esq.

Property Address 1913 Rock Spring Rd., Forest Hill

Current Zoning R2/B2 Requested Zoning B2

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 9/3/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-010 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 1913 Rock Spring Rd, Forest Hill, MD 21050

Current Zoning R2/B2 Requested Zoning B2

Most Recent ADT 20,790 (MD 24)

LOS at the Nearest Intersection MD 24 @ Osborne Pkwy/Colgate Dr - B/12.9 (AM); B/18.6 (PM); B/18.6 (Sat)

Estimated Trip Generation 155 ADT (ITE 36,900 sq. ft. Assisted Living Facility)

Functional Classification MD 24 - Principal Urban Arterial

Capital Improvements Ma & Pa Trail Segment 3

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-010 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 1913 Rock Spring Road, Forest Hill, MD 21050

Current Zoning R2/B2 Requested Zoning B2

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

Split zoned. Requesting to rezone the R2 portion of the property to B2.

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 08/13/2024
PLANNER INITIALS CD

School Assessment

Issue # D-010 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 1913 Rock Spring Road, Forest Hill, MD 21050

Current Zoning R2/B2 Requested Zoning B2

Districts:

Elementary Forest Hill Adverse Impact No Utilization Rate 90%

Middle Bel Air Adverse Impact No Utilization Rate 87%

High Bel Air Adverse Impact No Utilization Rate 80%

Comment

ATTACHMENTS ____ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # D-010 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 2319 Rock Spring Rd

Current Zoning R2 Requested Zoning B2

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the property or adjacent to the subject property. The subject property is located within the Development Envelope. No impact to Ag Preservation.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number D-011

Tax Account Number 04035216

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Jarrettsville, LLC

Address: 7 Chattolantee Hill Road, Owings Mills, MD 21117

Property Owner 2: _____

Address: _____

Representative Edwin B. Jarrett, III, Managing Member, Jarrettsville, LLC

Address 7 Chattolantee Hill Road, Owings Mills, MD 21117

2. Description of Property

Site Address 3704 Federal Hill Road, Jarrettsville, MD 21084

Election District/Precinct 04-002 Councilmanic District D

Tax Map 32 Parcel 306 Block _____ Section _____ Lot _____

Total Acreage of Parcel 38.47 Area to be rezoned: 12.5

Current Zoning: VB & AG Requested Zoning: VB

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Agriculture – Sunflower Field

B. Land Use Plan Designation:

Agricultural and Rural Village

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

<u>Zoning</u>		<u>Land Use</u>
North	AG	Farm approx. 129-acres – Grimmel Farms
		Auto Dealership – Keene Dodge Commercial/Retail/Office Single Family Residential
South	VB and VR	Commercial/Retail Convenience Store/Gas Station
East	VB	Commercial – Hardware Store Manufacturing/Specialty Trade Contractor Single Family Residential
West	AG, VB, and RR	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This is a split zoned parcel. The request is to rezone a portion of the AG zoning to VB. The portion of this property requesting to be rezoned is adjacent to the designated rural village boundary of Jarrettsville. Because it is located outside of the rural village, this request is inconsistent with the Land Use Map.

B. Water and Sewer Master Plan

This property is outside of the water and sewer service area. Future service is not programmed. A portion of the property is within SWPA for Jarrettsville Elementary.

6. Environmental

Environmental features on this property includes, 75-foot stream buffer, mapped wetlands, 100-year floodplain, and forest cover. Approximate NRD is 20%. Property is partially in a NTNC Source Water Assessment Area. Property is within a designated SSPRA and Tier II watershed. There is Green Infrastructure Plan HUB, Core Forest, and Corridor Forest on the property.

7. Historic/Land Preservation Issues:

The property is adjacent to an AG Preservation Easement. No historic preservation impacts.

8. Assessment Summary:

This zoning request is inconsistent with the Land Use Map. There are many environmental features on this property and a portion of the property is within a Source Water Protection Area for Jarrettsville Elementary School. The property is located near the intersection of MD 23 @ MD 165 which is an existing failing intersection with no funded capital improvements. The geometrics of the Schuster Road at MD 23 intersection with additional traffic is a concern.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-011 12.5 - ACRES D-011

FROM: VB/AG TO: VB

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PLEASE REFERENCE **ISSUE NUMBER D-011**

2024/2025 COMPREHENSIVE ZONING REVIEW

A REQUEST HAS
BEEN SUBMITTED
TO REZONE

D-011
FROM: 12.5 - ACRES

TO: VB D-011

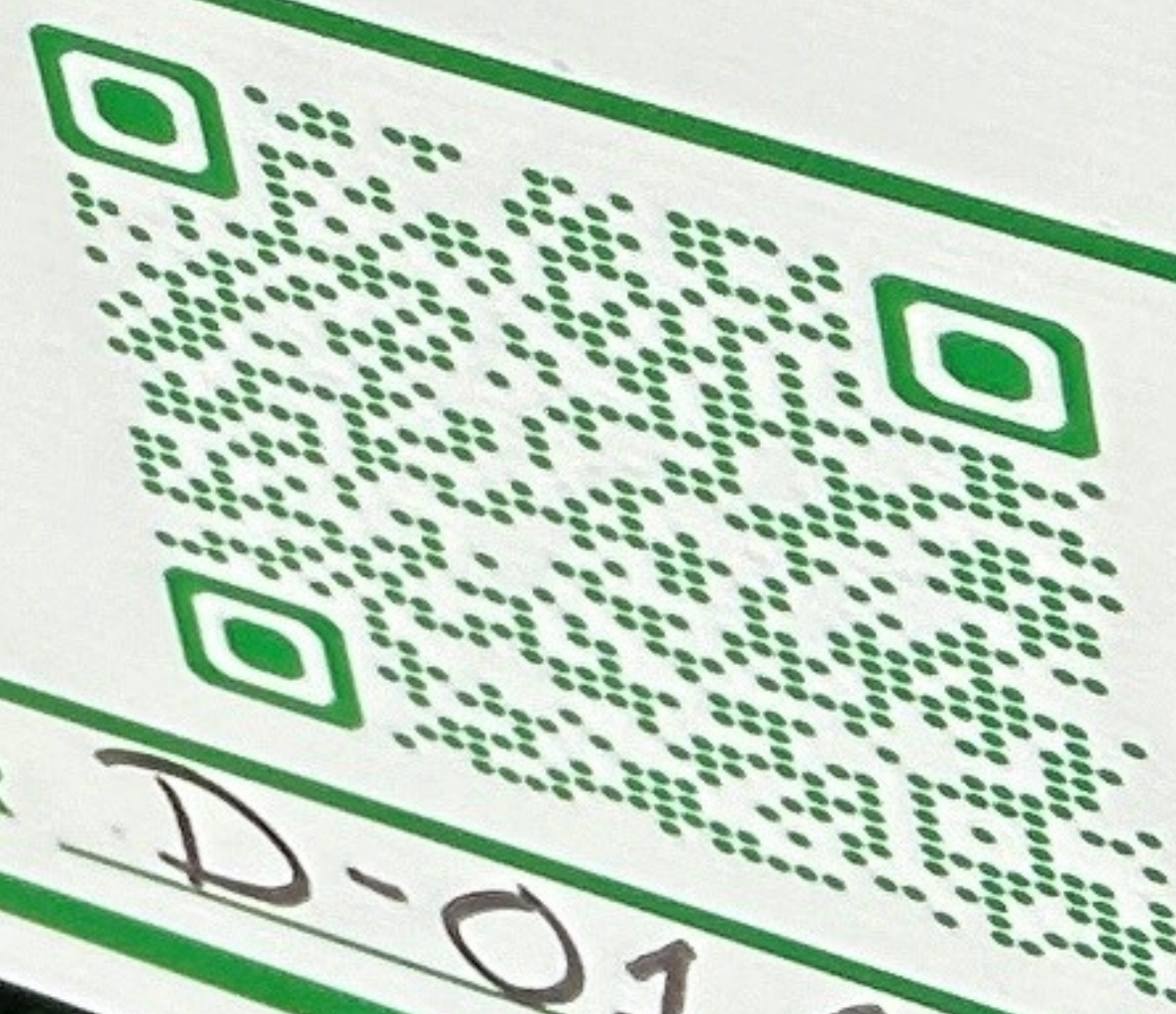
November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PLEASE REFERENCE ISSUE NUMBER



D-011

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/29/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-011 Applicant Name jarrettsville LLC Tax ID # 04035216
Tax Map 32 Parcel # 306 Lot # _____ Watershed Atkisson Reservoir Deer Creek ☐ / Bush River Priority ☒
Subwatershed (check one if applicable)

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Source Water Assessment Area? <u>Salem Lutheran Child Care (NTNC system)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stream Buffer (75' <input checked="" type="checkbox"/>) or (150' <input checked="" type="checkbox"/>)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wetlands NWI Mapped <input checked="" type="checkbox"/> Possible <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	100-Year Floodplain on the Property If yes, Zone <u>AE</u> Panel # <u>24025C0126E</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floodway
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Steep Slopes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Forest Cover (<25% <input checked="" type="checkbox"/> 25-50% <input type="checkbox"/> 51- 75% <input type="checkbox"/> >75% <input type="checkbox"/> of total parcel)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property located within a SSPRA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Trout Stream Subwatershed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tier II Catchment Area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Green Infrastructure (HUB <input checked="" type="checkbox"/> CORE <input checked="" type="checkbox"/> CORRIDOR <input checked="" type="checkbox"/>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	In the Critical Area? If so, circle Land Use Management Area (IDA <input type="checkbox"/> LDA <input type="checkbox"/> RCA <input type="checkbox"/>)
<input type="checkbox"/>	<input type="checkbox"/>	FIDS Habitat? (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Critical Area Buffer (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Tributary Streams (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

Property is partially in a NTNC SWAA for the Salem Lutheran Child Care

The property is within a DNR designated SSPRA, and a MDE designated Tier 2 watershed

While there are blue hydrology lines on the GIS in the area where the zoning is requested, it does not appear to be streams that would receive a 75' NRD buffer.

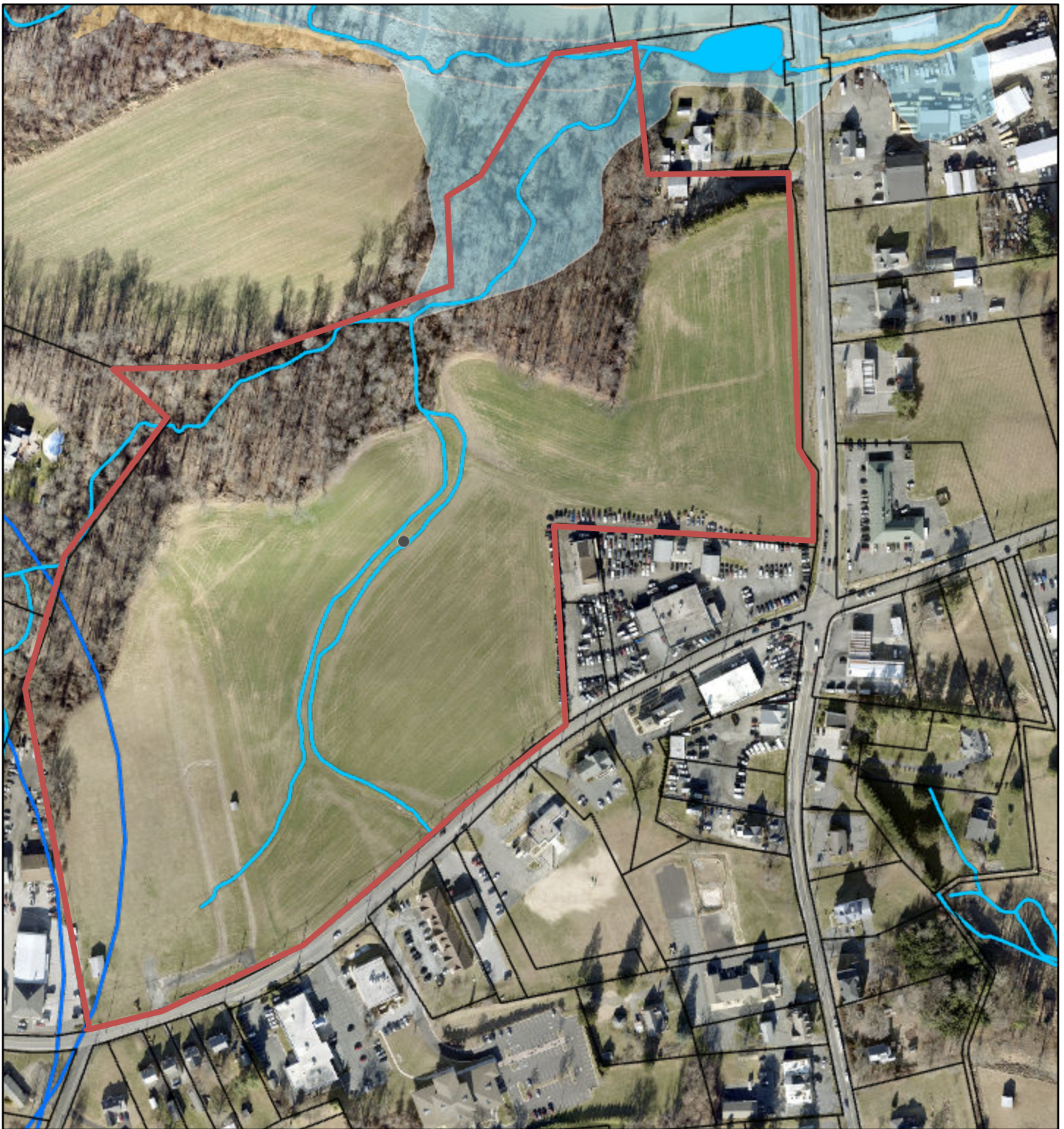
The stream in the back (north) of the property gets a 150' buffer, and the small stream on the property would receive a 75' buffer.

There is FEMA mapped 100-year floodplain (not where the rezoning is requested).

There is HUB, core forest less than 50 acres, and corridor on the forested portion of the property (north)

Total NRD on the property (not the area under consideration for rezoning) would be about 20%.

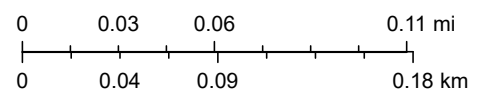
Harford County Maryland



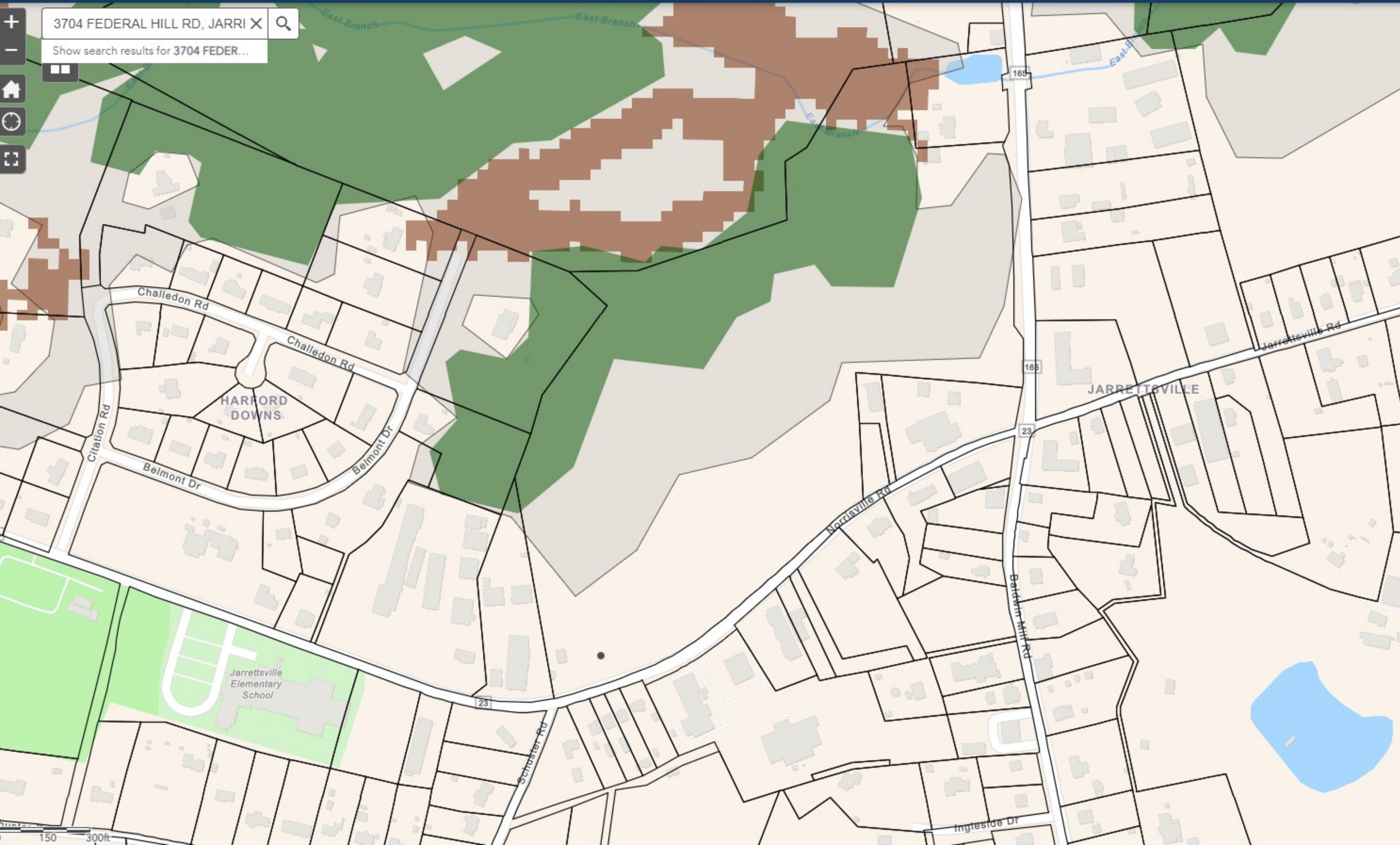
8/29/2024, 11:44:29 AM

1:4,514

- Hydrology Polygons
- Hydrology Lines
- Harford County Boundary
- Cadastral
- 100 Year Flood Zone
- AE
- Greater Than 20 Percent
- Source Water Protection Areas



Baltimore County Government, Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Layer List

Layers

- ☒ Cadastral
- ☒ Core Forests Greater than 50 Acres
- ☒ Core Forests Less Than 50 Acres
- ☒ Core Wetlands
- ☒ Core Aquatic Areas
- ☒ Corridors
- ☒ Hubs
- ☐ Bioretention
- ☐ Swale
- ☐ High Green Stormwater Potential
- ☐ County Owned Parcels with High Green Stormwater Potential



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-011 Tax Map 32 Grid 1A Parcel 306 District No. 04 Tax ID No. 035216
Subdivision Name N/A Lot No. N/A Acres 12.5
Applicant/Owner _____
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☒ Unknown
Soils rating for OSDS: ☒ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☒ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☒ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: Soil test may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: LUST, AGST, gasoline

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 1, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-011 Applicant Name Jarrettsville, LLC

Property Address 3704 Federal Hill Rd., Jarrettsville

Current Zoning VB/AG Requested Zoning VB

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS YES ☒ NO
DATE COMPLETED 9/3/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-011 Applicant Name Jarrettsville LLC

Property Address 3704 Federal Hill Road, Jarrettsville, MD 21084

Current Zoning VB/AG Requested Zoning VB

Most Recent ADT 11,075 (MD 23/Norrisville Road); 9365 (MD 165/Federal Hill Road)

LOS at the Nearest Intersection MD 23/Norrisville Road @ MD 165/Federal Hill - C/35.0 (AM); D/40.3 (PM)

Estimated Trip Generation 11,033 ADT (ITE 125,000 sq. ft. Shopping Plaza)

Functional Classification MD 23 - Minor Rural Arterial; MD 165 - Minor Rural Collector

Capital Improvements None

Sidewalk Yes ☒ No

Comments:

The intersection of MD 23 @ MD 165 is an existing failing intersection. An unfunded MDOT SHA District 4 project has been identified to increase the truck turn radius for right turning traffic on MD 23 (Norrisville Road) @ MD 165 (Baldwin Mill Road)

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-011 Applicant Name Jarrettsville LLC (Edwin B. Jarrett, III, Managing Member)

Property Address 3704 Federal Hill Road, Jarrettsville, MD 21084

Current Zoning VB/AG Requested Zoning VB

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

Split zoned. Requesting to rezone a portion of the AG zoning to VB.

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/13/2024
PLANNER INITIALS CD

School Assessment

Issue # D-011 Applicant Name Jarrettsville LLC

Property Address 3704 Federal Hill Road, Jarrettsville, MD 21084

Current Zoning VB/AG Requested Zoning VB

Districts:

Elementary Jarrettsville Adverse Impact No Utilization Rate 91%

Middle North Harford Adverse Impact No Utilization Rate 72%

High North Harford Adverse Impact No Utilization Rate 76%

Comment

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # D-011 Applicant Name Jarrettsville LLC

Property Address 3704 Federal Hill Rd

Current Zoning AG/VB Requested Zoning AG/VB

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement is present on the subject property. The subject property is adjacent to a Harford County Ag Preservation Easement and located near several other preservation easements.

As one of the largest undeveloped properties within the Village, expansion of commercial development will have a greater impact on the community and rural character of the area. Due to the size, natural resources, and agricultural features of the subject property, land preservation options should be explored.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number D-012

Tax Account Number 05062349

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: JHMADY ROAD LLC

Address: 1708 Eden Mill Road, Pylesville, MD 21132

Property Owner 2: _____

Address: _____

Representative STH Land Services – Sam Hutchens

Address 1901 Eden Mill Road, Pylesville, MD 21132

2. Description of Property

Site Address 3501 Ady Road

Election District/Precinct 5-01 Councilmanic District D

Tax Map 18 Parcel 41 Block _____ Section _____ Lot _____

Total Acreage of Parcel 2.29 Area to be rezoned: 1.317

Current Zoning: B2/AG Requested Zoning: B2

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Commercial - Restaurant

B. Land Use Plan Designation:

Agricultural

4. Zoning History

No Zoning Request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	AG	Farm – Sarah’s Farm approx. 7 acres Single Family Residential
South	AG and B2	Farm – Jones Family Farm approx. 137 acres and Commercial Farmstand Institutional – Church and cemetery
East	AG	Farm – Jones Family Farm approx. 137 acres Single Family Residential
West	AG and B2	Commercial – Auto Shop Farm – approx. 32 ½ acres

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This property is located outside of the development envelope and within the Priority Preservation Area. The property is split zoned B2/AG and is not within a designated rural village. This request is inconsistent with the Land Use Map and Plan.

B. Water and Sewer Master Plan

This property is outside of the water and sewer service area. Future service is not programmed.

6. Environmental

This property is within a Tier II watershed and is a mapped Hub in the Green Infrastructure Plan.

7. Historic/Land Preservation Issues:

This property is within the Priority Preservation Area and is adjacent to a County AG Preservation Easement. No historic preservation impacts.

8. Assessment Summary:

This parcel is split zoned AG/B2 and the request is to rezone the AG portion to B2. This property is located outside of the development envelope and the request for B2 is inconsistent with the Land Use Map.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for agency reviews.



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-012 FROM: 1.317 ACRES D-012
B2/AG TO: B2

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School
PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103



PLEASE REFERENCE ISSUE NUMBER D-012



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-012 1.317 ACRES D-012
FROM: B2/AG TO: B2

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PLEASE REFERENCE ISSUE NUMBER D-012



ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/29/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-012 Applicant Name STH Land Services- Sam Hutchins Tax ID # 05062349
Tax Map 18 Parcel # 41 Lot # 2 Watershed Broad Creek Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☐ ☒

NRD

☐ ☒

Stream Buffer (75' ☐) or (150' ☐)

☐ ☒

Wetlands NWI Mapped ☐ Possible ☐

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☐ ☒

Forest Cover (<25% ☐ 25-50% ☐ 51- 75% ☐ >75% ☐ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☒ ☐

Tier II Catchment Area

☒ ☐

Green Infrastructure (HUB ☒ CORE ☐ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

Property is located within a MDE designated Tier 2 watershed

Property is mapped Hub in the County Green Infrastructure data

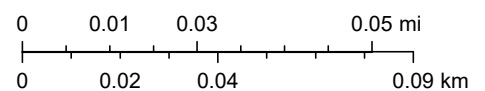
Harford County Maryland



8/29/2024, 12:26:55 PM

1:2,257

- TierII_HighQualityWaters_2022_new - TierII_Catchments_2022_projected
- Hydrology Polygons
- Hydrology Lines
- Harford County Boundary
- Cadastral Labels
- Cadastral
- Greater Than 20 Percent



Baltimore County Government, Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

+

-

Home

History

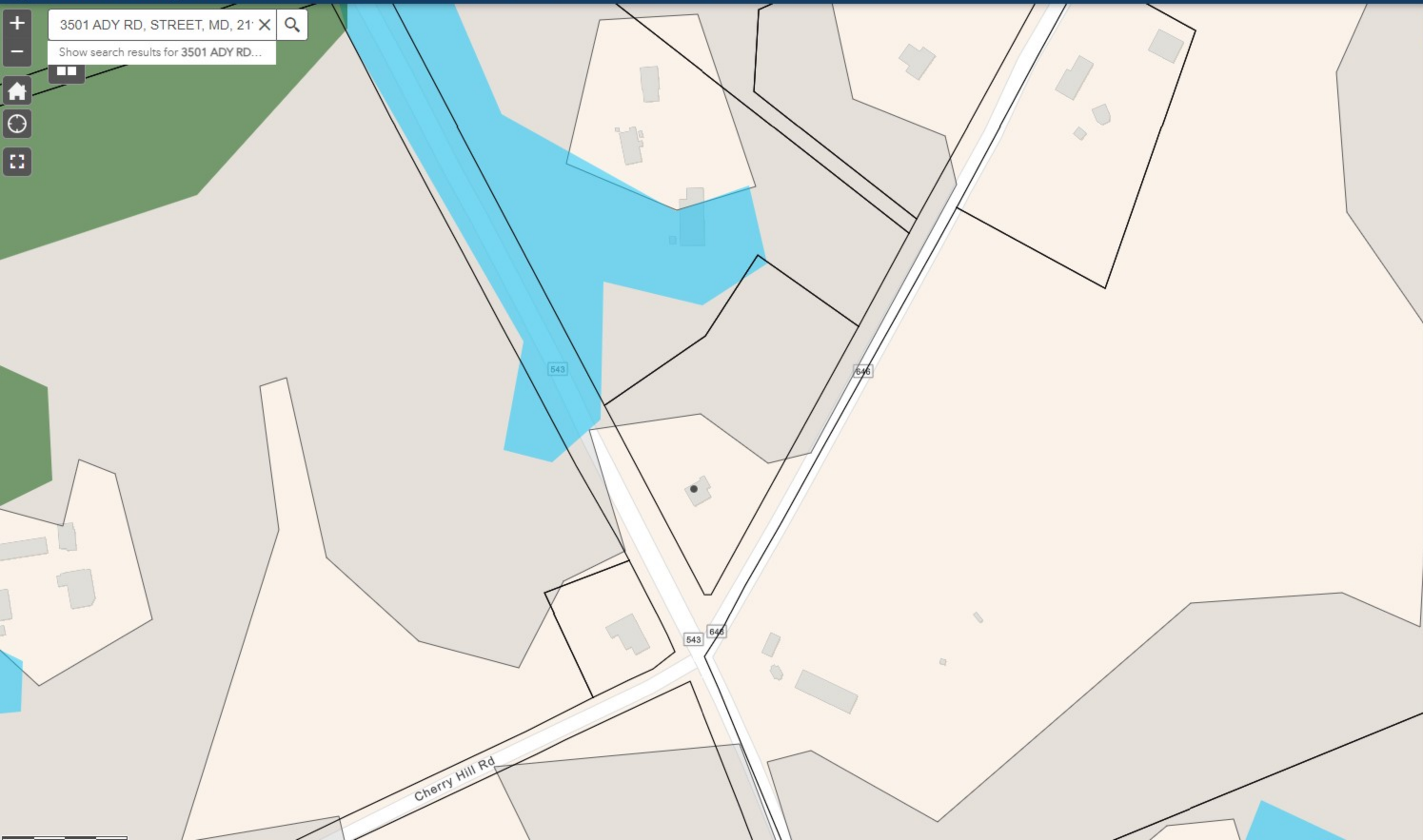
Full Screen

3501 ADY RD, STREET, MD, 21

X

Q

Show search results for 3501 ADY RD...



Layer List

Layers

- ☒ Cadastral ...
- ☒ Core Forests Greater than 50 Acres ...
- ☒ Core Forests Less Than 50 Acres ...
- ☒ Core Wetlands ...
- ☒ Core Aquatic Areas ...
- ☒ Corridors ...
- ☒ Hubs ...
- ☐ Bioretention ...
- ☐ Swale ...
- ☐ High Green Stormwater Potential ...
- ☐ County Owned Parcels with High Green Stormwater Potential ...



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-012 Tax Map 18 Grid 3C Parcel 41 District No. 05 Tax ID No. 062349
Subdivision Name Snodgrass Lot No. 2 Acres 2.29 Sq. Ft.
Applicant/Owner STH Land Services/ JHM Ady Road LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☒ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☒ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☒ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: Additional soil test may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☒ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 5, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-012 Applicant Name STH Land Services - Sam Hutchins

Property Address 3501 Ady Rd., Street

Current Zoning B2/AG Requested Zoning B2

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 9/4/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-012 Applicant Name STH Land Services - Sam Hutchins

Property Address 3501 Ady Rd

Current Zoning B2/AG Requested Zoning B2

Most Recent ADT 7752 (MD 543/Ady Road)

LOS at the Nearest Intersection MD 543 @ MD 646 - C/20.0 (AM); C/22.1 (PM)

Estimated Trip Generation 785 ADT (ITE 13,170 sq. ft. Strip Retail Plaza)

Functional Classification MD 543 - Major Rural Collector; MD 646 - Minor Rural Collector

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-012 Applicant Name STH Land Services (Sam Hutchins)

Property Address 3501 Ady Road, Street, MD 21154

Current Zoning B2/AG Requested Zoning B2

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

Split zoned. Requesting to rezone the AG portion to B2.

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/13/2024
PLANNER INITIALS CD

School Assessment

Issue # D-012 Applicant Name STH Land Services - Sam Hutchins

Property Address 3501 Ady Road

Current Zoning B2/AG Requested Zoning B2

Districts:

Elementary North Harford Adverse Impact No Utilization Rate 81%

Middle North Harford Adverse Impact No Utilization Rate 72%

High North Harford Adverse Impact No Utilization Rate 76%

Comment

ATTACHMENTS ____ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # D-012 Applicant Name STH Land Services

Property Address 2319 Rock Spring Rd

Current Zoning AG/B2 Requested Zoning AG/B2

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement is present on the subject property. The subject property is adjacent to a Harford County Ag Preservation Easement and located near several other preservation easements. The subject property is located outside of the development envelope within the County's Priority Preservation Area. Additional commercial development within the area could negatively impact existing and future preservation easements, as well as the rural character of the area.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number D-013

Tax Account Number 03-059030

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Buck T. Roberts, Estate of

Address: 7 East Howard Street, Bel Air, Maryland 21014

Property Owner 2: _____

Address: _____

Representative Frank Leinbach, Personal Estate Buck T. Roberts

Address 7 East Howard Street, Bel Air, Maryland 21014

2. Description of Property

Site Address 2210 Allibone Road, Bel Air, MD 21015

Election District/Precinct 3-01 Councilmanic District D

Tax Map 0026 Parcel 0020 Block _____ Section _____ Lot _____

Total Acreage of Parcel 20.185 Area to be rezoned: 1.28

Current Zoning: AG Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

The land use is agricultural, with at least one single family residence and several vacant buildings

B. Land Use Plan Designation:

The Land Use Map designates this property as Agricultural. This property is not within the development envelope.

4. Zoning History

There was no zoning request on this property the last comprehensive zoning cycle in 2017.

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	AG	Agriculture, with single-family residential on very large parcels
		Residential (single-family) on large lots
South	AG	Agricultural, with single-family residential on large parcels
East	AG	Agricultural, with single-family residential on large parcels
West	AG	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This zoning request is not consistent with the Land Use Map, as this property is not within the development envelope. This property is not within a Rural Village.

B. Water and Sewer Master Plan

This property is not within the planned water and sewer service area (1A/1B). This property is not within the development envelope. It is not practical, economical, or feasible to service this area with County public water and sewer.

6. Environmental

There is a stream/pond on the NE side of the property, and a stream/nontidal wetlands on the southern end of the property. There is a small area of steep slopes. The property is within a Tier 2 MDE watershed. The Green Infrastructure data shows HUB, core forests less than 50 acres, and a core aquatic area. The property is less than 20% NRD. (It should be noted that these environmental resources are on the property, not on the small portion of the site requesting rezoning)

7. Historic/Land Preservation Issues:

There are no inventoried historic sites on this property. However, the property is adjacent to a pending Rural Legacy easement. Additional commercial development in this area could negatively impact existing and future preservation easements, as well as the rural character of the area. Land preservation options should be explored.

8. Assessment Summary:

This request is not consistent with the Land Use Plan. The site is not within the development envelope or a Rural Village. There are no future plans for public water and sewer. Additional commercial development could negatively impact existing and future preservation easements, as well as the rural character of the area.

9. Recommendations

Department of Planning and Zoning Recommendation:

No change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for all agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-013 1.28 ACRES D-013
FROM: AG TO: B3

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE **ISSUE NUMBER** D-013

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-013 1.28 ACRES D-013
FROM: AG TO: B3

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School
PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103



PLEASE REFERENCE ISSUE NUMBER D-013

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/29/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-013 Applicant Name Joseph Snee, Jr Esq. Tax ID # 03059030
Tax Map 26 Parcel # 20 Lot # _____ Watershed Deer Creek Deer Creek ☒ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Source Water Assessment Area? _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stream Buffer (75' <input checked="" type="checkbox"/>) or (150' <input type="checkbox"/>)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wetlands NWI Mapped <input type="checkbox"/> Possible <input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	100-Year Floodplain on the Property If yes, Zone _____ Panel # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodway
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Steep Slopes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Forest Cover (<25% <input type="checkbox"/> 25-50% <input checked="" type="checkbox"/> 51- 75% <input type="checkbox"/> >75% <input type="checkbox"/> of total parcel)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Property located within a SSPRA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Trout Stream Subwatershed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tier II Catchment Area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Green Infrastructure (HUB <input checked="" type="checkbox"/> CORE <input checked="" type="checkbox"/> CORRIDOR <input type="checkbox"/>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	In the Critical Area? If so, circle Land Use Management Area (IDA <input type="checkbox"/> LDA <input type="checkbox"/> RCA <input type="checkbox"/>)
<input type="checkbox"/>	<input type="checkbox"/>	FIDS Habitat? (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Critical Area Buffer (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Tributary Streams (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

There is a stream/pond area on the NE side of the property, and a stream/nontidal area with steep slopes on the southern end of the property

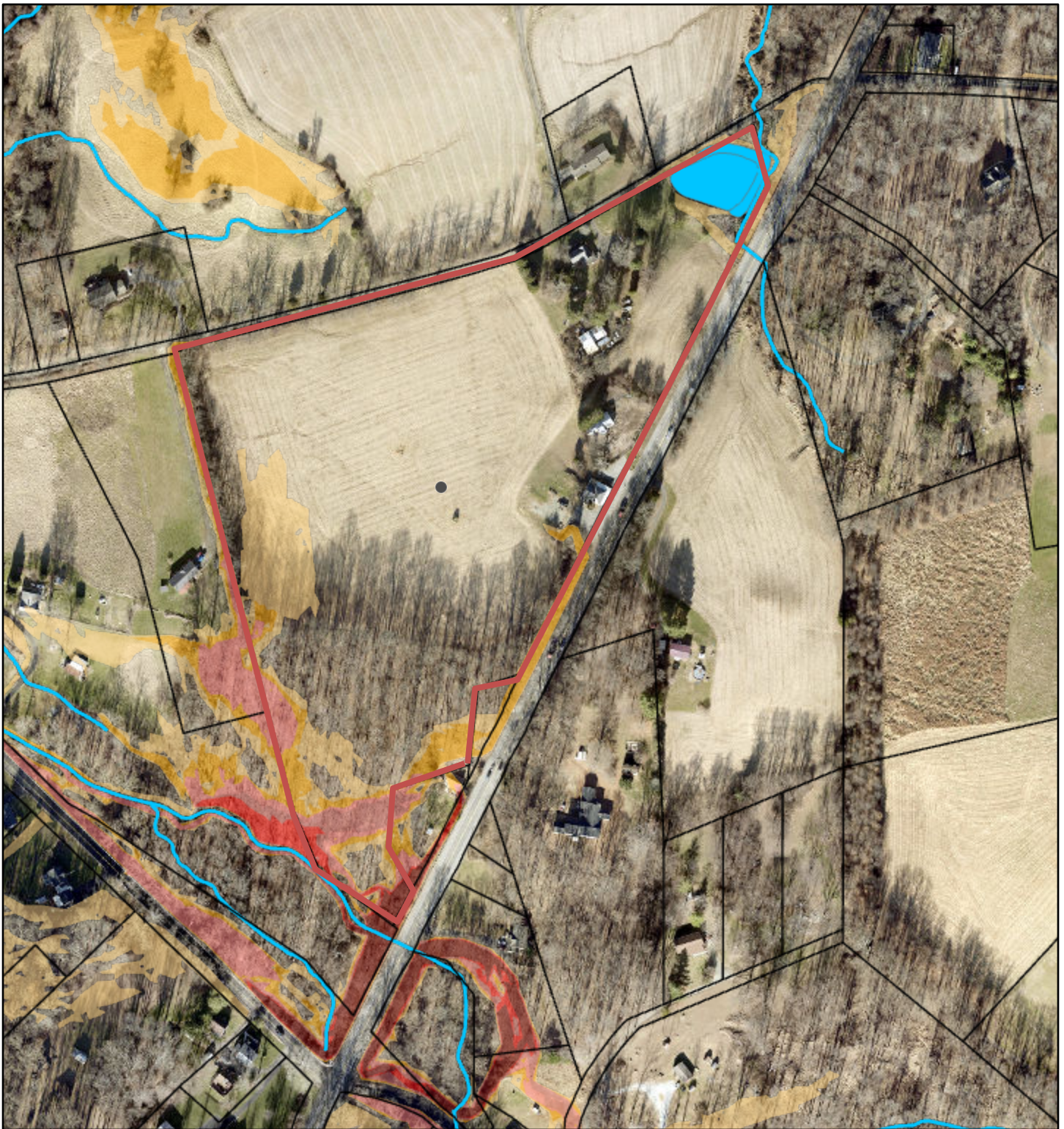
The property is about 30% forested.

The property is mapped HUB, and core forest less than 50 acres, along with core aquatic area in the green infrastructure data

Property is within a MDE designated Tier 2 watershed

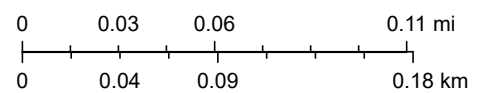
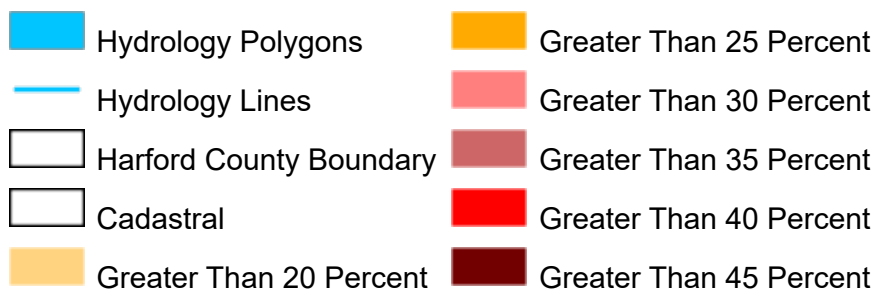
Property is less than 20% NRD.

Harford County Maryland

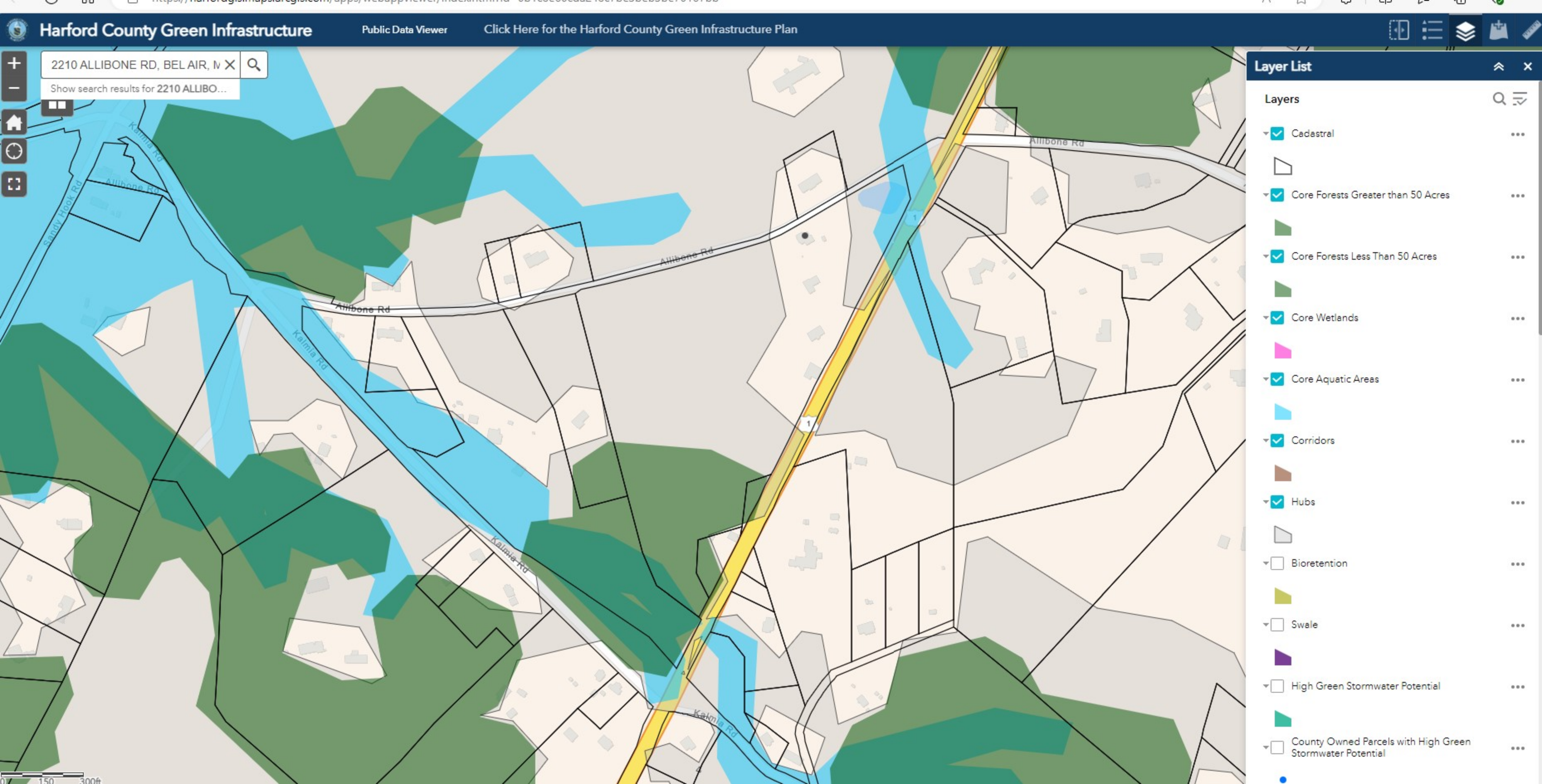


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Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



2210 ALLIBONE RD, BEL AIR, MD

Show search results for 2210 ALLIBONE RD, BEL AIR, MD

Layer List

- ☒ Cadastral
- ☒ Core Forests Greater than 50 Acres
- ☒ Core Forests Less Than 50 Acres
- ☒ Core Wetlands
- ☒ Core Aquatic Areas
- ☒ Corridors
- ☒ Hubs
- ☐ Bioretention
- ☐ Swale
- ☐ High Green Stormwater Potential
- ☐ County Owned Parcels with High Green Stormwater Potential



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-013 Tax Map 26 Grid 4E Parcel 20 District No. 03 Tax ID No. 059030
Subdivision Name N/A Lot No. N/A Acres 1.28
Applicant/Owner Joseph F. Snee, Jr., Esquire/Estate of Buck T. Roberts
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☒ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☒ moderate ☐ severe
Development potential based on soils rating: ☒ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: additional soil tests may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☒ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☐ Yes ☒ No
If yes, list environmental concerns: _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 1, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-013 Applicant Name Joseph F. Snee, Jr., Esq.

Property Address 2210 Allibone Rd., Bel Air

Current Zoning AG Requested Zoning B3

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 9/4/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-013 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 2210 Allibone Rd, Bel Air, MD 21014

Current Zoning AG Requested Zoning B3

Most Recent ADT 13,650 (US 1/Conowingo Road)

LOS at the Nearest Intersection US 1 @ MD 136 - B/21.6 (AM); C/32.6 (PM); C/30.1 (Sat)

Estimated Trip Generation 736 ADT (ITE 12,800 sq. ft. Strip Retail Plaza)

Functional Classification Allibone Road - Local; US 1 - Principal Rural Arterial

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-013 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 2210 Allibone Road, Bel Air, MD 21015

Current Zoning AG Requested Zoning B3

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/13/2024
PLANNER INITIALS CD

School Assessment

Issue # D-013 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 2210 Allibone Road, Bel Air, MD 21015

Current Zoning AG Requested Zoning B3

Districts:

Elementary Dublin Adverse Impact No Utilization Rate 73%

Middle Southampton Adverse Impact No Utilization Rate 83%

High C. Milton Wright Adverse Impact No Utilization Rate 81%

Comment

ATTACHMENTS ____ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # D-013 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 2210 Allibone Rd

Current Zoning AG Requested Zoning AG/B3

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement is present on the subject property. The subject property is adjacent to a pending Rural Legacy Easement and located near several other preservation easements. The subject property is located outside of the development envelope within the County's Priority Preservation Area. Additional commercial development within the area could negatively impact existing and future preservation easements, as well as the rural character of the area.

Due to the size, natural resources, and agricultural features of the subject property, land preservation options should be explored.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number D-014

Tax Account Number 05020646

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: 3326 Forge Hill Properties

Address: 2710 Carsins Run Rd, Aberdeen, MD, 21001

Property Owner 2: _____

Address: _____

Representative Bryan Gurosko, Brandon Gurosko

Address 2710 Carsins Run Rd, Aberdeen, MD, 21001

2. Description of Property

Site Address 3326 Forge Hill Rd, Street, MD, 21154

Election District/Precinct 05 Councilmanic District D

Tax Map 27 Parcel 69 Block _____ Section _____ Lot _____

Total Acreage of Parcel 3.92 Area to be rezoned: 1.212871

Current Zoning: B3/AG Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Commercial, the property is presently used for automotive/motorcycle repair shop, small store

B. Land Use Plan Designation:

The Land Use Map designates this property as Agricultural on the Land Use Map, the property is not within the development envelope or a Rural Village.

4. Zoning History

There was no zoning request on this property the last comprehensive zoning cycle in 2017.

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	B3	Commercial (E & B Body and Paint- vehicle) and large lot residential
		Residential (Single-family large 2 acre lots)
South	AG	Commercial (Bartenfelder Landscaping), County Park, and residential (single-family large lot)
		Residential (single-family residential large lot)
East	B3 / AG	
West	B3	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This zoning request is not consistent with the Land Use Map or Plan. This property is not within a designated Rural Village or within the development envelope.

B. Water and Sewer Master Plan

This property is not within the planned water and sewer service area (1A/1B). This property is not within the development envelope. There are no future plans for water and sewer service to this area of the County.

6. Environmental

This property is partially located within the Queen's Castle Water Source Protection District (community system). The property is less than 25% forested, and within a MDE designated Tier II watershed.

7. Historic/Land Preservation Issues:

There are no inventoried historic sites on this property. The property is located across from the Harford Agricultural Center and located outside the development envelope. Additional commercial development in this area could negatively impact future preservation easement opportunities.

8. Assessment Summary:

This rezoning request is not consistent with the Land Use Map or Plan. The property is not within a Rural Village, with no future public water and sewer. The property is in an agricultural area of the County, with adjacent residential land uses. Additional commercial land could impact these properties, along with the rural character of the area.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for all agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-014 1.212871 ACRES D-014
FROM: B3/AG TO: B3

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103



PLEASE REFERENCE ISSUE NUMBER **D-014**



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-014 1.212871 ACRES D-014
FROM: B3/AG TO: B3

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103



PLEASE REFERENCE ISSUE NUMBER **D-014**

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/29/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-014 Applicant Name Bryan Gurosko Tax ID # 05020646
Tax Map 27 Parcel # 69 Lot # _____ Watershed Deer Creek Deer Creek ☒ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Source Water Assessment Area? <u>Queens Castle Community System</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRD
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stream Buffer (75' <input type="checkbox"/>) or (150' <input type="checkbox"/>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands NWI Mapped <input type="checkbox"/> Possible <input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	100-Year Floodplain on the Property If yes, Zone _____ Panel # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodway
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Steep Slopes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Forest Cover (<25% <input checked="" type="checkbox"/> 25-50% <input type="checkbox"/> 51- 75% <input type="checkbox"/> >75% <input type="checkbox"/> of total parcel)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Property located within a SSPRA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Trout Stream Subwatershed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tier II Catchment Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Green Infrastructure (HUB <input type="checkbox"/> CORE <input type="checkbox"/> CORRIDOR <input type="checkbox"/>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	In the Critical Area? If so, circle Land Use Management Area (IDA <input type="checkbox"/> LDA <input type="checkbox"/> RCA <input type="checkbox"/>)
<input type="checkbox"/>	<input type="checkbox"/>	FIDS Habitat? (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Critical Area Buffer (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Tributary Streams (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

The property is partially in the SWAA for Queens Castle MHP Community Water System

The property is less than 25% forested

The site is within a MDE designated Tier 2 watershed

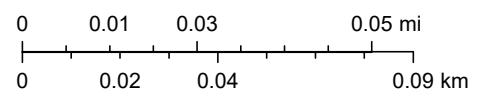
Harford County Maryland



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- Hydrology Polygons
- Hydrology Lines
- Harford County Boundary
- Cadastral Labels
- Cadastral
- Source Water Protection Areas



Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-014 Tax Map 27 Grid 2C Parcel 69 District No. 05 Tax ID No. 020646
Subdivision Name N/A Lot No. N/A Acres 1.212871
Applicant/Owner Bryan Guvrosko/ 3326 Forge Hill Properties LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☒ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☒ severe
Development potential based on soils rating: ☐ Reasonable ☒ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☒ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☐ No ☒ Unknown
If problem, explain: Additional soil tests may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 2, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-014 Applicant Name Bryan Furosko

Property Address 3326 Forge Hill Rd., Street

Current Zoning B3/AG Requested Zoning B3

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 9/4/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-014 Applicant Name Bryan Gurosko

Property Address 3326 Forge Hill Rd. Street MD, 21154

Current Zoning B3/AG Requested Zoning B3

Most Recent ADT 13,650 (US 1/Conowingo Road)

LOS at the Nearest Intersection US 1 @ MD 136 - B/21.6 (AM); C/32.6 (PM); C/30.1 (Sat)

Estimated Trip Generation 742 ADT (ITE 12,129 sq. ft. Strip Retail Plaza)

Functional Classification Forge Hill Road - Local; US 1 - Principal Rural Arterial

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-014 Applicant Name 3326 Forge Hill Properties LLC (Bryan Gurosko, Agent)

Property Address 3326 Forge Hill Road, Street, MD 21154

Current Zoning B3/AG Requested Zoning B3

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

Split zoned. Request to rezone AG portion of property to B3.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 08/13/2024
PLANNER INITIALS CD

School Assessment

Issue # D-014 Applicant Name Bryan Gurosko

Property Address 3326 Forge Hill Rd. Street MD, 21154

Current Zoning B3/AG Requested Zoning B3

Districts:

Elementary Dublin Adverse Impact No Utilization Rate 73%

Middle North Harford Adverse Impact No Utilization Rate 72%

High North Harford Adverse Impact No Utilization Rate 76%

Comment

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS jw

AG Preservation Checklist

Issue # D-014 Applicant Name Bryan Gurosko

Property Address 3326 Forge Hill Rd

Current Zoning AG/B3 Requested Zoning B3

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement is present on the subject property. The subject property is adjacent to the Harford Agricultural Center and located outside of the development envelope within the County's Priority Preservation Area. Additional commercial development within the area could negatively impact existing and future preservation easements, as well as the rural character of the area.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number D-015

Tax Account Number 04-005694

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Melvin R. Huber Jr.

Address: 2255 Schuster Road, Jarrettsville, MD 21084

Property Owner 2: _____

Address: _____

Representative STH Land Services – Samuel Hutchins

Address 1901 Eden Mill Road, Pylesville, MD 21132

2. Description of Property

Site Address 3732 Norrisville Road

Election District/Precinct 4-04 Councilmanic District D

Tax Map 32 Parcel 131 Block _____ Section _____ Lot _____

Total Acreage of Parcel 0.52 Area to be rezoned: 0.52

Current Zoning: VR Requested Zoning: VB

3. Land Use and Zoning Considerations

A. Existing Land Uses:

The existing use is residential (single-family residential)

B. Land Use Plan Designation:

This property is entirely within the Village of Jarrettsville on the County's Land Use Map. This property is not within the development envelope.

4. Zoning History

There was no zoning request on this property the last comprehensive zoning cycle in 2017.

Existing Zoning and Land Use in surrounding area:

<u>Zoning</u>		<u>Land Use</u>
North	VB	Open agricultural field, with Lions Club building to the NW.
		Assessed residential, however appears to be vacant AG (open field, with an ag structure)
South	VR	Commercial exempt (Sherriff's office Northern precinct, and library)
East	VB	Residential (single-family residential) 1/3 acre lots
West	VR	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This zoning request is not inconsistent with the County's Land Use Plan, as the site is within the Rural Village of Jarrettsville. Zonings such as the existing zoning (VB) and VR are consistent with the Land Use Plan and Map. The intersection of MD 23 @ MD 165 is an existing failing intersection.

B. Water and Sewer Master Plan

This property is not within the planned water and sewer service area (1A/1B). This property is not within the development envelope. There are no future plans for water and sewer service to this area of the County.

6. Environmental

This property is shown to be within a MDE designated Tier II watershed.

7. Historic/Land Preservation Issues:

There are no ag easements on this property, however easement properties are nearby. There are no inventoried historic sites on this property.

8. Assessment Summary:

This zoning request would extend strip commercial uses along MD 23. Traffic congestion and access to the property is a concern. The geometrics of the Schuster Road at MD 23 intersection with additional traffic is a concern. Increased traffic could also make it more difficult for buses to enter and exit Jarrettsville Elementary School. There is not a need for additional commercial zoning in the rural village. There are other undeveloped VB properties within the rural village.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for all agency reviews.



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-015 .52 ACRES D-015
FROM: VR TO: VB

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:

Harford County Planning & Zoning

www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE **ISSUE NUMBER** D-015

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/29/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-015 Applicant Name STH Land Services - Sam Hutchins Tax ID # 04005694
Tax Map 32 Parcel # 131 Lot # _____ Watershed Atkisson Reservoir Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☐ ☒

NRD

☐ ☒

Stream Buffer (75' ☐) or (150' ☐)

☐ ☒

Wetlands NWI Mapped ☐ Possible ☐

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☐ ☒

Forest Cover (<25% ☐ 25-50% ☐ 51- 75% ☐ >75% ☐ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☒ ☐

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:




Property is within a MDE designated Tier 2 watershed

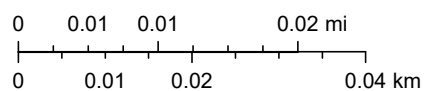
Harford County Maryland



8/29/2024, 3:39:39 PM

1:1,128

-  TierII_HighQualityWaters_2022_new - TierII_Catchments_2022_projected
-  Harford County Boundary
-  Cadastral



Baltimore County Government, Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-015 Tax Map 32 Grid 2A Parcel 131 District No. 04 Tax ID No. 005694
Subdivision Name Anderson Lot No. N/A Acres 0.52
Applicant/Owner STH Land Services/Melvin R. Huber Jr.
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☒ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☒ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☒ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: Additional soil test may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☒ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: _____
UST _____

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 2, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-015 Applicant Name STH Land Services - Sam Hutchins

Property Address 3732 Norrisville Rd., Jarrettsville

Current Zoning VR Requested Zoning VB

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS YES ☒ NO
DATE COMPLETED 9/4/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-015 Applicant Name STH - Land Services - Sam Hutchins

Property Address 3732 Norrisville Rd

Current Zoning VR Requested Zoning VB

Most Recent ADT 11,075 (MD 23/Norrisville Road)

LOS at the Nearest Intersection MD 23/Norrisville Road @ Schuster Road - B/10.9 (AM); B/14.0 (PM)

Estimated Trip Generation 89 ADT (ITE 5,200 sq. ft. General Office Building)

Functional Classification MD 23/Norrisville Road - Minor Rural Arterial

Capital Improvements None

Sidewalk Yes ☒ No

Comments:

An unfunded MDOT SHA District 4 project has been identified to increase the truck turn radius for right turning traffic on MD 23 (Norrisville Road) @ MD 165 (Baldwin Mill Road)

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-015 Applicant Name STH Land Services (Sam Hutchins)

Property Address 3732 Norrisville Road, Jarrettsville, MD 21084

Current Zoning VR Requested Zoning VB

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/13/2024
PLANNER INITIALS CD

School Assessment

Issue # D-015 Applicant Name STH Land Services - Sam Hutchins

Property Address 3732 Norrisville Road

Current Zoning VR Requested Zoning VB

Districts:

Elementary Jarrettsville Adverse Impact No Utilization Rate 91%

Middle North Harford Adverse Impact No Utilization Rate 72%

High North Harford Adverse Impact No Utilization Rate 76%

Comment

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # D-015 Applicant Name STH Land Services - Sam Hutchins

Property Address 3732 Norrisville Rd

Current Zoning VR Requested Zoning VB

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement is present on the subject property. The subject property is located near multiple land preservation easements. Additional commercial development within the area could negatively impact existing and future preservation easements, as well as the rural character of the area.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number

D-016

Tax Account Number

04-020782

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: 3712 Norrisville Road LLC

Address: 3707 Norrisville Road, Jarrettsville, MD 21084

Property Owner 2: _____

Address: _____

Representative STH Land Services LLC – Samuel Hutchins

Address 1901 Eden Mill Road, Pylesville, MD 21132

2. Description of Property

Site Address 3712 Norrisville Road

Election District/Precinct 4-04

Councilmanic District D

Tax Map 32 Parcel 278 Block _____ Section _____ Lot _____

Total Acreage of Parcel 1.882 Area to be rezoned: 1.882

Current

Zoning: VB Requested Zoning: B1

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Commercial (Dunkin Donuts with drive-thru)

B. Land Use Plan Designation:

This entire property is shown to be within the Village of Jarrettsville on the County Land Use Map.

4. Zoning History

There was no zoning request on this property the last comprehensive zoning cycle in 2017.

Existing Zoning and Land Use in surrounding area:

<u>Zoning</u>		<u>Land Use</u>
North	VB	Agricultural use
		Residential (single-family residential), commercial to SE of property (McComas Life Celebration Center)
South	VR	Commercial (bank and parking for McComas Life)
		Commercial (Jarrettsville Pharmacy)
East	VB	
West	VB	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This zoning request is not consistent with the County Land Use Map and Plan. This property is within the Village of Jarrettsville. Zonings such as the existing zoning (VB) and VR are consistent with the Land Use Plan and Map. The intersection of MD 23 @ MD 165 is an existing failing intersection.

B. Water and Sewer Master Plan

This property is not within the planned water and sewer service area (1A/1B). This property is not within the development envelope. There are no future plans for water and sewer service to this area of the County.

6. Environmental

This property is shown to be within a MDE designated Tier II watershed.

7. Historic/Land Preservation Issues:

There are no ag easements on this property, however easement properties are nearby. There are no inventoried historic sites on this property.

8. Assessment Summary:

This zoning request is not consistent with the Village of Jarrettsville. Promoting rural businesses that support the agricultural community, in concert with the Rural Village studies is the goal for commercial development in these Village areas.

9. Recommendations

Department of Planning and Zoning Recommendation:

No Change

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for all agency reviews.



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**


D-016 1.882 ACRES D-016
FROM: VB TO: B1

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103

PLEASE REFERENCE **ISSUE NUMBER D-016**



ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/29/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-016 Applicant Name STH Land Services - Sam Hutchins Tax ID # 04020782
Tax Map 32 Parcel # 278 Lot # _____ Watershed Atkisson Reservoir Deer Creek ☐ / Bush River Priority ☒
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☐ ☒

NRD

☐ ☒

Stream Buffer (75' ☐) or (150' ☐)

☐ ☒

Wetlands NWI Mapped ☐ Possible ☐

☐ ☒

100-Year Floodplain on the Property If yes, Zone _____ Panel # _____

☐ ☒

Floodway

☐ ☒

Steep Slopes

☐ ☒

Forest Cover (<25% ☐ 25-50% ☐ 51- 75% ☐ >75% ☐ of total parcel)

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☒ ☐

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

In the Critical Area? If so, circle Land Use Management Area (IDA ☐ LDA ☐ RCA ☐)

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

Property is within a MDE designated Tier 2 watershed

Harford County Maryland



8/29/2024, 4:11:59 PM

1:1,128

TierII_HighQualityWaters_2022_new - TierII_Catchments_2022_projected

Hydrology Lines

Harford County Boundary

Cadastral

0 0.01 0.01 0.02 mi
0 0.01 0.02 0.04 km

Baltimore County Government, Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-016 Tax Map 32 Grid 1A Parcel 278 District No. 04 Tax ID No. 020782
Subdivision Name N/A Lot No. N/A Acres 1.882
Applicant/Owner STH Land Services/ 3712 Norrisville Road LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☒ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☒ slight ☐ moderate ☐ severe
Development potential based on soils rating: ☒ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: May require additional soil tests

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☒ Drilled ☐ Hand dug ☐ Spring ☐ Other ☐ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: LUST, AST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 6, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-016 Applicant Name STH Land Services - Sam Hutchins

Property Address 3712 Norrisville Rd., Jarrettsville

Current Zoning VB Requested Zoning B3

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS YES ☒ NO
DATE COMPLETED 9/4/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-016 Applicant Name STH Land Services - Sam Hutchins

Property Address 3712 Norrisville Rd

Current Zoning VB Requested Zoning B1

Most Recent ADT 11,075 (MD 23/Norrisville Road)

LOS at the Nearest Intersection MD 23/Norrisville Road @ MD 165/Federal Hill - C/35.0 (AM); D/40.3 (PM)

Estimated Trip Generation 1025 ADT (ITE 18,820 sq. ft. Strip Retail Plaza)

Functional Classification MD 23 - Minor Rural Arterial

Capital Improvements None

Sidewalk Yes ☒ No

Comments:

The intersection of MD 23 @ MD 165 is an existing failing intersection. An unfunded MDOT SHA District 4 project has been identified to increase the truck turn radius for right turning traffic on MD 23 (Norrisville Road) @ MD 165 (Baldwin Mill Road)

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-016 Applicant Name STH Land Services (Sam Hutchins)

Property Address 3712 Norrisville Road, Jarrettsville, MD 21084

Current Zoning VB Requested Zoning B1

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/13/2024
PLANNER INITIALS CD

School Assessment

Issue # D-016 Applicant Name STH Land Services - Sam Hutchins

Property Address 3712 Norrisville Road

Current Zoning VB Requested Zoning B1

Districts:

Elementary Jarrettsville Adverse Impact No Utilization Rate 91%

Middle North Harford Adverse Impact No Utilization Rate 72%

High North Harford Adverse Impact No Utilization Rate 76%

Comment

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # D-016 Applicant Name STH Land Services - Sam Hutchins

Property Address 3712 Norrisville Rd

Current Zoning VB Requested Zoning B1

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement is present on the subject property. The subject property is located near multiple land preservation easements. Additional commercial development within the area could negatively impact existing and future preservation easements, as well as the rural character of the area.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number

D-017

Tax Account Number

03-216225

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Douglas P. Barnes & Tracey M. Barnes

Address: 2540 Conowingo Road, Bel Air, MD 21015

Property Owner 2: _____

Address: _____

Representative Bradley R. Stover, Esq., and Robinson & Stover, LLC

Address 124 North Main Street, Bel Air, Maryland 21014

2. Description of Property

Site Address 2540 Conowingo Road, Bel Air, MD 21015

Election District/Precinct 3-01

Councilmanic District D

Tax Map 34 Parcel 0316 Block _____ Section _____ Lot _____

Total Acreage of Parcel 27.42 Area to be rezoned: 23.09

Current

Zoning: RR Requested Zoning: AG

3. Land Use and Zoning Considerations

A. Existing Land Uses:

This property is residential, but appears to have some ag-related uses (pasture/wooded)

B. Land Use Plan Designation:

This property is designated Agricultural on the Land Use Map, this property is not within the development envelope.

4. Zoning History

There was no zoning request on this property the last comprehensive zoning cycle in 2017.

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	RR/AG	Residential (large-lot single family residences)
		Residential (single-family residential)
South	RR	Residential (large-lot single family residences and agricultural lands)
East	AG	Residential (single-family residential ½ acre-3/4 acre lots)
West	AG	

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This zoning request (downzoning) is consistent with the County Land Use Map, the property is not within the development envelope.

B. Water and Sewer Master Plan

This property is not within the planned water and sewer service area (1A/1B). This property is not within the development envelope. A portion of the property is within the Bridges Montessori School Water Source Protection District (NTNC system)

6. Environmental

There is a tributary stream at the north side of property along with possible nontidal wetlands, total NRD would be less than 10% of the property. Site is partially within the WSPD (see above). Green Infrastructure data shows core aquatic, and core forest less than 50 acres, with HUB. The site is within a MDE designated Tier II watershed, and part of the site is within a DNR designated Sensitive Species Project Review Area (SSPRA).

7. Historic/Land Preservation Issues:

No Ag easement on the property, however, it is adjacent to a County AG preservation easement and near other easements. There are no inventoried historic resources on this property.

8. Assessment Summary:

This downzoning request is consistent with the Land Use Plan and will not add any new conflicts to the surrounding area.

9. Recommendations

Department of Planning and Zoning Recommendation:

AG

Planning Advisory Board Recommendation:

AG

10. Appendix

See attachments for all agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-017 23.09 ACRES D-017
FROM: RR TO: AG

November 4, 2024 - Aberdeen High School
November 18, 2024 - Bel Air High School

PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103



PLEASE REFERENCE ISSUE NUMBER D-017

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-017 23.09 ACRES D-017
FROM: RR TO: AG

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE **ISSUE NUMBER** D-017

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/29/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-017 Applicant Name Bradley Stover, Esq Tax ID # 03216225
Tax Map 34 Parcel # 316 Lot # _____ Watershed Deer Creek Deer Creek ☒ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Source Water Assessment Area? <u>Bridges Montessori School NTNC</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stream Buffer (75' <input checked="" type="checkbox"/>) or (150' <input type="checkbox"/>)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wetlands NWI Mapped <input type="checkbox"/> Possible <input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	100-Year Floodplain on the Property If yes, Zone _____ Panel # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodway
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Steep Slopes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Forest Cover (<25% <input checked="" type="checkbox"/> 25-50% <input type="checkbox"/> 51- 75% <input type="checkbox"/> >75% <input type="checkbox"/> of total parcel)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property located within a SSPRA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Trout Stream Subwatershed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tier II Catchment Area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Green Infrastructure (HUB <input checked="" type="checkbox"/> CORE <input checked="" type="checkbox"/> CORRIDOR <input type="checkbox"/>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	In the Critical Area? If so, circle Land Use Management Area (IDA <input type="checkbox"/> LDA <input type="checkbox"/> RCA <input type="checkbox"/>)
<input type="checkbox"/>	<input type="checkbox"/>	FIDS Habitat? (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Critical Area Buffer (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Tributary Streams (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

Property is partially in a SWAA for Bridges Montessori School NTNC System

There may be a tributary stream at the north side of property, along with possible nontidal wetlands. NRD amount would be less than 10%.

Property is partially in a DNR designated SSPRA, and fully within a MDE designated Tier 2 watershed

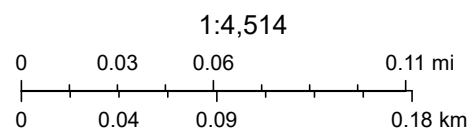
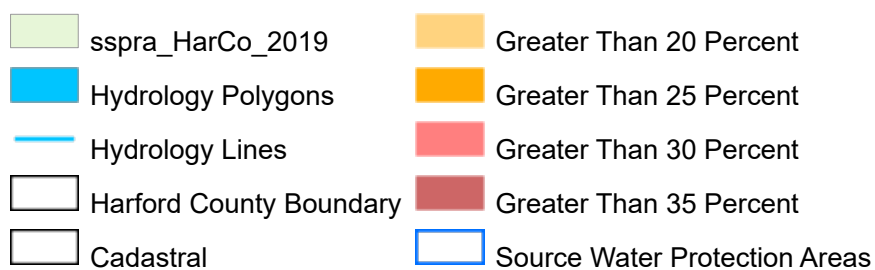
Minimal forest cover on the site.

Site has core aquatic, and core forest less than 50 acres, and is mapped HUB on part of the property.

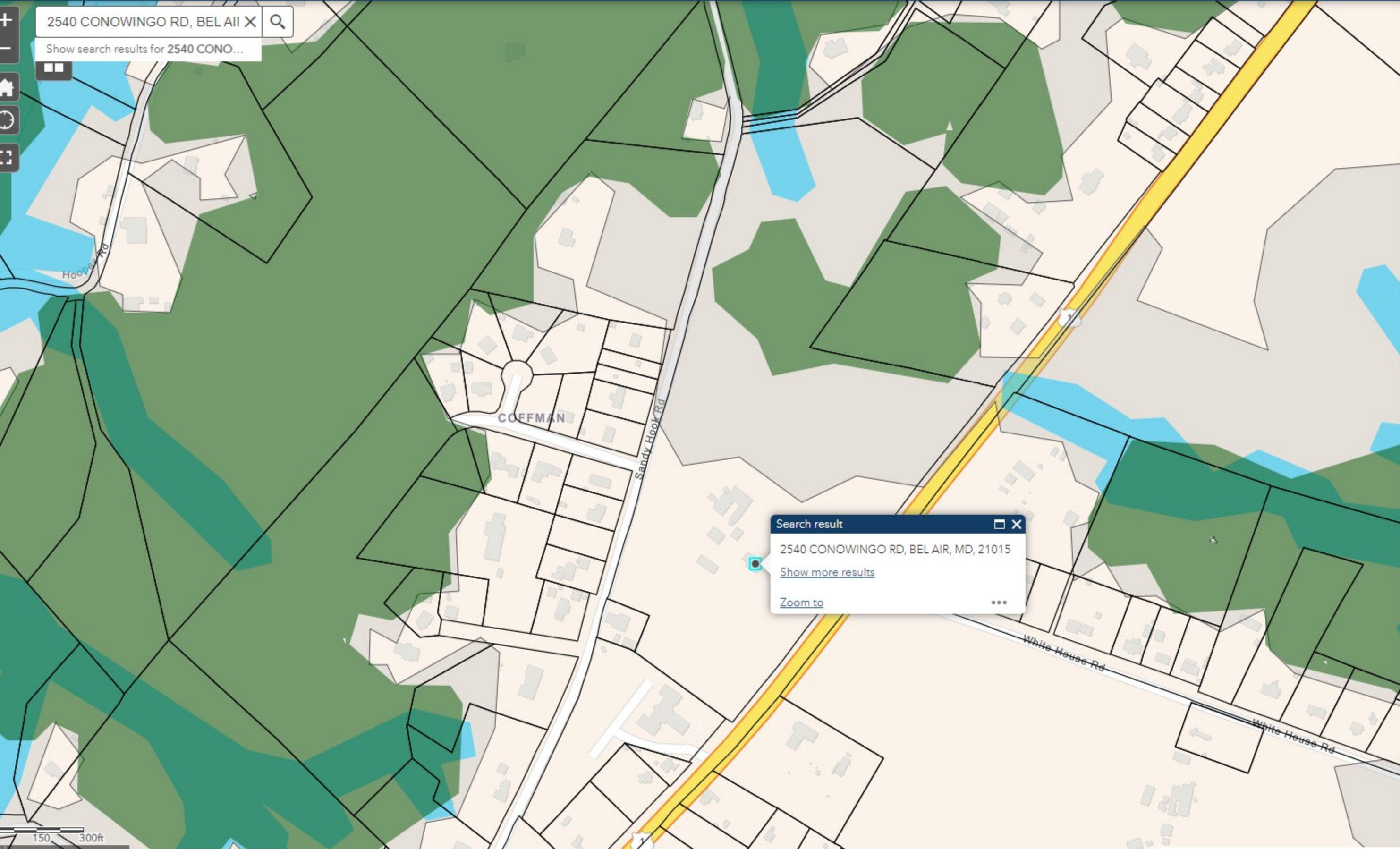
Harford County Maryland



8/29/2024, 4:23:53 PM



Baltimore County Government, Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Layer List

Layers

☒ Cadastral

☒ Core Forests Greater than 50 Acres

☒ Core Forests Less Than 50 Acres

☒ Core Wetlands

☒ Core Aquatic Areas

☒ Corridors

☒ Hubs

☐ Bioretention

☐ Swale

☐ High Green Stormwater Potential

☐ County Owned Parcels with High Green Stormwater Potential



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-017 Tax Map 34 Grid 2D Parcel 316 District No. 03 Tax ID No. 216225
Subdivision Name Kahoe Lot No. _____ Acres 27.42
Applicant/Owner 1Bradley R. Stover, Esq and Robinson & Stover, LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☒ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☒ moderate ☐ severe
Development potential based on soils rating: ☒ Reasonable ☐ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☒ No ☐ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: additional soil test may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☒ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: LAST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☒ Yes ☐ No
If yes, list Water Source Protection District(s): Bridges Mont. School

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 6, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-017 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC (Authorized Agent)

Property Address 2540 Conowingo Rd., Bel Air

Current Zoning RR Requested Zoning AG

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 9/4/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-017 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC (Authorized Agent)

Property Address 2540 Conowingo Rd, Bel Air, MD 21015

Current Zoning RR Requested Zoning AG

Most Recent ADT 13,650 (US 1/Conowingo Road)

LOS at the Nearest Intersection US 1/Hickory Bypass @ US 1/Conowingo Road - C/18.4 (AM); C/24.6 (PM); C/22.6 (Sat)

Estimated Trip Generation 28 ADT (ITE 2 Single Family Units)

Functional Classification US 1/Conowingo Road - Principal Rural Arterial

Capital Improvements None

Sidewalk ☐ Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-017 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 2540 Conowingo Road, Bel Air, MD 21084

Current Zoning RR Requested Zoning AG

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

Downzoning request.

ATTACHMENTS YES ☒ NO
DATE COMPLETED 08/13/2024
PLANNER INITIALS CD

School Assessment

Issue # D-017 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 2540 Conowingo Road, Bel Air, MD 21015

Current Zoning RR Requested Zoning AG

Districts:

Elementary Dublin Adverse Impact No Utilization Rate 73%

Middle Southampton Adverse Impact No Utilization Rate 83%

High C. Milton Wright Adverse Impact No Utilization Rate 81%

Comment

ATTACHMENTS ____ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # D-017 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 2540 Conwingo Rd

Current Zoning RR Requested Zoning AG/RR

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement is present on the subject property. The subject property is adjacent to a Harford County Ag Preservation Easement and located near several other preservation easements. The subject property is located outside of the development envelope within the County's Priority Preservation Area. Agricultural is the predominant zoning in the area.

HARFORD COUNTY, MARYLAND
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014 / (410) 638-3103

2025 Comprehensive Zoning Assessment Report

Issue Number	D-018
Tax Account Number	02-04404 / 02-110512

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1:	Harford County Airport Owners Group, Inc
Address:	3538 Aldino Road, Hangar 9, Churchville, MD 21028
Property Owner 2:	
Address:	
Representative	Bradley R. Stover, Esq., and Robinson & Stover, LLC
Address	124 North Main Street, Bel Air, Maryland 21014

2. Description of Property

Site Address	3538 Aldino Road, Churchville, Maryland 21028				
Election District/Precinct	2-01		Councilmanic District	D	
		0090 /			
Tax Map	43	Parcel	411	Block	Section Lot
Total Acreage of Parcel	196.45		Area to be rezoned:	77.909	
Current Zoning:	AG/GI		Requested Zoning:	GI	

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Existing land use of the area under the rezoning request is mostly Agriculture/undeveloped/wooded, however, there are some existing airport-related uses (hangar, part of runway, pavement related to airport)

B. Land Use Plan Designation:

The Land Use map designates the underlying intensity as Agricultural. The map also indicates the airport with a black outline of an airplane.

4. Zoning History

There was no zoning request on this property the last comprehensive zoning cycle in 2017.

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	AG	Agricultural with a mix of average to very large single-family residential lots/parcels
South	AG	There are single-family residential lots along Aldino Road, and large agricultural farms south of Aldino Road.
East	AG/B3	Agricultural (Berg's Farm), large lot single-family residential, commercial to SE (Churchville Kitchens, Claytons Tree Service, Dixie Construction)
West	AG	Mostly agricultural, with a small amount of large parcel single-family residential lots

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

HarfordNEXT supports the airport. However, the GI zoning request is not consistent with the Land Use Plan and the rural community that surrounds the airport. The airport is subject to approval by the Board of Appeals.

B. Water and Sewer Master Plan

This property is not within the planned Harford County Water and Sewer service Area (1A/1B). These public services are not practical, economical, or feasible for this property. The airport is not within the development envelope. The airport also has a nontransient noncommunity well, which creates a source water protection area.

6. Environmental

There are streams/nontidal wetlands that receive a 75' buffer. NWI maps indicate nontidal wetlands on the property. A small portion of the site is within a NTNC well for the airport, which creates its own source water assessment area. A small portion of the site is within a MDE designated Tier 2 watershed (Deer Creek). The Green Infrastructure data shows corridor, core aquatic areas, core wetlands and HUB.

7. Historic/Land Preservation Issues:

There are no inventoried historic sites on this property. There is no AG easement on the property, however it is adjacent to an easement property and near several others.

8. Assessment Summary:

The department recommends 27.3 +/- acres of the property to be rezoned to GI to facilitate the development of commercial uses that support the airport and research and development opportunities in aviation. This acreage represents only a portion of the original request. The airport operations will remain subject to the conditions of previous BOA cases as applicable.

9. Recommendations

Department of Planning and Zoning Recommendation:

AG/GI

Planning Advisory Board Recommendation:

No Change

10. Appendix

See attachments for all agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

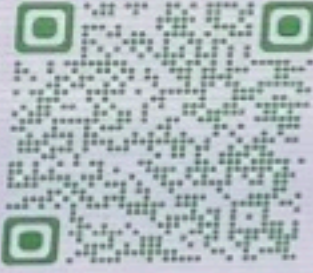
D-018 77.909 ACRES D-018
FROM: AG/GI TO: GI

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:
Harford County Planning & Zoning
www.harfordcountymd.gov
410-638-3103



PLEASE REFERENCE **ISSUE NUMBER** D-018

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

D-018 77.909 ACRES D-018
FROM: AG/GI TO: GI

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

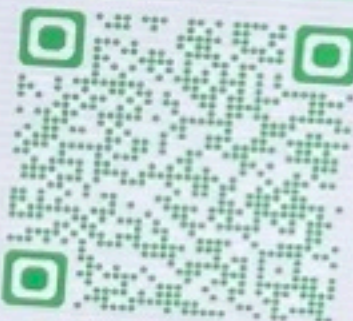
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Questions:

Harford County Planning & Zoning

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410-638-3103



PLEASE REFERENCE ISSUE NUMBER D-018

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
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D-018 77.909 ACRES D-018
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Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER D-018

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/30/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # D-018 Applicant Name Bradley Stover, Esq Tax ID # 0204404 / 02110512
Tax Map 43 Parcel # 90 / 411 Lot # _____ Watershed swan creek/ deer creek Deer Creek ☒ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Source Water Assessment Area? <u>Harford County Airport NTNC</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stream Buffer (75' <input checked="" type="checkbox"/>) or (150' <input type="checkbox"/>)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wetlands NWI Mapped <input type="checkbox"/> Possible <input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	100-Year Floodplain on the Property If yes, Zone _____ Panel # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodway
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Steep Slopes
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Forest Cover (<25% <input type="checkbox"/> 25-50% <input type="checkbox"/> 51- 75% <input type="checkbox"/> >75% <input type="checkbox"/> of total parcel)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Property located within a SSPRA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Trout Stream Subwatershed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tier II Catchment Area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Green Infrastructure (HUB <input checked="" type="checkbox"/> CORE <input checked="" type="checkbox"/> CORRIDOR <input checked="" type="checkbox"/>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	In the Critical Area? If so, circle Land Use Management Area (IDA <input type="checkbox"/> LDA <input type="checkbox"/> RCA <input type="checkbox"/>)
<input type="checkbox"/>	<input type="checkbox"/>	FIDS Habitat? (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Critical Area Buffer (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Tributary Streams (only in Critical Area)
<input type="checkbox"/>	<input type="checkbox"/>	Habitat of Local Significance (only in Critical Area)

If “yes” checked on any of the above, indicate extent of resource on the property below:

A small portion of the property is within a SWAA for their own NTNC well.

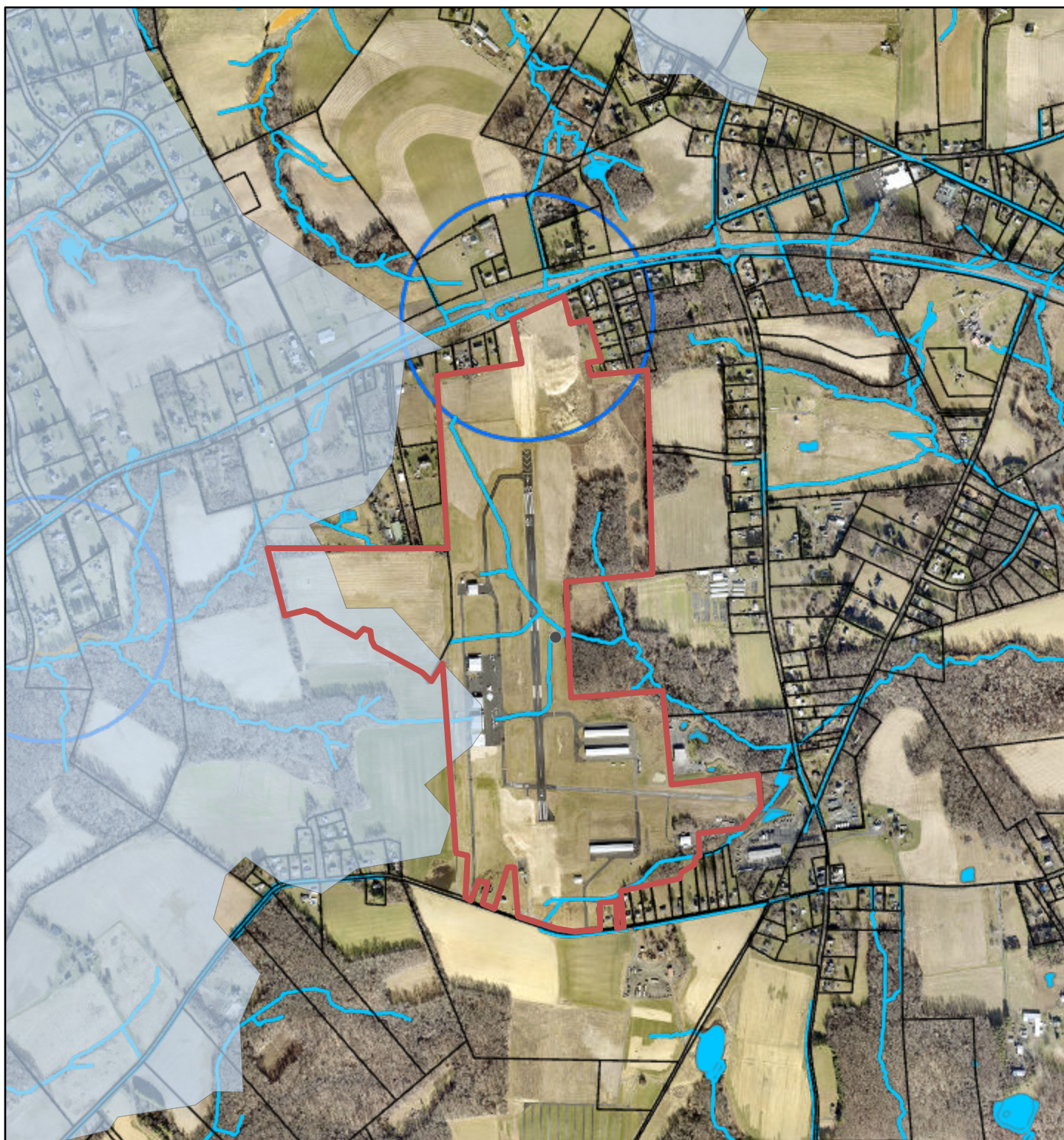
There are streams/nontidal wetlands that receive a 75'NRD buffer, NWI maps indicate nontidal wetlands on the property. Total NRD is approximately less than 15%.

There are other blue lines (ephemeral drainage features) that are on the property, but likely would not be considered tributary streams receiving NRD buffers

A small part of the site (part draining to Deer Creek) is within a MDE designated Tier 2 watershed

Green Infrastructure data shows corridor, core aquatic areas, core wetlands, HUB

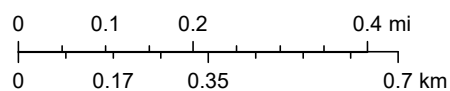
Harford County Maryland



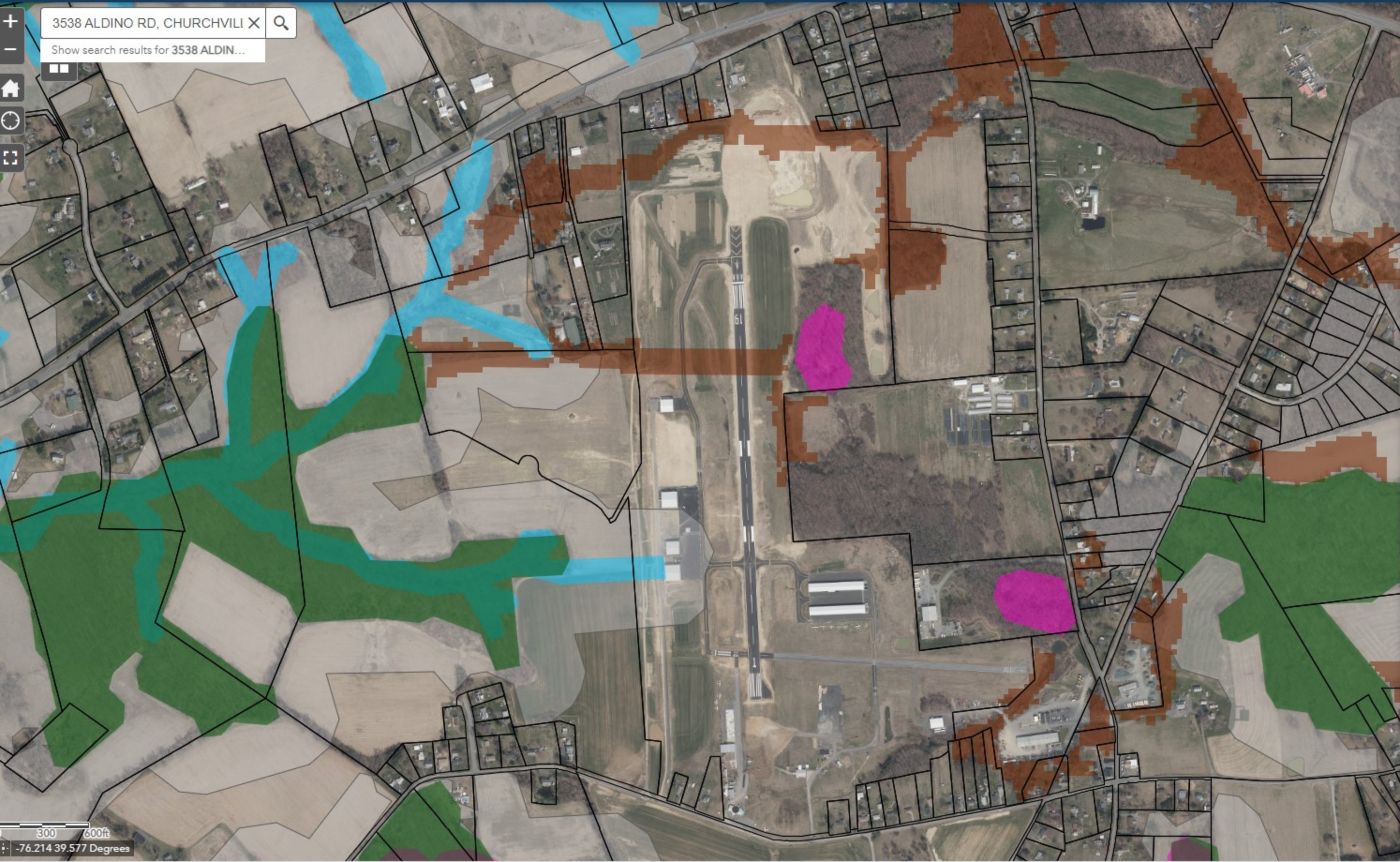
8/30/2024, 10:00:55 AM

1:18,056

- TierII_HighQualityWaters_2022_new - TierII_Catchments_2022_projected
- Hydrology Polygons
- Hydrology Lines
- Harford County Boundary
- Cadastral
- Source Water Protection Areas
- Greater Than 25 Percent



Cecil County, Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA



Layer List

Layers

- ☒ Cadastral
- ☒ Core Forests Greater than 50 Acres
- ☐ Core Forests Less Than 50 Acres
- ☒ Core Wetlands
- ☒ Core Aquatic Areas
- ☒ Corridors
- ☒ Hubs
- ☐ Bioretention
- ☐ Swale
- ☐ High Green Stormwater Potential
- ☐ County Owned Parcels with High Green Stormwater Potential



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-018 (1) Tax Map 43 Grid 2C Parcel 90 District No. 02 Tax ID No. 044404
Subdivision Name _____ Lot No. _____ Acres 77.606
Applicant/Owner Bradley R. Stover, Esq and Robinson & Stover, LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☒ conventional ☐ I&A ☐ Holding tanks ☐ Other ☐ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☒ severe
Development potential based on soils rating: ☒ Reasonable ☒ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☒ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: additional soil test may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☒ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☒ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: LUST, UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☒ Yes ☐ No
If yes, list Water Source Protection District(s): Harford County Airpark

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS Date: August 6, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number D-018 (2) Tax Map 43 Grid 2C Parcel 411 District No. 02 Tax ID No. 110512
Subdivision Name _____ Lot No. _____ Acres 77.606
Applicant/Owner Bradley R. Stover, Esq and Robinson & Stover, LLC
Per DPW: Public sewer access: ☐ Public water access: ☐

II. On-site sewage disposal suitability (if no public sewer access)

If OSDS present, what type: ☐ conventional ☐ I&A ☐ Holding tanks ☐ Other ☒ Unknown
Soils rating for OSDS: ☐ slight ☐ moderate ☒ severe
Development potential based on soils rating: ☐ Reasonable ☒ Limited
Are percolation tests present, up to date, and satisfactory on this property? ☐ Yes ☐ No ☒ Unknown
Are there OSDS/soil problems in the community? ☐ Yes ☒ No ☐ Unknown
If problem, explain: additional soil test may be required

III. Drinking Water Quality and Quantity (if no public water access)

If on-site, what type: ☐ Drilled ☐ Hand dug ☐ Spring ☐ Other ☒ Unknown
Do previous water quality results indicate a problem?: ☐ Yes ☐ No ☒ Unknown
If problem, explain: _____
Are there groundwater contamination problems in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____
Is there difficulty finding adequate groundwater in the community?: ☐ Yes ☒ No ☐ Unknown
If problem, explain: _____

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: ☒ Yes ☐ No
If yes, list environmental concerns: LUST, UST

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? ☐ Yes ☒ No
If yes, list surface water supply intake(s): _____
Is the property within a wellhead protection area? ☐ Yes ☒ No
If yes, list wellhead protection area(s): _____
Is the property within a Water Source Protection District? ☐ Yes ☒ No
If yes, list Water Source Protection District(s): _____

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: August 6, 2024

*further evaluation may be required

ATTACHMENTS ____ YES ☒ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # D-018 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC (Authorized Agent)

Property Address 3538 Aldino Rd., Churchville

Current Zoning AG/GI Requested Zoning GI

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS YES ☒ NO
DATE COMPLETED 9/4/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # D-018 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC (Authorized Agent)

Property Address 3538 Aldino Rd, Churchville, MD 21028

Current Zoning AG/GI Requested Zoning GI

Most Recent ADT 1435 (MD 156/Aldino Road)

LOS at the Nearest Intersection MD 156 @ Aldino-Stepney Road - A/9.6 (AM); B/10.8 (PM)

Estimated Trip Generation 4445 ADT (ITE 1,168,635 sq. ft. General Light Industrial)

Functional Classification MD 156 - Minor Rural Collector

Capital Improvements None

Sidewalk Yes ☒ No

Comments:

ATTACHMENTS ___ YES ___ NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # D-018 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 3538 Aldino Road, Churchville, MD 21015

Current Zoning AG/GI Requested Zoning GI

2018 Comp Zoning Issue N/A 2018 Request _____ Received _____

Comments:

Multiple parcels.

ATTACHMENTS ___ YES ☒ NO
DATE COMPLETED 08/13/2024
PLANNER INITIALS CD

School Assessment

Issue # D-018 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 3538 Aldino Road, Churchville, Maryland 21028 (Tax ID 02-04404) and Tax ID 02-110512

Current Zoning AG/GI Requested Zoning GI

Districts:

Elementary Churchville Adverse Impact No Utilization Rate 91%

Middle Havre de Grace Adverse Impact No Utilization Rate 91%

High Havre de Grace Adverse Impact No Utilization Rate 91%

Comment

ATTACHMENTS ____ YES ☒ NO
DATE COMPLETED 9/23/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # D-018 Applicant Name Bradley R. Stover, Esq., and Robinson & Stover, LLC

Property Address 3538 Aldino Rd

Current Zoning AG/GI Requested Zoning GI

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement is present on the subject property. The subject property is adjacent to a Harford County Ag Preservation Easement and located near several other preservation easements. The subject property is located outside of the development envelope within the County's Priority Preservation Area. Additional commercial development within the area could negatively impact existing and future preservation easements, as well as the rural character of the area.