

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	<u>RR</u>	Single Family Residential approx. 1 acre lots
South	<u>AG</u>	Church/School Single Family Residential
East	<u>RR</u>	Single Family Residential Dentist Office
West	<u>RR/B2</u>	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

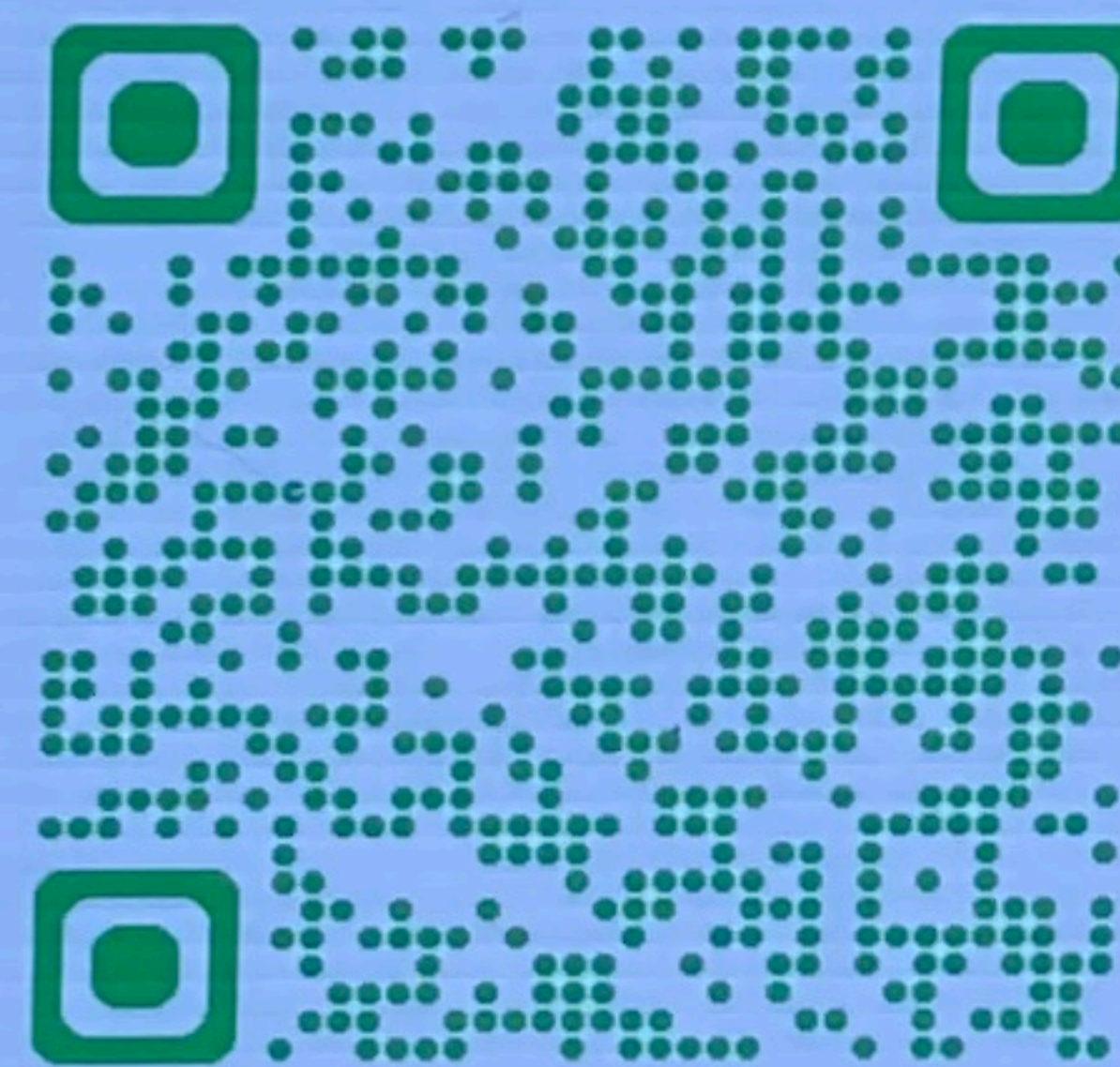
**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

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**

FROM: _____ ACRES
TO: _____

November 4, 2024 - Aberdeen High School

November 18, 2024 - Del Air High School

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

Questions

Maricopa County Planning & Zoning
www.maricopacountypm.org

410-638-3103

PLATE NUMBER

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

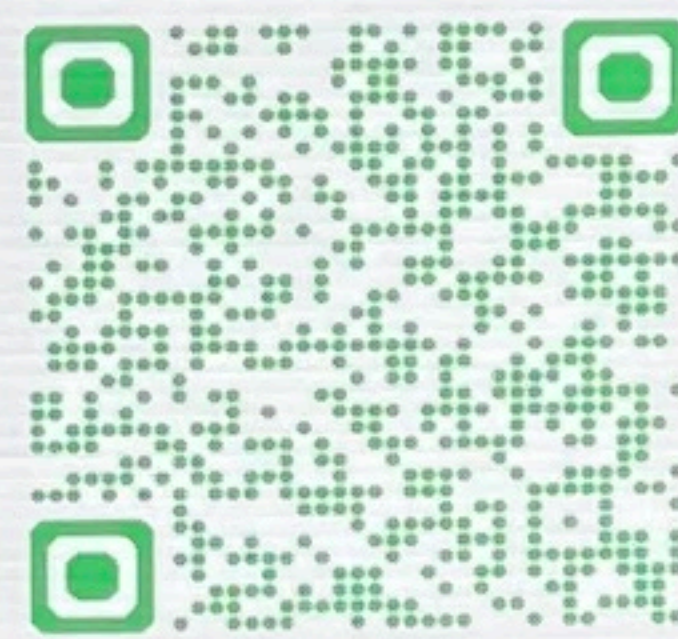
**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

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

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

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

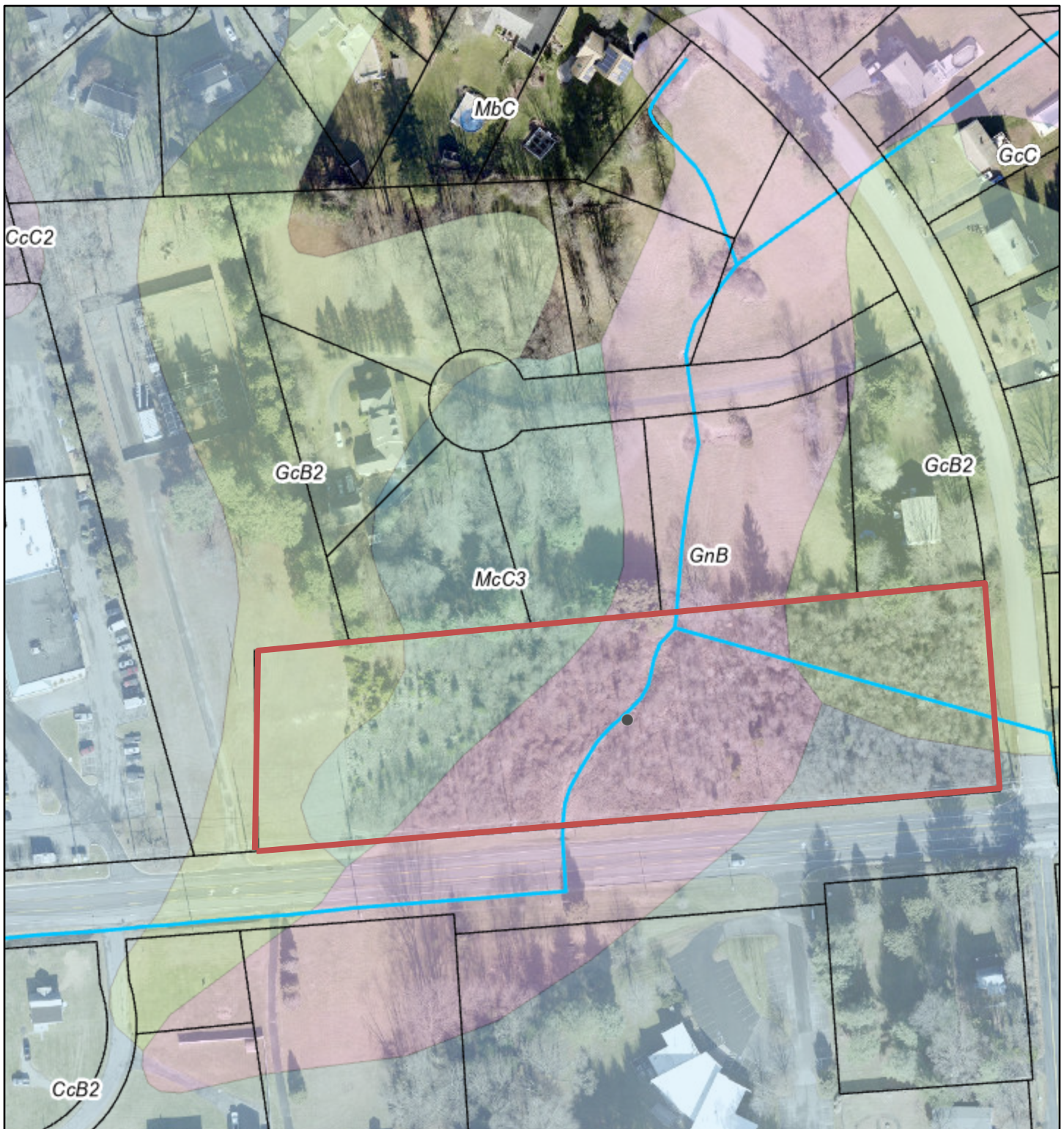
This site could have nontidal wetlands based on the hydrology/hydric inclusion soils, further delineation would be needed to see what impact this could have on development potential

Site is within a MDE designated Tier 2 watershed

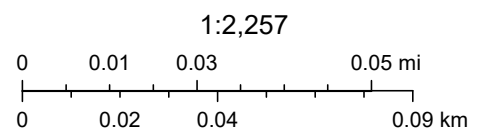
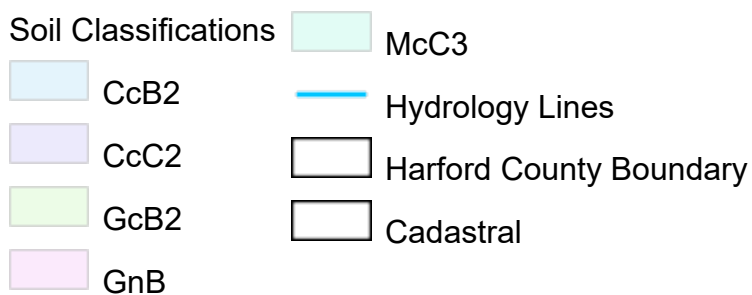
The property is shown to be a "corridor" in the Green Infrastructure Plan linking a core aquatic and core forest area

Site is mostly forested/vegetated

Harford County Maryland



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

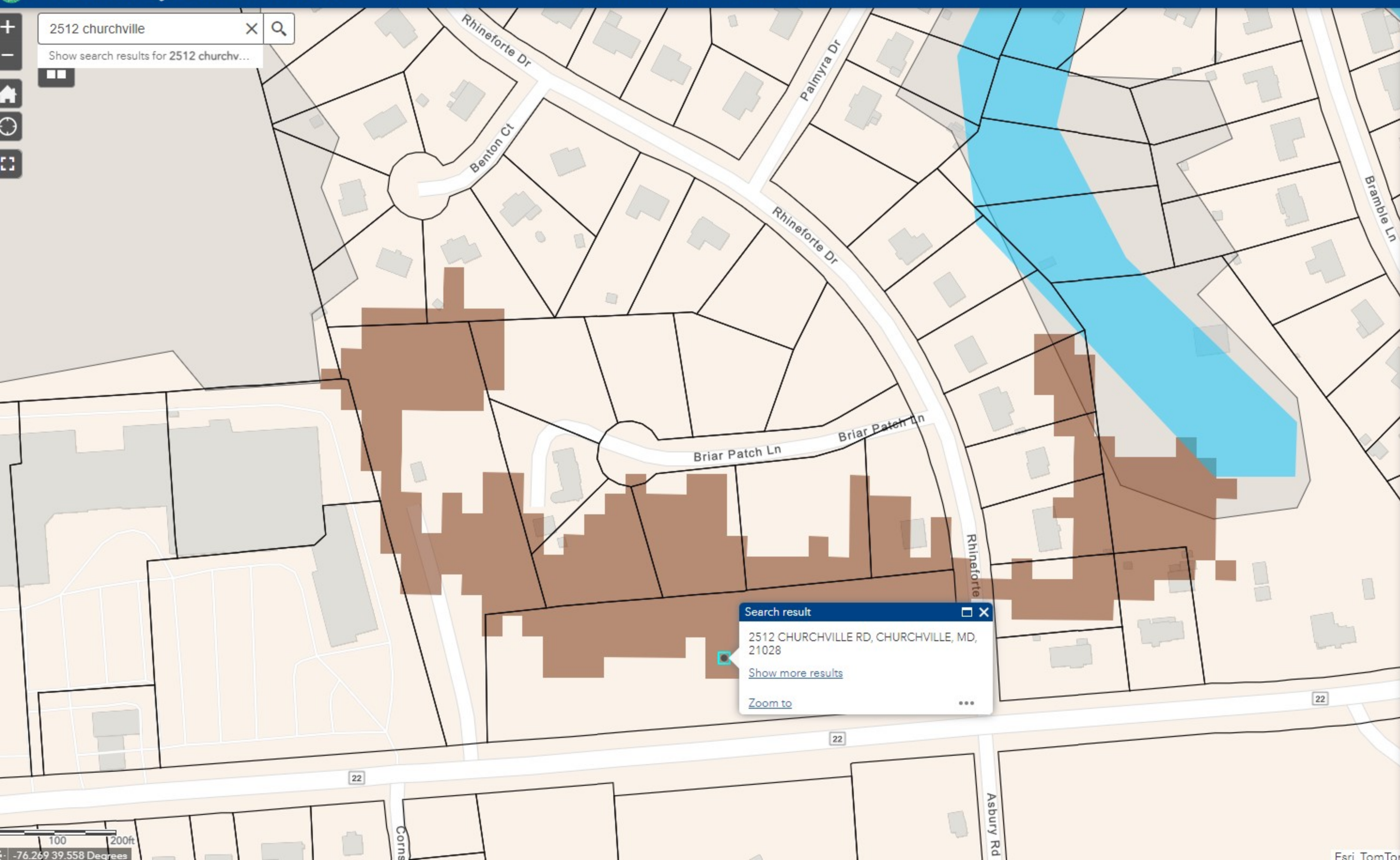


Harford County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



2512 churchville

Show search results for 2512 churchv...



Search result

2512 CHURCHVILLE RD, CHURCHVILLE, MD, 21028

[Show more results](#)

[Zoom to](#)

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-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 ☒ 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: Voc contamination in the area
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 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	<u>AG / Aberdeen</u>	Undeveloped / wooded parcel, then City of Aberdeen multi-family residential / HOA
South	<u>AG / LI</u>	Large lot single-family, vacant undeveloped parcel that is identified as "apartments" in SDAT, small parking lot (P&R)
East	<u>AG / Aberdeen</u>	Single-family residential (with commercial behind in City of Aberdeen)
West	<u>AG</u>	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

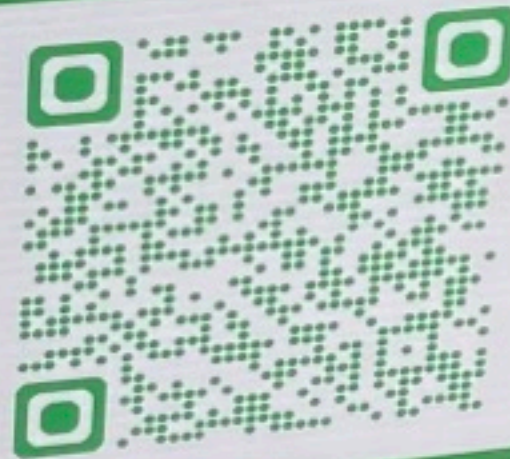
PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.

Questions:

Harford County Planning & Zoning

www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE **ISSUE NUMBER** E-002

2024/2025 COMPREHENSIVE ZONING REVIEW

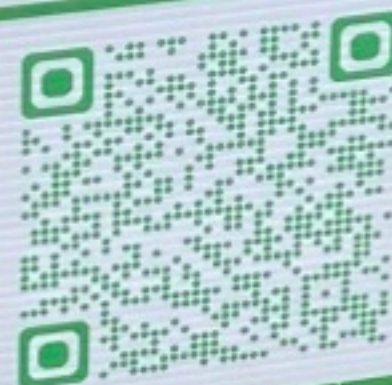
**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

E-002
FROM: 7.097 ACRES
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*

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # E-002 Applicant Name Feazell Property Management LLC Tax ID # multiple....see below
Tax Map 51 Parcel # 925/956 Lot # _____ Watershed swan creek Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☒ ☐

NRD

☒ ☐

Stream Buffer (75' ☒) or (150' ☐)

☒ ☐

Wetlands NWI Mapped ☐ Possible ☒

☐ ☒

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

☐ ☒

Floodway

☐ ☒

Steep Slopes

☒ ☐

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

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☒ ☐

Green Infrastructure (HUB ☐ CORE ☒ CORRIDOR ☐)

☐ ☒

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

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

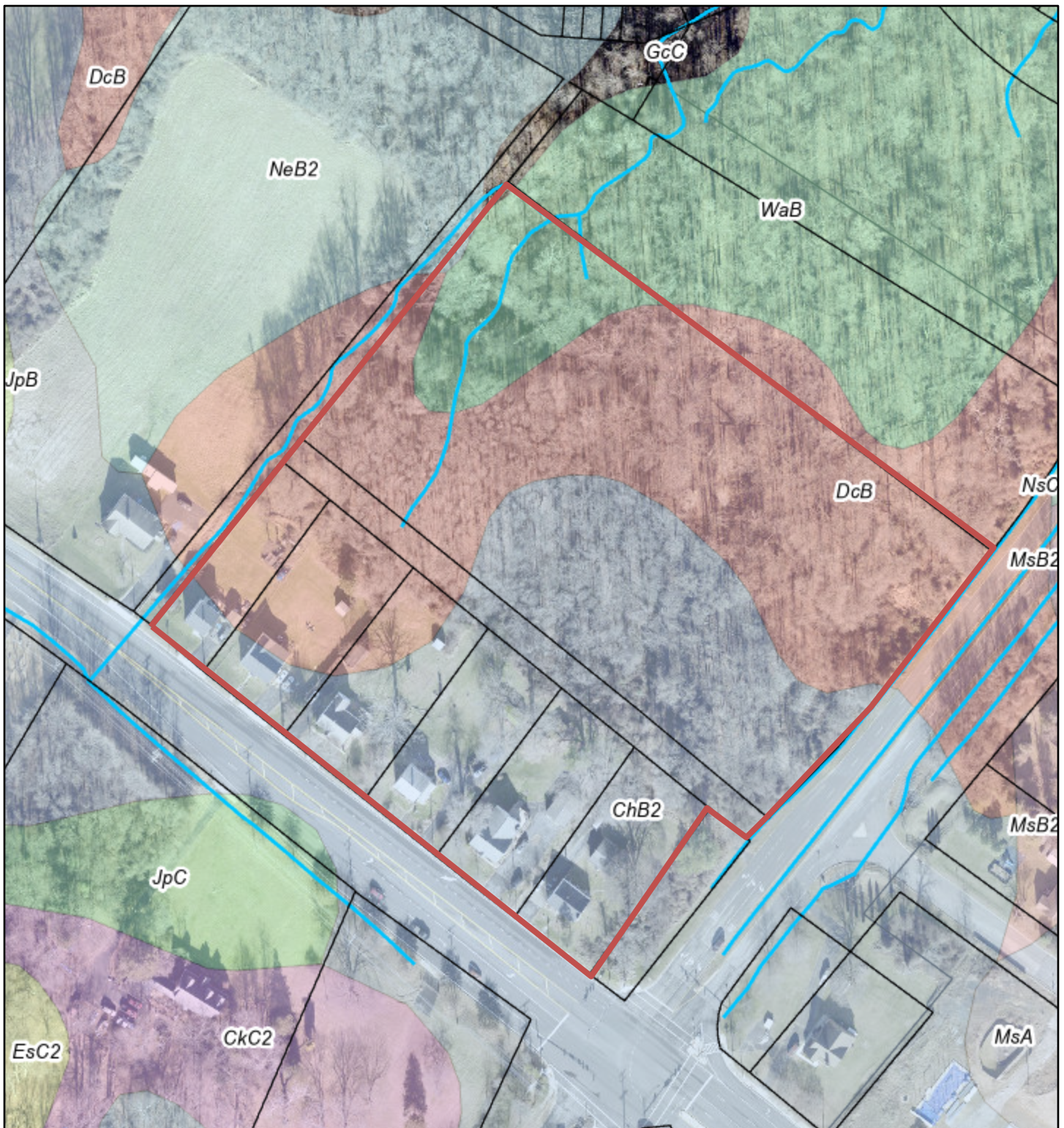
Habitat of Local Significance (only in Critical Area)

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

Parcel 956 may have a headwater stream / nontidal wetland due to the hydrology and hydric soils which would create NRD. If present approximately 25% of parcel 956 could be NRD.

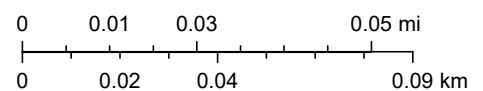
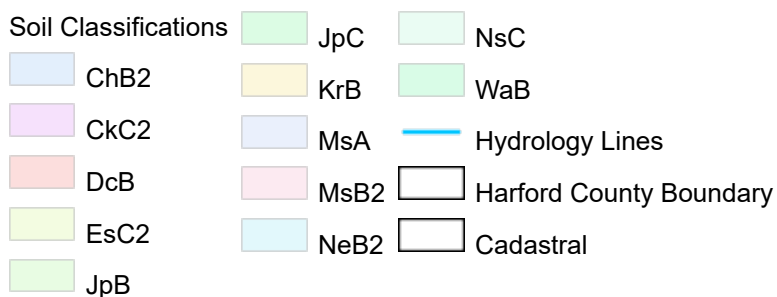
Parcel 956 is also shown as a part of a core forest greater than 50 acres.

Harford County Maryland

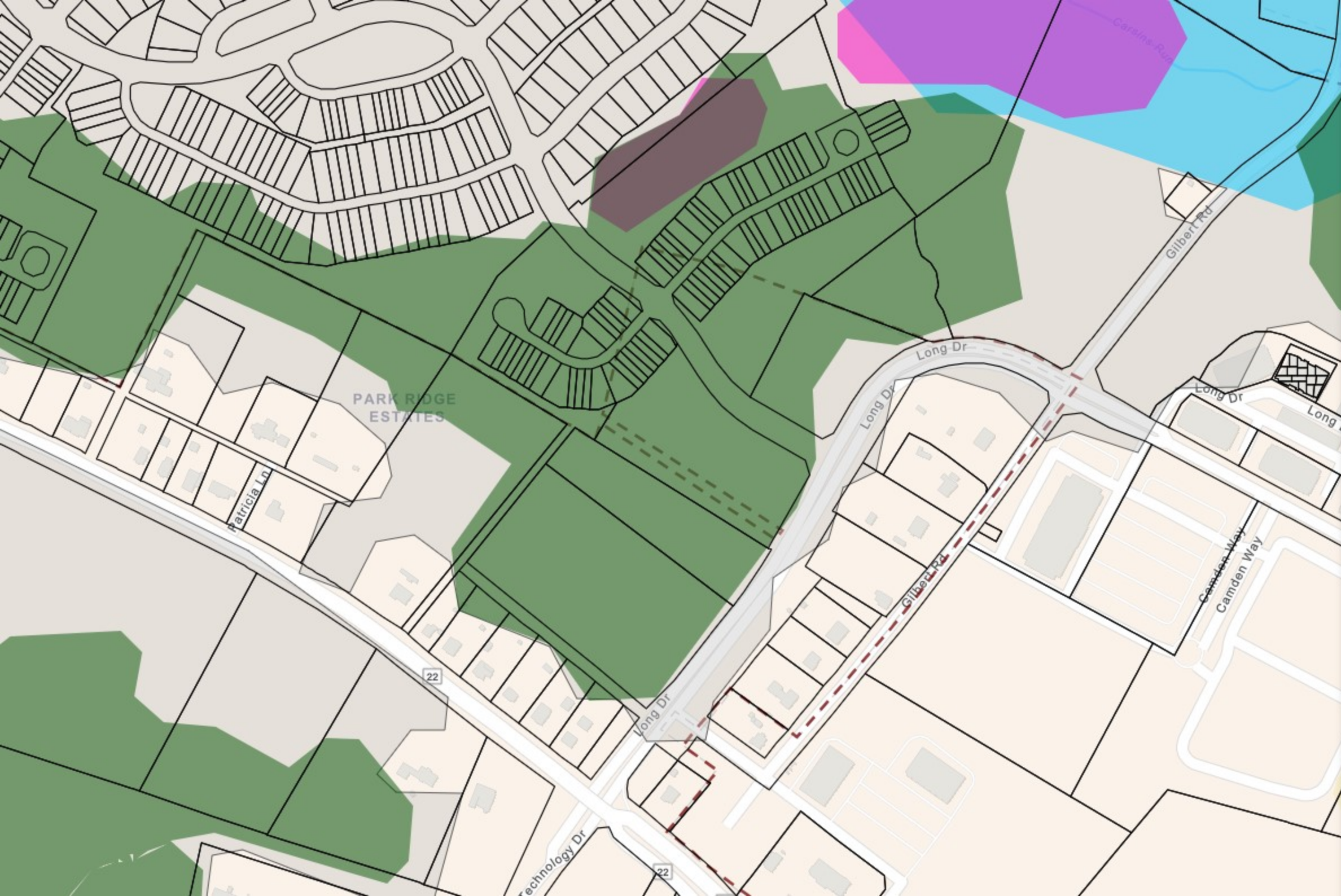


8/23/2024, 11:00:44 AM

1:2,257



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



- ☒ 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-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 ☒ 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 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.

Jaquelyn Serescha
Chair, Harford County Historic Preservation Commission

9/4/2024
Date

Harford County Celebrates 250 Years ~ 1773-2023

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

THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT UPON REQUEST

ATTACHMENTS YES ☒ NO
DATE COMPLETED 9/4/2024
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 Applicant Name Feazell Property Management LLC (David Feazell, Managing Member)

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
		Agricultural lands that are forested/undeveloped
South	AG	Aberdeen Technology Park (HEAT center)
East	LI	Large single-family residential lots and agricultural lands
West	AG	

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
FROM: AG

21.31 ACRES
LOTS 1, 2, & 3

TO: LI
E-003

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

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

Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER *E-003*

1003

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # E-003 Applicant Name Matthew and Hdil Sadowski Tax ID # multiple

Tax Map 51 Parcel # 642 Lot # 1-3 Watershed Cranberry Run (Bush) Deer Creek ☐ / Bush River Priority ☐

Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☒ ☐

NRD

☒ ☐

Stream Buffer (75' ☒) or (150' ☐)

☒ ☐

Wetlands NWI Mapped ☒ Possible ☐

☐ ☒

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

☐ ☒

Floodway

☒ ☐

Steep Slopes

☒ ☐

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

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☒ ☐

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

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

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

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

These parcels have NRD from a tributary stream and nontidal wetlands, along with a small section of steep slopes.

Approximate NRD on these sites is 20%.

This site is mostly forested, with having core forests and a small amount of hub and corridor on the property

Harford County Maryland



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

1:4,514

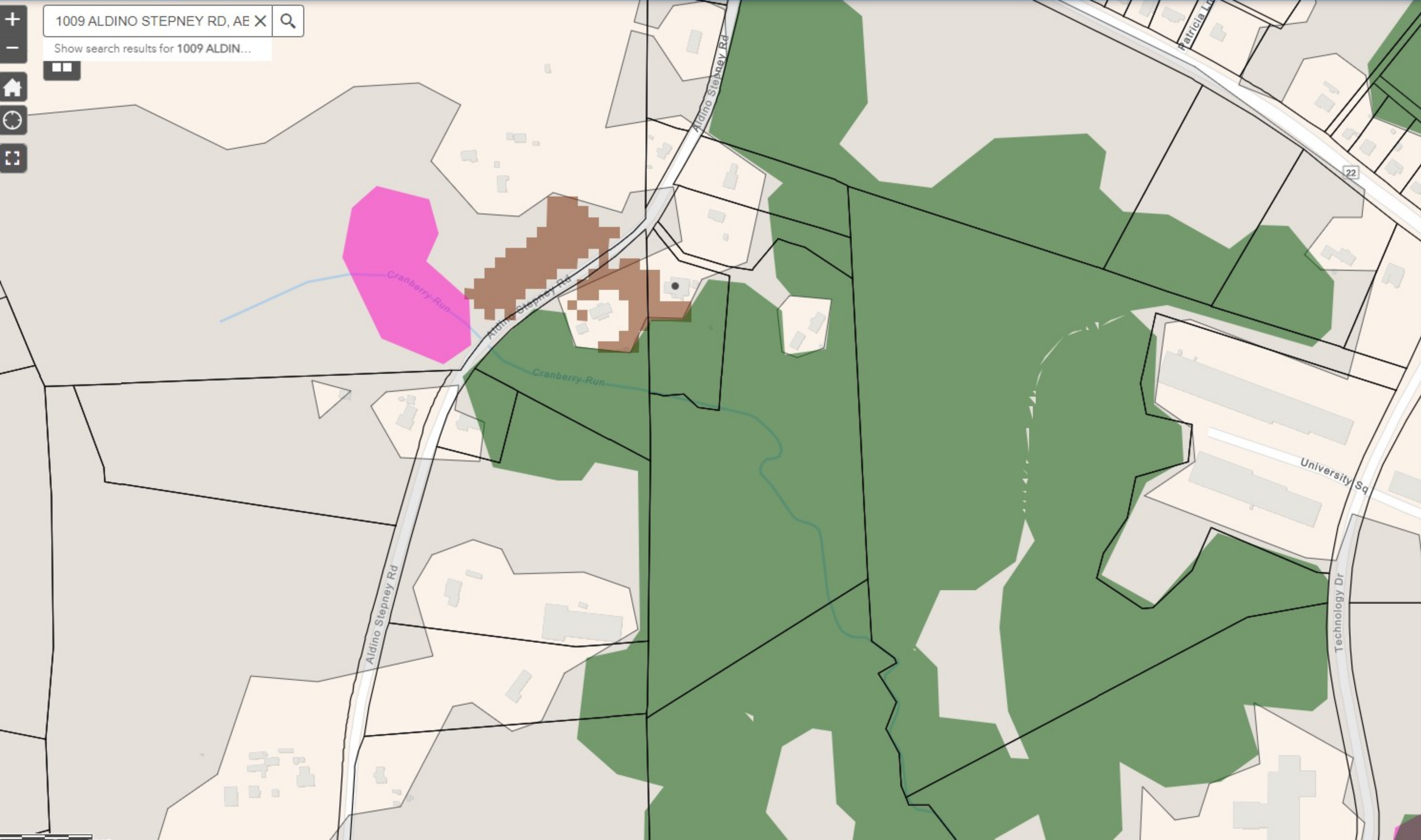
- Hydrology Lines
- Harford County Boundary
- Cadastral
- Greater Than 20 Percent
- Greater Than 25 Percent

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km

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

1009 ALDINO STEPNEY RD, AE X

Show search results for 1009 ALDIN...



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-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 Lot No. 1, 2, 3 Acres 21.31
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. ½ 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 commercia
West	RR	Single-family residential (approx. ¾ 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

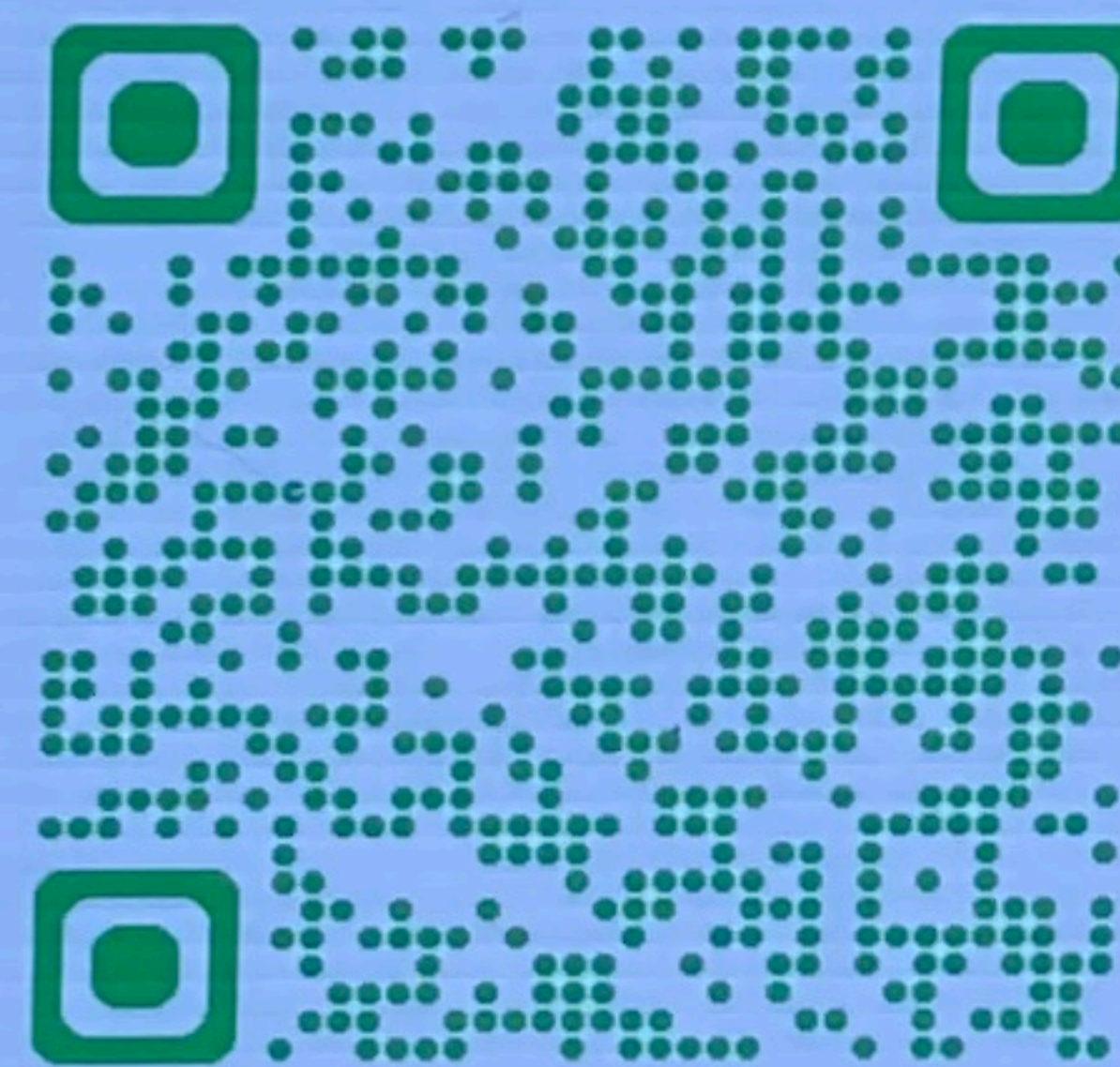
**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

Questions:

Harford County Planning & Zoning

www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER E-004

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # E-004 Applicant Name Joseph Snee Tax ID # 03058522
Tax Map 42 Parcel # 24 Lot # _____ Watershed Deer Creek Deer Creek ☒ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

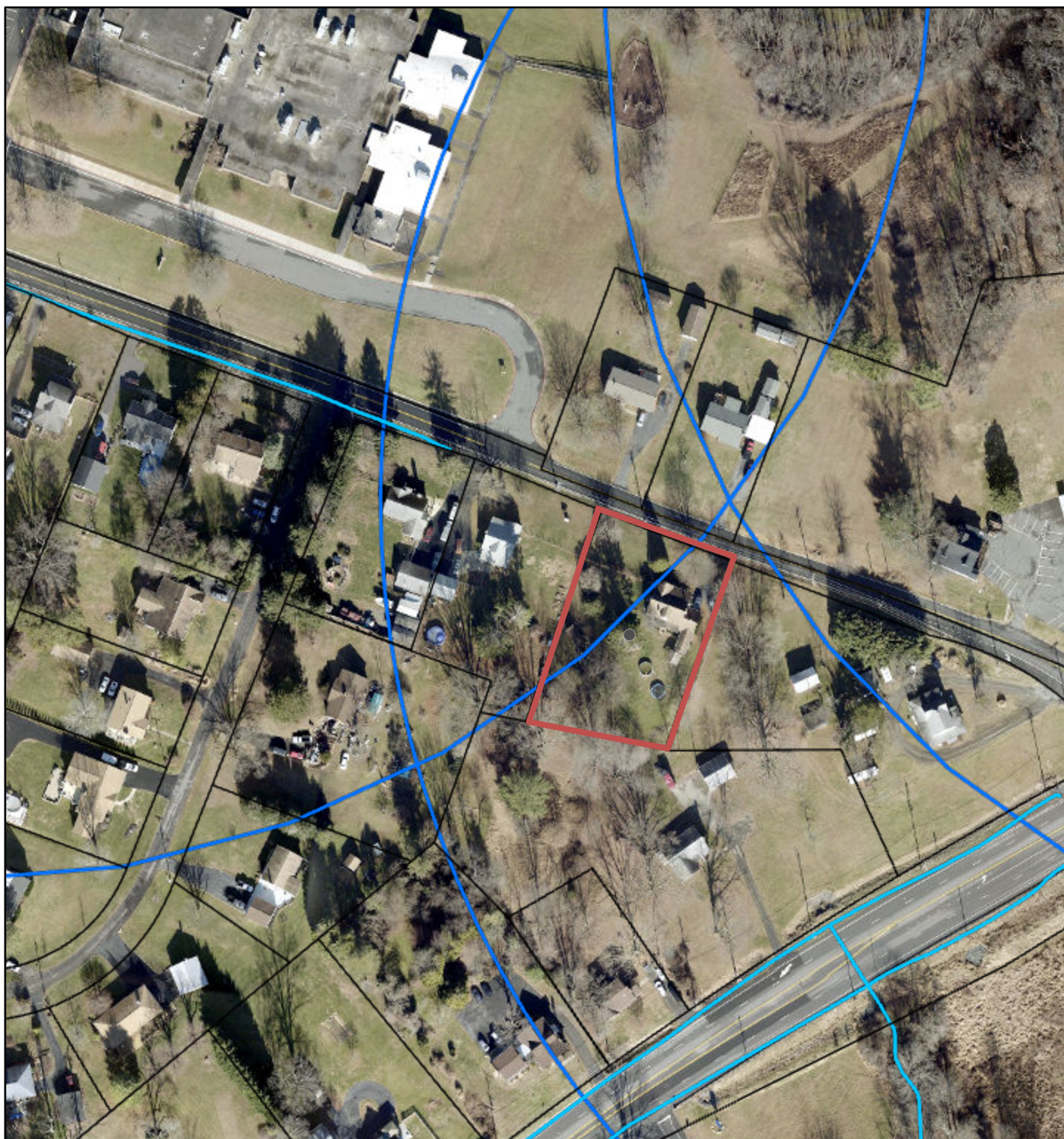
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Source Water Assessment Area? <u>Prospect Mill ES / Oak Grove Baptist</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRD
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stream Buffer (75' <input type="checkbox"/>)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

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

This property is within two Nontransient noncommunity Source Water Protection areas.





This property has a small amount of forest cover.

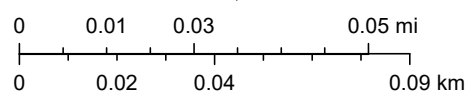
Harford County Maryland



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	Multifamily (townhomes) on south side of Churchville Road
East	RO	Residential (Single-family home)
West	B1	Commercial (Moore's 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

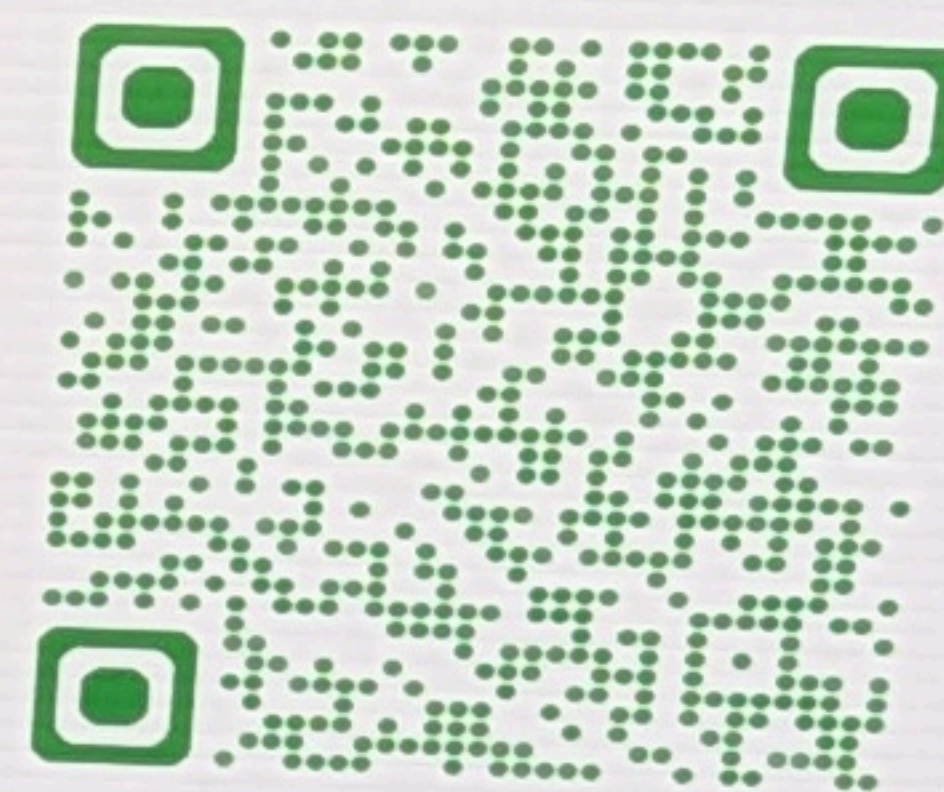
November 18, 2024 - Bel Air High School

**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

☐ ☒

Steep Slopes

☐ ☒

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

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

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

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

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

There 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
		Commercial (Fountain Green Plaza)
South	B2	Commercial (financial institution)
		Commercial (professional offices)
East	RO	
West	B1	

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

ALTO'S NEW MUSIC DISHWASHERS PAPEL PALLETS

CHECK OUT CRAFT BEER

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 MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # E-006 Applicant Name Joseph Snee Tax ID # 03045358
Tax Map 41 Parcel # 102 Lot # _____ Watershed Bynum Run Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☐ ☒

NRD

☐ ☒

Stream Buffer (75' ☐) or (150' ☐)

☐ ☒

Wetlands NWI Mapped ☐ Possible ☐

☐ ☒

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

☐ ☒

Floodway

☐ ☒

Steep Slopes

☐ ☒

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

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☐ ☒

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

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

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

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

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

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: 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-007

ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 8/23/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # E-007 Applicant Name Joseph Snee Tax ID # 03300323
Tax Map 42 Parcel # 475 Lot # 1 Watershed James Run / Deer Creek Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

☐ ☒

Source Water Assessment Area? _____

☐ ☒

NRD

☐ ☒

Stream Buffer (75' ☐) or (150' ☐)

☐ ☒

Wetlands NWI Mapped ☐ Possible ☐

☐ ☒

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

☐ ☒

Floodway

☐ ☒

Steep Slopes

☐ ☒

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

☐ ☒

Property located within a SSPRA

☐ ☒

Designated Trout Stream Subwatershed

☒ ☐

Tier II Catchment Area

☐ ☒

Green Infrastructure (HUB ☐ CORE ☐ CORRIDOR ☐)

☐ ☒

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

☐ ☐

FIDS Habitat? (only in Critical Area)

☐ ☐

Critical Area Buffer (only in Critical Area)

☐ ☐

Tributary Streams (only in Critical Area)

☐ ☐

Habitat of Local Significance (only in Critical Area)

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

Harford County Maryland



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

1:1,128

TierII_HighQualityWaters_2022_new - TierII_Catchments_2022_projected

2' Intermediate Contours

10' Index Contours

Hydrology Lines

Harford County Boundary

Cadastral

0 0.01 0.01 0.02 mi
0 0.01 0.02 0.04 km

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

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/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 targeted 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	B2	Commercial uses (Royal Farm convenience store w/gas and Auto Spa car wash)
South	R2	Residential (single-family residential lots) approx. $\frac{3}{4}$ acre
East	R2	Exempt (Harvest House) appears to be a single-family residence, but has exempt status
West	R1	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*

ATTACHMENTS YES NO

DATE COMPLETED 8/23/24

PLANNER INITIALS MK

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # E-008 Applicant Name Robert Lynch Tax ID # 03042952
Tax Map 41 Parcel # 110 Lot # _____ Watershed Bynum Run Deer Creek ☐ / Bush River Priority ☐
Subwatershed (check one if applicable)

Yes No

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

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

There is a small stream that runs through the north part of the site, this stream would receive a 75' buffer (NRD), there could be a small amount of nontidal wetlands

Approximate NRD amount on site is 30%





Small amount of forest on site

Harford County Maryland



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

1:2,257

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

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km

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



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: ☒ 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-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.. ½ 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: 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

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

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

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

E-009 76.11 ACRES *E-009*
FROM: AG/RR **TO:** R1

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

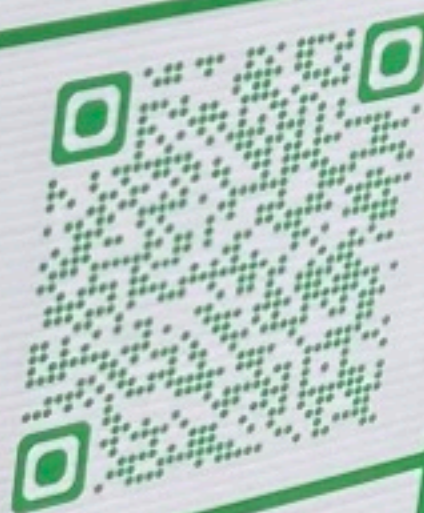
**PUBLIC MEETINGS WILL BE HELD
FROM 7 - 9 P.M.**

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

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

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

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

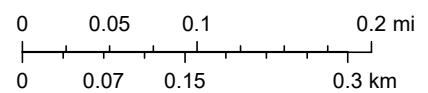
Harford County Maryland



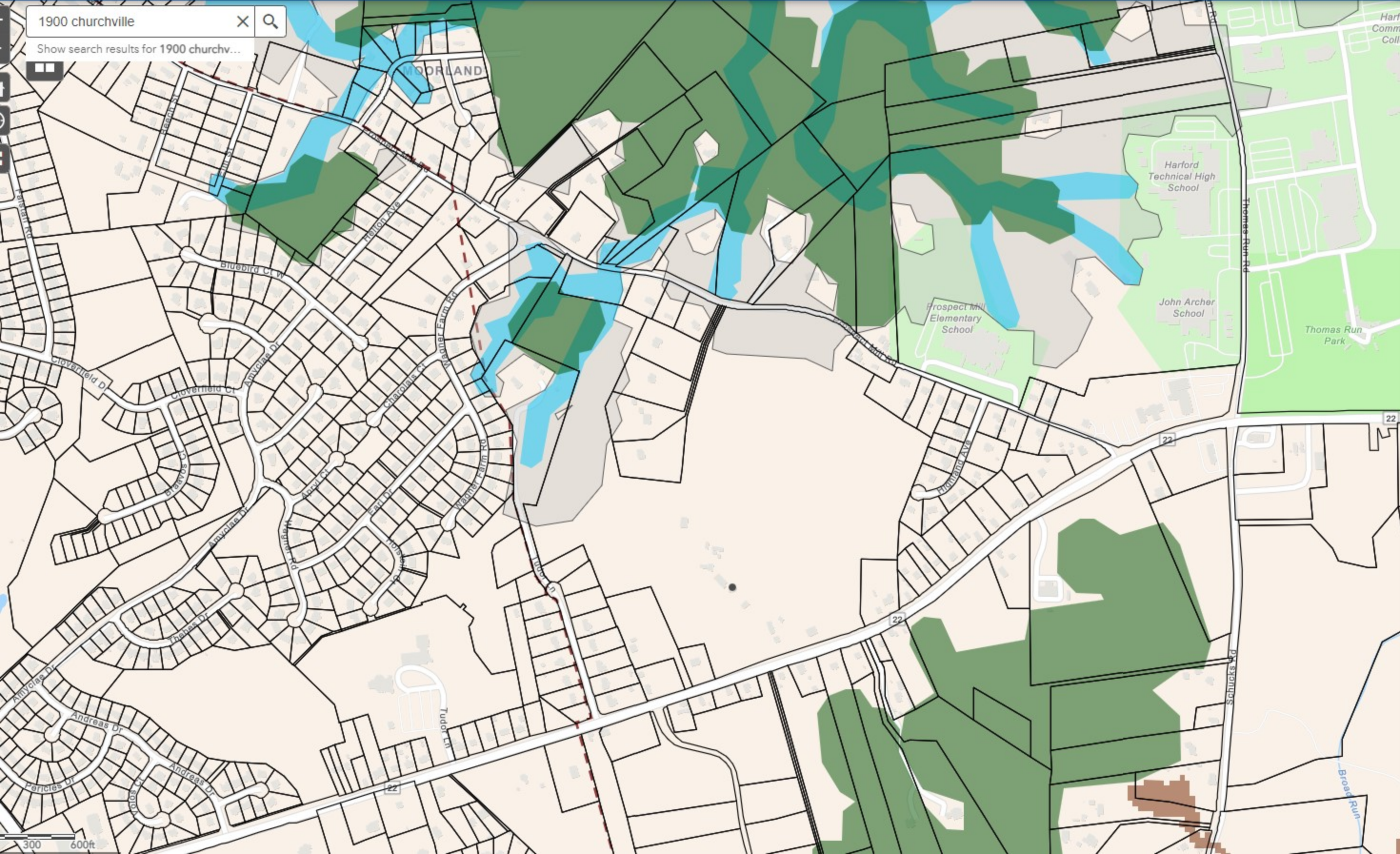
8/23/2024, 3:13:08 PM

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
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): 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
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-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 MHP survey summary for HA-1265 for further information (attached).

Jacquelyn Snieschael
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

THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT UPON REQUEST

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**

Current Zoning **AG/RR** Requested Zoning **R1**

Most Recent ADT _____

LOS at the Nearest Intersection _____

Estimated Trip Generation _____

Functional Classification _____

Capital Improvements _____

Travel Lane Width _____

Shoulder Width _____

Right-of-Way Width _____

Sidewalk _____ Yes _____ No

Safety Concerns

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.