

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

F-001

Tax Account Number

075780

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Daniel + Cheryl Lambros

Address: 3023 James Run Rd, Aberdeen, MD 21001

Property Owner 2: _____

Address: _____

Representative Demetrios Lambros

Address 3023 James Run Rd, Aberdeen, MD 21001

2. Description of Property

Site Address 1415 South Calvary Rd, Abingdon, MD 21009

Election District/Precinct 01/01012 Councilmanic District F

Tax Map 0062 Parcel 0541 Block _____ Section _____ Lot _____

Total Acreage of Parcel 76.90 Area to be rezoned: 76.90

Current Zoning: R1 Requested Zoning: R2

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Agriculture

B. Land Use Plan Designation:

Low intensity

4. Zoning History

No zoning request in 2017

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	R1	I-95, then large lot residential/small parcel agriculture
South	R1/R3/B1	Residential lots (3/4 acre along Rt 7), Bushmill Tavern, agriculture, park, then small section of townhomes south of Rt. 7
East	R1	Residential lots, agriculture along Calvary road
West	R1	Residential lots (1/3 – 1/2 acre) "Royal Heights" subdivision

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This request is consistent with the County's Master Plan.

B. Water and Sewer Master Plan

Total site is within HC water service area, none to minor improvements (4a), West side of property is also within the sewer service area (4B), none to minor improvements needed, east side of property (Bynum Run splits property) is within the sewer service area but would need major local improvements (5B)

6. Environmental

A major stream (Bynum Run) bisects this property, with mapped 100-year floodplain and associated wetlands. The property is also partially Critical Area (RCA) with a mapped buffer on the tributary stream draining to Bynum. (Approximately 25% of the parcel is constrained with Critical Area, Floodplain, or NRD.

7. Historic/Land Preservation Issues:

This property contains the inventoried historic site Bush Farm. In 2007, it was evaluated for National Register of Historic Places (NRHP) eligibility and was found not eligible as an "undistinguished example of a common type. The Maryland Historical Trust is investigating a potential encampment of Rochambeau's troops during the Revolutionary War on the parcel.

8. Assessment Summary:

There are extensive areas of environmentally sensitive resources including floodplain, critical area, streams, and wetlands. There are significant and increasing flooding issues in the area especially along MD 7 near MD 136. There are also significant transportation issues along the corridor specifically at the intersection of MD 7 at MD 136. There are likely significant historic and cultural resources associated with the property. The department recommends no change at this time.

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**

F-001 76.90 **ACRES** *F-001*
FROM: R1 **TO:** R2

November 4, 2024 - Aberdeen High School

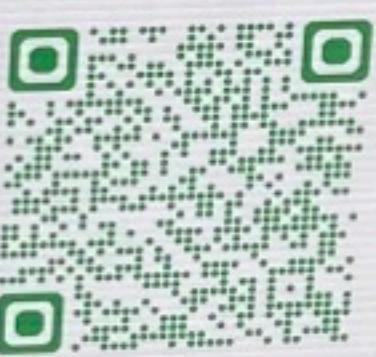
November 18, 2024 - Bel Air High School

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

Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER *F-001*

2024/2025 COMPREHENSIVE ZONING REVIEW

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TO REZONE**

F-001 76.90 **ACRES** *F-001*
FROM: R1 **TO:** R2

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

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PLEASE REFERENCE ISSUE NUMBER *F-001*

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

F-001 76.90 ACRES F-001
FROM: R1 TO: R2

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

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

Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER F-001

ATTACHMENTS YES NO

DATE COMPLETED 8/5/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # F-001 Applicant Name Daniel & Cheryl Lambros Tax ID # 01075780
Tax Map 0062 Parcel # 0541 Lot # Watershed Bynum Run / Bush River 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 AE Panel # 24025C0257E

Floodway

Steep Slopes

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

Property located within a SSPRA

Designated Trout Stream Subwatershed

Tier II Catchment Area

Green Infrastructure (HUB CORE CORRIDOR)

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

FIDS Habitat? (only in Critical Area)

Critical Area Buffer (only in Critical Area)

Tributary Streams (only in Critical Area)

Habitat of Local Significance (only in Critical Area)

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

There is a stream that receives at 150-foot Buffer.

There are NWI mapped wetlands on the property and possibly more due to hydric soils.

There is floodway and 100-year Floodplain on the property.

There is some forest on the property, mostly edge forest.

There is Critical Area (RCA) on the property. There is Critical Area Buffer and tributary streams.

The parcel is approximately 25% NRD.

Harford County Maryland



8/18/2024, 9:00:33 PM

1:4,514

0 0.04 0.09 0.17 mi
0 0.05 0.1 0.2 km

- Map1 - Tributaries.lyr
- Map1 - nrds_85-12
- Map1 - natwetinvp
- Hydrology Lines
- Harford County Boundary
- Cadastral
- Floodway
- 100 Year Flood Zone
- AE
- Critical Area Buffer
- Buffer
- Critical Area
- Resource Conservation 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 F-001 Tax Map 62 Grid 1D Parcel 541 District No. 01 Tax ID No. 075780
Subdivision Name N/A Lot No. N/A Acres 76.90
Applicant/Owner Daniel and Cheryl Lambros
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: If developed on well and septic, 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: _____

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 Master Water and Sewer service area, 11-20 years.

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 10, 2024

*further evaluation may be required

ATTACHMENTS YES NO
DATE COMPLETED 8/26/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # F-001 Applicant Name Daniel and Cheryl Lambros

Property Address 1415 South Calvary Rd., Abingdon

Current Zoning R1 Requested Zoning R2

Historic Inventory Number HA-2174/Adjacent to HA-867

Comments:

This property contains the inventoried historic site Bush Farm (HA-2174), which was last documented for the Maryland Inventory of Historic Properties (MIHP) in 2007. At that time, it was evaluated for National Register of Historic Places (NRHP) eligibility and was found not eligible as an "undistinguished example of a common type." At the time of survey, the farmstead consisted of a ca. 1840/1890 dwelling, ca. 1900 equipment shed, ca. 1900 hay barn, ca. 1940 multipurpose barn, ca. 1940 poultry house, ca. 1930 cowshed/milkhouse, and a ca. 1990 equipment shed.

The Maryland Historical Trust is investigating a potential encampment of Rochambeau's troops during the Revolutionary War on the parcel.

At its southeast corner, the property is adjacent to the Bush Hotel (HA-867), a designated Harford County Historic Landmark.

The Maryland Department of Transportation Historic Marker "Harford Town or Bush" (HA-863) is located to the south in the adjacent right-of-way for Maryland Route 7/Philadelphia Road.

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 #F-001 Property Address: 1415 S. Calvary Rd., Abingdon

Recomend against rezoning because the sense of place, landscape, and undocumented archeological resources would be detrimentally impacted by development. The property has state, local, and potentially national significance for its association with the signing of the Bush Declaration and a potential encampment of the Revolutionary War troops of Rochambeau, which is being actively researched by ~~other~~ archaeologists from the Maryland Historical Trust (MHT).

Jacquelyn Deseschal
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

(From MHT.Maryland.gov)

The Rugged Road to Revolution

Maryland, 1781...

From September 8th until September 22nd, 1781, the combined forces of the Continental Army under the command of General George Washington and the French Expédition Particulière under the command of Lieutenant General Jean-Baptiste Donatien de Vimeur Comte de Rochambeau made their way across Maryland en route to besiege British forces entrenched in Virginia. From July 19th until August 28th, 1782, they would undertake their return trip north, victorious from the Siege of Yorktown. Along this route, soldiers stopped in Bushtown (Abingdon), Havre de Grace, Deer Creek (Darlington), Cummings Tavern (Bainbridge), Perryville, and Elkton.

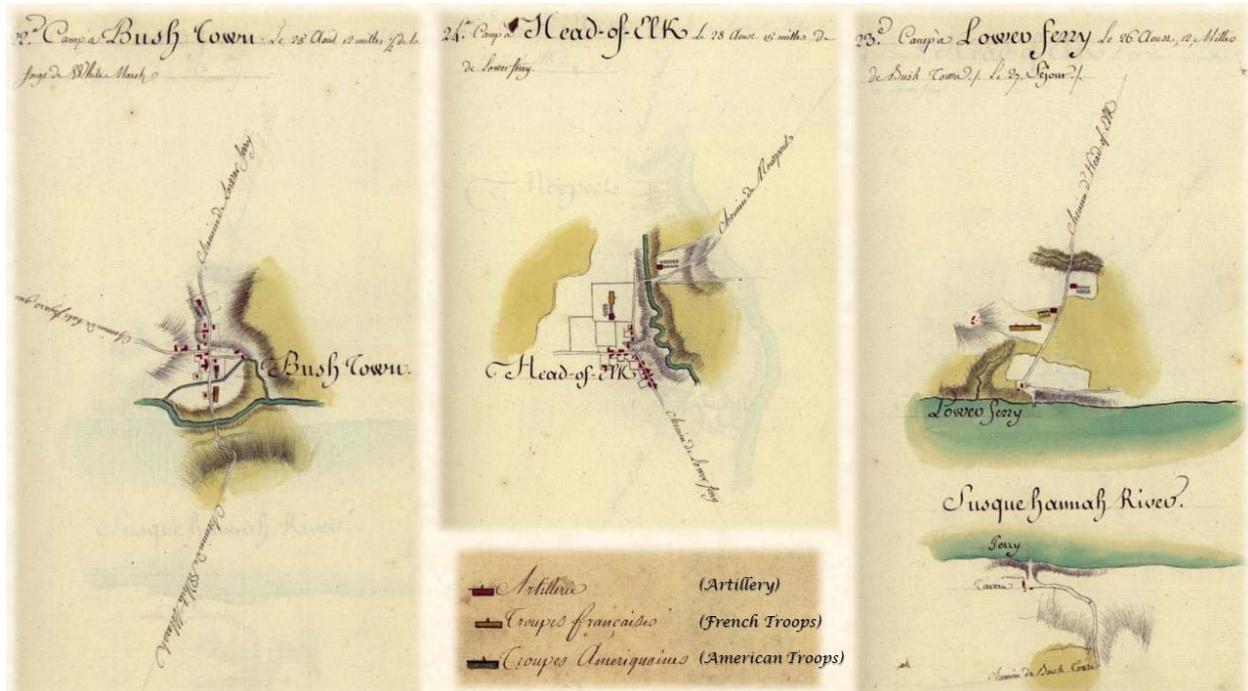
“Reconstructing the Revolution-Era Cultural Landscapes of the Washington-Rochambeau Military Encampments, Cecil & Harford Counties”



Courtesy of Library of Congress, Geography and Map Division

To date, only limited archaeological or architectural attention has been paid to the sites of the military encampments established during these marches across Maryland. The Maryland Historical Trust (MHT) was awarded a 2023 Preservation Planning Grant from the American Battlefield Protection Program to identify and document the understudied encampment sites and cultural resources associated with the march of American and French soldiers through Harford and Cecil

Counties. This work will include historical research, archaeological survey, and architectural documentation over the next two years to develop a more complete understanding of how Maryland communities contributed to one of the most significant troop movements of the Revolutionary War.



Courtesy of [Library of Congress, Geography and Map Division](#) (click map to enlarge)

We Want to Hear from You!

MHT will host two public meetings to share information about the project and seek feedback:

- March 5, 2024 at 6:00 PM at the [**Harford County Administration Building**](#)
 - March 13, 2024 at 6:00 PM at the [**North East Branch of the Cecil County Public Library**](#)

All are welcome to attend!

If you can't attend the meetings, be sure to reach out to us by completing this [Information Form](#). Community members can use this form to:

- Report potential archaeological site information, specific to Cecil and Harford Counties
 - Provide stakeholder feedback and information
 - Volunteer for archaeological fieldwork
 - Receive updates as the project progresses

We'll see you on the road!

Note: This page was developed with the assistance of a grant from the National Park Service, as authorized under the American Battlefield Protection Program (54 USC 308101 – 308105). Any findings, opinions, or recommendations expressed in this website are those of the author(s) and should not be interpreted to constitute the endorsement, policies, or views of the National Park Service, the American Battlefield Protection Program, or any other agency of the United States Government.

ATTACHMENTS YES NO
DATE COMPLETED 9/5/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # F-001 Applicant Name Daniel + Cheryl Lambros

Property Address 1415 South Calvary Rd, Abingdon, MD

Current Zoning R1 Requested Zoning R2

Most Recent ADT 6325 (MD 136/Calver Road); 12,483 (MD 7/Philadelphia Road)

LOS at the Nearest Intersection MD 7 @ MD 136 - C/18.4 (AM); E/48.5 (PM); F/61.0 (Sat)

Estimated Trip Generation 2939 ADT (ITE 173 single family units 1671 ADT and 173 townhouse units 1268 ADT)

Functional Classification MD 136 - Urban Collector; MD 7 - Minor Urban Arterial

Capital Improvements None

Sidewalk Yes No

Comments:

The intersection of MD 7 @ MD 136 is an existing failing intersection. Funds are in escrow for the construction of a MD 7 westbound right turn lane and the extension of the southbound MD 7 left turn lane

ATTACHMENTS YES NO

DATE COMPLETED _____

PLANNER INITIALS _____

Transportation Checklist

Issue # F-001 Applicant Name Daniel + Cheryl Lambros

Property Address 1415 South Calvary Rd, Abingdon, MD

Current Zoning R1 Requested Zoning R2

Most Recent ADT

LOS at the Nearest Intersection

Estimated Trip Generation _____

Functional Classification

Capital Improvements

Travel Lane Width

Shoulder Width

Right-of-Way Width

Access Concerns

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # F-001 Applicant Name Daniel Lambros; Cheryl Lambros

Property Address 1415 Calvary Road, Abingdon, MD 21009

Current Zoning R1 Requested Zoning R2

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

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/13/2024

PLANNER INITIALS KR

School Assessment

Issue # F-001 Applicant Name Daniel & Cheryl Lambros

Property Address 1415 South Calvary Rd, Abingdon, MD 21009

Current Zoning R1 Requested Zoning R2

Districts:

Elementary Old Post Road Adverse Impact No Utilization Rate 64%

Middle Edgewood Adverse Impact No Utilization Rate 77%

High Edgewood Adverse Impact No Utilization Rate 83%

Comment

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

AG Preservation Checklist

Issue # F-001 Applicant Name Daniel & Cheryl Lambros

Property Address 1415 Calvary Rd

Current Zoning R1 Requested Zoning R2

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the subject property. A District Agreement was previously recorded on the property and may still be in effect.

The subject property is located inside the Development Envelope within an undeveloped area and near a rural area outside of the envelope that has been targeted for preservation. Due to the environmental, historic, and agricultural features of the subject property, it would be a good candidate for preservation and is eligible for the Harford County Ag Preservation Program.

ATTACHMENTS YES NO

DATE COMPLETED _____

PLANNER INITIALS _____

Parks and Recreation Checklist

Issue # F-001 Applicant Name Daniel & Cheryl Lambros

Property Address 1415 S Calvary Rd., Abingdon, 21009

Current Zoning R1 Requested Zoning R2

County Park/Recreation Council Area Belcamp and Emmorton Recreation Councils

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 Belcamp and Emmorton Recreation Council areas. The property also is located near the Bush Declaration Area and has historical significance related to the Revolutionary War and Colonial Harford County.

The 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

F-002

Tax Account Number

0108876

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Raymond P. Lioi and Valerie B. Lioi

Address: 2030 Calvary Rd, Bel Air, MD 21015

Property Owner 2: _____

Address: _____

Representative Joy Crossman, Director of Development, Soltage MD DevCo, LLC

Address 333 Washington St. 4th floor, Jersey City, NJ 07302

2. Description of Property

Site Address 2030 Calvary Rd., Bel Air, MD 21015

Election District/Precinct 1-09 Councilmanic District F

Tax Map 0057 Parcel 02 Block _____ Section _____ Lot _____

Total Acreage of Parcel 53.86 Area to be rezoned: 53.86

Current
Zoning: AG/B1 Requested Zoning: C1

3. Land Use and Zoning Considerations

A. Existing Land Uses:

The property is mostly in Agricultural use, with a single-family residence and two large out-buildings.

B. Land Use Plan Designation:

This property is designated as Agricultural on the Land Use Map. The property is not within the County's development envelope, or within a designated Rural Village

4. Zoning History

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

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	AG	Agriculture
South	AG/B1/B2	Nine single family residences (approx. 1/2 acre) along Fountain Green, southeast corner has commercial/auto service. Cedar Lane Park is nearby.
East	AG	Agriculture
West	AG	Agriculture

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This zoning request is not consistent with the County's Master plan or other County programs.

B. Water and Sewer Master Plan

No County water available, outside the development envelope and master plan water service area (1A), not feasible

No County sewer available, outside the development envelope and master sewer service area (1B), not feasible

6. Environmental

There are streams on the property, and associated nontidal wetlands and 100-year floodplain. Partially mapped as "Hub" and "Core Aquatic Areas" in the GI plan, Tier 2 MDE watershed, approximately 25% is NRD

7. Historic/Land Preservation Issues:

This property contains the inventoried historic site Charles Smith House (HA-1066). During the 2018 survey, the property was evaluated for National Register of Historic Places (NRHP) eligibility and found not eligible. No ag preservation easement on property, but subject property is adjacent to a County ag preservation easement and a MALPF easement, as well as nearly adjacent to Cedar Lane Park.

8. Assessment Summary:

This request is not consistent with the County's Master Plan, or other County programs. The existing AG zoning is consistent with County's plan, and consistent with zoning and land use patterns of the general area. Additionally, depending on the use / trip generation, potential issues with large vehicles and worsening a failing intersection at MD 543/MD 136.

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**

F-002 53.86 ACRES F-002
FROM: AG/BI TO: CI

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

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

Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER F-002

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

F-002 53.86 *F-002*
ACRES
FROM: AG/BI TO: CI

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

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Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER *F-002*

ATTACHMENTS YES NO

DATE COMPLETED 8/19/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # F-002 Applicant Name Soltage MD DevCo, LLC Tax ID # 01088076
Tax Map 0057 Parcel # 0002 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 A Panel # 24025C0169E

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 streams on the property. One of the streams is a major stream that receives a 150-foot Buffer.

There is an NWI mapped wetland on the property.

There is 100-year Floodplain on the property.

Property is partly wooded, and is partly mapped as "Hub" with "Core Aquatic Areas" in the Green Infrastructure plan.

The property is located in a Tier II catchment area.

The parcel is approximately 25% NRD.

Harford County Maryland



8/19/2024, 11:26:33 AM

1:4,514

0 0.04 0.09 0.17 mi
0 0.05 0.1 0.2 km

- TierII_HighQualityWaters_2022_new - TierII_StreamSegments_2022
 - Map1 - nrds_85-12
 - Map1 - natwetinvp
 - Hydrology Lines
- Harford County Boundary
 - Cadastral
 - 100 Year Flood Zone
 - A

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

Legend

Core Forests Greater than 50 Acres



Core Wetlands



Core Aquatic Areas



Corridors



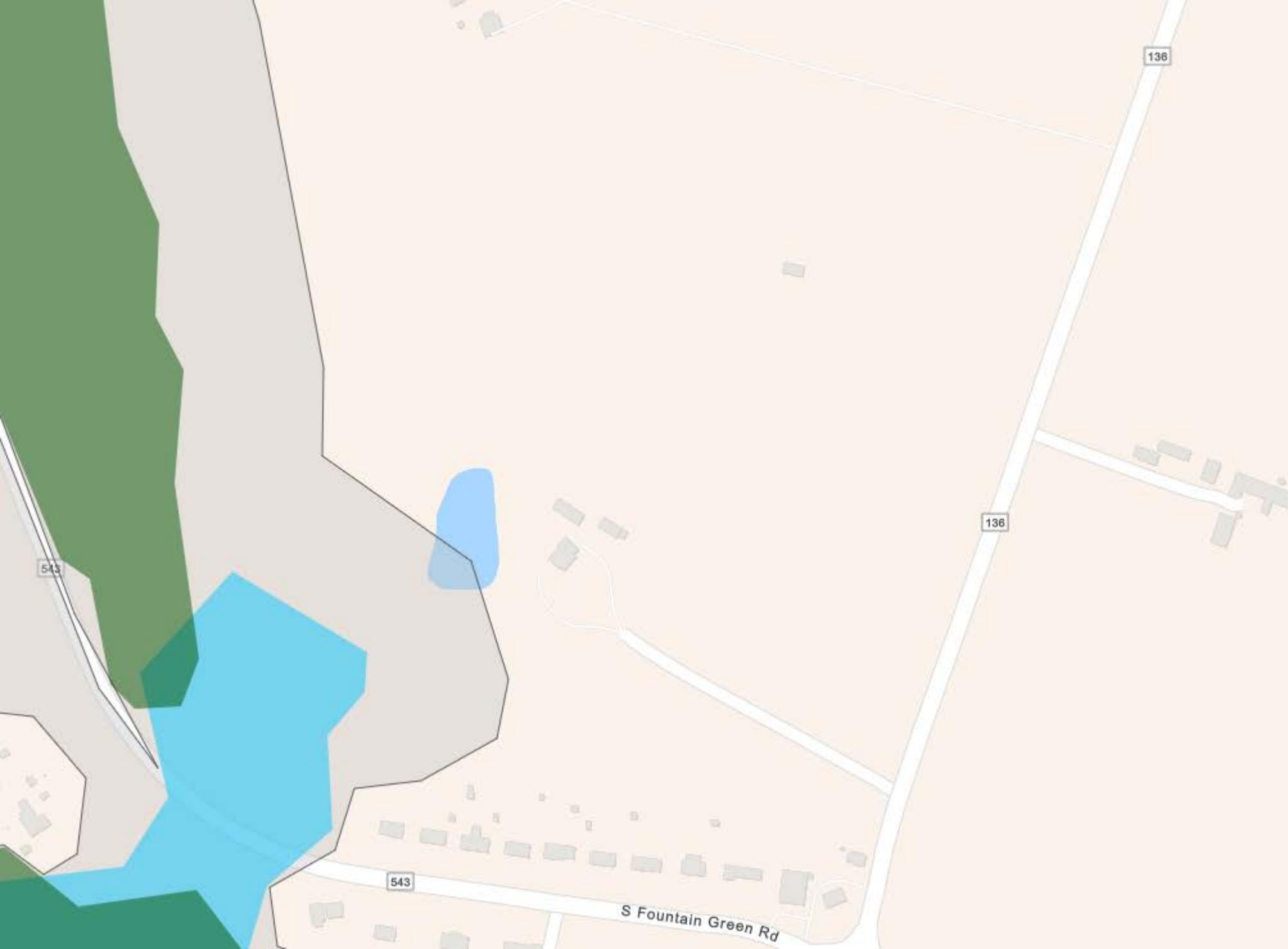
Hubs



Development Envelope



Harford County Boundary





Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number F-002 Tax Map 57 Grid 1C Parcel 2 District No. 01 Tax ID No. 088076
Subdivision Name N/A Lot No. N/A Acres 53.86
Applicant/Owner Soltage MD DevCo, 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: chemical infiltration neighboring property

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: gas station

V. Public Water Supplies

Is the property within 1000 feet of a surface water supply intake? Yes No

If yes, list surface water supply intake(s):

Is the property within a wellhead protection area? Yes No

If yes, list wellhead protection area(s):

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

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

VI. Summary/Misc. Comments

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 12, 2024

*further evaluation may be required

ATTACHMENTS YES NO
DATE COMPLETED 8/26/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # F-002 Applicant Name Soltage MD DevCo, LLC

Property Address 2030 Calvary Rd., Bel Air

Current Zoning AG/B1 Requested Zoning CI

Historic Inventory Number HA-1066

Comments:

This property contains the inventoried historic site Charles Smith House (HA-1066). The property was first documented for the Maryland Inventory of Historic Properties (MIHP) in 1973, then updated in 1979 and 2018. During the 2018 survey, the property was evaluated for National Register of Historic Places (NRHP) eligibility and found not eligible. During all surveys, only the house was described, however, the 2018 survey includes a photograph of a likely modern barn on the property.

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 # F-002 Property Address: 2030 Calvary Rd., Bel Air

The Historic Preservation Commission is concerned about the impact rezoning this property to C.I. would have on surrounding historic sites and the historical character of the surrounding area.

Jacquelyn Serveschak
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

ATTACHMENTS YES NO
DATE COMPLETED 9/5/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # F-002 Applicant Name Soltage MD DevCo, LLC

Property Address 2030 Calvary Rd, Bel Air, MD 21015

Current Zoning AG/B1 Requested Zoning CI

Most Recent ADT 7243 (MD 136/Calvary Road); 18,042 (MD 543/Creswell Road)

LOS at the Nearest Intersection MD 543 @ MD 136 - D/36.3 (AM); C/30.1 (PM); C/23.9 (Sat)

Estimated Trip Generation 395 ADT (ITE 80,790 sq. ft. Utility Land Use)

Functional Classification MD 136 - Major Rural Collector; MD 543 - Minor Urban Arterial

Capital Improvements MDOT SHA MD 543 @ MD 136 Intersection Improvement

Sidewalk Yes No

Comments:

The intersection of MD 543 @ MD 136 is an existing failing intersection. An intersection improvement is included in the most recently approved CTP with project status of design being underway

ATTACHMENTS YES NO

DATE COMPLETED _____

PLANNER INITIALS _____

Transportation Checklist

Issue # F-002 Applicant Name Soltage MD DevCo, LLC

Property Address 2030 Calvary Rd, Bel Air, MD 21015

Current Zoning _____ AG/B1 Requested Zoning _____ CI

Most Recent ADT

LOS at the Nearest Intersection

Estimated Trip Generation _____

Functional Classification

Capital Improvements

Travel Lane Width

Shoulder Width

Right-of-Way Width

Access Concerns

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # F-002 Applicant Name Soltage MD Dev. Co., LLC

Property Address 2030 Calvary Road, Bel Air, MD 21015

Current Zoning AG/B1 Requested Zoning CI

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

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/13/2024

PLANNER INITIALS KR

School Assessment

Issue # F-002 Applicant Name Soltage MD DevCo, LLC

Property Address 2030 Calvary Rd, Bel Air, MD 21015

Current Zoning AG Requested Zoning CI

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 9/17/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # F-002 Applicant Name Soltage MD DevCo, LLC

Property Address 2030 Calvary Road

Current Zoning AG/B1 Requested Zoning CI

____ Harford County Agricultural Preservation Program

____ Maryland Agricultural Land Preservation Foundation

____ Rural Legacy (Department of Natural Resources)

____ Maryland Environmental Trust

Comments:

No easement present on the subject property. The subject property is adjacent to a County ag preservation easement and a MALPF easement, as well as nearly adjacent to Cedar Lane Park. The subject property is within a rural area and located outside of the development envelope.

resF-003HARFORD 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

F-003

Tax Account Number

01395998

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Mekonnen Damessa Tesfaye (formerly Mekonnen Tesfaye Damessa)

Address: 4818 Philadelphia Rd, Aberdeen, MD 21001

Property Owner 2: _____

Address: _____

Representative Mekonnen Damessa Tesfaye (formerly Mekonnen Tesfaye Damessa)

Address 4818 Philadelphia Rd, Aberdeen, MD 21001

2. Description of Property

Site Address 4818 Philadelphia Rd, Aberdeen, MD 21001

Election District/Precinct 1-14 Councilmanic District F

Tax Map 0058 Parcel 0204 Block _____ Section _____ Lot _____

Total Acreage of Parcel 0.1220 Area to be rezoned: 5312 sq.ft.

Current Zoning: R3 Requested Zoning: R4

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Residential- single family home

B. Land Use Plan Designation:

Medium intensity

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	R3	Single family residential
South	CI	Commercial - Auto auction (storage of vehicles)
East	R3	Single family residential
West	R3	Single family residential

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This request is not consistent with the County Master Plan or other County programs

B. Water and Sewer Master Plan

Property is currently served with water and sewer, within the planned water and sewer service areas, and the request would only need minor/on-site improvements.

6. Environmental

This site is already developed, and there are no known environmental issues with this property

7. Historic/Land Preservation Issues:

No impacts to historic or agricultural preservation

8. Assessment Summary:

This request is not consistent with the County's Master Plan, or other County programs. The partial or "split-zoning" is not consistent with policy. The existing R3 zoning is consistent with County's plan, and also consistent with zoning and land use patterns of the general area.

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

FROM: R3 TO: R4
0.1220 ACRES
F-003 F-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 F-003

ATTACHMENTS ✓ YES NO

DATE COMPLETED 8/19/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Tax ID #01395998

Tax Map 0058 Parcel # 0204 Lot # 1 Watershed Bush River

Deer Creek / Bush River Priority

Subwatershed (check one if applicable)

Yes No

Source Water Assessment Area?

NRD

Stream Buffer (75') or (150')

Wetlands NWI Mapped Possible

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

Floodway

Steep Slopes

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

Property located within a SSPRA

Designated Trout Stream Subwatershed

Tier II Catchment Area

Green Infrastructure (HUB) CORE CORRIDOR

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

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

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



8/19/2024, 3:17:47 PM

1:564

Harford County Boundary

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.01 0.03 km

Cadastral Labels

Cadastral

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



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number F-003 Tax Map 58 Grid 3B Parcel 204 District No. 01 Tax ID No. 395998
Subdivision Name Harford Habitat Lot No. 1 Acres 9475 Sq. Ft.
Applicant/Owner Mekonnen Damessa Tesfaye
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: Dump

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 12, 2024

*further evaluation may be required

ATTACHMENTS YES NO
DATE COMPLETED 8/26/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # F-003 Applicant Name Mekonnen Damessa Tesfaye

Property Address 4818 Philadelphia Rd., Aberdeen

Current Zoning R3 Requested Zoning R4

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS YES NO
DATE COMPLETED 9/5/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # F-003 Applicant Name Mekonnen Damessa Tesfaye (Formerly Mekonnen Tesfaye Damessa)

Property Address 4818 Philadelphia Rd, Aberdeen, MD 21001

Current Zoning R3 Requested Zoning R4

Most Recent ADT 15,075 (MD 7/Philadelphia Road)

LOS at the Nearest Intersection MD 7 @ Stepney Road - C/20.7 (AM); F/51.7 (PM)

Estimated Trip Generation 7 ADT (ITE 1 townhouse unit)

Functional Classification MD 7 - Minor Urban Arterial

Capital Improvements MD 7 @ Stepney Road

Sidewalk Yes No

Comments:

The intersection of MD 7 @ Stepney Road is an existing failing intersection. An intersection improvement is identified in the most recent transportation priorities letter to MDOT. Funds have been collected from developers and deposited into an escrow account. An improvement is included in the most recently approved County CIP with project status of engineering/design in FY25

ATTACHMENTS YES NO

DATE COMPLETED _____

PLANNER INITIALS _____

Transportation Checklist

Issue # F-003 Applicant Name Mekonnen Damessa Tesfaye (Formerly Mekonnen Tesfaye Damessa)

Property Address 4818 Philadelphia Rd, Aberdeen, MD 21001

Current Zoning R3 Requested Zoning R4

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 # F-003 Applicant Name Mekonnen Damessa Tesfaye (fka Mekonnen Tesfaye Damessa)

Property Address 4818 Philadelphia Road, Aberdeen, MD 21001

Current Zoning R3 Requested Zoning R4

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

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/13/2024

PLANNER INITIALS KR

School Assessment

Issue # F-003 Applicant Name Mekonnen Damessa Tesfaye

Property Address 4818 Philadelphia Rd, Aberdeen, MD 21001

Current Zoning R3 Requested Zoning R4

Districts:

Elementary Church Creek Adverse Impact No Utilization Rate 88%

Middle Aberdeen Adverse Impact No Utilization Rate 65%

High Aberdeen Adverse Impact No Utilization Rate 85%

Comment

ATTACHMENTS YES NO
DATE COMPLETED 9/17/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # F-003 Applicant Name Mekonnen Damessa Tesfaye

Property Address 4818 Philadelphia Road

Current Zoning R3 Requested Zoning R4

_____ 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

F-004

Tax Account Number

175769

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: 1200 Brass Mill Holdings LLC

Address: 701 Cathedral Street, Baltimore 21017

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 1200 Brass Mill Road

Election District/Precinct 01 Councilmanic District F

Tax Map 0062 Parcel 0718 Block _____ Section _____ Lot _____

Total Acreage of Parcel 2.567 Area to be rezoned: 2.567

Current Zoning: B1 Requested Zoning: R4

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Commercial – medical office building

B. Land Use Plan Designation:

Medium intensity

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	R4	Mulit-family residential to the NW of property
South	R4	Multi-family residential to the SE of property
East	R4	Undeveloped (stream/nontidal wetlands/natural area) to NE of property
West	R4	Multi-family residential to the SW of property

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This request is consistent with the County's Master Plan and other County programs. The existing commercial zoning has not been successful in this location, the request is consistent with adjacent development patterns.

B. Water and Sewer Master Plan

Property is currently served with water and sewer, within the planned water and sewer service areas, and the request would only need minor/on-site improvements.

6. Environmental

This property has minimal edge forest, no other environmental issues.

7. Historic/Land Preservation Issues:

There are no historic concerns, and no easements or impacts to agricultural preservation

8. Assessment Summary:

This request is consistent with the County's Master plan and other County programs. This request is also consistent with adjacent properties and the general development pattern in the area. There are no school capacity issues in this area for this new residential zoning request.

9. Recommendations

Department of Planning and Zoning Recommendation:

R4

Planning Advisory Board Recommendation:

R4

10. Appendix

See attachments for agency reviews.

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

F-004 2567 ACRES F-004
FROM: B1 TO: R4

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 F-004

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

F-004 2.567 ACRES F-004
FROM: B1 TO: R4

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 F-004



2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

F-004 2.567 ACRES F-004
FROM: BL TO: R4

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 **F-004**



ATTACHMENTS ✓ YES NO

DATE COMPLETED 8/19/2024

PLANNER INITIALS ^{DF}

CHECKLIST OF ENVIRONMENTAL ISSUES

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

Tax ID #01175769

Tax Map 0062 Parcel # 0718 Lot # 1 Watershed Bush River

Deer Creek / Bush River Priority

Subwatershed (check one if applicable)

Yes No

Source Water Assessment Area?

NRD

Stream Buffer (75,) or (150,)

Wetlands NWI Mapped Possible

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

Floodway

Steep Slopes

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

Property located within a SSPRA

Designated Trout Stream Subwatershed

Tier II Catchment Area

Green Infrastructure (HUB) CORE CORRIDOR

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

A 3x2 grid of six empty square boxes, each with a black border, intended for drawing or writing.

FIDS Habitat? (only in Critical Area)

Critical Area Buffer (only in Critical Area)

Tributary Streams (only in Critical Area)

Habitat of Local Significance (only in Critical Area)

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

The property has some edge forest cover.

Harford County Maryland



8/19/2024, 3:35:04 PM

1:1,128

Harford County Boundary

0 0.01 0.02 0.04 mi
0 0.01 0.02 0.03 0.06 km

Cadastral Labels

Cadastral

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



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number F-004 Tax Map 62 Grid 1F Parcel 718 District No. 01 Tax ID No. 175769
Subdivision Name Riverside Lot No. 1 Acres 2.567
Applicant/Owner Joseph F. Snee, Jr Esquire/ 1200 Brass Mill Holdings 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: Landfill

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 serviced by public water and sewer.

Property reviewed by: Leonard W. Walinski, LEHS

Date: July 9, 2024

*further evaluation may be required

ATTACHMENTS YES ✓ NO
DATE COMPLETED 8/26/24
PLANNER INITIALS JMB

Historic Preservation Checklist

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

Property Address 1200 Brass Mill Rd., Belcamp

Current Zoning B1 Requested Zoning R4

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS YES NO
DATE COMPLETED 9/5/2024
PLANNER INITIALS AR

Transportation Checklist

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

Property Address 1200 Brass Mill Rd

Current Zoning B1 Requested Zoning R4

Most Recent ADT 6134 (Brass Mill Road); 21,132 (MD 543)

LOS at the Nearest Intersection MD 543 @ Brass Mill - B/19.7 (AM); C/22.2 (PM); B/11.9 (Sat)

Estimated Trip Generation 201 ADT (ITE 13 townhouse units 49 ADT and 12 apartment units 152 ADT)

Functional Classification Brass Mill Road - Urban Collector; MD 543 - Minor Urban Arterial

Capital Improvements None

Sidewalk Yes No

Comments:

ATTACHMENTS YES NO

DATE COMPLETED _____

PLANNER INITIALS _____

Transportation Checklist

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

Property Address 1200 Brass Mill Rd

Current Zoning B1 Requested Zoning R4

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

Safety Concerns

Safety Concerns

Access Concerns

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

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

Property Address 1200 Brass Mill Road, Belcamp, MD 21017

Current Zoning B1 Requested Zoning R4

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

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/13/2024

PLANNER INITIALS KR

School Assessment

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

Property Address 1200 Brass Mill Rd, Belcamp, MD 21017

Current Zoning B1 Requested Zoning R4

Districts:

Elementary Church Creek Adverse Impact No Utilization Rate 88%

Middle Aberdeen Adverse Impact No Utilization Rate 65%

High Aberdeen Adverse Impact No Utilization Rate 85%

Comment

ATTACHMENTS YES NO
DATE COMPLETED 9/17/2024
PLANNER INITIALS JW

AG Preservation Checklist

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

Property Address 1200 Brass Mill Road

Current Zoning B1 Requested Zoning R4

_____ 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

F-005

Tax Account Number

01-019546

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Caddie Homes No. 13, Inc.

Address: 750 E. Pratt Street, Suite 900, Baltimore, MD 21202

Property Owner 2: _____

Address: _____

Representative Robert S. Lynch

Address 30 Office Street, Bel Air, MD 21014

2. Description of Property

Site Address 917 Cedar Lane, Bel Air, MD 21015

Election District/Precinct 1-08

Councilmanic District F

Tax Map 0057 Parcel 0011 Block _____ Section _____ Lot _____

Total Acreage of Parcel 121.34 Area to be rezoned: 120.81

Current
Zoning: AG Requested Zoning: R1

3. Land Use and Zoning Considerations

A. Existing Land Uses:

This property is vacant/undeveloped and is almost entirely forested

B. Land Use Plan Designation:

The Land Use Map shows almost the entire property as Agriculture, with a sliver of the eastern portion of the property along Bynum Run as Low Intensity (following the development envelope).

4. Zoning History

There was a request to rezone the AG portion of the property to R1 in the previous comprehensive zoning cycle.

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	AG	Agricultural, Cedar Lane Park to the NE
South	AG	Undeveloped, or large lot single family residential, agricultural
East	AG	Agricultural
West	R1	Single family residential (1/2 acre to 1 acre)

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This request is not consistent with the County Master Plan or other County programs.

B. Water and Sewer Master Plan

No County water and sewer is available, this property is outside the master plan of both water and sewer. Although close to the development envelope, utilities have not been planned, and major upgrades would be needed for both water and sewer capacity.

6. Environmental

There are significant environmental resources on this property, Bynum Run and associated smaller tributaries with nontidal wetlands, steep slopes, 100-year floodplain, with potential NRD area being up to 50% of the site. The Green Infrastructure plan shows this property as core forest greater than 50 acres, core wetlands and both "HUB" and "corridor".

7. Historic/Land Preservation Issues:

There are no historic concerns. However, the property is adjacent to Cedar Lane Park and AG preservation easements are nearby.

8. Assessment Summary:

The zoning request is not consistent with the County Master Plan and Water and Sewer Plans and would require major upgrades. The property is not within the development envelope (usable portion). There are significant environmental resources on the property. The development of this property would have impacts to parks and recreation needs. Increased traffic along Cedar Lane will likely require road/intersection improvements. The property is also within Homestead Wakefield district, which is currently closed by APF and would adversely impact this district.

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**

F-005 120.81 ACRES F-005
FROM: AG/RI TO: RI

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

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

Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER F-005

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

F-005 120.81 ACRES F-005
FROM: AG/RI TO: RI

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

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

Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE **ISSUE NUMBER** F-005

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

F.005 120.81 ACRES F.005
FROM: AG/ RI TO: R/

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 F-005

ATTACHMENTS YES NO

DATE COMPLETED 8/19/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # F-005 Applicant Name Robert S. Lynch Tax ID # 01019546
Tax Map 0057 Parcel # 0011 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') or (150')

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

Wetlands NWI Mapped Possible

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

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

<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% 25-50% 51- 75% >75% 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 checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

Green Infrastructure (HUB CORE CORRIDOR)

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

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

<input type="checkbox"/>	<input type="checkbox"/>

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 streams on the property, some receive a 75-foot Buffer and some receive a 150-foot Buffer.

There is a strong possibility of wetlands on the property due to hydric soils.

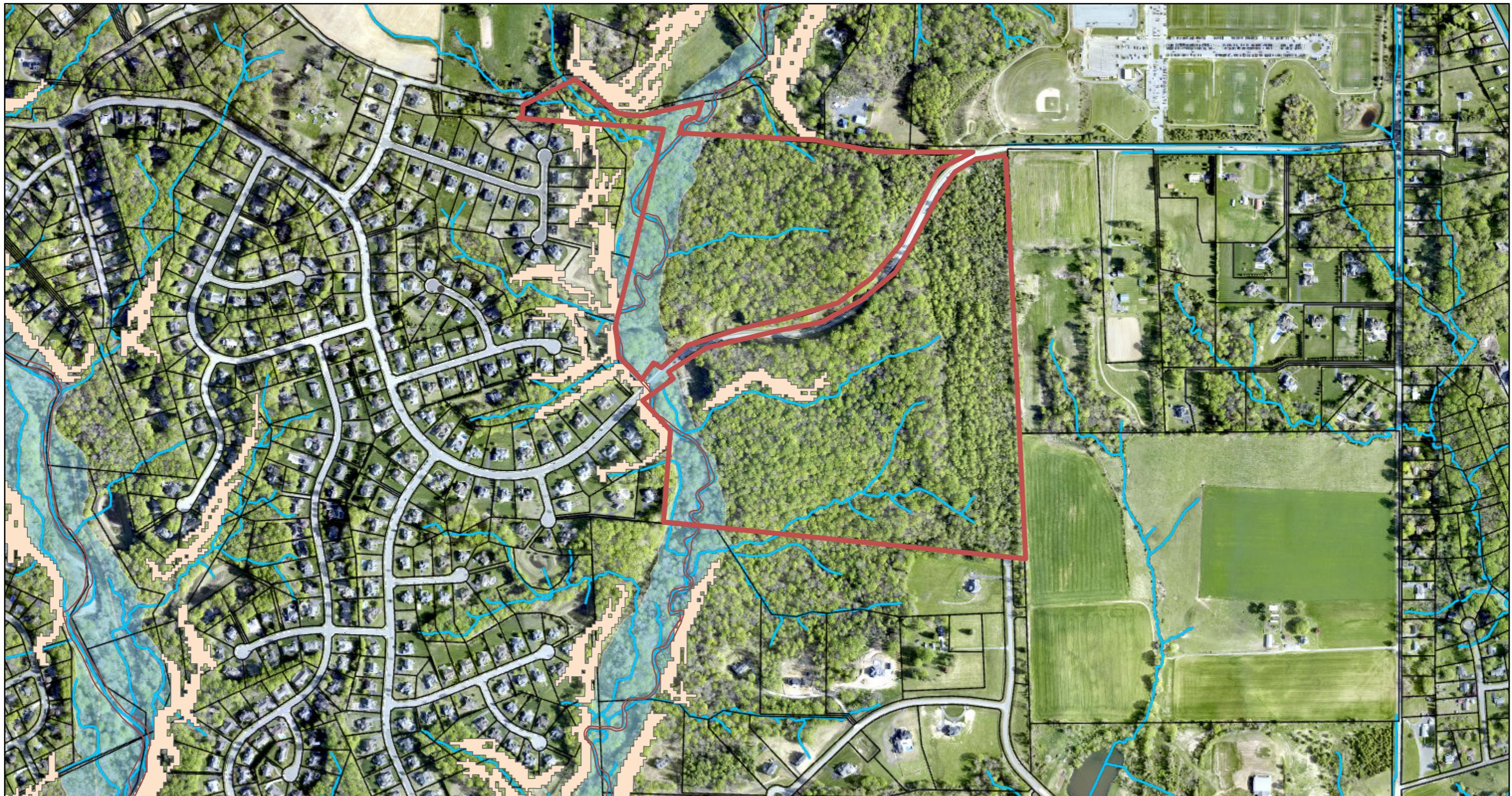
There is 100-year Floodplain on the property. Panel #: 24025C0168E / 24025C0169E / 24025C0256E / 24025C0257E

There are slopes over 25% and over 40,000 square feet on the property.

The property is mostly wooded, and is mapped as "Hub" with "Corridors", "Core Forests Greater than 50 Acres", and "Core Wetlands" in the Green Infrastructure plan.

The parcel is approximately 50% NRD from streams, steep slopes, and possible wetlands.

Harford County Maryland



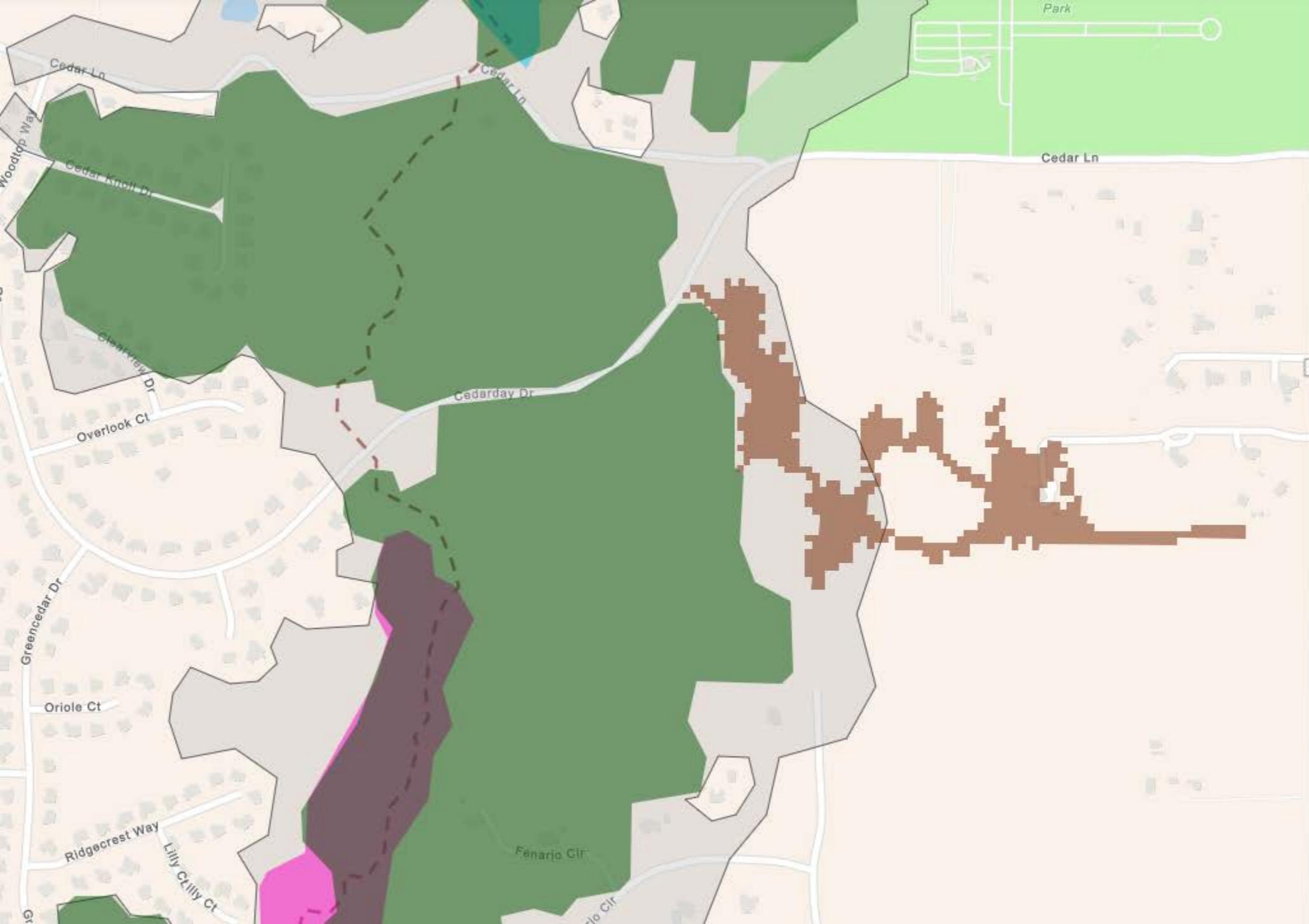
8/19/2024, 3:57:24 PM

1:9,028

0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

- Map1 - nrds_85-12 Harford County Boundary — 100 Year Flood Zone
- Map1 - Over25Over40k Cadastral — A
- Hydrology Lines AE

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



Legend

- Core Forests Greater than 50 Acres
- Core Wetlands
- Core Aquatic Areas
- Corridors
- Hubs
- Development Envelope
- Harford County Boundary



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number F-005 Tax Map 57 Grid 2B Parcel 11 District No. 01 Tax ID No. 019546
Subdivision Name N/A Lot No. N/A Acres 120.8
Applicant/Owner Robert S. Lynch/ Caddie Homes No. 13, Inc
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: August 2, 2024

*further evaluation may be required

ATTACHMENTS YES ✓ NO
DATE COMPLETED 8/26/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # F-005 Applicant Name Robert S. Lynch

Property Address 917 Cedar Lane, Bel Air

Current Zoning AG/R1 Requested Zoning R1

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS YES NO
DATE COMPLETED 9/5/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # F-005 Applicant Name Robert S. Lynch

Property Address 917 Cedar Lane, Bel Air, MD 21015

Current Zoning AG Requested Zoning R1

Most Recent ADT 3250 (Cedarday Drive)

LOS at the Nearest Intersection Cedar Lane @ Cedarday Drive - A/9.2 (AM); A/8.8 (PM)

Estimated Trip Generation 2267 ADT (ITE 241 Single Family Units)

Functional Classification Cedarday Drive - Minor Rural Collector

Capital Improvements None

Sidewalk X Yes _____ No _____

Comments:

ATTACHMENTS YES NO

DATE COMPLETED _____

PLANNER INITIALS _____

Transportation Checklist

Issue # F-005 Applicant Name Robert S. Lynch

Property Address 917 Cedar Lane, Bel Air, MD 21015

Current Zoning AG 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 # F-005 Applicant Name Robert S. Lynch

Property Address 917 Cedar Lane, Bel Air, MD 21015

Current Zoning AG/R1 Requested Zoning R1

2018 Comp Zoning Issue F-003 2018 Request R1 Received No change

Comments:

Split zoned. Request to rezone AG portion of property to R1.

ATTACHMENTS YES NO

DATE COMPLETED 8/13/2024

PLANNER INITIALS KR

School Assessment

Issue # F-005 Applicant Name Robert S. Lynch

Property Address 917 Cedar Lane, Bel Air, MD, 21015

Current Zoning AG Requested Zoning R1

Districts:

Elementary Homestead/Wakefield Adverse Impact Yes Utilization Rate 115%

Middle Patterson Mill Adverse Impact No Utilization Rate 92%

High Patterson Mill Adverse Impact No Utilization Rate 92%

Comment

ATTACHMENTS YES NO
DATE COMPLETED 9/17/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # F-005 Applicant Name Robert S. Lynch

Property Address 917 Cedar Lane

Current Zoning AG/R1 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. The subject property is adjacent to Cedar Lane Park and ag preservation easements are nearby. The subject property is within a rural area and located outside of the development envelope.

ATTACHMENTS YES NO

DATE COMPLETED _____

PLANNER INITIALS _____

Parks and Recreation Checklist

Issue # F-005 Applicant Name Robert S. Lynch

Property Address 1415 S Calvary Rd., Abingdon, 21009

Current Zoning AG Requested Zoning R1

County Park/Recreation Council Area **Emmorton Recreation Councils**

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 Emmorton Recreation Council area. The property also is located near Cedar Lane Park and any future development on the property should include road improvements for traffic movement in the area.

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

2025 Comprehensive Zoning Assessment Report

Issue Number

F-006

Tax Account Number

01-334956

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Atlantic Properties Management LLC

Address: 4805 Philadelphia Road, Belcamp, MD 21017

Property Owner 2: _____

Address: _____

Representative Jaqueline A. Delisle Esq.

Address 4805 Philadelphia Road, Belcamp, MD 21017

2. Description of Property

Site Address 4826 Philadelphia Rd, Aberdeen, MD 21001

Election District/Precinct 01-14

Councilmanic District F

Tax Map 58 Parcel 576 Block _____ Section _____ Lot _____

Total Acreage of Parcel 1.26 Area to be rezoned: 1.26

Current
Zoning: R3 Requested Zoning: C1

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Currently vacant (previously a single-family residence)

B. Land Use Plan Designation:

Medium intensity

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	R3	Small single-family residential lots (1/4 ac)
South	CI	Vehicle storage (Riverside Auto Auction)
East	R3/CI	Single family residential (1/2 acre), industrial use to the NE (Paulis Roof Trusses)
West	R3	Single-family residential (1/2 acre)

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This property is designated medium intensity on the Land Use Map which is not consistent with the zoning request.

B. Water and Sewer Master Plan

The property is within both the Water and Sewer Service area, with needing only on-site or minor improvements to satisfy the zoning request.

6. Environmental

There is some edge forest on the property, along with a possibility of a small nontidal wetland due to hydric soils on the property.

7. Historic/Land Preservation Issues:

There would be no impact to historic resources, or agricultural preservation.

8. Assessment Summary:

The zoning request is not consistent with the Land Use map or compatible with the single-family residential uses to the west, north and east of the property. The rezoning could create conflicts with these residential 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**

F-006 1.26 ACRES *F-006*
FROM: R3 TO: CI

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

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

Questions:

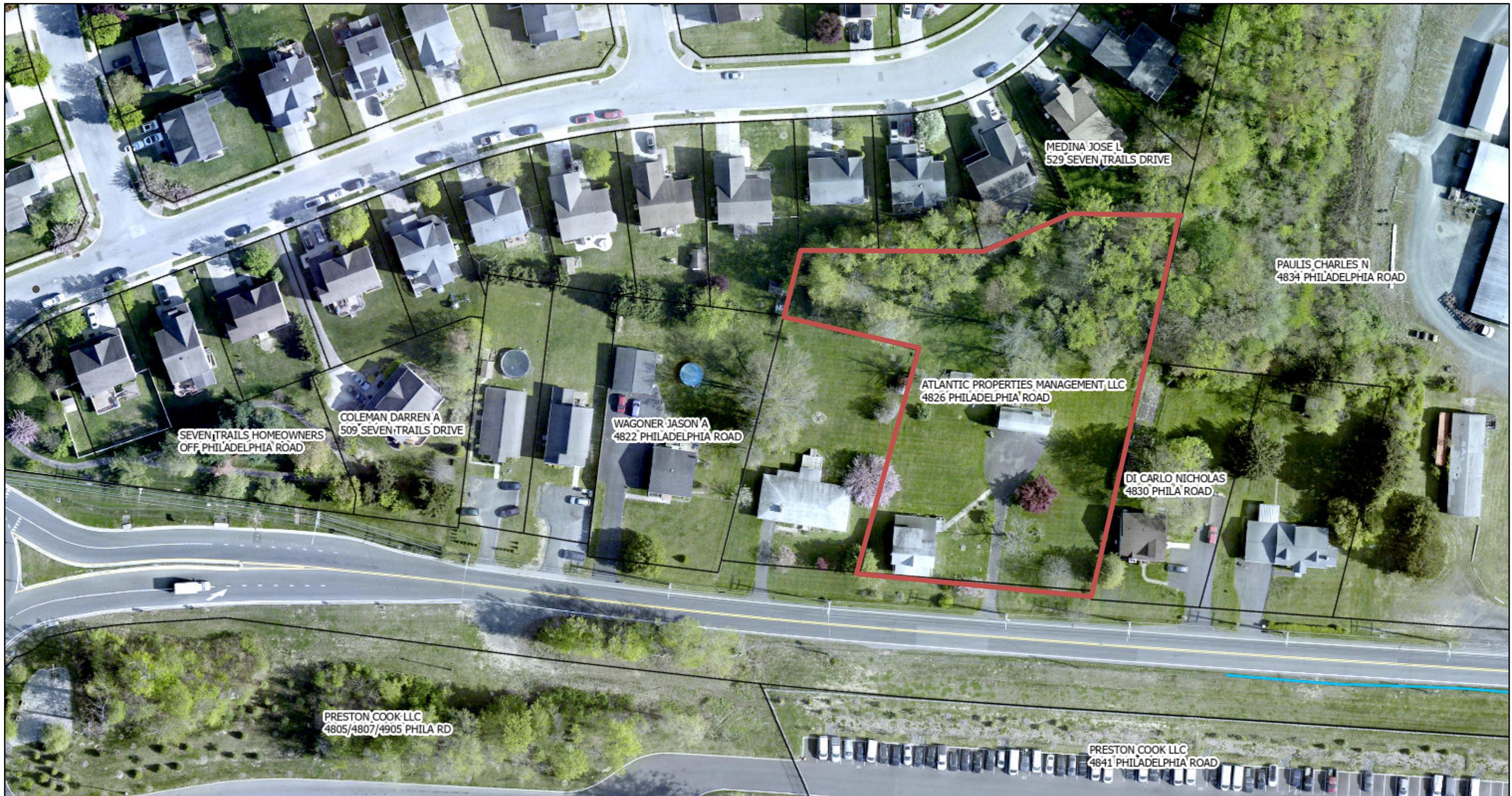
Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER F-006

Harford County Maryland



8/19/2024, 3:25:35 PM

1:1,128

0 0.01 0.02 0.04 mi
0 0.01 0.02 0.03 0.06 km

Hydrology Lines

Harford County Boundary

Cadastral Labels

Cadastral

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



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number F-006 Tax Map 58 Grid 3B Parcel 576 District No. 01 Tax ID No. 334956
Subdivision Name Seven Trails Lot No. 70 Acres 1.26
Applicant/Owner Jacqueline Delisle, Esq./Atlantic Properties 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: _____

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

If on-site, what type: Drilled Hand dug Spring Other Unknown

Do previous water quality results indicate a problem?: Yes No Unknown

If problem, explain: _____

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

If problem, explain: _____

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

If problem, explain: _____

IV. Environmental Concerns *

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

If yes, list environmental concerns: Dump

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 8/26/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # F-006 Applicant Name Jacqueline A. Delisle, Esq.

Property Address 4826 Philadelphia Rd., Belcamp

Current Zoning R3 Requested Zoning C1

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS YES NO
DATE COMPLETED 9/5/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # F-006 Applicant Name Jacqueline A. Delisle Esq

Property Address 4826 Philadelphia Rd, Aberdeen, MD 21001

Current Zoning R3 Requested Zoning CI

Most Recent ADT 15,075 (MD 7/Philadelphia Road)

LOS at the Nearest Intersection MD 7 @ Stepney Road - C/20.7 (AM); F/51.7 (PM)

Estimated Trip Generation 5890 ADT (ITE 12,600 sq. ft. Fast-Food Restaurant with Drive Through)

Functional Classification MD 7 - Minor Urban Arterial

Capital Improvements MD 7 @ Stepney Road

Sidewalk Yes No

Comments:

The intersection of MD 7 @ Stepney Road is an existing failing intersection. An intersection improvement is identified in the most recent transportation priorities letter to MDOT. Funds have been collected from developers and deposited into an escrow account. An improvement is included in the most recently approved County CIP with project status of engineering/design in FY25

ATTACHMENTS YES NO

DATE COMPLETED _____

PLANNER INITIALS _____

Transportation Checklist

Issue # F-006 Applicant Name Jacqueline A. Delisle Esq

Property Address 4826 Philadelphia Rd, Aberdeen, MD 21001

Current Zoning R3 Requested Zoning CI

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 # F-006 Applicant Name Jacqueline A. Delisle, Esq.

Property Address 4826 Philadelphia Road, Aberdeen, MD 21001

Current Zoning R3 Requested Zoning CI

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

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/13/2024

PLANNER INITIALS KR

School Assessment

Issue # F-006 Applicant Name Jacqueline A. Delisle esq

Property Address 4826 Philadelphia Rd, Aberdeen, MD 21001

Current Zoning R3 Requested Zoning CI

Districts:

Elementary Church Creek Adverse Impact No Utilization Rate 88%

Middle Aberdeen Adverse Impact No Utilization Rate 65%

High Aberdeen Adverse Impact No Utilization Rate 85%

Comment

ATTACHMENTS YES NO
DATE COMPLETED 9/17/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # F-006 Applicant Name Jacqueline A. Delisle esq

Property Address 4826 Philadelphia Road

Current Zoning R3 Requested Zoning CI

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement 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

F-007

Tax Account Number

01-334948

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Atlantic Properties Management LLC

Address: 4805 Philadelphia Road, Belcamp, MD 21017

Property Owner 2: _____

Address: _____

Representative Jaqueline A. Delisle Esq.

Address 4805 Philadelphia Road, Belcamp, MD 21017

2. Description of Property

Site Address 4824 Philadelphia Road, Aberdeen, MD 21001

Election District/Precinct 01 Councilmanic District F

Tax Map 58 Parcel 576 Block _____ Section _____ Lot _____

Total Acreage of Parcel 0.4390 Area to be rezoned: 0.4390

Current Zoning: R3 Requested Zoning: C1

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Single-family residential

B. Land Use Plan Designation:

Medium intensity

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	R3	Single-family residential (small lots on Seven Trails Dr)
South	CI	Vehicle storage (Riverside Auto Auction)
East	R3	Currently vacant (previously a large lot single-family residence)
West	R3	Single-family residential

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This property is designated medium intensity on the Land Use Map which is not consistent with the zoning request.

B. Water and Sewer Master Plan

The property is within both the Water and Sewer Service area, with needing only on-site or minor improvements to satisfy the zoning request.

6. Environmental

There are no environmental concerns for this property

7. Historic/Land Preservation Issues:

There would be no impact to historic resources, or agricultural preservation.

8. Assessment Summary:

The zoning request is not consistent with the Land Use map or compatible with the single-family residential uses to the west, north and east of the property. The rezoning could create conflicts with these residential 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**

F-007 0.4390 ACRES F-007
FROM: R3 TO: CI

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

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

Questions:

Harford County Planning & Zoning
www.harfordcountymd.gov

410-638-3103



PLEASE REFERENCE ISSUE NUMBER **F-007**

ATTACHMENTS ✓ YES NO

DATE COMPLETED 8/19/2024

PLANNER INITIALS ^{DF}

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue # F-007 Applicant Name Jacqueline A. Delisle Tax ID # 01334948
Tax Map 0058 Parcel # 0576 Lot # 69 Watershed Bush River 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 Areas)

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

Harford County Maryland



8/19/2024, 3:26:02 PM

1:564

Harford County Boundary

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.01 0.03 km

Cadastral Labels

Cadastral

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



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number F-007 Tax Map 58 Grid 3B Parcel 576 District No. 01 Tax ID No. 334948
Subdivision Name Seven Trails Lot No. 69 Acres 19122 sq ft.
Applicant/Owner Jacqueline Delisle, Esq./Atlantic Properties 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: _____

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

If on-site, what type: Drilled Hand dug Spring Other Unknown

Do previous water quality results indicate a problem?: Yes No Unknown

If problem, explain: _____

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

If problem, explain: _____

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

If problem, explain: _____

IV. Environmental Concerns *

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

If yes, list environmental concerns: Dump

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 8/26/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # F-007 Applicant Name Jacqueline A. Delisle

Property Address 4824 Philadelphia Rd., Belcamp

Current Zoning R3 Requested Zoning C1

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS YES NO

DATE COMPLETED _____

PLANNER INITIALS _____

Transportation Checklist

Issue # F-007 Applicant Name Jacqueline A. Delisle Esq

Property Address 4824 Philadelphia Rd, Aberdeen, MD 21001

Current Zoning R3 Requested Zoning CI

Most Recent ADT 15,075 (MD 7/Philadelphia Road)

LOS at the Nearest Intersection MD 7 @ Stepney Road - C/20.7 (AM); F/51.7 (PM)

2052 ADT (ITE 4390 sq. ft. Fast-Food Restaurant with Drive Through)
Estimated Trip Generation _____

MD 7 - Minor Urban Arterial

MD 7 @ Stepney Road

Sidewalk _____ Yes **X** _____ No

Comments:

The intersection of MD 7 @ Stepney Road is an existing failing intersection. An intersection improvement is identified in the most recent transportation priorities letter to MDOT. Funds have been collected from developers and deposited into an escrow account. An improvement is included in the most recently approved County CIP with project status of engineering/design in FY25

ATTACHMENTS YES NO

DATE COMPLETED _____

PLANNER INITIALS _____

Transportation Checklist

Issue # F-007 Applicant Name Jacqueline A. Delisle Esq

Property Address 4824 Philadelphia Rd, Aberdeen, MD 21001

Current Zoning R3 Requested Zoning CI

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 # F-007 Applicant Name Jacqueline A. Delisle, Esq.

Property Address 4824 Philadelphia Road, Aberdeen, MD 21001

Current Zoning R3 Requested Zoning CI

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

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/13/2024

PLANNER INITIALS KR

School Assessment

Issue # F-007 Applicant Name Jacqueline A. Delisle

Property Address 4824 Philadelphia Rd, Aberdeen, MD 21001

Current Zoning R3 Requested Zoning CI

Districts:

Elementary Church Creek Adverse Impact No Utilization Rate 88%

Middle Aberdeen Adverse Impact No Utilization Rate 65%

High Aberdeen Adverse Impact No Utilization Rate 85%

Comment

ATTACHMENTS YES NO
DATE COMPLETED 9/17/2024
PLANNER INITIALS JW

AG Preservation Checklist

Issue # F-007 Applicant Name Jacqueline A. Delisle esq

Property Address 4824 Philadelphia Road

Current Zoning R3 Requested Zoning CI

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement 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

F-008

Tax Account Number

01-399539

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Josan Bros Inc. Surinderpal Singh Josan, President

Address: 1754 Pulaski Highway, Havre De Grace, MD 21078

Property Owner 2: _____

Address: _____

Representative Robert S. Lynch

Address 30 Office Street, Bel Air, MD 21015

2. Description of Property

Site Address Route 136 / Route 543 Intersection

Election District/Precinct 1-09 Councilmanic District F

Tax Map 0057 Parcel 0254 Block _____ Section _____ Lot _____

Total Acreage of Parcel 2.99 Area to be rezoned: 2.99

Current Zoning: B1 Requested Zoning: B3

3. Land Use and Zoning Considerations

A. Existing Land Uses:

Vacant / agriculture

B. Land Use Plan Designation:

This property is shown as Agriculture on the Land Use Map.

4. Zoning History

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

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	AG	Agriculture
South	B1 / RR	Single family residential / Agriculture
East	AG	Agriculture
West	B1 / B2	Commercial / auto service/Dunkin Donuts & EZ Quick Market

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This property is designated Agricultural on the Land Use Map, and not within the development envelope. This zoning request is not consistent with the Land Use Map designation.

B. Water and Sewer Master Plan

This property is not within the Master Plan water service area, or within the Master Plan for sewer service, with no future plans to serve this property (W7/S7). This property is not within the development envelope.

6. Environmental

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

7. Historic/Land Preservation Issues:

There is no agricultural easement on the current property, however it is adjacent to a MALPF easement, and in close proximity to Cedar Lane Park. There are no inventoried historic sites on this property.

8. Assessment Summary:

This zoning request is not consistent with the Land Use Plan, outside the development envelope, and has no plans to be served with water and sewer. Additionally, the intensification of zoning will worsen the existing MD 543/ MD 136 failing intersection.

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**

F-008 2.99 **ACRES** *F-008*
FROM: B1 **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 *F-008*

2024/2025 COMPREHENSIVE ZONING REVIEW

**A REQUEST HAS
BEEN SUBMITTED
TO REZONE**

F-008 2.99 ACRES *F-008*
FROM: B1 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 **F-008**

Harford County Maryland



8/19/2024, 11:40:48 AM

1:2,257

Harford County Boundary

0 0.02 0.04
0 0.03 0.07
0.08 mi 0.13 km

Cadastral Labels

Cadastral

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

ATTACHMENTS YES ✓ NO
DATE COMPLETED 8/26/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # F-008 Applicant Name Robert S. Lynch

Property Address Route 136/Route 543 Intersection

Current Zoning B1 Requested Zoning B3

Historic Inventory Number N/A

Comments:

No inventoried historic sites on this property.

ATTACHMENTS YES NO
DATE COMPLETED 9/5/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # F-008 Applicant Name Robert S. Lynch

Property Address Route 136/ Route 543 Intersection

Current Zoning B1 Requested Zoning B3

Most Recent ADT 7243 (MD 136/Calver Road); 18,042 (MD 543/Creswell Road)

LOS at the Nearest Intersection MD 543 @ MD 136 - D/36.3 (AM); C/30.1 (PM); C/23.9 (Sat)

Estimated Trip Generation 1491 ADT (ITE 29,900 sq. ft. Strip Retail Plaza)

Functional Classification MD 136 - Major Rural Collector; MD 543 - Minor Urban Arterial

Capital Improvements MDOT SHA MD 543 @ MD 136 Intersection Improvement

Sidewalk Yes No

Comments:

The intersection of MD 543 @ MD 136 is an existing failing intersection. An intersection improvement is included in the most recently approved CTP with project status of design being underway

ATTACHMENTS YES NO

DATE COMPLETED _____

PLANNER INITIALS _____

Transportation Checklist

Issue # F-008 Applicant Name Robert S. Lynch

Route 136/ Route 543 Intersection

Current Zoning B1 Requested Zoning B3

Most Recent ADT

LOS at the Nearest Intersection

Estimated Trip Generation

Functional Classification

Capital Improvements

Travel Lane Width

Shoulder Width

Right-of-Way Width

Access Concerns

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/27/24

PLANNER INITIALS SPG

Zoning History

Issue # F-008 Applicant Name Robert S. Lynch

Property Address No address (Tax ID 1399539)

Current Zoning B1 Requested Zoning B3

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

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/13/2024

PLANNER INITIALS KR

School Assessment

Issue # F-008 Applicant Name Robert S. Lynch

Property Address Route 136 / Route 543 Intersection, Bel Air, MD, 2015

Current Zoning B1 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 # F-008 Applicant Name Robert S. Lynch

Property Address Route 136/Route 543 Intersection

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 subject property. The subject property is adjacent to a MALPF easement, as well as Cedar Lane Park. The subject property is within a rural 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

F-009

Tax Account Number

01080660

1. Owner Information

Please include additional property owners in an appendix.

Property Owner 1: Parikh Ventures LLC

Address: 909 Oriole Ct, Bel Air, MD 21015

Property Owner 2: _____

Address: _____

Representative Vivek Parikh

Address 909 Oriole Ct, Bel Air, MD 21015

2. Description of Property

Site Address 2027 S. Fountain Green Rd, Bel Air, MD 21015

Election District/Precinct 1-09

Councilmanic District F

Tax Map 0057 Parcel 0178 Block _____ Section _____ Lot _____

Total Acreage of Parcel 0.573 Area to be rezoned: 0.573

Current
Zoning: AG 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 Map.

4. Zoning History

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

Existing Zoning and Land Use in surrounding area:

	<u>Zoning</u>	<u>Land Use</u>
North	AG	Large single-family parcel, farmland
South	AG	Large single-family residential lot / Cedar Lane Park
East	B1 / B2	Commercial (liquor store), single-family residence
West	AG	Single-family residential lots (approx. 1/2 acre)

5. Relationship to Current Element Plans and County Programs:

A. HarfordNEXT

This property is designated Agricultural on the Land Use Map, and not within the development envelope. This zoning request is not consistent with the Land Use Map designation.

B. Water and Sewer Master Plan

This property is not within the Master Plan water service area, or within the Master Plan for sewer service, with no future plans to serve this property (W7/S7). This property is not within the development envelope.

6. Environmental

This property is within a MDE designated Tier II watershed.

7. Historic/Land Preservation Issues:

There is no agricultural easement on the current property, however it is across the road from Cedar Lane Park. This property was evaluated for National Register of Historic Places in 2018 and found not eligible for listing.

8. Assessment Summary:

This zoning request is not consistent with the Land Use Plan, outside the development envelope, and has no plans to be served with water and sewer. Commercial zoning could create conflicts with adjacent and nearby single-family residential homes. Additionally, the intensification of zoning will worsen the existing MD 543/ MD 136 failing intersection.

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**

F-009 0.573 ACRES F-009

FROM: AG TO: B2

November 4, 2024 - Aberdeen High School

November 18, 2024 - Bel Air High School

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

Questions:

**Harford County Planning & Zoning
www.harfordcountymd.gov**

410-638-3103



PLEASE REFERENCE ISSUE NUMBER F-009

ATTACHMENTS ✓ YES NO

DATE COMPLETED 8/19/2024

PLANNER INITIALS DF

CHECKLIST OF ENVIRONMENTAL ISSUES

Issue #F-009 Applicant Name Parikh Ventures LLC Tax ID #01080660
Tax Map 0057 Parcel # 0178 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)

Forest Cover (% 25%) 25%
□ 6

Property located within a SSPRA

Designated Trout Stream

Tier II Catchment Area

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

A 3x2 grid of six empty square boxes, each with a black border, intended for drawing or writing.

FIDS Habitat? (only in Critical Area)

Critical Area Buffer (only in Critical Area)

Tributary Streams (only in Critical Area)

Habitat of Local Significance (only in Critical Area)

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

The property is located in a Tier II catchment area.

Harford County Maryland



8/19/2024, 11:38:16 AM

1:564

Harford County Boundary

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.01 0.03 km

Cadastral Labels

Cadastral

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



Harford County Health Department
Comprehensive Rezoning Individual Property
2024 Report Form

I. Property Information

Issue Number F-009 Tax Map 57 Grid 1C Parcel 178 District No. 01 Tax ID No. 080660
Subdivision Name N/A Lot No. PAR A Acres 24978 sq. ft.
Applicant/Owner Parikh Ventures 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 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 6, 2024

*further evaluation may be required

ATTACHMENTS YES NO
DATE COMPLETED 8/26/24
PLANNER INITIALS JMB

Historic Preservation Checklist

Issue # F-009 Applicant Name Parikh Ventures, LLC

Property Address 2027 S. Fountain Green Rd., Bel Air

Current Zoning AG Requested Zoning B2

Historic Inventory Number DOE-HA-0331

Comments:

Although this property has not received full documentation for the Maryland Inventory of Historic Properties (MIHP), it was evaluated for National Register of Historic Places (NRHP) eligibility in 2018. It was found not eligible for listing on the NRHP.

ROBERT G. CASSILLY Harford County Executive

ROBERT S. McCORD
Director of Administration



SHANE P. GRIMM, AICP

MEMORANDUM

TO: Harford County Department of Planning and Zoning
FROM: Harford County Historic Preservation Commission
THROUGH: Jacob M. Bensen, Historic Preservation Planner
DATE: September 4, 2024
SUBJECT: 2024-25 Countywide Zoning Review: HPC Comments

Issue # F-009 Property Address: 2027 S. Fountain Green Rd., Bel Air

No comment.

Chair, Harford County Historic Preservation Commission

Chair, Harford County Historic Preservation Commission

974/2094

Date

Harford County Celebrates 250 Years ~ 1773-2023

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

ATTACHMENTS YES NO
DATE COMPLETED 9/5/2024
PLANNER INITIALS AR

Transportation Checklist

Issue # F-009 Applicant Name Parikh Ventures LLC

Property Address 2027 S Fountain Green Rd, Bel Air, MD 21015

Current Zoning AG Requested Zoning B2

Most Recent ADT 7243 (MD 136/Calver Road); 18,042 (MD 543/Creswell Road)

LOS at the Nearest Intersection MD 543 @ MD 136 - D/36.3 (AM); C/30.1 (PM); C/23.9 (Sat)

Estimated Trip Generation 471 ADT (ITE 5,730 sq. ft. Strip Retail Plaza)

Functional Classification MD 543 - Minor Urban Arterial

Capital Improvements MDOT SHA MD 543 @ MD 136 Intersection Improvement

Sidewalk Yes No

Comments:

The intersection of MD 543 @ MD 136 is an existing failing intersection. An intersection improvement is included in the most recently approved CTP with project status of design being underway

ATTACHMENTS YES NO

DATE COMPLETED _____

PLANNER INITIALS _____

Transportation Checklist

Issue # F-009 Applicant Name Parikh Ventures LLC

Property Address 2027 S Fountain Green Rd, Bel Air, MD 21015

Current Zoning AG Requested Zoning B2

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 # F-009 Applicant Name Parikh Ventures LLC

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

Current Zoning AG Requested Zoning B2

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

Comments:

ATTACHMENTS YES NO

DATE COMPLETED 8/13/2024

PLANNER INITIALS KR

School Assessment

Issue # F-009

Applicant Name Parikh Ventures LLC

Property Address 2027 S Fountain Green Rd, Bel Air, MD, 21015

Current Zoning AG

Requested Zoning B2

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 # F-009 Applicant Name Parikh Ventures LLC

Property Address 2027 S. Fountain Green Rd

Current Zoning AG Requested Zoning B2

_____ Harford County Agricultural Preservation Program

_____ Maryland Agricultural Land Preservation Foundation

_____ Rural Legacy (Department of Natural Resources)

_____ Maryland Environmental Trust

Comments:

No easement present on the subject property. The subject property is adjacent to Cedar Land Park and a nearby MALPF easement. The subject property is within a rural area and located outside of the development envelope.