

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

E-001

Tax Account Number

113159

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: GG+P

Address: 521 16th Street, Santa Monica, CA 90402

Property Owner 2: _____

Address: _____

Representative Pravin Patel

Address 1317 Willow Chase Drive, Bel Air, MD 21015

2. Description of Property

Site Address 2512 Churchville Road

Election District/Precinct 3-08

Councilmanic District E

Tax Map 0042 Parcel 0432 Block _____ Section _____ Lot _____

Total Acreage of Parcel 3.52 Area to be rezoned: 3.52

Current
Zoning: RR Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Vacant/Wooded

B. Land Use Plan Designation:

AG

4. Zoning History

No Zoning request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	RR	Single Family Residential approx. 1 acre lots
South	AG	Church/School Single Family Residential
East	RR	Single Family Residential Dentist Office
West	RR/B2	Utilities – BGE Commercial – Campus Hills Shopping Center

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This zoning request is inconsistent with the Land Use Map. Property is located outside the development envelope.

B. Water and Sewer Master Plan

Outside the development envelope and both water and sewer service areas. Adjacent to the privately-owned Campus Hills Water Works and Septic System

6. Environmental

Possible nontidal wetlands, mostly forested, and within a tier 2 catchment area. Green Infrastructure Plan identifies this as a corridor area

7. Historic/Land Preservation Issues:

No impacts to AG preservation or historic preservation

8. Assessment Summary:

This request is inconsistent with the Land Use Map and is located outside the development envelope. Property is located outside of the water and sewer service area. Traffic and safety concerns with 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**

E-004 0.7920 **ACRES** *E-004*
FROM: RR **TO:** B2

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

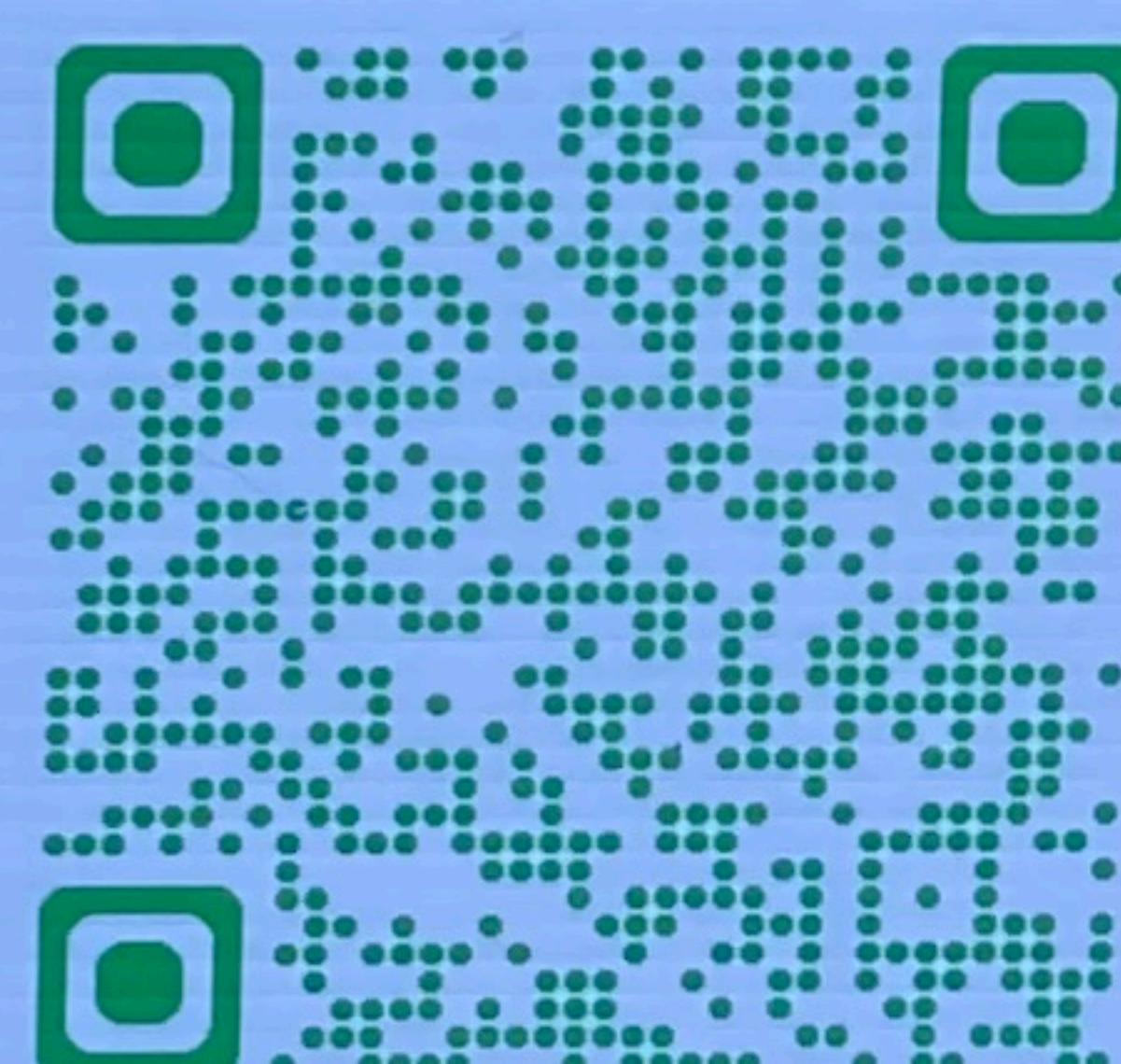
**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:

Harford County Planning & Zoning

www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER E-004

2024-2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

ACRES

FROM: TO:

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

Call 410-638-3103 for more information



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

E-001 3.52 ACRES E-001
FROM: RR TO: B3

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

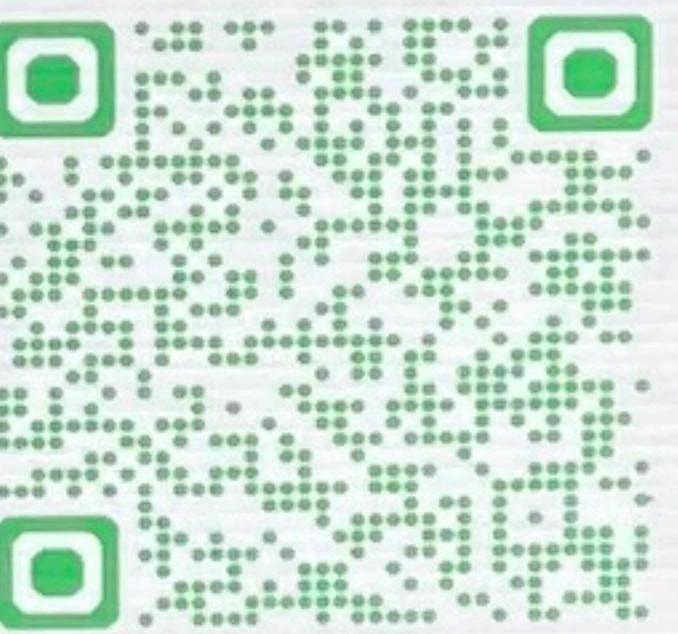
**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:

Harford County Planning & Zoning

www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER E-001

ATTACHMENTS ✓ YES NO

DATE COMPLETED 8/22/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # E-001 Applicant Name GG& P LLC Tax ID # 03-113159
Tax Map 42 Parcel # 432 Lot # 1 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)

A 3x2 grid of six empty square boxes, intended for children to draw pictures in. The grid is composed of three rows and two columns of squares.

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:

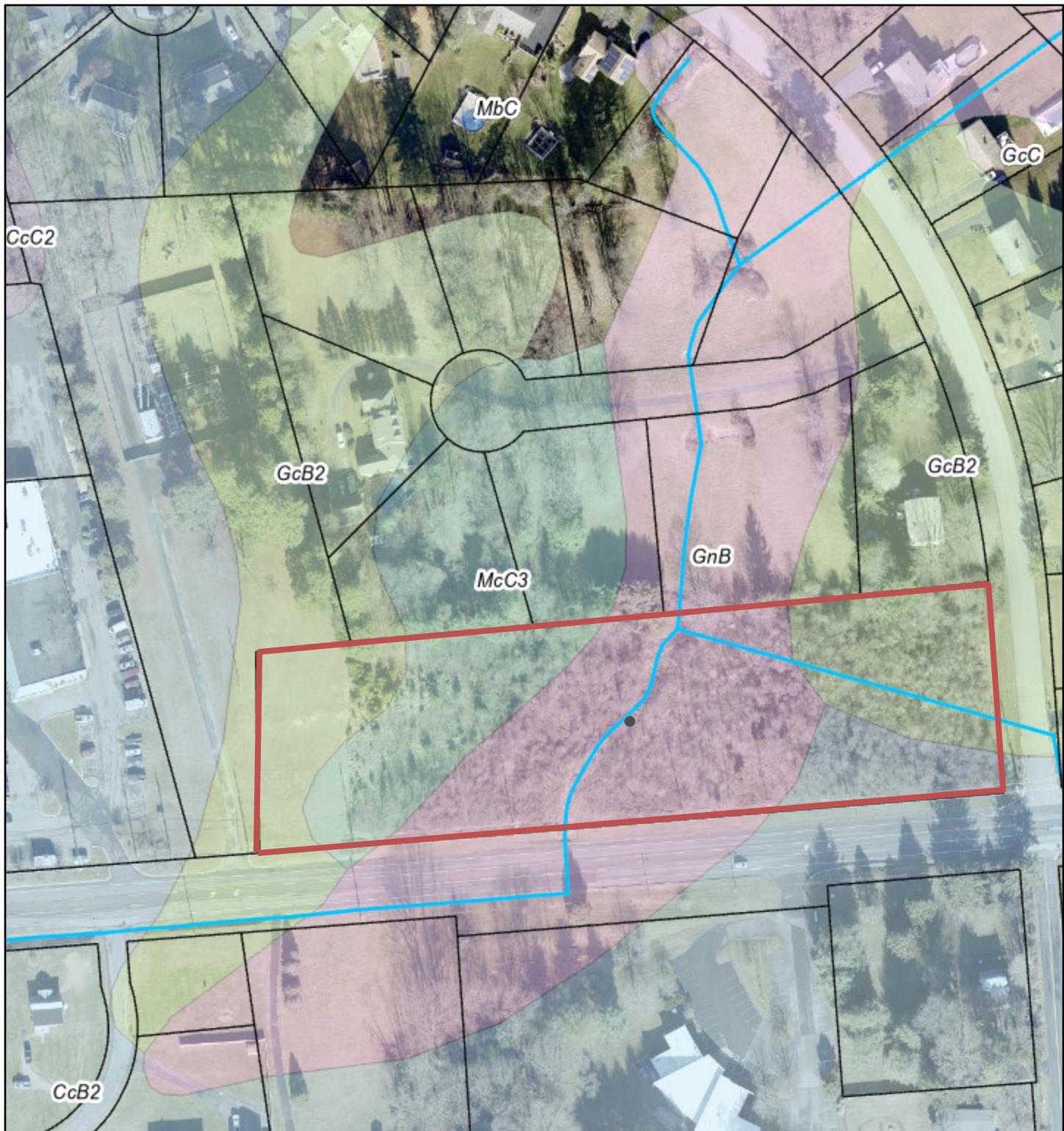
This site could have nontidal wetlands based on the hydrology/hydric inclusion soils, further delineation would be needed to see what impact this could have on development potential

Site is within a MDE designated Tier 2 watershed

The property is shown to be a "corridor" in the Green Infrastructure Plan linking a core aquatic and core forest area.

Site is mostly forested/vegetated

Harford County Maryland



8/23/2024, 9:07:40 AM

1:2,257

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km

Soil Classifications

- McC3
- CcB2
- CcC2
- GcB2
- GnB

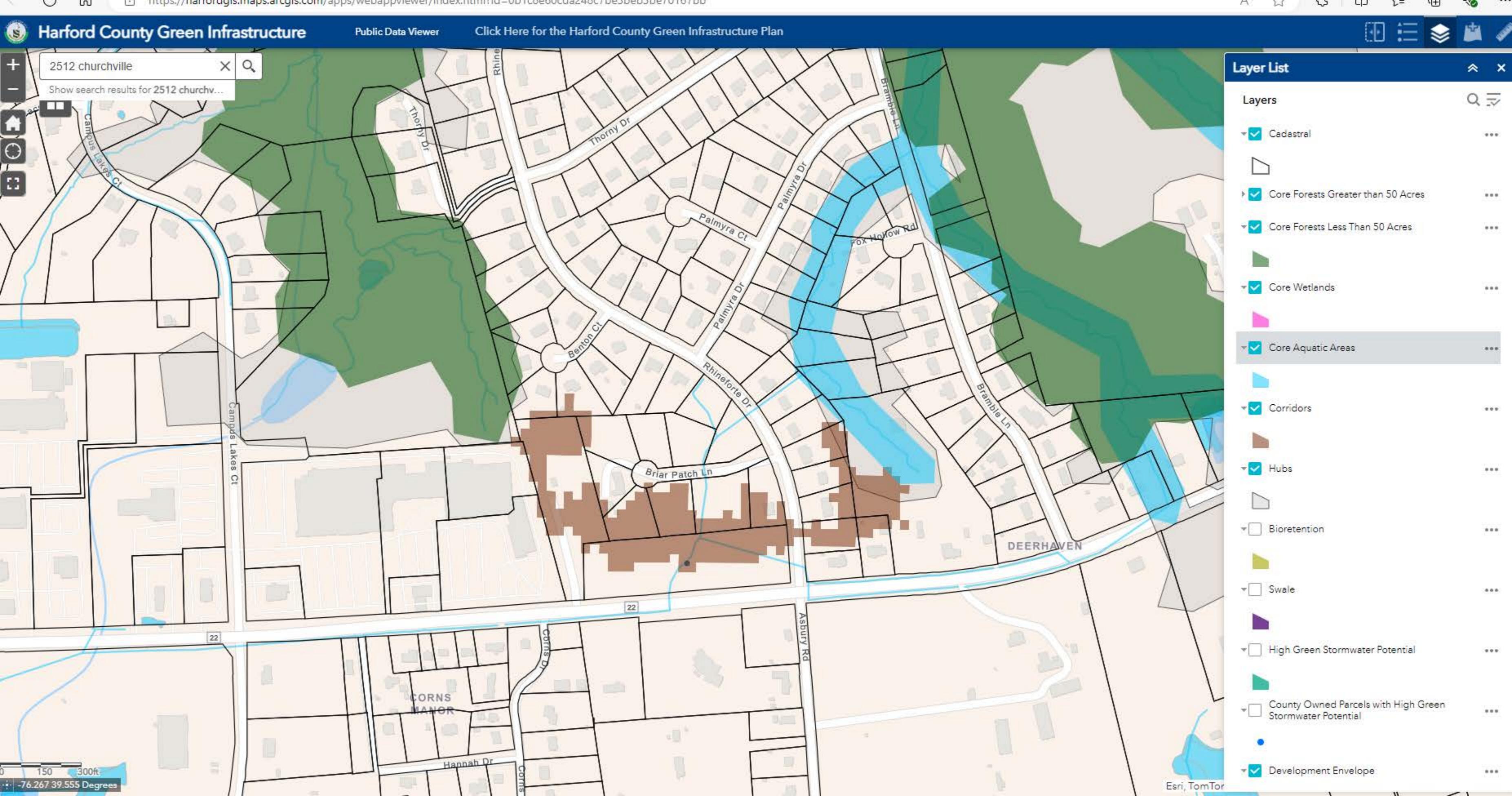
Hydrology Lines

Boundaries

- Harford County Boundary
- Cadastral

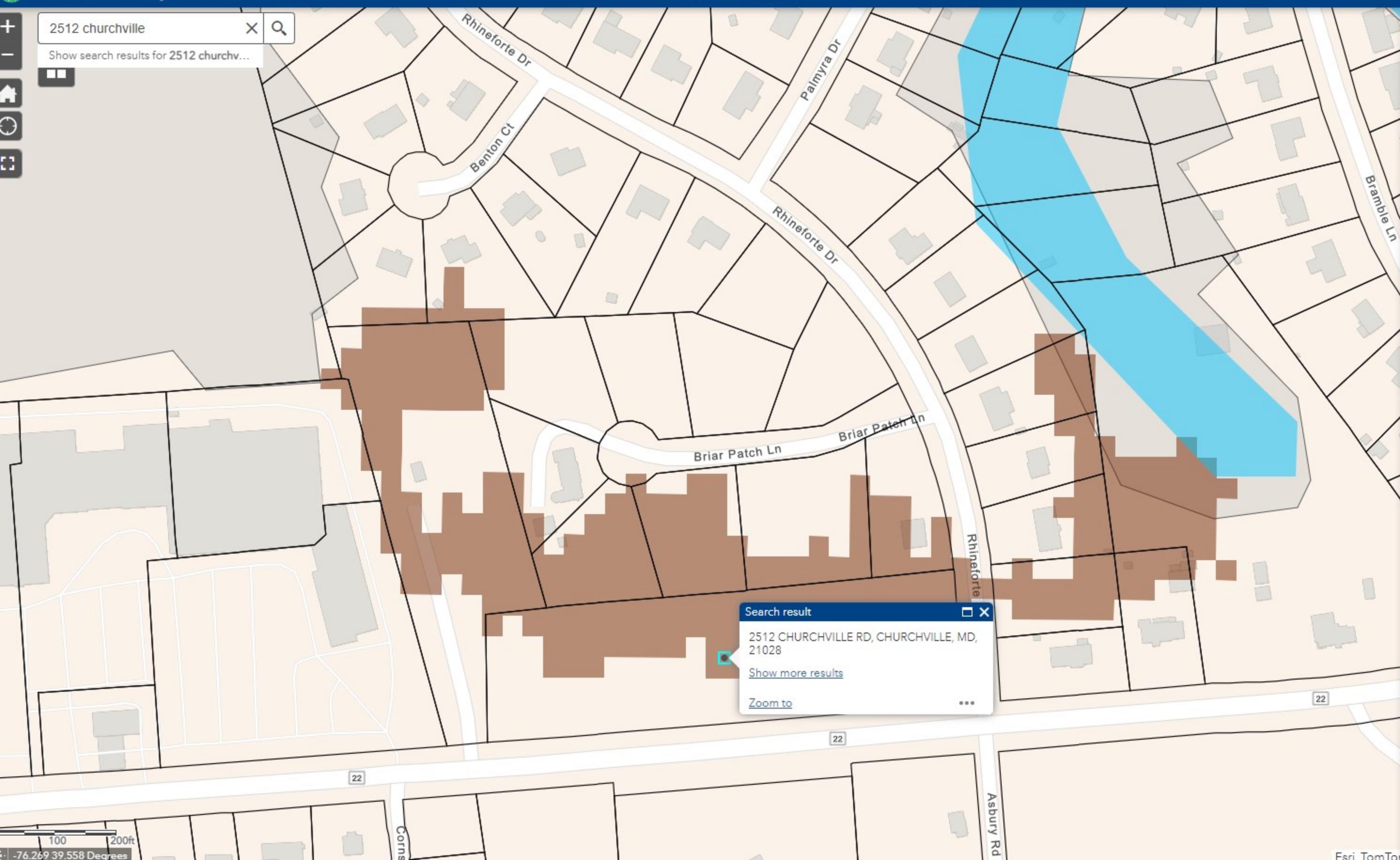
Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

2021 Harford County Government





2512 churchville X Q
Show search results for 2512 churchv...



Layer List

Layers

- Cadastral
- Bioretention
- Core Forests Greater than 50 Acres
- Core Forests Less Than 50 Acres
- Core Wetlands
- Core Aquatic Areas
- Corridors
- Hubs
- 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 E-001 Tax Map 42 Grid 3C Parcel 432 District No. 03 Tax ID No. 113159
Subdivision Name Phoenix Joint Venture Lot No. 1 Acres 3.52
Applicant/Owner GG and P 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 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: Voc contamination in the area

Are there groundwater contamination problems in the community?: Yes No Unknown

If problem, explain: Yes

Yes No Unknown

Is there difficulty finding adequate groundwater in the community?: Yes No Unknown

If problem, explain: Yes

IV. Environmental Concerns *

Is property within 1000 feet of an environmental concern?: Yes No

If yes, list environmental concerns: Yes

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): Yes

Is the property within a wellhead protection area? Yes No

If yes, list wellhead protection area(s): Yes

Is the property within a Water Source Protection District? Yes No

If yes, list Water Source Protection District(s): Yes

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 12, 2024

*further evaluation may be required

ATTACHMENTS YES NO
DATE COMPLETED 8/23/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # E-001 Applicant Name GG & P, LLC

Property Address 2512 Churchville Rd., Churchville

Current Zoning RR 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 # E-001 Applicant Name GG+P LLC

Property Address 2512 Churchville Rd

Current Zoning RR Requested Zoning B3

Most Recent ADT 22,415 (MD 22/Churchville Road)

LOS at the Nearest Intersection MD 22 @ Thomas Run Road/Schucks Road - B/15.7 (AM); B/17.9 (PM); MD 22 @ MD 136 - C/20.2 (AM); B/19.5 (PM)

Estimated Trip Generation 1715 ADT (ITE 35,200 sq. ft. Strip Retail Plaza)

Functional Classification MD 22 - Principal Urban Arterial

Capital Improvements None

Sidewalk Yes No

Comments:

MD 22 Bicycle and Pedestrian Upgrades from MD 543 to APG is identified in the Addendum to the County's Transportation Priorities Letter to MDOT.

ATTACHMENTS YES NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # E-001 Applicant Name Pravin Patel (Managing Member)

Property Address 2512 Churchville Road, Churchville, MD 21028

Current Zoning RR 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 # E-001 Applicant Name GG & P LLC

Property Address 2512 Churchville Road

Current Zoning RR Requested Zoning B3

Districts:

Elementary Churchville Adverse Impact No Utilization Rate 91%

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 # E-001 Applicant Name GG & P LLC

Property Address 2512 Churchville Rd

Current Zoning RR 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 property or adjacent to the subject property. Subject property is located outside of the development envelope in a rural residential 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

E-002

Tax Account Number

02-071282; 02-040743; 02-042339; 02-058987; 02-055090; 02-046679; 02-400952

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Feazell Property Management LLC

Address: 1002 Klender Court, Bel Air, MD 21014

Property Owner 2: _____

Address: _____

Representative Donald S. Feazell, Managing Member, Feazell Property Management LLC

Address 1002 Klender Court, Bel Air, MD 21014

2. Description of Property

Site Address 3654, 3652, 3650, 3648, 3646, 3644 Churchville Road, Aberdeen, MD 21001 & Long Drive Aberdeen, MD 21001

Election District/Precinct 02-022 Councilmanic District E

Tax Map 51 Parcel 925, 956 Block _____ Section _____ Lot _____

Total Acreage of Parcel 7.097 Area to be rezoned: 7.097

Current Zoning: B1 Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Multiple properties. There are six small single family residential lots and an undeveloped parcel that is currently wooded/vacant.

B. Land Use Plan Designation:

The Land Use Map designates all the properties as Mixed Office (MO). The properties are not within the development envelope. The requested zoning is not inconsistent with the Land Use map.

4. Zoning History

Multiple requests were made by previous property owners along this stretch of Churchville Road during the 2017 Comprehensive Zoning. MO was requested and consistent with the Land Use Plan, however, the County Council voted to approve B1 zoning. Parcels are partially surrounded by City of Aberdeen.

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	AG / Aberdeen	Undeveloped / wooded parcel, then City of Aberdeen multi-family residential / HOA
South	AG / LI	Large lot single-family, vacant undeveloped parcel that is identified as "apartments" in SDAT, small parking lot (P&R)
East	AG / Aberdeen	Single-family residential (with commercial behind in City of Aberdeen)
West	AG	Single-family residential north side of Rt22, cemetery south side of Rt22

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This property is within the Mixed Office designation on the County Land Use Map. The zoning request is inconsistent with the land use designation. The property is not within the development envelope and is surrounded by City of Aberdeen on two sides of the property.

B. Water and Sewer Master Plan

There is no County Water service / Sewer service available or planned for this property. This property is not within the development envelope. However, the property is within the City of Aberdeen's Water and Sewer Service area.

6. Environmental

The larger undeveloped parcel (956) of this request may have a headwater stream/nontidal wetland, due to the hydric soils and hydrology. Approx. 25% of this parcel could be NRD. It is also shown to be part of a core forest greater than 50 acres on the County's GI plan. The recent development in the City of Aberdeen has likely impacted this forest.

7. Historic/Land Preservation Issues:

The six residences were inventoried by MHT in 2001, however it was determined that these properties were not eligible for listing on the National Register of Historic Places. No ag easement is on / adjacent to these properties.

8. Assessment Summary:

Given that the property is not within the development envelope, cannot be served by county water and sewer, and the property is surrounded by the city of Aberdeen the department recommends that the owner/applicant petition the city of Aberdeen for annexation.

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**

E-002 7.097 **ACRES** *E-002*
FROM: B1 7 TOTAL LOTS **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 E-002

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

E-002 7.097 ACRES
FROM: B1 7 LOTS TO: B3 *E-002*

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

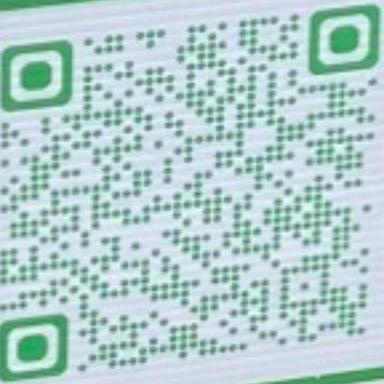
**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:

Harford County Planning & Zoning

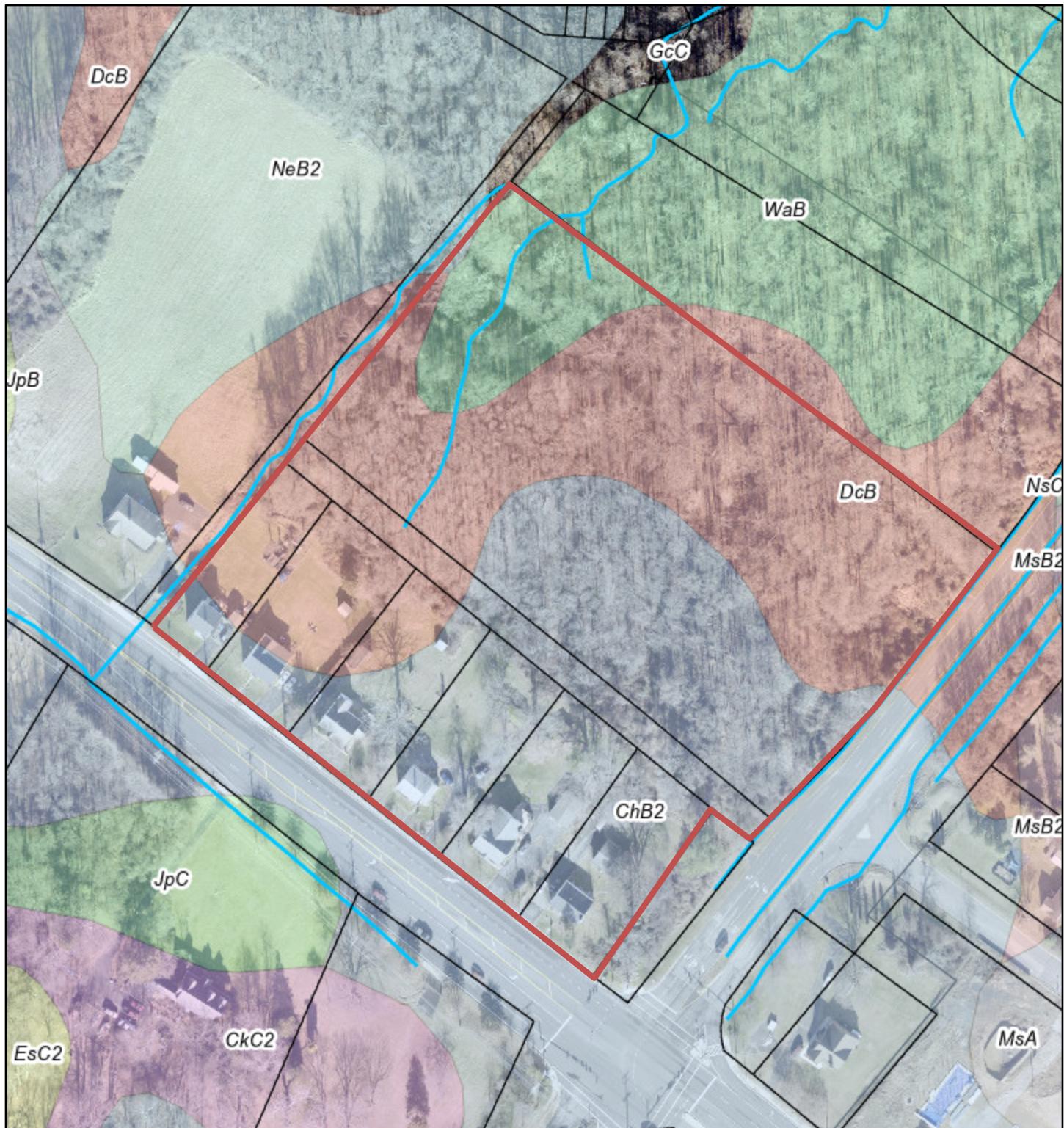
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER *E-002*

Harford County Maryland



Soil Classifications

JpC	NsC
ChB2	KrB
CkC2	MsA
DcB	MsB2
EsC2	Harford County Boundary
JpB	NeB2

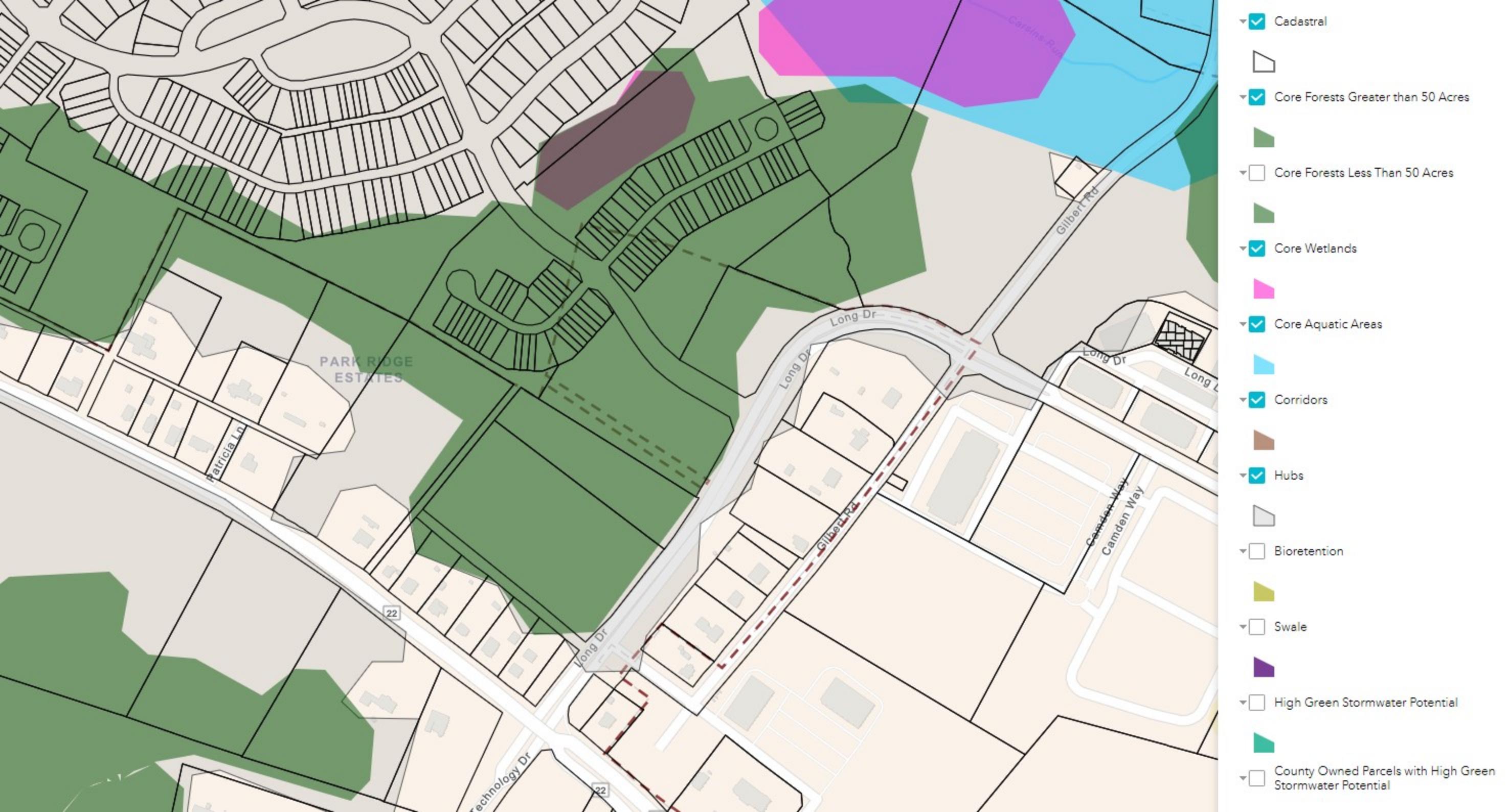
Hydrology Lines

Harford County Boundary

Cadastral

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

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km





Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number E-002 Tax Map 51 Grid 2D Parcel 925 District No. 02 Tax ID No. 040743
Subdivision Name Maryland Manor Lot No. 7,8 Acres 0.360
Applicant/Owner Donald S. Feazell/Feazel Property Management 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: Soils are a mix of anytime and wet seasons classifications

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: pesticide

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

Site located in the Master Water and Sewer plan service area. 11-20 year category for water and sewer.

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 26, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number E-002 Tax Map 51 Grid 2D Parcel 925 District No. 02 Tax ID No. 042339
Subdivision Name Maryland Manor Lot No. 9,10 Acres 0.367
Applicant/Owner Donald S. Feazell/Feazel Property Management 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: Soils are a mix of anytime and wet seasons classifications

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: pesticide

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

Site located in the Master Water and Sewer plan service area. 11-20 year category for water and sewer.

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 30, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number E-002 Tax Map 51 Grid 2D Parcel 925 District No. 02 Tax ID No. 046679
Subdivision Name Maryland Manor Lot No. 15 Acres 0.249
Applicant/Owner Donald S. Feazell/Feazel Property Management 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: Soils are a mix of anytime and wet seasons classifications

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: pesticide

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

Site located in the Master Water and Sewer plan service area. 11-20 year category for water and sewer.

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 30, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number E-002 Tax Map 51 Grid 2D Parcel 925 District No. 02 Tax ID No. 055090
Subdivision Name Maryland Manor Lot No. 13,14 Acres 0.459
Applicant/Owner Donald S. Feazell/Feazel Property Management 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: Soils are a mix of anytime and wet seasons classifications

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: pesticide

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

Site located in the Master Water and Sewer plan service area. 11-20 year category for water and sewer.

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 30, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number E-002 Tax Map 51 Grid 2D Parcel 925 District No. 02 Tax ID No. 058987
Subdivision Name Maryland Manor Lot No. 11,12 Acres 0.445
Applicant/Owner Donald S. Feazell/Feazel Property Management 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: Soils are a mix of anytime and wet seasons classifications

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: pesticide

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

Site located in the Master Water and Sewer plan service area. 11-20 year category for water and sewer.

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 30, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number E-002 Tax Map 51 Grid 2D Parcel 925 District No. 02 Tax ID No. 071282
Subdivision Name Maryland Manor Lot No. 5 and 6 Acres 0.367
Applicant/Owner Donald S. Feazell/Feazel Property Management 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 Reasonable Limited Yes No Unknown

Development potential based on soils rating:

Are percolation tests present, up to date, and satisfactory on this property? Yes No Unknown

Are there OSDS/soil problems in the community?

If problem, explain: Soils are a mix of anytime and wet seasons classifications

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: pesticide

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

Site located in the Master Water and Sewer plan service area. 11-20 year category for water and sewer.

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 26, 2024

*further evaluation may be required



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number E-002 Tax Map 51 Grid 2D Parcel 956 District No. 02 Tax ID No. 400952
Subdivision Name Maryland Manor Lot No. _____ Acres 0.4.86
Applicant/Owner Donald S. Feazell/Feazel Property Management 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: Soils are a mix of anytime and wet seasons classifications

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: pesticide

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

Site located in the Master Water and Sewer plan service area. 11-20 year category for water and sewer.

No file information.

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 30, 2024

*further evaluation may be required

ATTACHMENTS YES NO
DATE COMPLETED 8/23/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # E-002 Applicant Name Feazell Property Management, LLC

Property Address 3644, 3646, 3648, 3650, 3652, 3654 Churchville Rd. and Long Dr., Aberdeen

Current Zoning B1 Requested Zoning B3

Historic Inventory Number Multiple (See Below)

Comments:

These properties contain the following inventoried historic sites:

3644 Churchville Rd. - Majerle House (HA-1996)

3646 Churchville Rd. - Steffe House (HA-1997)

3648 Churchville Rd. - Hettchen House (HA-1998)

3650 Churchville Rd. - Earhart House (HA-1999)

3652 Churchville Rd. - Baine House (HA-2000)

3654 Churchville Rd. - Vest House (HA-2001)

These properties were all determined not eligible for listing on the National Register of Historic Places (NRHP) in 2001 by the Maryland Historical Trust (MHT).

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 # E-002 Property Address: 3644, 3646, 3648, 3650, 3652, 3654 Churchville Rd. and
Long Drive, Aberdeen
No comment.

Jacquelyn Deseschal
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

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

Transportation Checklist

Issue # E-002 Applicant Name Feazell Property Management LLC

Property Address No address but Tax IDs provided.

Current Zoning B1 Requested Zoning B3

Most Recent ADT 18,922 (MD 22/Churchville Road)

LOS at the Nearest Intersection MD 22 @ Long Drive/Technology Drive - B/14.1 (AM); C/21.3 (PM)

Estimated Trip Generation 6875 ADT (ITE 70,970 sq. ft. Shopping Plaza)

Functional Classification MD 22 - Principal Rural Arterial

Capital Improvements None

Sidewalk Yes No

Comments:

Properties include the following tax IDs:

02-071282
02-040743
02-042339
02-058987
02-055090
02-046679
02-400952

MD 22 Bicycle and Pedestrian Upgrades from MD 543 to APG is identified in the Addendum to the County's Transportation Priorities Letter to MDOT.

ATTACHMENTS YES NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # E-002

Feazell Property Management LLC (David Feazell, Managing Member)

Applicant Name _____

Property Address _____

Multiple parcels, see comments

Current Zoning B1

Requested Zoning B3

2018 Comp Zoning Issue B3

2018 Request MO

Received B1

Comments:

Addresses:

3652, 3650, 3644, 3646, 3648, 3654 Churchville Road

No address (Tax ID 2400952)

Multiple requests were made by previous property owners along this stretch of Churchville Road during the 2017 Comprehensive Zoning. MO was requested and consistent with the Land Use Plan, however, the County Council voted to approve B1 zoning. Parcels are surrounded by City of Aberdeen.

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

School Assessment

Issue # E-002 Applicant Name Feazell Property Management, LLC

Property Address See comments

Current Zoning B1 Requested Zoning B3

Districts:

Elementary Bakerfield Adverse Impact No Utilization Rate 90%

Middle Aberdeen Adverse Impact No Utilization Rate 65%

High Aberdeen Adverse Impact No Utilization Rate 85%

Comment

Properties include the following tax IDs:

02-071282
02-040743
02-042339
02-058987
02-055090
02-046679
02-400952

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

AG Preservation Checklist

Issue # E-002 Applicant Name Feazell Property Management LLC

Property Address multiple-Churchville Rd & Long Drive

Current Zoning B1 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 property or adjacent to the subject property. Subject property is located outside of 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

E-003

Tax Account Number

050994, 098016, 098008

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Matthew and Hadil Sadowski

Address: 1009 Aldino Stepney Road, Aberdeen, MD 21001

Property Owner 2: _____

Address: _____

Representative Matthew and Hadil Sadowski

Address 1009 Aldino Stepney Road, Aberdeen, MD 21001

2. Description of Property

Site Address 1003, 1005, 1009 Aldino Stepney Road, Aberdeen, MD 21001

Election District/Precinct 02 & 2-04 Councilmanic District E

Tax Map 51 Parcel 0642 Block _____ Section _____ Lot _____

Total Acreage of Parcel 21.31 Area to be rezoned: 21.31

Current Zoning: AG Requested Zoning: LI

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Multiple parcels, single-family residences on large lots (mostly wooded/agricultural on 1005 Long Drive)

B. Land Use Plan Designation:

The Land Use plan designates these parcels as University Center of Northeastern Maryland (UCNM)

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 / LI	Directly adjacent to the north is a single-family residence, mostly undeveloped woodlands
South	AG	Agricultural lands that are forested/undeveloped
East	LI	Aberdeen Technology Park (HEAT center)
West	AG	Large single-family residential lots and agricultural lands

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This property is within the UCNM designation on the Land Use Map.

B. Water and Sewer Master Plan

There is no County Water service / Sewer service available or planned for these properties (W7 / S7). These properties are not within the development envelope. However, the property is adjacent to the City of Aberdeen's Water and Sewer Service area.

6. Environmental

There are streams, nontidal wetlands and a small amount of steep slope that would be considered NRD (approximately 20% of sites). The Green Infrastructure Plan shows the forests on site as core forests >50 acres, with small amounts of HUB and corridor.

7. Historic/Land Preservation Issues:

There is no easement on this property, however it is adjacent to a County AG easement property and near the Grays Run Tract of Stoney Demonstration Forest. Property is outside the development envelope within a rural area targeted for land preservation. There are no historic inventoried sites on these properties.

8. Assessment Summary:

These properties are not within the development envelope, and have no County water / sewer plans. Already significant delays occurring at the Aldino Stepney / MD22 intersection. City of Aberdeen has commented that LI zoning is not compatible with their comprehensive plan.

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**

E-003 21.31 **ACRES** *E-003*
FROM: AG TO: LI
LOTS 1, 2, & 3

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

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

Questions:

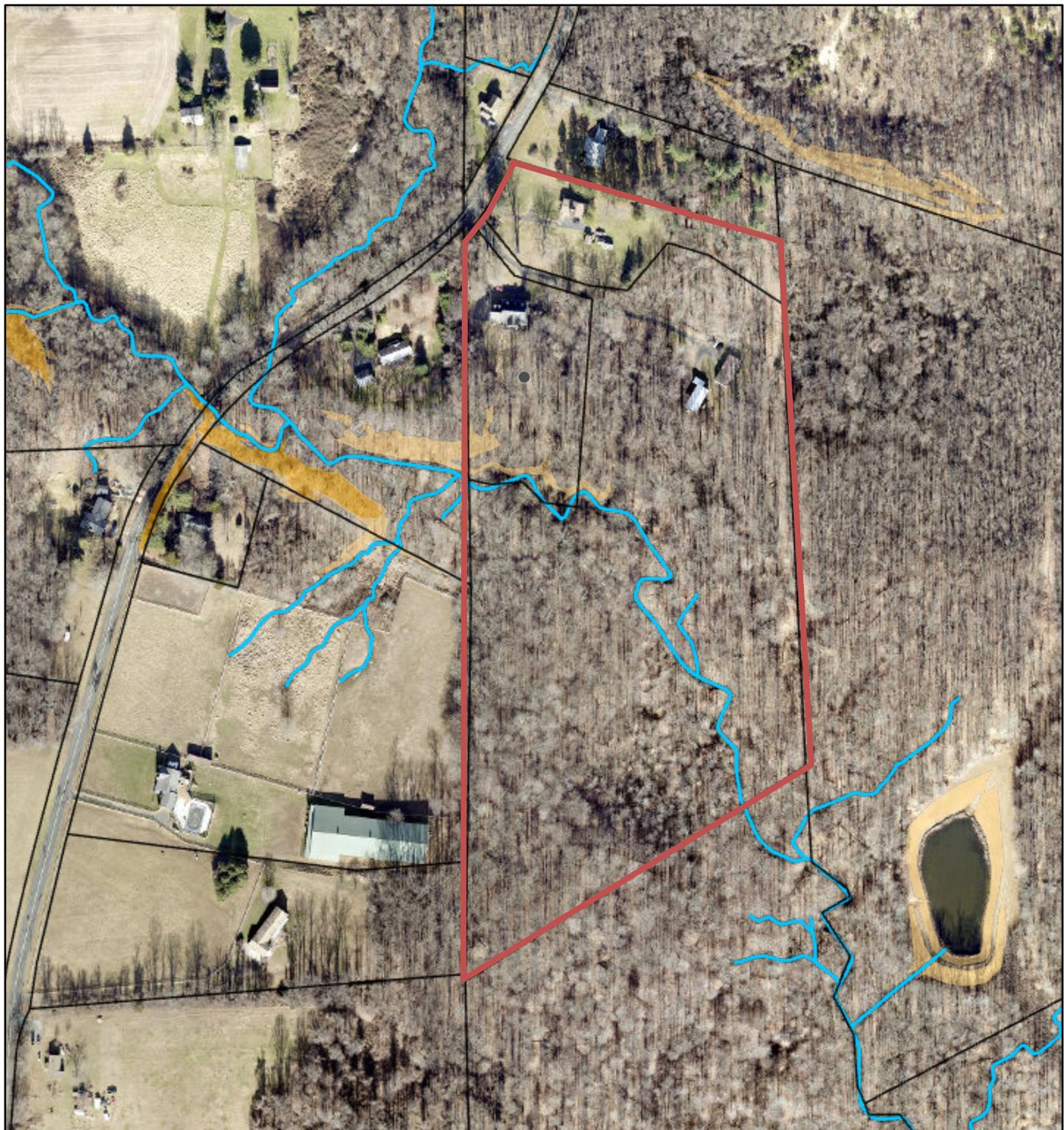
Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER **E-003**

Harford County Maryland



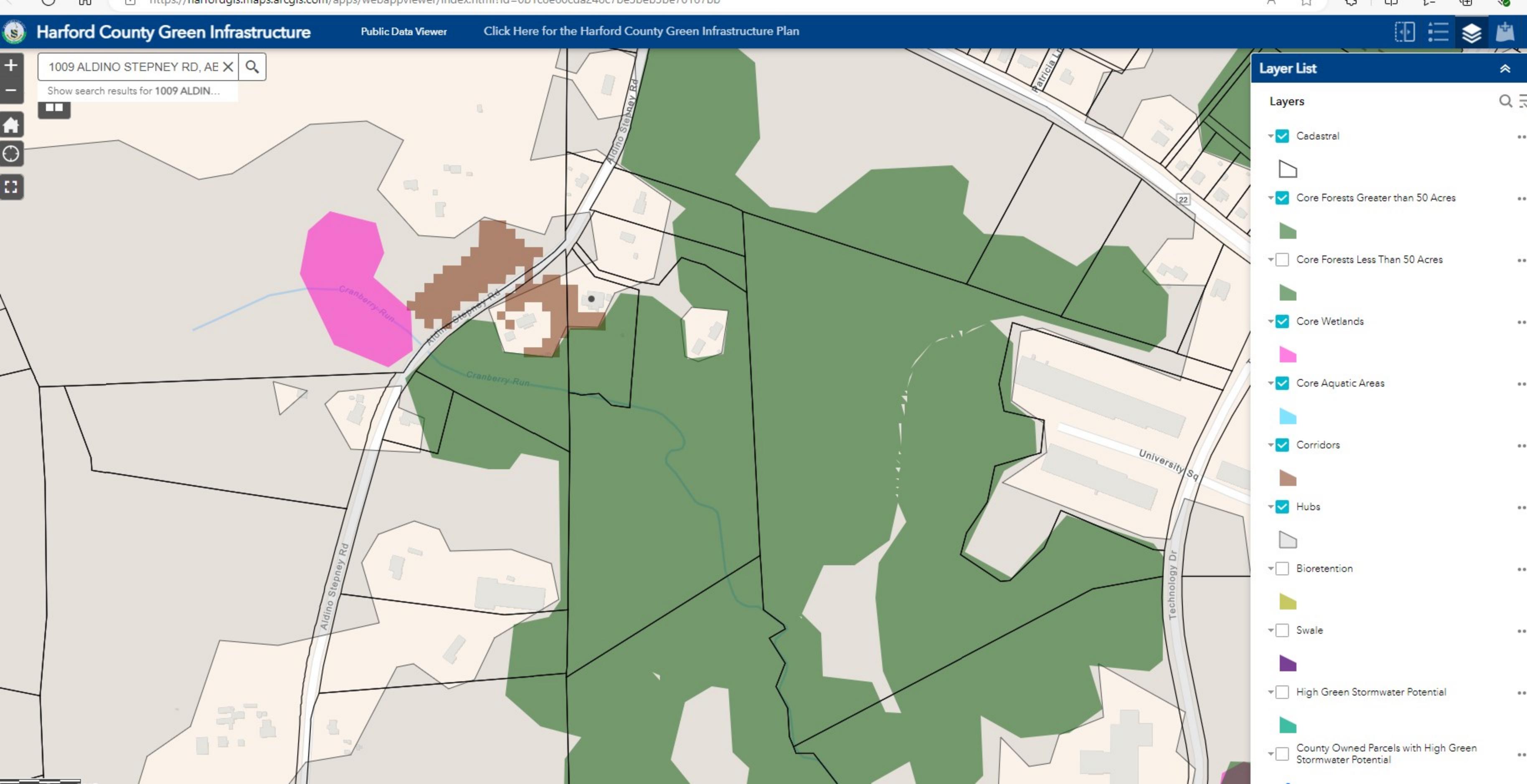
8/23/2024, 11:49:56 AM

1:4,514

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km

- Hydrology Lines
- Harford County Boundary
- Cadastral
- Greater Than 20 Percent
- Greater Than 25 Percent

Cecil County, 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 E 003 (1,2,3) Tax Map 51 Grid 2C Parcel 642 District No. 02 & 2-04 Tax ID No. 050994,098008, 098016
Subdivision Name Sadowski
Applicant/Owner Sadowski
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 2, 2024

*further evaluation may be required

ATTACHMENTS YES NO
DATE COMPLETED 8/23/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # E-003 Applicant Name Matthew and Hadil Sadowski

Property Address 1003, 1005, 1009 Aldino Stepney Rd., Aberdeen

Current Zoning AG Requested Zoning LI

Historic Inventory Number N/A

Comments:

No inventoried historic sites on these properties.

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

Transportation Checklist

Issue # E-003 Applicant Name Matthew and Hadil Sadowski

Property Address 1003, 1005, 1009 Aldino Stepney Rd, Aberdeen, MD 21001

Current Zoning AG Requested Zoning LI

Most Recent ADT 552 (Aldino Stepney Road)

LOS at the Nearest Intersection MD 22 @ Aldino Stepney Road - F/101.4 (AM); F/140.8 (PM)

Estimated Trip Generation 1252 ADT (ITE 319,650 sq. ft. General Light Industrial)

Functional Classification Aldino Stepney Road - Minor Rural Collector

Capital Improvements None

Sidewalk Yes No

Comments:

The intersection of MD 22 @ Aldino Stepney Road is an existing failing intersection. MD 22 Bicycle and Pedestrian Upgrades from MD 543 to APG is identified in the Addendum to the County's Transportation Priorities Letter to MDOT.

ATTACHMENTS YES NO
DATE COMPLETED 8/27/24
PLANNER INITIALS SPG

Zoning History

Issue # E-003 Applicant Name Matthew P. Sadowski; Hadil S. Sadowski

Property Address 1003, 1005, 1009 Aldino Stepney Road, Churchville, MD 21001

Current Zoning AG Requested Zoning LI

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

Comments:

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

School Assessment

Issue # E-003 Applicant Name Matthew and Hadil Sadowski

Property Address 1003, 1005, 1009 Aldino Stepney Road

Current Zoning AG Requested Zoning LI

Districts:

Elementary Bakerfield Adverse Impact No Utilization Rate 90%

Middle Aberdeen Adverse Impact No Utilization Rate 65%

High Aberdeen Adverse Impact No Utilization Rate 85%

Comment

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

AG Preservation Checklist

Issue # E-003 Applicant Name Matthew and Hadil Sadowski

Property Address 1003, 1005, 1009 Aldino Stepney Rd

Current Zoning AG Requested Zoning LI

____ 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 property. Subject property is adjacent to a Harford County Ag Preservation easement and near the Grays Run Tract of Stoney Demonstration Forest (state park). The property is located outside of the development envelope within a rural area targetted for land 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

E-004T

Tax Account Number

03-058522

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Prospect Mill Venture LLC (Nick G. Conits, Managing Member)

Address: 423 Saint John St., Havre de Grace, MD 21078

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 16 Prospect Mill Road, Bel Air, MD 21015

Election District/Precinct 3-07 Councilmanic District E

Tax Map 0042 Parcel 0024 Block _____ Section _____ Lot _____

Total Acreage of Parcel .792 Area to be rezoned: .792

Current Zoning: RR Requested Zoning: B2

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Single-family residential

B. Land Use Plan Designation:

This property is designated Agricultural on the Land Use Plan 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	Single-family residential (approx. 1/2 acre lots)
South	B2	Appears to be single family residential, SDAT says use is commercial
East	B2	Appears to be single family residential, SDAT says use is commercial
West	RR	Single-family residential (approx. 3/4 acre lots)

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This zoning request is not consistent with the Land Use Plan, and this property is not within the development envelope. This request would increase the existing area of B2, and could have negative impacts on adjacent properties.

B. Water and Sewer Master Plan

There is no County Water service / Sewer service available or planned for this property (W7/S7). This property is not within the development envelope. This property is also within multiple Source Water Protection Areas for Non-transient non-community systems.

6. Environmental

Source Water Protection Areas (Prospect Mill and Oak Grove Baptist) NTNC systems. Also, within a MDE designated Tier II watershed. Minimal forest cover.

7. Historic/Land Preservation Issues:

No inventoried historic sites on this property. Additionally, no agricultural easements or adjacent to easement properties.

8. Assessment Summary:

This zoning request is not consistent with the Land Use Plan, not within the development envelope, and with no planned County water and sewer service. This request would increase the existing area of B2, and could have negative impacts on adjacent properties.

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**

E-004 0.7920 **ACRES** *E-004*
FROM: RR **TO:** B2

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

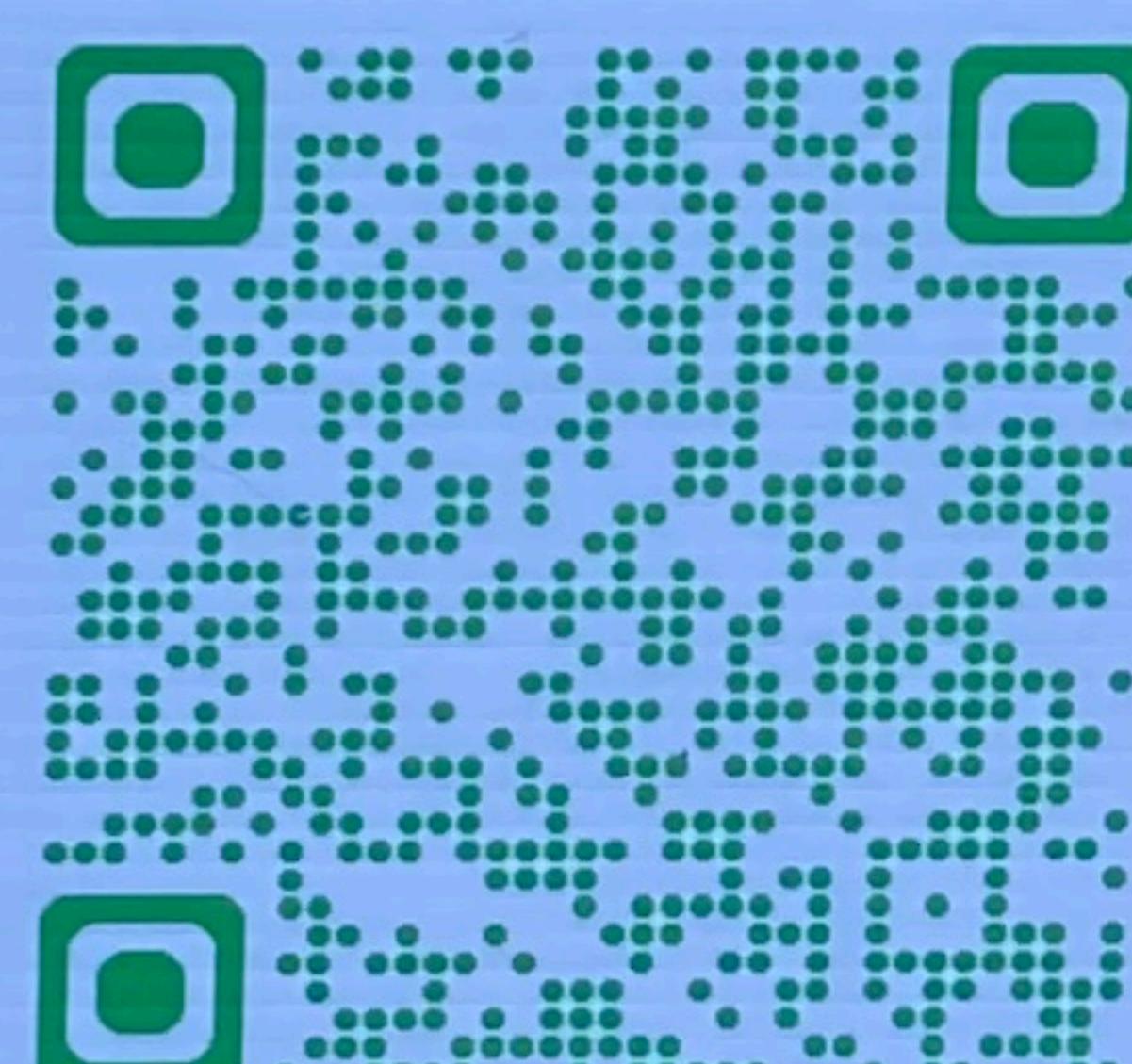
**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:

Harford County Planning & Zoning

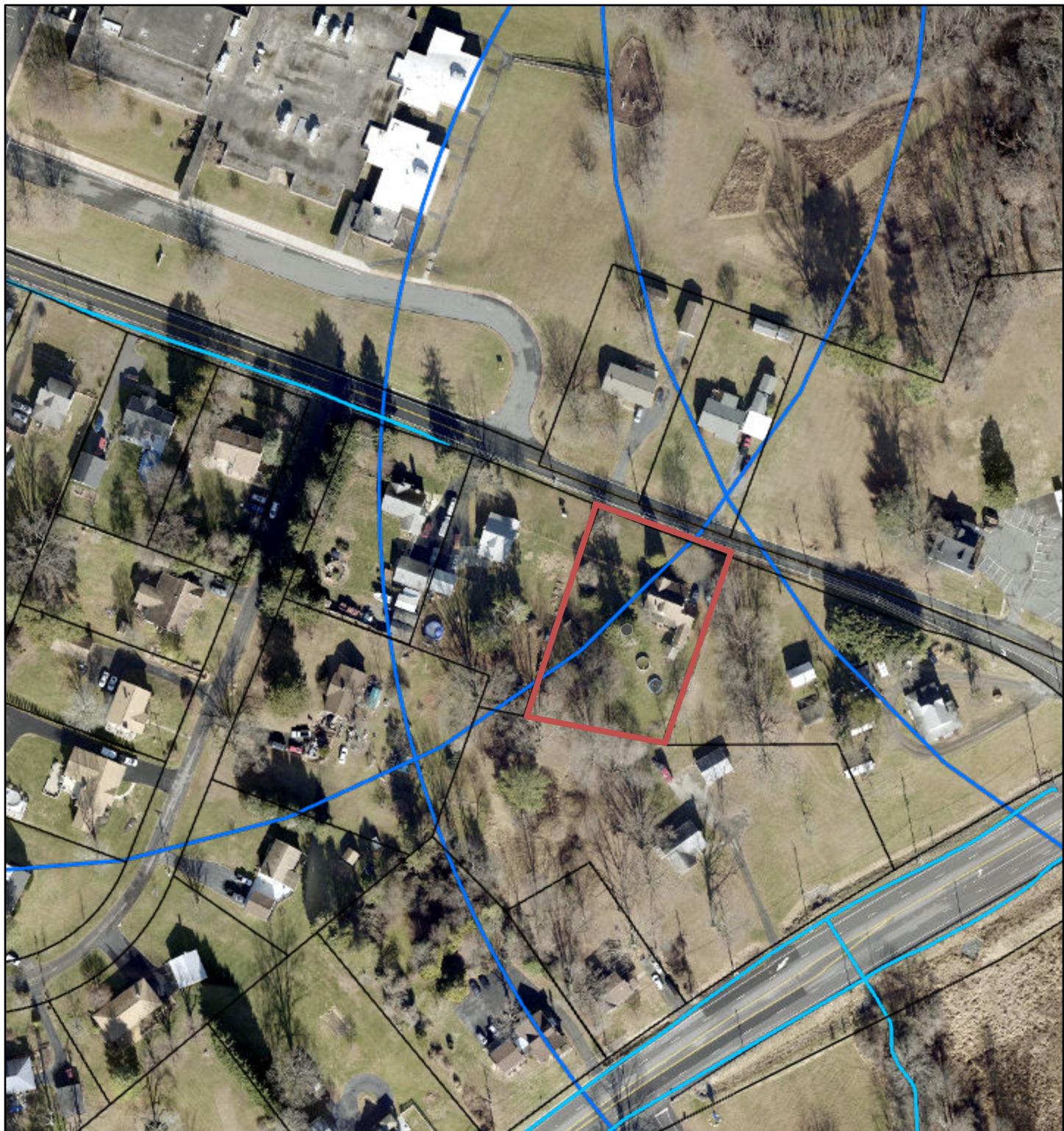
www.harfordcountymd.gov

410-638-3103



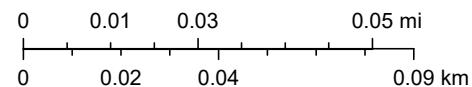
PLEASE REFERENCE ISSUE NUMBER E-004

Harford County Maryland



8/23/2024, 12:05:46 PM

1:2,257



Hydrology Lines

Harford County Boundary

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 E-004 Tax Map 42 Grid 3A Parcel 24 District No. 03 Tax ID No. 058522
Subdivision Name N/A Lot No. N/A Acres .792
Applicant/Owner Joseph F. Snee, Jr., Esquire/ Prospect Mill Venture 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: Soil test 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: 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, Oak Grove Baptist Church, HCC

VI. Summary/Misc. Comments

Not in Water and Sewer Service Area.

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 30, 2024

*further evaluation may be required

ATTACHMENTS YES NO
DATE COMPLETED 8/23/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # E-004 Applicant Name Joseph F. Snee, Jr., Esq.

Property Address 16 Prospect Mill Rd., Bel Air

Current Zoning RR 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 # E-004 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 16 Prospect Mill Rd, Bel Air, MD 21015

Current Zoning RR Requested Zoning B2

Most Recent ADT 6,784 (Prospect Mill Road)

LOS at the Nearest Intersection MD 22 @ Prospect Mill Road - A/9.0 (AM); B/10.8 (PM)

Estimated Trip Generation 128 ADT (ITE 7,920 sq. ft. General Office Building)

Functional Classification Prospect Mill Road - Urban Collector

Capital Improvements None

Sidewalk Yes No

Comments:

MD 22 Bicycle and Pedestrian Upgrades from MD 543 to APG and Bel Air to Harford Community College Trail are projects identified in the Addendum to the County's Transportation Priorities Letter to MDOT

ATTACHMENTS YES NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # E-004 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 16 Prospect Mill Road, Bel Air, MD 21015

Current Zoning RR Requested Zoning B2

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

Comments:

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

School Assessment

Issue # E-004 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 16 Prospect Mill Road, Bel Air, MD 21015

Current Zoning RR Requested Zoning B2

Districts:

Elementary Prospect Mill Adverse Impact No Utilization Rate 91%

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 # E-004 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 16 Prospect Mill Rd

Current Zoning RR 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 property or adjacent to the subject property. Subject property is within a rural residential area and located outside of 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

E-005

Tax Account Number

03-038831

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Conits and Edwards LLC (Nick G. Conits, Managing Member)

Address: 423 Saint John St., Havre de Grace, MD 21078

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 1304 E. Churchville Road, Bel Air, MD 21014

Election District/Precinct 3-13 Councilmanic District E

Tax Map 0041 Parcel 0429 Block _____ Section _____ Lot _____

Total Acreage of Parcel 0.767 Area to be rezoned: 0.767

Current
Zoning: RO Requested Zoning: B2

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Commercial (Financial institution)

B. Land Use Plan Designation:

The County Land Use Map designates this property as a Medium Intensity area. This property is within the County's 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	R2	HOA (wooded area next to a stream), then single-family residential lots
South	RO	Mulit-family (townhomes) on south side of Churchville Road
East	RO	Residential (Single-family home)
West	B1	Commercial (Moores Mill Liquors & Convenience)

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

The zoning request is not inconsistent with the Land Use Map. The property is within the development envelope.

B. Water and Sewer Master Plan

This property is currently served by both County water and sewer, only minor on-site improvements are needed to satisfy the zoning request.

6. Environmental

No environmental resources, property is already developed.

7. Historic/Land Preservation Issues:

No inventoried historic sites on this property. Additionally, no agricultural easements or adjacent to easement properties.

8. Assessment Summary:

The MD 22 corridor in this area has changed to a commercial corridor with few residences. RO is typically a transitional zoning and is no longer appropriate because the corridor has transitioned to a commercial corridor.

9. Recommendations

Department of Planning and Zoning Recommendation:

B2

Planning Advisory Board Recommendation:

B1

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

E-005

0.767 **ACRES**

FROM: RO

TO: B2

November 4, 2024 - Aberdeen High School

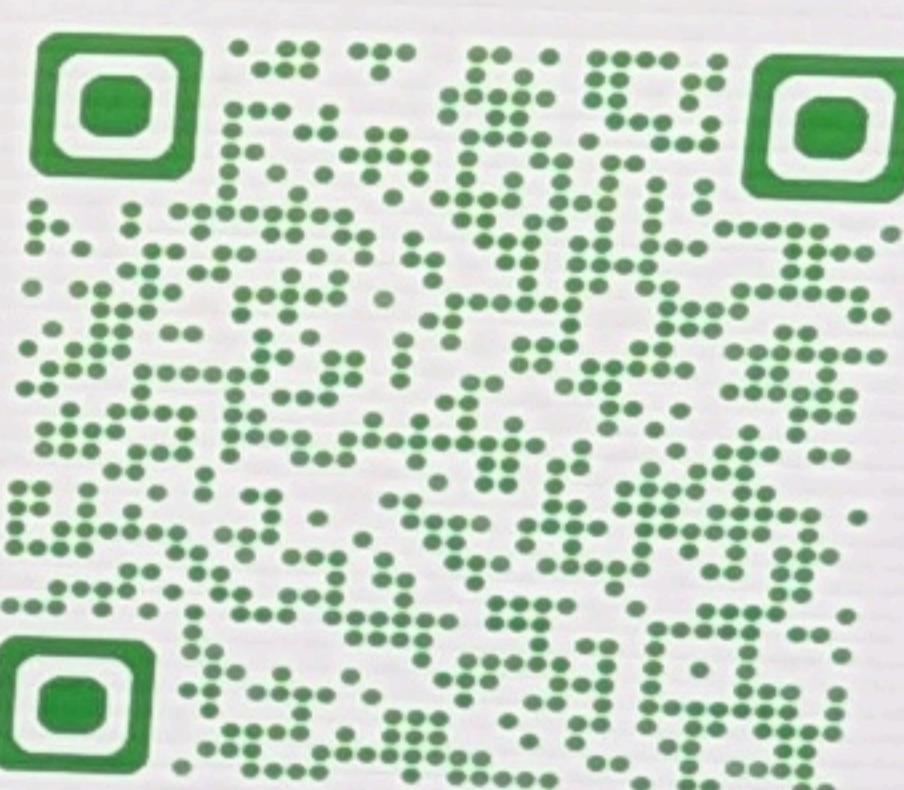
November 18, 2024 - Bel Air High School

**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 E-005

ATTACHMENTS YES NO

DATE COMPLETED 8/23/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # E-005 Applicant Name Joseph Snee Tax ID # 03038831
Tax Map 41 Parcel # 429 Lot # 1 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

S₁ \rightarrow S₁

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

2011-11-11 11:11:11

Property located within a SSPRA

Designated Trout Stream

Tier II Catchment Area

Green Infrastructure (HUB CORE CORRIDOR)
 In the Critical Area? If so, circle Land Use Management Area (IDA LDA RCA)

A 3x2 grid of six empty square boxes, likely for drawing or writing, arranged in three rows and two columns.

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 are no mapped environmental resources on this property, property is already developed



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number E-005 Tax Map 41 Grid 4D Parcel 429 District No. 03 Tax ID No. 038831
Subdivision Name Freedom Fed. Cu. Lot No. 1 Acres 33,399 sq. ft.
Applicant/Owner Joseph F. Snee Jr., Esquire/Conits and Edwards 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

Date: July 30, 2024

*further evaluation may be required

ATTACHMENTS YES NO
DATE COMPLETED 8/23/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # E-005 Applicant Name Joseph F. Snee, Jr., Esq.

Property Address 1304 E. Churchville Rd., Bel Air

Current Zoning RO 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 # E-005 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 1304 E. Churchville Rd, Bel Air, MD 21014

Current Zoning RO Requested Zoning B2

Most Recent ADT 26,242 (MD 22/Churchville Road)

LOS at the Nearest Intersection MD 22 @ Moores Mill Road - B/16.4 (AM); B/19.8 (PM)

Estimated Trip Generation 770 ADT (ITE 7,670 sq. ft. Drive-in Bank)

Functional Classification MD 22 - Principal Urban Arterial

Capital Improvements None

Sidewalk X Yes _____ No _____

Comments:

Bel Air to Harford Community College Trail Project is identified in the Addendum to the County's Transportation Priorities Letter to MDOT

ATTACHMENTS YES NO
DATE COMPLETED 8/27/24
PLANNER INITIALS SPG

Zoning History

Issue # E-005 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 13 E. Churchville Road, Bel Air, MD 21014

Current Zoning RO Requested Zoning B2

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

Comments:

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

School Assessment

Issue # E-005 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 1304 E. Churchville Road

Current Zoning RO Requested Zoning B2

Districts:

Elementary Prospect Mill Adverse Impact No Utilization Rate 91%

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 # E-005 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 1304 Churchville Rd

Current Zoning RO 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. 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

E-006

Tax Account Number

03-045358

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: 1302 Churchville Road LLC (Nick G. Conits, Managing Member)

Address: 423 Saint John St., Havre de Grace, MD 21078

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 1302 E. Churchville Road, Bel Air, MD 21014

Election District/Precinct 3-13 Councilmanic District E

Tax Map 0041 Parcel 0102 Block _____ Section _____ Lot _____

Total Acreage of Parcel .986 Area to be rezoned: .986

Current Zoning: B1 Requested Zoning: B2

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Commercial (Moores Mill Liquors & Convenience store)

B. Land Use Plan Designation:

The Land Use Map has this property within a Medium Intensity designation. This property is within the County's 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	R2	HOA (wooded area next to a stream), then single-family residential lots
South	B2	Commercial (Fountain Green Plaza)
East	RO	Commercial (financial institution)
West	B1	Commercial (professional offices)

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

The zoning request is consistent with the Land Use Map. The property is within the development envelope.

B. Water and Sewer Master Plan

This property is currently served by both County water and sewer, only minor on-site improvements are needed to satisfy the zoning request.

6. Environmental

No environmental resources, property is already developed.

7. Historic/Land Preservation Issues:

No inventoried historic sites on this property. Additionally, no agricultural easements or adjacent to easement properties.

8. Assessment Summary:

The property is already developed with a Convenience store. The request is consistent with the Land Use Plan and is within the development envelope.

9. Recommendations

Department of Planning and Zoning Recommendation:

B2

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**

E-
006

0.986 ACRES

FROM: B1 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 E-006

Moores Mill LIQUORS & Convenience

FALTO'S
SHENANDOAH
BUSHWILL'S
PROPER WEIZEN

OPEN

CRAFT BEER

WINE

LIQUOR

OPEN

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

E-
006

0.986 ACRES

FROM: B1 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 E-006



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number E-006 Tax Map 41 Grid 4D Parcel 102 District No. 03 Tax ID No. 045358
Subdivision Name N/A Lot No. N/A Acres 42,939 sq. ft.
Applicant/Owner Joseph F. Snee, Jr., Esquire/ 1302 Churchville 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: _____

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 31, 2024

*further evaluation may be required

ATTACHMENTS YES ✓ NO
DATE COMPLETED 8/23/24
PLANNER INITIALS JMB

Historic Preservation Checklist

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

Property Address 1302 E. Churchville Rd., Bel Air

Current Zoning B1/RO 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 # E-006 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 1302 E. Churchville Rd, Bel Air, MD 21014

Current Zoning B1/RO Requested Zoning B2

Most Recent ADT 26,242 (MD 22/Churchville Road)

LOS at the Nearest Intersection MD 22 @ Moores Mill Road - B/16.4 (AM); B/19.8 (PM)

Estimated Trip Generation 6155 ADT (ITE 9,860 sq. ft. Convenience Store/Gas Station)

Functional Classification MD 22 - Principal Urban Arterial; Moores Mill Road - Urban Collector

Capital Improvements None

Sidewalk X Yes _____ No _____

Comments:

Bel Air to Harford Community College Trail Project is identified in the Addendum to the County's Transportation Priorities Letter to MDOT

ATTACHMENTS YES NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

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

Property Address 1302 E. Churchville Road, Bel Air, MD 21014

Current Zoning B1 Requested Zoning B2

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

Comments:

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

School Assessment

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

Property Address 1302 E. Churchville Road

Current Zoning B1/RO Requested Zoning B2

Districts:

Elementary Prospect Mill Adverse Impact No Utilization Rate 91%

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

Property Address 1302 Churchville Rd

Current Zoning B1 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. 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

E-007

Tax Account Number

300323

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Robert S. Wagner

Address: 312 Prospect Mill Road, Bel Air, MD 21015

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 1920 E. Churchville Road, Bel Air, MD 21015

Election District/Precinct 3-07 Councilmanic District E

Tax Map 0042 Parcel 0475 Block _____ Section _____ Lot _____

Total Acreage of Parcel 1.91 Area to be rezoned: 1.91

Current
Zoning: AG/RR Requested Zoning: B2

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Residential (Single-family residential)

B. Land Use Plan Designation:

This property is designated as Agricultural on the Land Use Map. This property is not within the County's 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	Active Agricultural farm (also Wagner-owned)
South	RR	Residential (Single-family residential) along S/S of Churchville Road
East	RR	Residential (single-family residential)
West	AG/RR	Active Agricultural farm (also Wagner-owned) with a residence and several out-buildings

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. Parks and Recreation has commented that if approved (D7/D9), this will impact parks and recreation needs for the Hickory-Fountain Green Rec Council Areas. DPW has noted access issues along Prospect Mill, along with ingress and egress along MD22.

B. Water and Sewer Master Plan

There is no planned County water or sewer for this property (1A/1B), this property is not practical, economical or feasible to serve with these public services.

6. Environmental

The top 1/4 of the property is shown to drain to Deer Creek, which is a MDE designated Tier II watershed.

7. Historic/Land Preservation Issues:

There are no inventoried historic sites on this property. There is no agricultural easement on this property or adjacent to this property. The property is in an area targeted for land preservation.

8. Assessment Summary:

As previously noted, this rezoning request is also related to issue D-009 (Wagner-owned). This property is not within the development envelope and has no planned water and sewer service. Parks and Rec has noted P&R council needs and impacts if approved. DPW has noted access concerns along Prospect Mill, and concerns regarding ingress/egress on MD22.

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**

E-007 1.91 ACRES E-007
FROM: AG/RR TO: RI

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

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

Questions:

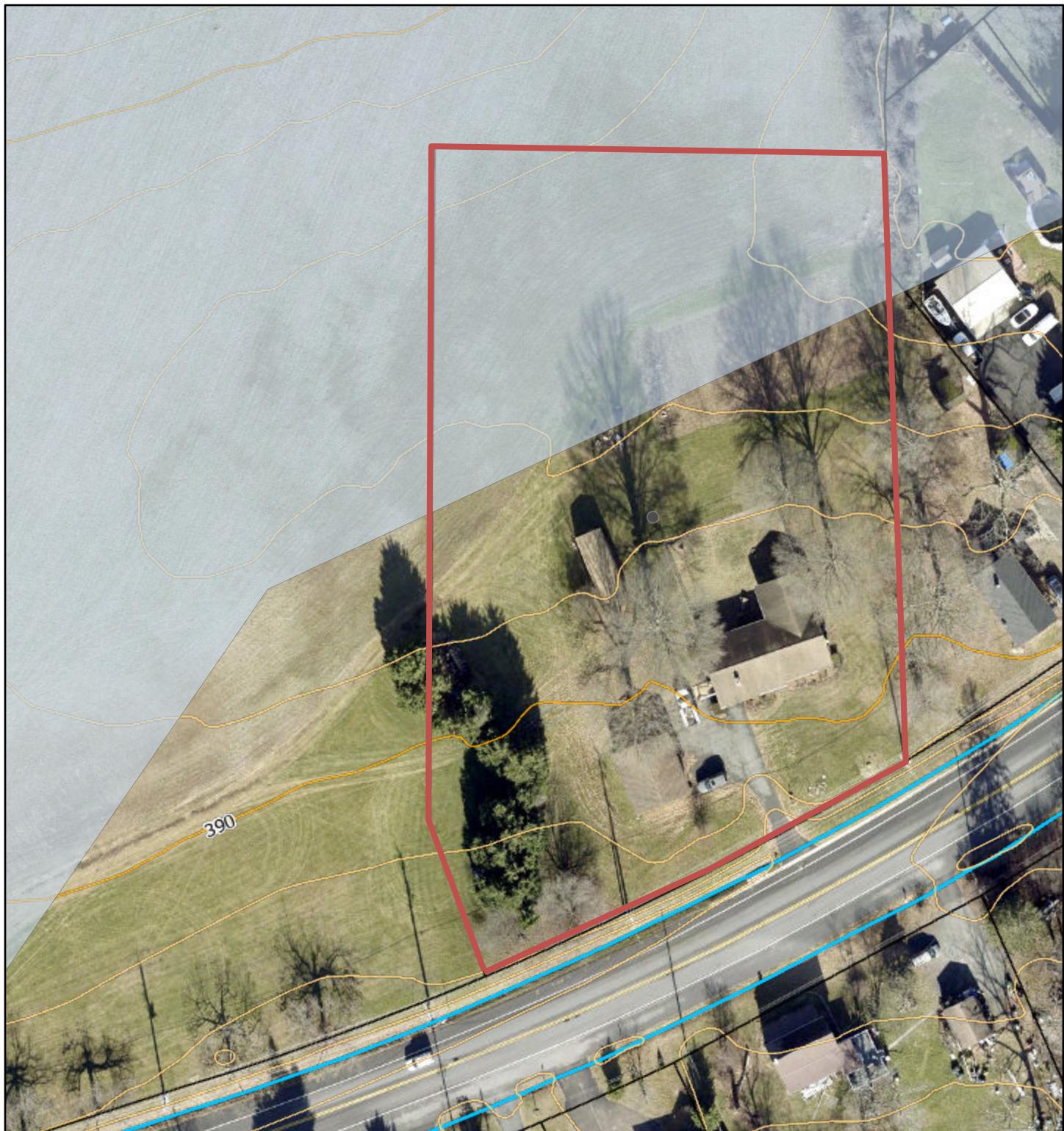
Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER **E-007**

Harford County Maryland



8/23/2024, 2:11:13 PM

1:1,128

0 0.01 0.01 0.02 0.02 mi
0 0.01 0.02 0.04 km

- TierII_HighQualityWaters_2022_new - TierII_Catchments_2022_projected
- 2' Intermediate Contours
- 10' Index Contours
- Hydrology Lines
- Harford County Boundary
- Cadastral

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 E-007 Tax Map 42 Grid 3A Parcel 475 District No. 03 Tax ID No. 300323
Subdivision Name Wagner Lot No. 1 Acres 1.91
Applicant/Owner Joseph F. Snee, Jr., Esquire/ Robert S. Wagner
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

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 # E-007 Applicant Name Joseph F. Snee, Jr., Esq.

Property Address 1920 E. Churchville Rd., Bel Air

Current Zoning AG/RR Requested Zoning R1

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 # E-007 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 1920 E Churchville Rd, Bel Air, MD

Current Zoning AG/RR Requested Zoning R1

Most Recent ADT 22,415 (MD 22/Churchville Road)

LOS at the Nearest Intersection MD 22 @ Prospect Mill Road - A/9.0 (AM); B/10.8 (PM)

Estimated Trip Generation 40 ADT (ITE 3 Single Family Units)

Functional Classification MD 22 - Principal Urban Arterial

Capital Improvements None

Sidewalk Yes No

Comments:

MD 22 Bicycle and Pedestrian Upgrades from MD 543 to APG and Bel Air to Harford Community College Trail are projects identified in the Addendum to the County's Transportation Priorities Letter to MDOT

ATTACHMENTS YES NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # E-007 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 1920 E. Churchville Road, Bel Air, MD 21015

Current Zoning AG/RR Requested Zoning R1

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

Comments:

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

School Assessment

Issue # E-007 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 1920 E. Churchville Road, Bel Air, MD 21015

AG/RR Current Zoning _____ Requested Zoning R1

Districts:

Elementary Prospect Mill Adverse Impact No Utilization Rate 91%

Middle Southampton Adverse Impact No Utilization Rate 83%

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

Comment

R1 conventional has a maximum permitted density of 1.8 du/acre.

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

AG Preservation Checklist

Issue # E-007 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 1920 E. Churchville Rd

Current Zoning AG Requested Zoning R1

____ 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 property or adjacent to the subject property. Subject property is within a rural area and located outside of the development envelope in an area targetted for land preservation

ATTACHMENTS YES NO

DATE COMPLETED _____

PLANNER INITIALS _____

Parks and Recreation Checklist

Issue # E-007,009 Applicant Name Joseph F. Snee, Jr. Esquire

Property Address 1920 E. Churchville Rd., Bel Air 21015

Current Zoning AG Requested Zoning R1

County Park/Recreation Council Area **Hickory-Fountain Green Recreation Council**

Comments:

The requested zoning for these parcels would allow for a substantial subdivision on the property that will impact parks and recreation needs for the 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

E-008

Tax Account Number

03-042952

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Nadd Patel2 LLC

Address: 1603 Kings View Drive, Bel Air, MD 21015

Property Owner 2: _____

Address: _____

Representative Robert S. Lynch

Address 30 Office Street, Bel Air, MD 21014

2. Description of Property

Site Address 207 S. Fountain Green Rd., Bel Air, MD 21015

Election District/Precinct 3-07 Councilmanic District E

Tax Map 0041 Parcel 0110 Block _____ Section _____ Lot _____

Total Acreage of Parcel 3.91 Area to be rezoned: 3.91

Current Zoning: R2 Requested Zoning: B2

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Currently, the property is undeveloped. In 2021, demolition of a single-family house and garage was completed.

B. Land Use Plan Designation:

This property is designated as "Low Intensity" on the Land Use Map, the property is 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	<u>B2</u>	Commercial uses (Royal Farm convenience store w/gas and Auto Spa car wash)
South	<u>R2</u>	Residential (single-family residential lots) approx. $\frac{3}{4}$ acre
East	<u>R2</u>	Exempt (Harvest House) appears to be a single-family residence, but has exempt status
West	<u>R1</u>	Residential (single-family residential lots, approx. $\frac{1}{2}$ lots)

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

The zoning request is not inconsistent with the Land Use Map, the property is within the development envelope. There could be conflicts with single-family residential uses to the south of the property. Additionally, DPW has noted concerns related to traffic congestion/queues from MD 543/MD 22.

B. Water and Sewer Master Plan

This property is within the planned water service area (4A) with very minimal onsite needs to satisfy the zoning request. This property is within the sewer service area, however major local improvements are needed to serve this property (5B).

6. Environmental

A small stream runs through the northern part of this property, the stream and any possible nontidal wetlands would receive a NRD 75' buffer. Total NRD on site could be up to 30%. A small amount of forest is on this site.

7. Historic/Land Preservation Issues:

There are no inventoried historic resources on site. There is no agricultural easement on site, or adjacent to the site. No impact to ag preservation efforts.

8. Assessment Summary:

While this site is within the development envelope, there are significant traffic concerns related to traffic congestion/queues from the MD 543 and MD 22 intersection.

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**

E-008 3.91 **ACRES** *E-008*
FROM: R2 **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:

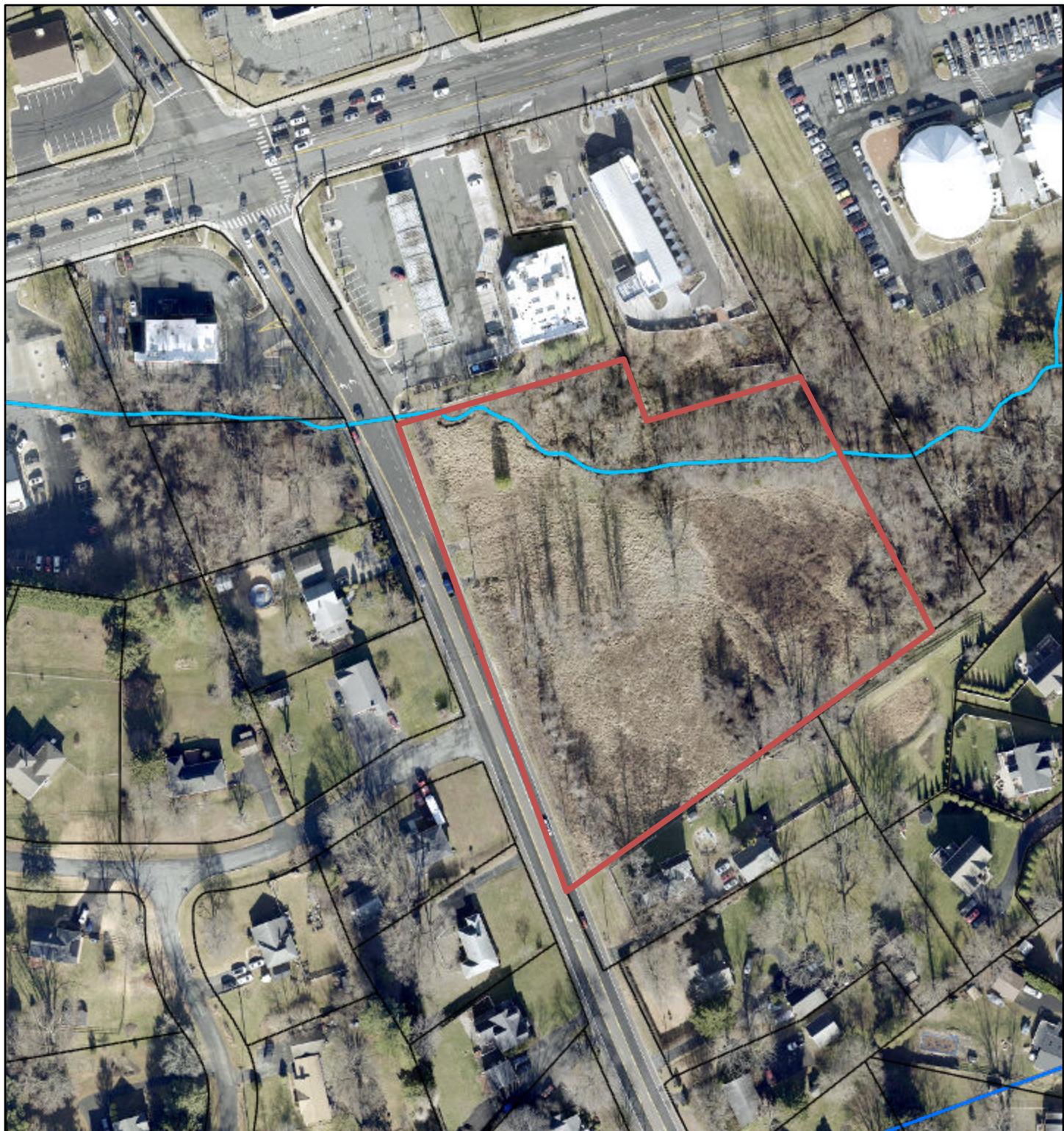
Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER *E-008*

Harford County Maryland



8/23/2024, 2:36:32 PM

1:2,257

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km

- Hydrology Lines
- Harford County Boundary
- 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 E-008 Tax Map 41 Grid 4E Parcel 110 District No. 03 Tax ID No. 042952
Subdivision Name N/A Lot No. N/A Acres 3.91
Applicant/Owner Robert S. Lynch/ Nadd Patel2 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:

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-closed

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

Sewer service in the 0-5 year category

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 # E-008 Applicant Name Robert S. Lynch

Property Address 207 S. Fountain Green Rd., Bel Air

Current Zoning R2 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 # E-008 Applicant Name Robert S. Lynch

Property Address 207 S. Fountain Green Rd, Bel Air, MD 21015

Current Zoning R2 Requested Zoning B2

Most Recent ADT 18,042 (MD 543)

LOS at the Nearest Intersection MD 22 @ MD 543 - C/31.1 (AM); C/33.3 (PM)

Estimated Trip Generation 1880 ADT (ITE 39,100 sq. ft. Strip Retail Plaza)

Functional Classification MD 543 - Minor Urban Arterial

Capital Improvements None

Sidewalk Yes No

Comments:

MD 22 Bicycle and Pedestrian Upgrades from MD 543 to APG is identified in the Addendum to the County's Transportation Priorities Letter to MDOT

ATTACHMENTS YES NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # E-008 Applicant Name Robert S. Lynch

Property Address 207 S. Fountain Green Road, Bel Air, MD 21015

Current Zoning R2 Requested Zoning B2

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

Comments:

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

School Assessment

Issue # E-008 Applicant Name Robert S. Lynch

Property Address 207 S. Fountain Green Rd. Bel Air, MD 21015

Current Zoning R2 Requested Zoning B2

Districts:

Elementary Fountain Green Adverse Impact No Utilization Rate 83%

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 # E-008 Applicant Name Robert S. Lynch

Property Address 1920 E. Churchville 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. 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

E-009

Tax Account Number

03-066878

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Robert S. Wagner

Address: 312 Prospect Mill Road, Bel Air, MD 21015

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 1900 E. Churchville Road, Bel Air, MD 21015

Election District/Precinct 3-07 Councilmanic District E

Tax Map 0041 Parcel 0124 Block _____ Section _____ Lot _____

Total Acreage of Parcel 76.11 Area to be rezoned: 76.11

Current
Zoning: AG/RR Requested Zoning: R1

3. Land Use and Zoning Considerations

A. Existing Land Uses:

This property is currently an active farm, with a single-family residence and several ag-related out buildings.

B. Land Use Plan Designation:

This property is designated as Agricultural on the Land Use Map. This property is not within the County's 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 / RR	The properties along Prospect Mill Road are large lot single-family residences, Prospect Mill E.S
South	RR	The properties along Churchville Road are single-family residential lots (1/2 acre – 1 acre)
East	RR	The properties along Highland Ave. are single-family residential lots (approx.. 1/2 acre lots)
West	RR / AG / R1	Mostly single-family lots (3/4 acre along Tudor Lane), Tudor Hall is AG, single-family residential on Wagner Farm Road (1/3 acre lots)

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. Parks and Recreation has commented that if approved (D7/D9), this will impact parks and recreation needs for the Hickory-Fountain Green Rec Council Areas. DPW has noted access issues along Prospect Mill, along with ingress and egress along MD22.

B. Water and Sewer Master Plan

DPW has no plans for this property to be served by public water or sewer (2A / 2B). This property is less than 1000' to the edge of the Master Plan water and sewer service area, property is outside the development envelope. Major upgrades to capacity would be required if approved.

6. Environmental

A portion of the property falls within the Prospect Mill E.S NTNC system. Two different streams bisect the property, NWI wetland maps indicate nontidal wetlands in the central portion of the property. Small area of steep slopes. Total approximate NRD is 20-25%. Site has Green Infrastructure "core aquatic, core forest less than 50 acres, and HUB". Site is within a MDE designated Tier II watershed.

7. Historic/Land Preservation Issues:

No agricultural easement is on this property or adjacent to this property. However, land preservation options should be explored due to its location outside the development envelope. The property contains one inventoried historic site (Earl Wagner Barn). The property is also adjacent to a county-owned Harford County Historic Landmark, Tudor Hall. The HPC recommended against the rezoning request due to potential detrimental impacts to both historic resources.

8. Assessment Summary:

As previously noted, this rezoning request is also related to issue D-009 (Wagner-owned). This property is not within the development envelope and has no planned water and sewer service. Parks and Rec has noted P&R council needs and impacts if approved. DPW has noted access concerns along Prospect Mill, and concerns regarding ingress/egress on MD22. Historic Preservation Commission recommends against the request due to potential detrimental impacts to historic resources.

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**

E-009 76.11 ACRES E-009
FROM: AG/RR TO: RI

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 **E-009**

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

E-009 76.11 ACRES E-009
FROM: AG/RR TO: RI

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 E-009

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

E-009 76.11 ACRES E-009
FROM: AG/IRR TO: R1

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 **E-009**



ATTACHMENTS YES NO

DATE COMPLETED 8/23/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # E-009 Applicant Name Joseph Snee Tax ID # 03066878
Tax Map 41 Parcel # 124 Lot # Watershed Deer Creek Deer Creek / Bush River Priority
Subwatershed (check one if applicable)

Yes No

Source Water Assessment Area? Prospect Mill E S (NTNC System)

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:

A portion of the property is within the Source Water Assessment Area for Prospect Mill ES (NTNC system)

Two different streams bisect this property, which would receive a 75' buffer, NWI maps indicate nontidal wetlands associated with the stream central on the property.

small area of steep slopes. Total approximate NRD would be 20-25%

The property has a small amount of core aquatic area, core forest less than 50 acres, and HUB according to Green Infrastructure data.

Site is within a MDE designated Tier 2 watershed

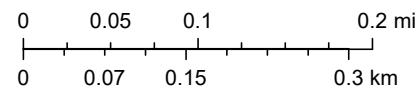
Property has a small amount of core forest less than 50 acres, core aquatic, and HUB according to GI data

Harford County Maryland



8/23/2024, 3:13:08 PM

1:9,028



Hydrology Lines

Greater Than 20 Percent

Harford County Boundary

Greater Than 25 Percent

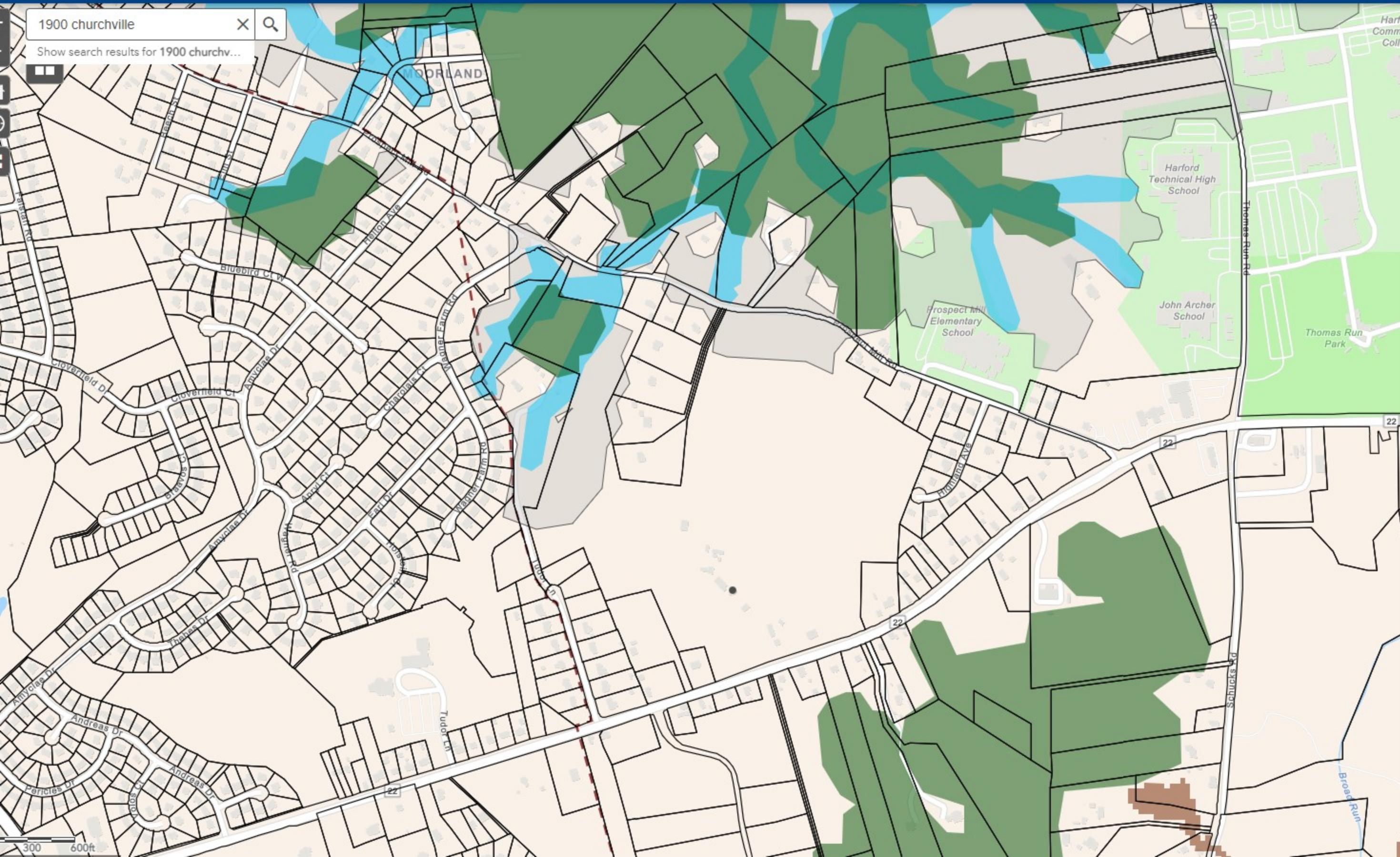
Cadastral

Greater Than 30 Percent

Source Water Protection Areas

Greater Than 35 Percent

Harford County Government, Esri, HERE, Garmin, INCREMENT P, Intermap, 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 E-009 Tax Map 41 Grid 3F Parcel 124 District No. 03 Tax ID No. 066878
Subdivision Name N/A Lot No. N/A Acres 76.11
Applicant/Owner Joseph F. Snee, Jr., Esquire/ Robert S. Wagner
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

Yes No Unknown

Are percolation tests present, up to date, and satisfactory on this property?

Yes

Are there OSDS/soil problems in the community?

No

If problem, explain: Soil test 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: 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): Prospect Mill Elementary School

VI. Summary/Misc. Comments

Limited file information.

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 # E-009 Applicant Name Joseph F. Snee, Jr., Esq.

Property Address 1900 E. Churchville Rd., Bel Air

Current Zoning AG/RR Requested Zoning R1

Historic Inventory Number HA-1265/Adjacent to HA-117

Comments:

This property contains the inventoried historic site Earl Wagner Barn (HA-1265), an early 19th century frame and stone barn documented for the MIHP in 1979. According to the existing documentation, it is associated with the adjacent Tudor Hall (HA-117) as the barn was likely constructed during the time period in which the property was owned by Junius Booth.

The property is also adjacent to a pending (as of August 23, 2024) Harford County Historic Landmark, Tudor Hall (HA-117). The Harford County Historic Preservation Commission recommended the designation of Tudor Hall as a Harford County Historic Landmark on August 7, 2024.

ROBERT G. CASSILLY Harford County Executive

ROBERT S. McCORD
Director of Administration



SHANE P. GRIMM, AICP

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 # E-009 Property Address: 1900 E. Churchville Rd., Bel Air

Recommend against rezoning request due to potential detrimental impacts on Tudor Hall (HA-117) and the Booth-Wagner Barn (HA-1265) / property's association with the Booth Family. See the MIHP survey summary for HA-1265 for further information (attached).

Chair, Harford County Historic Preservation Commission

Chair, Harford County Historic Preservation Commission

9/4/24 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

HA-1265

Earl Wagner Barn
Churchville Road
Bel Air, Maryland 21014

This barn, with a stone foundation and board-and-batten siding, dates from the time the Booth family owned the property. Junius Booth, head of the family famous on the American Shakespearean stage in the 19th century, purchased the farm in 1824. The Booths lived in a log house until they built Tudor Hall (HA-117) in 1853, and the barn probably dates to that period. Although portions of the exterior stone walls have been replaced, much of the original barn is extant. This frame and stone barn with hand-hewn joists, tapered posts and rafters, and tenoned and nailed beams is typical of those built in the early part of the 19th century in Harford County.

National Register of Historic Places -- Detail Report

Tudor Hall

General Information

NR Name: Tudor Hall

NR Alternate Name:

Address Information

Address: Tudor Lane

Town: Churchville

Zip Code: 21028

Counties: Harford

USGS Quad(s): Bel Air

Listing Information

NPS Ref Number: 82001595

Confidential Location:

Category: Building

National Historic Landmark:

Date:

Date Listed: 1973-03-14

Delisted:

Date:

Date Revised: 1982-12-16

Multiple Property Submission:

Multiple Property Submission Name:

Construction Information

Architect/Builder:

Period/Date of Construction:

c. 1847

About This Resource

Capsule Summary Text:

Tudor Hall is a 1 1/2 story Gothic-Revival cottage built of painted brick laid in common bond. It is constructed in a cross plan which originally had a detached kitchen house. A paneled central square brick chimney rises from the intersection of four gables. The roof covering is standing seam tin. A horizontal mullion in each window separates a pair of upper casement sashes from a pair of lower casement sashes, each hinged inwardly. The upper ones are about a third as high as the lower ones. Diamond panes are formed by wooden muntins. The front, second story window has a label-lintel. It has been enlarged so that the window is the principal feature of the façade. The north gable window, with its sharply gabled pediment, is extended to the floor and gives access to a small, decorative wood balcony with a jig-saw cut balustrade. A one-story, flat-roofed porch with octagonal wood columns having molded caps and bases, extends across the principal (southeast) front. A small frame vestibule is built into the front porch at the central door. It has a pair of paneled doors and a transom on the front. There are single upper and lower casements on the sides, which have matching sashes standard to the house. The separate kitchen house is a very late example of an earlier custom. This kitchen has since been connected to the house with an infill area now incorporated into the dining room. Interior finishes are relatively simple, typical of the period and rural area. Wood mantels consist of shallow plain pilasters supporting a very low Tudor arched "frieze." Doors are typically four panels. The stair rail is typical, with a round walnut rail, turned walnut newel, and plain painted balusters. Such simplicity of interior detail is expected of a house built by local craftsmen following a published basic design.

Tudor Hall is a Gothic-Revival cottage built as a country retreat by Junius Brutus Booth (1796-1852), the head of a family famous on the American Shakespearean stage throughout the 19th century. Its design is from Plates 44 and 45, Design XVII, of *The Architect*, by William H. Ranlett, 1847. Although Gothic Revival became the prevailing style for churches in the 19th century, houses carefully rendered in that style were relatively rare. Tudor Hall is an example of a house built in this style from a published design, thus resulting in a correct exterior design and plan, including several exterior details, but a very typical, simple mid 19th century interior.

Boundary Description:

None.

Comments:

acreage decreased

Related Records

HA-117 Tudor Hall

GIS/Map Information

Digitized in GIS:

Y

Number of Polygons:

1

National Register of Historic Places -- Detail Report

Tudor Hall

Easement No Easement Records
DOE No DOE Records

Resource Information

NR Form Resource List:

Resource List Type:

Entered in Database?:

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

Transportation Checklist

Issue # E-009 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 1900 E Churchville Rd, Bel Air, MD

Current Zoning AG/RR Requested Zoning R1

Most Recent ADT 22,415 (MD 22/Churchville Road)

LOS at the Nearest Intersection MD 22 @ Prospect Mill Road - A/9.0 (AM); B/10.8 (PM)

Estimated Trip Generation 1483 ADT (ITE 152 Single Family Units)

Functional Classification MD 22 - Principal Urban Arterial

Capital Improvements None

Sidewalk Yes No

Comments:

MD 22 Bicycle and Pedestrian Upgrades from MD 543 to APG and Bel Air to Harford Community College Trail are projects identified in the Addendum to the County's Transportation Priorities Letter to MDOT

ATTACHMENTS YES NO

DATE COMPLETED _____

PLANNER INITIALS _____

Transportation Checklist

Issue # E-009 Applicant Name Joseph F. Snee, Jr., Esquire
Property Address 1900 E. Churchville Rd, Bel Air, MD 21015

AG/RR R1
Current Zoning _____ Requested Zoning _____

Most Recent ADT

LOS at the Nearest Intersection

Estimated Trip Generation

Functional Classification

Capital Improvements

Travel Lane Width

Shoulder Width

Right-of-Way Width

Access Concerns

Comments:

ATTACHMENTS YES NO
DATE COMPLETED 8/27/24
PLANNER INITIALS SPG

Zoning History

Issue # E-009 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 207 S. Fountain Green Road, Bel Air, MD 21015

Current Zoning AG/RR Requested Zoning R1

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

Comments:

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

School Assessment

Issue # E-009 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 1900 E. Churchville Road, Bel Air, MD 21015

Current Zoning Ag/RR Requested Zoning R1

Districts:

Elementary Prospect Mill Adverse Impact No Utilization Rate 91%

Middle Southampton Adverse Impact No Utilization Rate 83%

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

Comment

R1 conventional has a maximum permitted density of 1.8 du/ga.

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

AG Preservation Checklist

Issue # E-009 Applicant Name Joseph F. Snee, Jr., Esquire

Property Address 1920 E. Churchville Rd

Current Zoning AG Requested Zoning R1

____ 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 property or adjacent to the subject property. Subject property is within a rural area and located outside of the development envelope in an area targeted for land preservation. Due to the property size, environmental and agricultural features of the property, land preservation options should be explored.

ATTACHMENTS YES NO

DATE COMPLETED _____

PLANNER INITIALS _____

Parks and Recreation Checklist

Issue # E-007,009 Applicant Name Joseph F. Snee, Jr. Esquire

Property Address 1920 E. Churchville Rd., Bel Air 21015

Current Zoning AG Requested Zoning R1

County Park/Recreation Council Area **Hickory-Fountain Green Recreation Council**

Comments:

The requested zoning for these parcels would allow for a substantial subdivision on the property that will impact parks and recreation needs for the Hickory-Fountain Green Recreation Council areas.