

2025 COMPREHENSIVE ZONING DIRECTOR'S REPORT



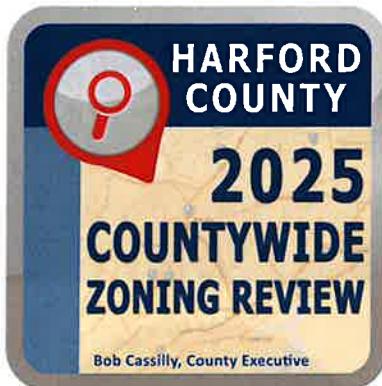
DEPARTMENT OF PLANNING AND ZONING



ROBERT G. CASSILLY
HARFORD COUNTY EXECUTIVE

ROBERT S. MCCORD
DIRECTOR OF ADMINISTRATION

SHANE P. GRIMM, AICP
DIRECTOR OF PLANNING AND ZONING



Director's Report

Table of Contents

Part 1

- Introduction
- The Comprehensive Zoning Review Process
 - Application Process
 - Technical Assessment Preparation
 - Public Meetings
- The Planning Advisory Board (PAB)
 - Attachment 1: PAB Memo
 - Attachment 2: PAB Voting Log
- Municipality Letters

Part 2

- Comprehensive Zoning Log/Issues Maps

Part 3

- Technical Assessment Binders
 - District A
 - District B
 - District C
 - District D
 - District E
 - District F

DIRECTOR'S REPORT

Introduction

In 2024, the Harford County Council adopted Bill 24-007 initiating the Comprehensive Zoning Review process as required by Section 267-13 of the Zoning Code. Bill 24-007 established a 60-day application period, during which 66 applications were received. After the application period ended, one application was withdrawn from consideration (Issue A-004). Each application was reviewed for consistency with Harford County's goals regarding land use, growth management, resource protection, and economic development as presented in the County's Master Plan, HarfordNEXT. The link between the 2016 Land Use Map and the zoning maps is important to the Comprehensive Zoning review process and informs the proposed revisions to the zoning maps. The Land Use Plan sets broad parameters for future growth and development in the County while the zoning maps more precisely identify where certain types of development may occur. Along with the Zoning Code, zoning maps act as the regulatory mechanism applied to individual properties that guide the orderly development of land and establish permitted uses for all zoning districts. The recommendations attached to this report are the result of a careful and extensive review process, supporting the goals established in HarfordNEXT.

The Comprehensive Review Process

Application Process

The Department of Planning and Zoning (Department) established an application procedure for property owners, or legal representatives, to request a change in zoning on individual properties. The application process opened on June 3, 2024, and closed on August 2, 2024. To streamline requests involving multiple adjacent parcels under common ownership, the Department allowed up to 25 parcels on a single application provided that the current and requested zoning for each of the parcels listed on the application was the same. The Department received 66 applications to change or modify the zoning on one or more parcel; applications included changes to multiple parcels or partial changes to a single parcel. The applications were organized by Councilmanic District and assigned an issue number.

To facilitate transparency and public involvement, the Department utilized an online Tracker similar to the one first developed and utilized in 2016, which allowed citizens to view applications in real time as they were received. The Tracker included the tabular Comprehensive Zoning Log and a mapping application that allowed citizens to access information for each application received by the Department. The Department received comments via emails, letters, phone calls, and petitions throughout the process. All

written comments received during the process were made available to the public through the Tracker. In addition, the online Tracker provided a mechanism for providing comments on any issue directly by clicking on a button embedded in the Tracker.

Technical Assessment

Technical assessments were prepared for each zoning issue. Background information was compiled by the planning staff regarding general information of the properties such as the land use and zoning on the site as well as the adjoining properties. Technical information was also provided by other County and State agencies, including the Department of Public Works, Division of Water and Sewer and the Harford County Health Department. Of primary importance was the consistency between the requested zoning and the 2016 Land Use Map, which was adopted as an element of HarfordNEXT in 2016. In addition, each issue was reviewed for consistency with the goals, policies, and objectives of the Water and Sewer Master Plan, the Chesapeake Bay Critical Area Program, and the Land Preservation, Parks and Recreation Plan.

Technical assessments also included a review of public infrastructure capacity and concerns were noted in the technical assessment. The existing road network and water and sewer facilities in the vicinity of each issue were evaluated, as well as projected capacities at school facilities. Environmental features were reviewed based on the best available information. Environmental and physical features taken into account include site topography, soil conditions and quality, National Wetland Maps, water source protection areas, and resource maps for the Chesapeake Bay Critical Area and Sensitive Species Review Areas. The Health Department reviewed each site for septic limitations and other notable conditions.

Properties associated with each issue were also reviewed for their proximity to identified historical sites, agricultural preservation districts and easements, and County and State Parks. Issues were also evaluated for their potential impact on the Priority Preservation Area and Rural Legacy Areas. Finally, Board of Appeals cases involving the subject property were identified and their outcome noted.

The Technical Assessments are organized by district and accompany this report.

Public Meetings

In November 2024, the Department of Planning and Zoning and the Planning Advisory Board held two meetings to receive public comment on issues received during the application period. These meetings were held at Aberdeen High School and Bel Air High School on November 4th and 18th, 2024 respectively. The Department provided a press release to local media outlets, advertised in the local papers, placed notices on the County website, and posted each property with a sign identifying the time, date, and location of the two public meetings. At the meetings, maps and detailed information were available to citizens, and Department staff were available to answer questions. The meeting

consisted of introductory remarks by the Director and/or the Acting Deputy Director of Planning and Zoning and in invitation for citizens to offer comments on specific zoning issues. Department staff recorded citizen comments and provided a summary of those comments on the Comprehensive Zoning website.

The Planning Advisory Board

The Harford County Charter establishes the Planning Advisory Board (PAB) to be comprised of five Harford County citizens, appointed by the County Executive to make recommendations to the Department of Planning and Zoning and the County Council regarding master plans and zoning issues. The recommendations and comments of the PAB are included in the Comprehensive Zoning Log found in Part 2 of this document.

The PAB members attended the two public meetings to hear input from citizens and stakeholders. The members also received written comments from community members, stakeholder groups, and property owners. The PAB reviewed and voted on all issues at their regularly scheduled meeting in January 2025. The PAB made a recommendation, by way of a vote, on each issue. The PAB has reviewed all of the requests submitted for rezoning. In their consideration of these issues, the PAB considered, among other things, surrounding land uses and zoning, impacts to infrastructure and community facilities, environmental characteristics, and comments from County citizens. A majority of PAB members concurred with the Department's recommendation on most rezoning requests; however, there were a few exceptions as noted in the Zoning Log.

The Department of Planning and Zoning has completed the 2025 Comprehensive Zoning review in accordance with Section 267-13 of the Harford County Code. The Director's Report accompanies the amended Zoning Maps which reflect the Department's recommendations found in the Zoning Log included with the report.

Respectfully submitted,



Shane P. Grimm AICP, Director



Timothy Bourcier, AICP
Acting Deputy Director

ROBERT G. CASSILLY
Harford County Executive
ROBERT S. MCCORD
Director of Administration



SHANE P. GRIMM, AICP
Director of Planning & Zoning

February 27, 2025

MEMORANDUM

TO: The Honorable Robert G. Cassilly, Harford County Executive
The Honorable Patrick Vincenti, President, Harford County Council
The Honorable Nolanda Robert, Councilwoman, District A
The Honorable Aaron D. Penman, Councilman, District B
The Honorable Tony Giangiordano, Councilman, District C
The Honorable James Reilly, Councilman, District D
The Honorable Jessica Boyle-Tsottles, Councilman, District E
The Honorable Jacob Bennett, Councilman, District F

FROM: Kristin Kirkwood, Chairperson
Planning Advisory Board 

RE: 2025 Comprehensive Zoning Review

In accordance with Section 406 of the Harford County Charter, the Planning Advisory Board (PAB or the Board) has reviewed the 66 requests for rezoning, along with those issues raised by the Department of Planning and Zoning.

The Board reviewed and discussed all issues and written comments. The PAB also held two public meetings on November 4, 2025 and November 18, 2025. To aid the PAB's review, the Director of Planning & Zoning and his staff provided the PAB with the Department's draft recommendations and verbal summaries of the Department's review of assessment forms for most of the issues during PAB monthly meetings held in the latter part of 2024.

In our consideration of these issues, the PAB considered, among other things, HarfordNEXT, surrounding land uses and zoning, impacts to infrastructure and community facilities, environmental characteristics, prior zoning requests, and comments from County citizens. To assist the County Administration and County Council with their review, this memo provides commentary on select issues. Upon request, the PAB would gladly provide further commentary on any other issues as well.

- **Issues A-007 – A-0010 – The PAB voted 5-0 in favor of retaining the property's existing CI zoning.** The Board acknowledges the property is designated Industrial Employment on the Land Use map. However, our vote is reflective of environmental concerns, proximity to residences, commercial businesses, and a future County dog park, and adequate road conditions for vehicular traffic associated with GI enterprises.

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THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT UPON REQUEST

February 27, 2025

Planning Advisory Board Memo

Re: 2025 Comprehensive Zoning Review

- **Issue B-001 - The PAB voted 3-2 in favor of retaining the property's existing B2 zoning.** The Board acknowledges that this property abuts a section of Harford Road that is largely commercial and is designated high intensity on the Land Use map. There was also no public opposition to the rezoning request. The majority vote was reflective of traffic concerns, including possible congestion approaching the new Benson Field Public Park, and a desire to maintain B2 buffer in between the existing residential area and the B3 zoning of the area.
- **Issue B-002 - The PAB voted 3-2 in favor of retaining the property's existing B2 zoning.** The Board acknowledges that this property abuts a section of Harford Road that is largely commercial and is designated high intensity on the Land Use map. There was also minimal public opposition to the rezoning request. The majority vote was reflective of traffic concerns, including possible congestion approaching the new Benson Field Public Park, and a desire to maintain B2 buffer in between the existing residential area and the B3 zoning of the area.
- **Issue B-004 – The PAB voted 5-0 in favor of retaining the properties' existing B1 zoning.** At the time of the PAB's review and vote, Bill 24-037 had not been voted on by the County Council, which may have had an impact on this issue. Our vote is largely reflective of the property being in a agricultural district on the Land Use map.
- **Issue B-005 – The PAB voted 5-0 in favor of retaining the properties' existing B1/RR zoning.** Our vote is largely reflective of our understanding that approval of the applicant's request for additional B1 zoning would not remedy the existing non-conforming use issue as sawmills are not permitted in B1 zoning.
- **Issue D-008 – D-009 – The PAB voted 5-0 in favor or retaining the properties' existing VR zoning.** Our vote is reflective of the significant public comment in opposition to the requested change as well as the existing traffic issues, especially during peak times, at the intersection of Rock Spring Road and East-West Highway.
- **Issue E-005 - The PAB voted 3-2 in favor of changing the property's existing RO zoning to B1 zoning.** The Board acknowledges that this section of E. Churchville Road is largely commercial, has adequate transportation capacity, and is designated medium intensity on the Land Use map. Based on feedback from the Department of Planning & Zoning, the PAB understood that B1 zoning would allow the current property tenant to erect their desired signage. The majority vote is also reflective of the Town of Bel Air's written comments stating that, "the requested change is not consistent with the surrounding residential zoning. Our department would support a change to the B-1 zoning, as is consistent with the adjoining 1302 E. Churchville Road."
- **Issue E-006 – The PAB voted 3-2 in favor of retaining the property's existing R1 zoning.** The Board acknowledges that this section of E. Churchville Road is largely commercial, has adequate transportation capacity, and is designated medium intensity on the Land Use map. However, the majority vote is largely reflective of the Town of Bel Air's written comments stating that, "the

Page 3

February 27, 2025

Planning Advisory Board Memo

Re: 2025 Comprehensive Zoning Review

requested change is not consistent with the surrounding residential zoning. We recommend that this property remain zoned at B-1."

The Board welcomes your feedback on our review of the 2025 comprehensive zoning requests and ways in which we can continue to provide value to County planning and zoning.

cc: Planning Advisory Board Members
Robert S. McCord, Director of Administration
Shane Grimm, Director of Planning and Zoning

Issue #	CZ	RZ	Kristin Kirkwood	Aimee O'Neill	Casi Boyer	Stephanie Flasch	Glenn Gillis	P&B Recommendation	Notes
A-001	B2	B3	B3	B3	B3	B3	B3	B3	Motion - B3, Casi Boyer not present for vote
A-002	R1	R4	R1	R1	R1	R1	R1	R1	Motion - No Change, Casi Boyer not present for vote
A-003	R3	B2	B1	B1	B1	B1	B1	B1	Motion - No Change, Discussed recommending B1 instead because of the dentist office. There were no public comments about this request, Amended Motion - B1.
A-004	R2	B2	R2	R2	R2	R2	R2	R2	Motion - No Change
A-005	R1	R2	R1	R1	R1	R1	R1	R1	Motion - No Change
A-006	R2	B3	R2	R2	R2	R2	R2	R2	Motion - No Change
A-007	Cl	Gl	Cl	Cl	Cl	Cl	Cl	Cl	Motion - No Change
A-008	Cl	Gl	Cl	Cl	Cl	Cl	Cl	Cl	Motion - No Change
A-009	Cl	Gl	Cl	Cl	Cl	Cl	Cl	Cl	Motion - No Change
A-010	Cl	Gl	Cl	Cl	Cl	Cl	Cl	Cl	Motion - No Change
A-011	R1	B3	B3	B3	B3	B3	B3	-	Motion - B3
A-012	R1	B3	R1	R1	R1	R1	R1	R1	Motion - No Change
A-013	R1	R4	R1	R1	R1	R1	R1	R1	Motion - No Change
A-014	R3	B2	R3	R3	R3	R3	R3	R3	Motion - No Change
A-015	R1	R4	R1	R1	R1	R1	R1	R1	Motion - No Change
A-016	R1	R4	R1	R1	R1	R1	R1	R1	Motion - No Change
A-017	R1	R4	R1	R1	R1	R1	R1	R1	Motion - No Change
									Motion - B3, Stephan Flasch suggested no change-the entry should be a greenway, there are already properties with businesses all round, traffic is a concern, Matt Krop read the P&Z comments, B3 motion didn't pass (Aimee O'Neill and Casi Boyer voted yes, Kristin Kirkwood, Stephan Flasch and Glenn Gillis voted no) New Motion - No Change (Aimee O'Neill and Casi Boyer voted no, Kristin Kirkwood, Stephan Flasch and Glenn Gillis voted yes)
B-001	B2	B3	B2	B3	B3	B2	B2	B2	
B-002	B2	B3	B2	-	-	B2	B2	B2	
B-003	AG	B3	AG	AG	AG	AG	AG	AG	Motion - No Change, Stephan Flasch discussed the building on the property is next to an older home.
B-004	B1	B2	B1	B1	B1	B1	B1	B1	Motion - No Change
B-005	B1/RR	B1	B1/RR	B1/RR	B1/RR	B1/RR	B1/RR	B1/RR	Motion - No Change
B-006	AG/B3	B3	AG/B3	AG/B3	AG/B3	AG/B3	AG/B3	AG/B3	Motion - No Change
B-007	RO	B3	RO	RO	RO	RO	RO	RO	Motion - No Change
B-008	AG/B3	B3	AG/B3	AG/B3	AG/B3	AG/B3	AG/B3	AG/B3	Motion - No Change
B-009	AG	LI	AG	AG	AG	AG	AG	AG	Motion - No Change
B-010	AG	R1	AG	AG	AG	AG	AG	AG	Motion - No Change
C-001	R1	R2	R1	R1	R1	R1	R1	R1	Motion - No Change
C-002	RO	RO	RO	RO	RO	RO	RO	RO	Motion - RO
C-003	R2	B3	R2	R2	R2	R2	R2	R2	Motion - No Change
D-001	AG/B2	B2	AG/B2	AG/B2	AG/B2	AG/B2	AG/B2	AG/B2	Motion - No Change, Aimee O'Neill talked about the split zoning.
D-002	AG	B3	AG	AG	AG	AG	AG	AG	Motion - No Change
D-003	AG	B3	AG	AG	AG	AG	AG	AG	Motion - No Change
D-004	VR	VB	VR	VR	VR	VR	VR	VR	Motion - No Change

Issue #	CZ	RZ	Kristin Kirkwood	Aimee O'Neill	Casi Boyer	Stephanie Fiasch	Glenn Gillis	P&B Recommendation	Notes
D-005	VR	VB	VR	VR	VR	VR	VR	Motion - No Change	
D-006	AG	R2	AG	AG	AG	AG	AG	Motion - No Change	
D-007	GI	CI	VB	VB	VB	VB	VB	Motion - VB, Kristin Kirkwood thought GI was good at first, VB is more consistent, there are concerns about the access.	
D-008	VR	VB	VR	VR	VR	VR	VR	Motion - No Change, There was a lot of public opposition	
D-009	VR	VB	VR	VR	VR	VR	VR	Motion - No Change, There was a lot of public opposition	
D-010	R2/B2	B2	R2/B2	B2	R2/B2	R2/B2	R2/B2	Motion - B2, Stephanie Fiasch mentioned environmental concerns, Kristin Kirkwood pointed out the location of Ma & Pa Trail nearby and the various variances, Matt Kropf read P&Z comments, B2 motion didn't pass (Aimee O'Neill and Casi Boyer voted yes, Kristin Kirkwood, Stephanie Fiasch and Glenn Gillis voted no), New Motion - No Change (Aimee O'Neill and Casi Boyer voted no, Kristin Kirkwood, Stephanie Fiasch and Glenn Gillis voted yes)	
D-011	AG/VB	VB	AG/VB	AG/VB	AG/VB	AG/VB	AG/VB	Motion - No Change	
D-012	AG/B2	B2	AG/B2	AG/B2	AG/B2	AG/B2	AG/B2	Motion - No Change	
D-013	AG	B3	AG	AG	AG	AG	AG	Motion - No Change	
D-014	AG/B3	B3	AG/B3	AG/B3	AG/B3	AG/B3	AG/B3	Motion - No Change	
D-015	VR	VB	VR	VR	VR	VR	VR	Motion - No Change	
D-016	VB	B1	VB	VB	VB	VB	VB	Motion - No Change	
D-017	RR	AG	AG	AG	AG	AG	AG	Motion - AG	
D-018	AG/GI	GI	AG/GI	AG/GI	AG/GI	AG/GI	AG/GI	Motion - No Change, This is the Airport, Casi Boyer said it is an asset but it needs to be done properly, Kristin Kirkwood pointed out there was a lot of public comments.	
E-001	RR	B3	RR	RR	RR	RR	RR	Motion - No Change	
E-002	B1	B1	B1	B1	B1	B1	B1	Motion - No Change, Casi Boyer said this is close to Aberdeen and should be annexed.	
E-003	AG	LI	AG	AG	AG	AG	AG	Motion - No Change	
E-004	RR	B2	RR	RR	RR	RR	RR	Motion - No Change	
E-005	RO	B2	B1	B2	B1	B1	B1	Motion - B2, Stephanie Fiasch - Town of Bel Air said B2 is not consistent they recommend B1, There was a lot of public comments, Casi Boyer and Kristin Kirkwood talked about their sign, Matt Kropf read P&Z comments, B2 Motion didn't pass (Aimee O'Neill and Casi Boyer voted yes, Kristin Kirkwood, Stephanie Fiasch and Glenn Gillis voted no), New Motion - B1 (Aimee O'Neill and Casi Boyer voted no, Kristin Kirkwood, Stephanie Fiasch and Glenn Gillis voted yes)	
E-006	B1	B2	B1	B2	B1	B1	B1	Motion - B2, Stephanie Fiasch said she has the same comments as E-005, Kristin Kirkwood said this is different from the other liquor store which is also asking for rezoning, B2 Motion didn't pass (Aimee O'Neill and Casi Boyer voted yes, Kristin Kirkwood, Stephanie Fiasch and Glenn Gillis voted no), New Motion - No Change (Aimee O'Neill and Casi Boyer voted no, Kristin Kirkwood, Stephanie Fiasch and Glenn Gillis voted yes)	
E-007	AG/RR	R1	AG/RR	AG/RR	AG/RR	AG/RR	AG/RR	Motion - No Change	
E-008	R2	B2	R2	R2	R2	R2	R2	Motion - No Change	
E-009	AG/RR	R1	AG/RR	AG/RR	AG/RR	AG/RR	AG/RR	Motion - No Change	
F-001	R1	R2	R1	R1	R1	R1	R1	Motion - No Change	
F-002	AG/B1	CI	AG/B1	AG/B1	AG/B1	AG/B1	AG/B1	Motion - No Change	
F-003	R3	R4	R3	R3	R3	R3	R3	Motion - No Change	
F-004	B1	R4	R4	R4	R4	R4	R4	Motion - R4	
F-005	AG/R1	R1	AG/R1	AG/R1	AG/R1	AG/R1	AG/R1	Motion - No Change	

Issue #	CZ	RZ	Kristin Kirkwood	Amee O'Neill	Casi Boyer	Stephanie Fiasch	Glenn Gillis	PAB Recommendation	Notas
F-006	R3	Cl	R3	R3	R3	R3	R3	R3	Motion - No Change
F-007	R3	Cl	R3	R3	R3	R3	R3	R3	Motion - No Change
F-008	B1	B3	B1	B1	B1	B1	B1	B1	Motion - No Change
F-009	AG	B2	AG	AG	AG	AG	AG	AG	Motion - No Change



CITY OF ABERDEEN

September 11, 2024

Alex Rawls
Chief, Long-Range Planning
Harford County Department of
Planning and Zoning
220 S. Main Street
Bel Air, MD 21014

Re: Harford County Comprehensive Zoning

Dear Mr. Rawls:

Thank you for the opportunity to review the comprehensive zoning applications located near the City of Aberdeen's municipal boundary. The Department of Planning and Community Development offers the following comments:

E-002: Tax Map 51, Parcels 956, 925 Lots 5-15

Current Zoning: B-1, Requested Zoning: B-3

The subject site is located within Planning Area 10, Long/Heat, which is a high priority growth area, as stated in the 2022 Comprehensive Plan. The future land use recommendation is planned for a mix of uses compatible with the City's Integrated Business District (IBD). The purpose of the IBD is to provide residential, recreational, educational, retail, entertainment and other commercial uses in an aesthetically pleasing and functionally compatible manner, to complement existing residential areas, to blend development with the environmental characteristics of the land, and to facilitate the efficient delivery and use of public services.

The requested rezoning to B-3, General Business District is compatible with the City of Aberdeen's comprehensive plan. However, there are discrepancies between the land uses allowed under the County's B-3 zoning and those permitted under the adjacent City of Aberdeen zoning district.

E-003: Tax Map 51, Parcel 642 Lots 1-3

Current Zoning: AG, Requested Zoning: LI

The subject site is located within planning area 10, Long/Heat, which is a high priority growth area, as stated in the 2022 Comprehensive Plan. The future land use recommendation is planned for a mix of uses compatible with the City's Integrated Business District (IBD). The purpose of the IBD is to provide residential, recreational, educational, retail, entertainment and other commercial uses in an aesthetically pleasing and functionally compatible manner, to complement existing residential areas, to blend development with the environmental characteristics of the land, and to facilitate the efficient delivery and use of public services.

The requested rezoning to L-I, Light Industrial is not compatible with the City of Aberdeen's comprehensive plan.

F-003: Tax Map 58, Parcel 204

Current Zoning: R-3, Requested Zoning: R-4

The subject property is not located within a City of Aberdeen Planning Area, per the 2022 Comprehensive Plan. The City of Aberdeen has no comment at this time.

F-006: Tax Map 0058, Parcel 576, Lot 70; F-007: Tax Map 58, Parcel 576, Lot 69

Current Zoning: R-3, Requested Zoning: CI

The subject property is not located within a City of Aberdeen Planning Area, per the 2022 Comprehensive Plan. The City of Aberdeen has no comment at this time.

Sincerely,



PHYLLIS G. GROVER

Director of Planning
and Community Development



TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS
705 E. CHURCHVILLE ROAD
BEL AIR, MARYLAND 21014
www.belairmd.org

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September 13, 2024

Alex Rawls, Chief
Long Range Planning
Harford County, Department of Planning and Zoning
220 S. Main Street
Bel Air, MD 21014

Re: 2025 County Comprehensive Rezoning Applications
C-001, C-002 and E-008

Dear Mr. Rawls:

In response to your request for comments on rezoning applications, we offer the following.

In regard to Application C-001, 1012 S. Tollgate Road, for a change from R-1 zone to R-2 zone, our department has no comment on this request.

In regard to Application C-002, 1312 Conowingo Road, for a change from R-2 zone to RO zone, our department has no comment on this request.

In regard to Application E-008, 207 S. Fountain Green Road, for a change from R-2 zone to B-2 zone, our department has no comment on this request.

Should you have questions regarding these comments, please do not hesitate to call the Planning Department.

Sincerely,



Kevin L. Small, Director
Department of Planning & Community Development

cc: Eddie Hopkins, Town Administrator
Elizabeth Thompson, Esquire, Town Counsel

File



TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS
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September 13, 2024

Alex Rawls, Chief
Long Range Planning
Harford County, Department of Planning and Zoning
220 S. Main Street
Bel Air, MD 21014

Re: 2025 County Comprehensive Rezoning Applications
C-003

Dear Mr. Rawls:

In response to your request for comments on rezoning applications, we offer the following.

In regard to Application C-003, 1220 Emmorton Road, for a change from R-2 zone to B-3 zone, our department feels that the requested change is not consistent with the surrounding residential zoning. We recommend that this property remain zoned R-2.

Should you have questions regarding these comments, please do not hesitate to call the Planning Department.

Sincerely,



Kevin L. Small, Director
Department of Planning & Community Development

cc: Eddie Hopkins, Town Administrator
Elizabeth Thompson, Esquire, Town Counsel

File



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September 13, 2024

Alex Rawls, Chief
Long Range Planning
Harford County, Department of Planning and Zoning
220 S. Main Street
Bel Air, MD 21014

Re: 2025 County Comprehensive Rezoning Applications
E-005 and E-006

Dear Mr. Rawls:

In response to your request for comments on rezoning applications, we offer the following.

In regard to Application E-005, 1304 E. Churchville Road, for a change from RO zone to B-2 zone, our department feels that the requested change is not consistent with the surrounding residential zoning. Our department would support a change to the B-1 zone, as it is consistent with the adjoining 1302 E. Churchville Road.

In regard to Application E-006, 1302 E. Churchville Road, for a change from B-1 zone to B-2 zone, our department feels that the requested change is not consistent with the surrounding residential zoning. We recommend that this property remain zoned B-1.

Should you have questions regarding these comments, please do not hesitate to call the Planning Department.

Sincerely,



Kevin L. Small, Director
Department of Planning & Community Development

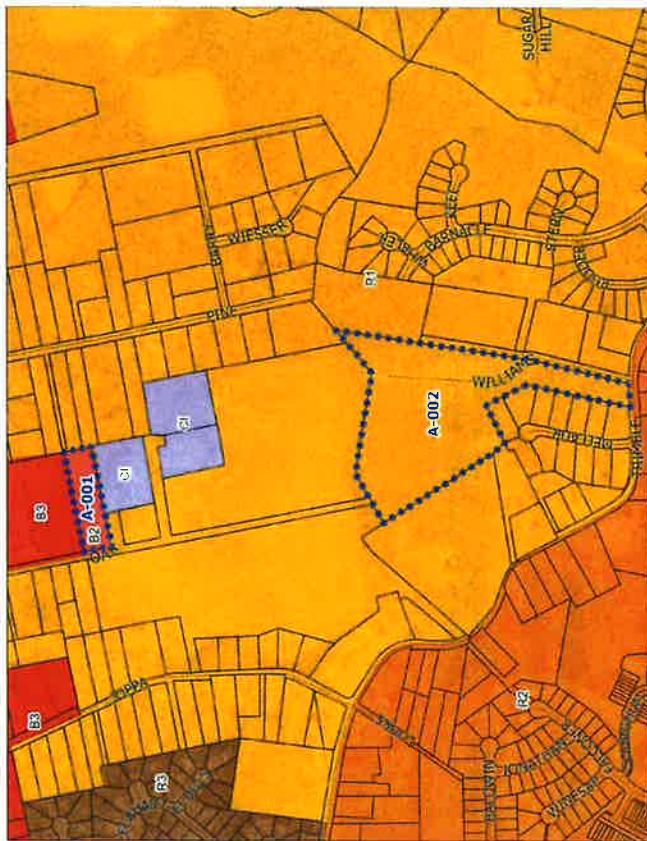
cc: Eddie Hopkins, Town Administrator
Elizabeth Thompson, Esquire, Town Counsel

File

DISTRICT A



ISSUE NO.	TAX ID	OWNER	MAP NO.	PARCEL NO.	PARCEL AC.	ACT TO REZONE	CURRENT ZONING	ZONING REQUEST	P&Z	PAB
A-001	01089048	Feezell Property Management III, LLC (David Feezell, Managing Member)	65	784	1.92	1.92	B2	B3	B3	B3
A-002	01104780	Williams MHP LLC	65	501	14.85	14.85	R1	R4	No Change	No Change
A-003	01141570	700 Falconer LLC (Ben Shapiro and Alice Oh, Managing Members)	69	103	0.238	0.238	R3	B2	B1	B1
A-004	01106376	Isolda Reyes (WITHDRAWN)	62	504	0.06549	0.06549	R2	B2	-	-
A-005	01031201	100 Philadelphia Road LLC (Steven Sendidorfer, Managing Member)	64	49	2.79	2.79	R1	R2	No Change	No Change

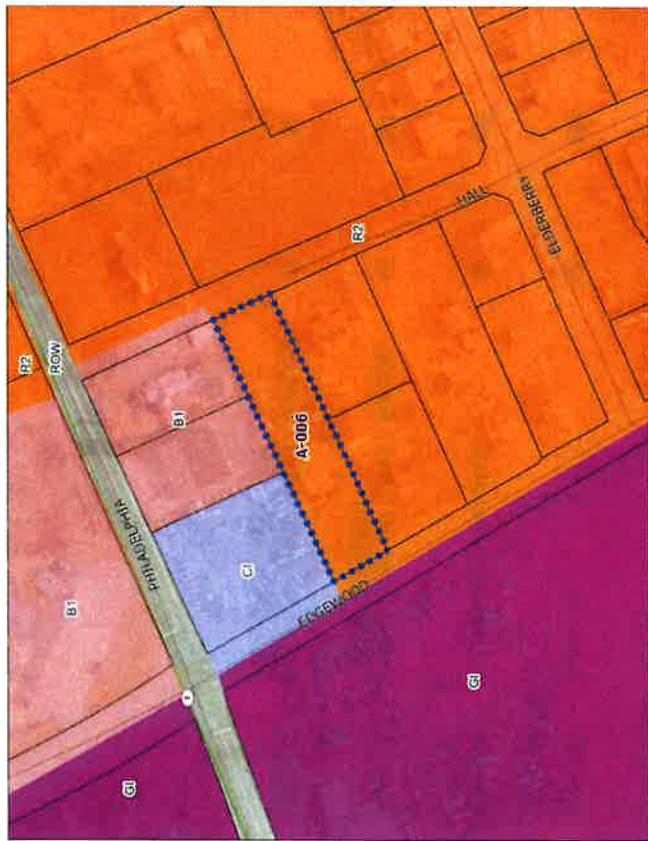
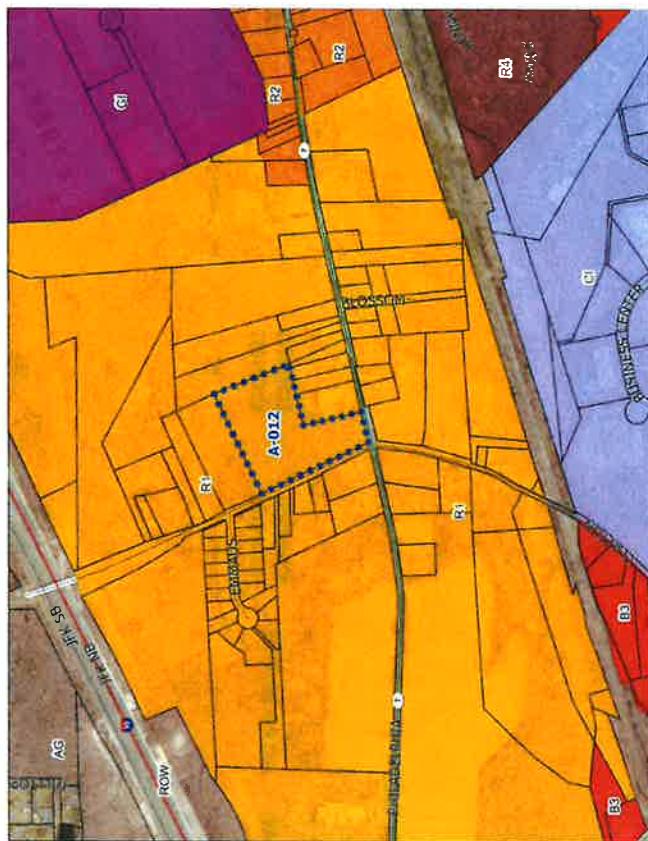
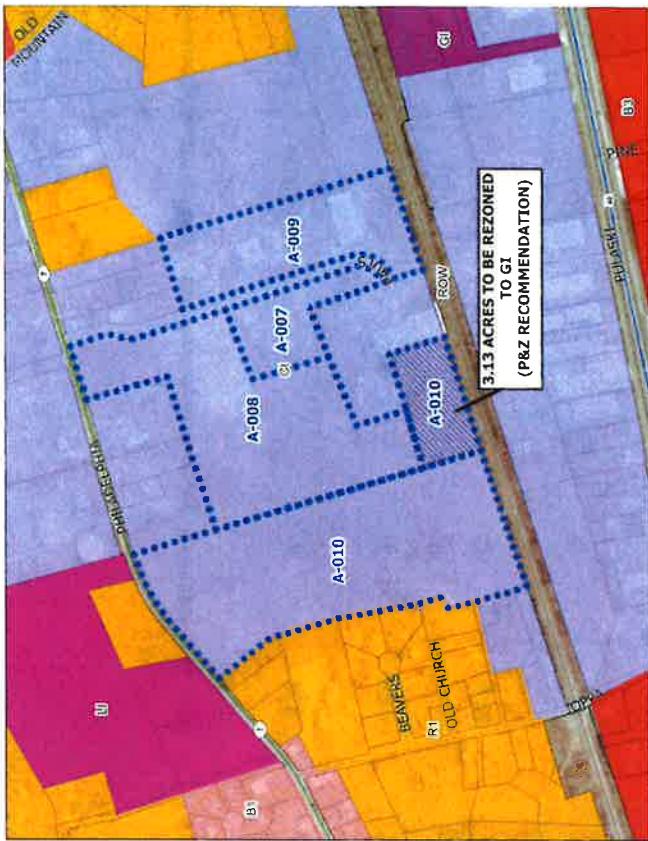




DISTRICT A

ISSUE NO.	TAX ID	OWNER	MAP NO.	PARCEL NO.	PARCEL AC.	AC TO REZONE	CURRENT ZONING	ZONING REQUEST	P&Z	PAB
A-006	01012746	Tontomi LLC (Managing Member Obafemi Oluwasola)	65	153	0.5	0.5	R2	B3	No Change	No Change
A-007	011149725	Auston LLC	65	546	3.5	3.5	C1	C1	GI	No Change
A-008	01074407	711 Philadelphia Road LLC	65	102	15.029	15.029	C1	C1	GI	No Change
A-009	012027989	Auston LLC	65	992	8.18	8.18	C1	C1	GI	No Change
A-010	01020374	711 Philadelphia Road LLC	65	522	23.71	23.71	C1	C1	GI/CI*	No Change
A-011	01006118	Bierman Family LLC (Albert J. Bierman, Managing Member)	65	571	0.455	0.455	R1	B3	B3	B3
A-012	01034820	Bierman Family LLC (Albert J. Bierman, Managing Member)	65	59	8.99	8.99	R1	B3	No Change	No Change

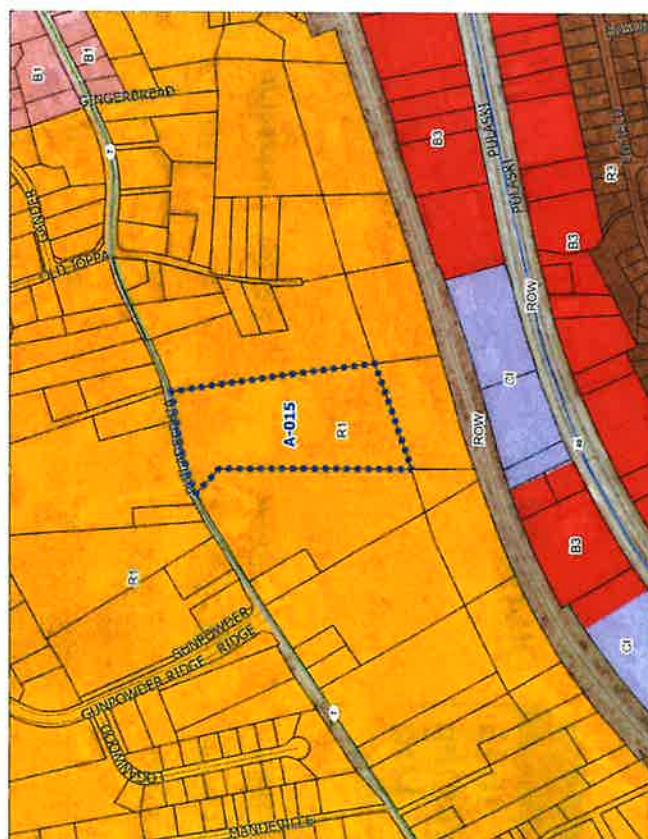
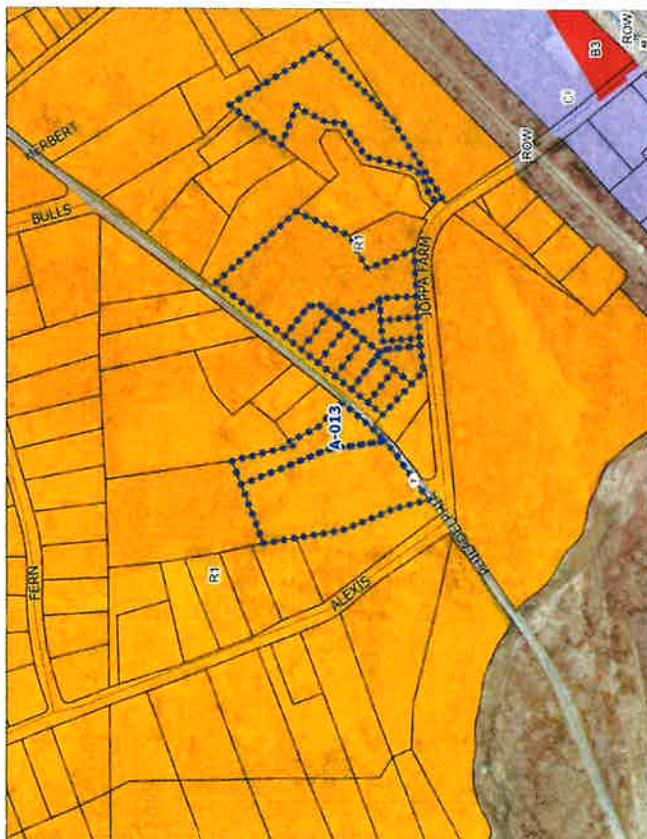
*Harford County recommends rezoning 3.13 acres to GI with 20.58 acres to remain CI



DISTRICT A



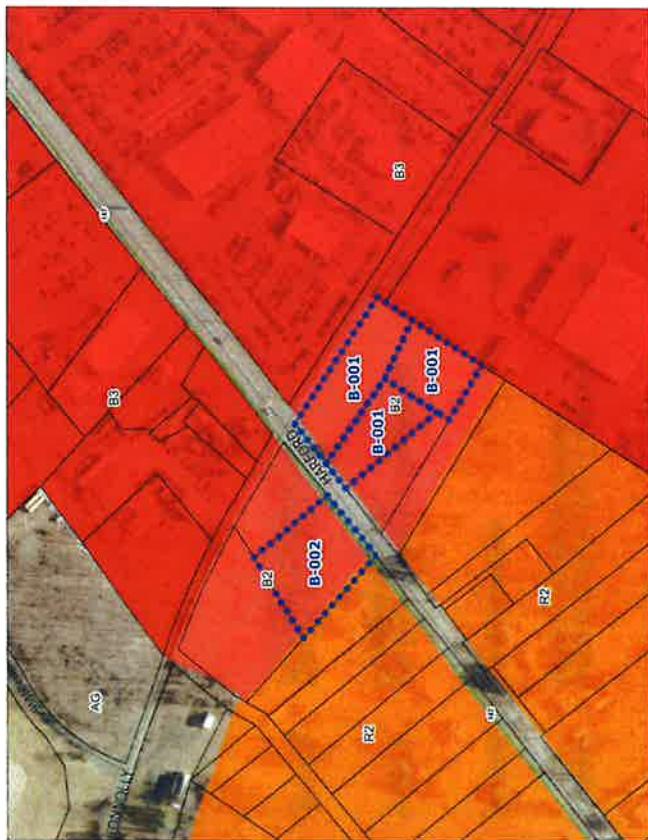
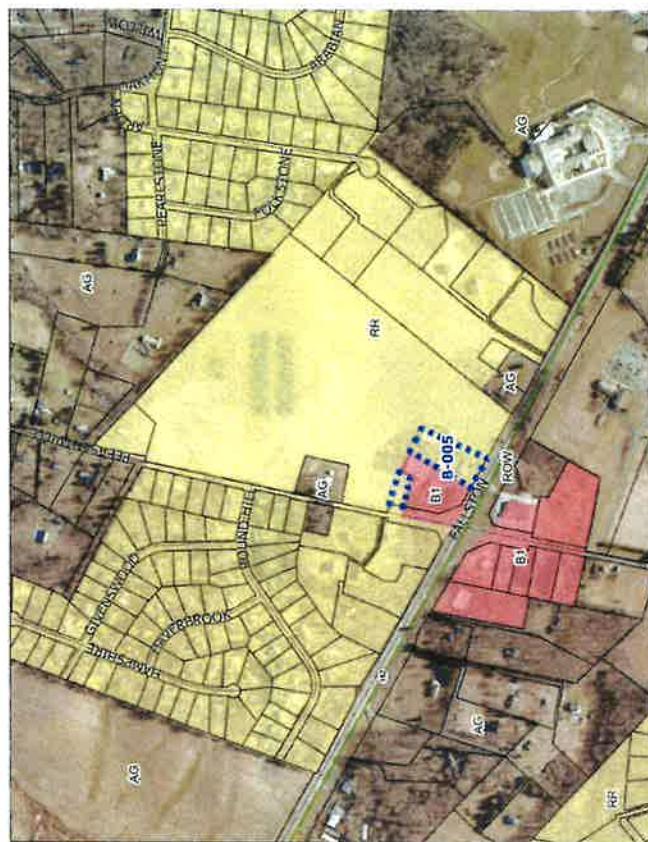
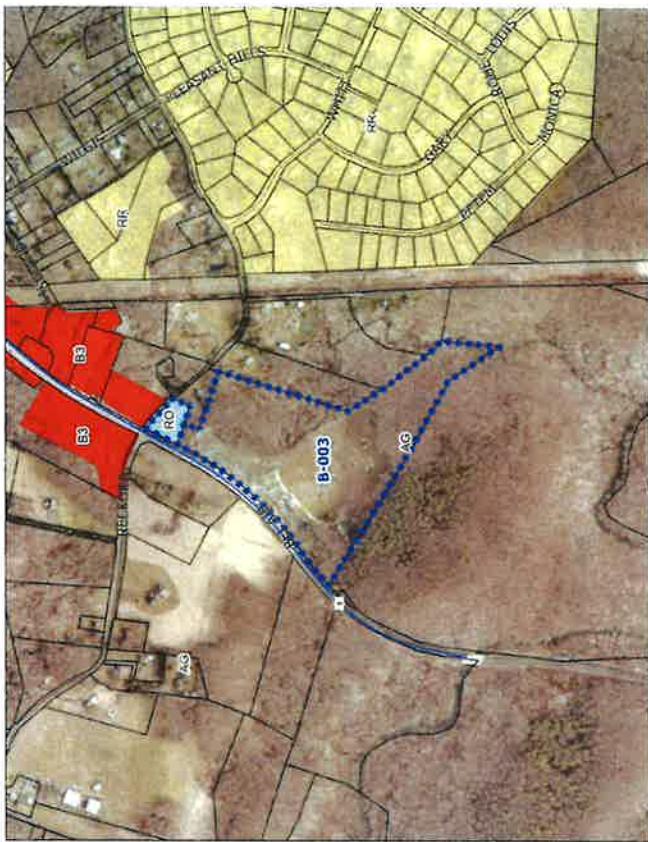
ISSUE NO.	TAX ID	OWNER	MAP NO.	PARCEL NO.	PARCEL AC.	ACT TO REZONE	CURRENT ZONING	ZONING REQUEST	P&Z	PAB
A-013	01031198	RSR Real Estate LLC	64	214	0.78	0.78	R1	R4	No Change	No Change
A-014	01049631	Joppatowne Christian Church Inc. (Richard Ferrigno, Corporate Secretary)	69	9	1.18	1.18	R3	B2	No Change	No Change
A-014	01131877	Joppatowne Christian Church Inc. (Richard Ferrigno, Corporate Secretary)	69	97	3.31	3.31	R3	B2	No Change	No Change
A-015	01002015	Seyed M. Mirjafary	64	69	9.74	9.74	R1	R4	No Change	No Change
A-016	01399712	Joppa Farm MR LLC	64	271	0.211	0.211	R1	R4	No Change	No Change
A-016	01399713	Joppa Farm MR LLC	64	271	0.22	0.22	R1	R4	No Change	No Change
A-016	01399714	Joppa Farm MR LLC	64	271	0.22	0.22	R1	R4	No Change	No Change
A-016	01399715	Joppa Farm MR LLC	64	271	0.22	0.22	R1	R4	No Change	No Change
A-016	01399716	Joppa Farm MR LLC	64	271	0.2	0.2	R1	R4	No Change	No Change
A-016	01399717	Joppa Farm MR LLC	64	271	0.202	0.202	R1	R4	No Change	No Change
A-016	01399718	Joppa Farm MR LLC	64	271	0.235	0.235	R1	R4	No Change	No Change
A-016	01399719	Joppa Farm MR LLC	64	271	0.173	0.173	R1	R4	No Change	No Change
A-016	01399720	Joppa Farm MR LLC	64	271	0.179	0.179	R1	R4	No Change	No Change
A-016	01399721	Joppa Farm MR LLC	64	271	0.329	0.329	R1	R4	No Change	No Change
A-016	01399722	Joppa Farm MR LLC	64	271	2.84	2.84	R1	R4	No Change	No Change
A-017	01398182	Joppa Farm MR LLC	64	296	2.05	2.05	R1	R4	No Change	No Change



DISTRICT B



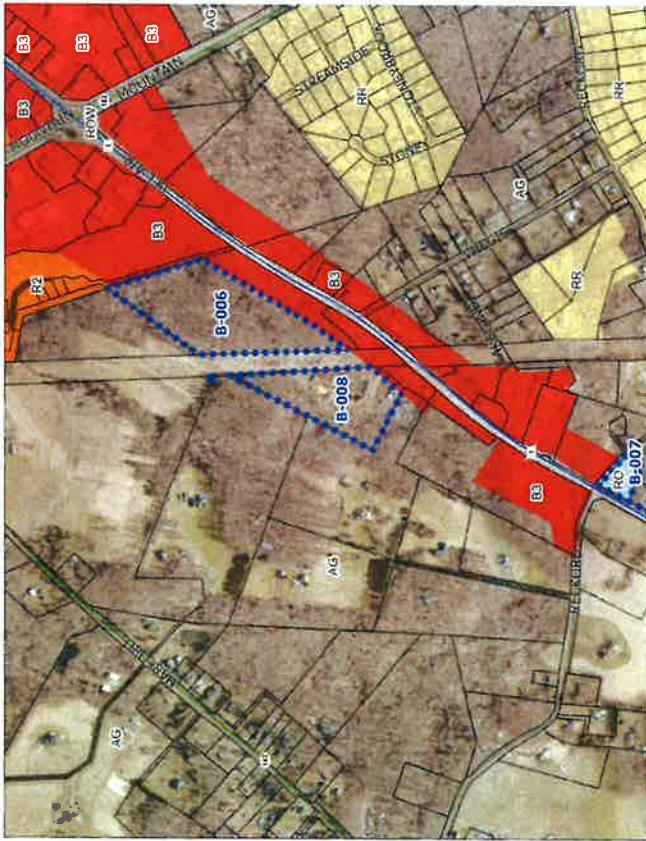
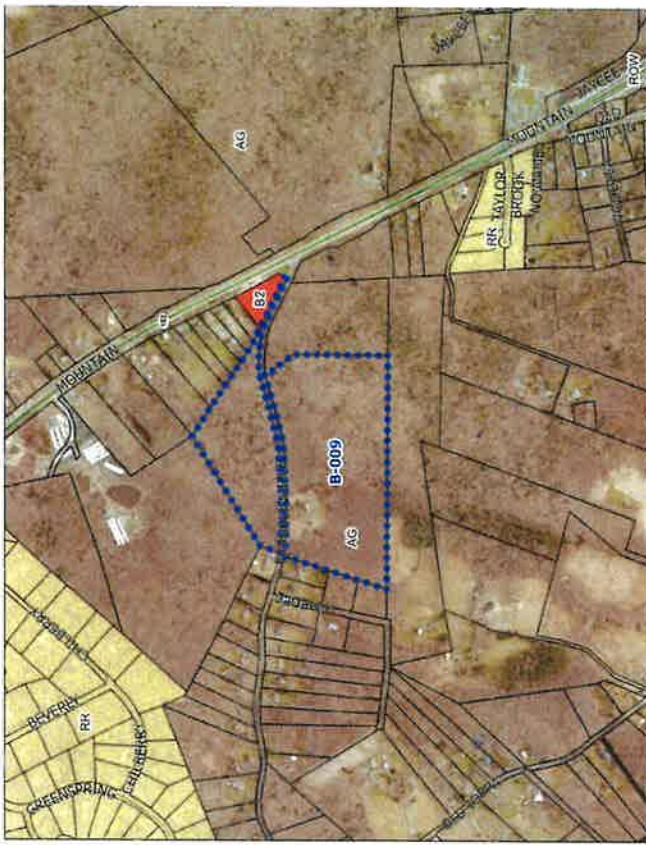
ISSUE NO.	TAX ID	OWNER	MAP NO.	PARCEL NO.	PARCEL AC.	AC TO REZONE	CURRENT ZONING	ZONING REQUEST	P&Z	PAB
B-001	03032310	Reimann Family Realty LLC (Dennis W. Reimann, Managing Member)	55	710	0.79	0.79	B2	B3	B3	No Change
B-001	03058409	Reimann Family Realty LLC (Dennis W. Reimann, Managing Member)	55	569	0.459	0.459	B2	B3	B3	No Change
B-001	03058417	Reimann Family Realty LLC (Dennis W. Reimann, Managing Member)	55	644	0.44	0.44	B2	B3	B3	No Change
B-002	03032213	Reimann Family Realty LLC (Dennis W. Reimann, Managing Member)	55	299	0.809	0.809	B2	B3	No Change	No Change
B-003	03028828	B. Scott Striebinger	60	3	29.759	29.759	AG	B3	No Change	No Change
B-004	01072579	Shiv Management LLC (Piyush Patel, Managing Member)	61	372	0.579	0.579	B1	B2	B2	No Change
B-005	03041948	William F. Thomas, Jr.; Jean L. Chenworth; Charles W. Thomas	47	421	48.738	1.97	B1/RR	B1	B1	No Change



DISTRICT B



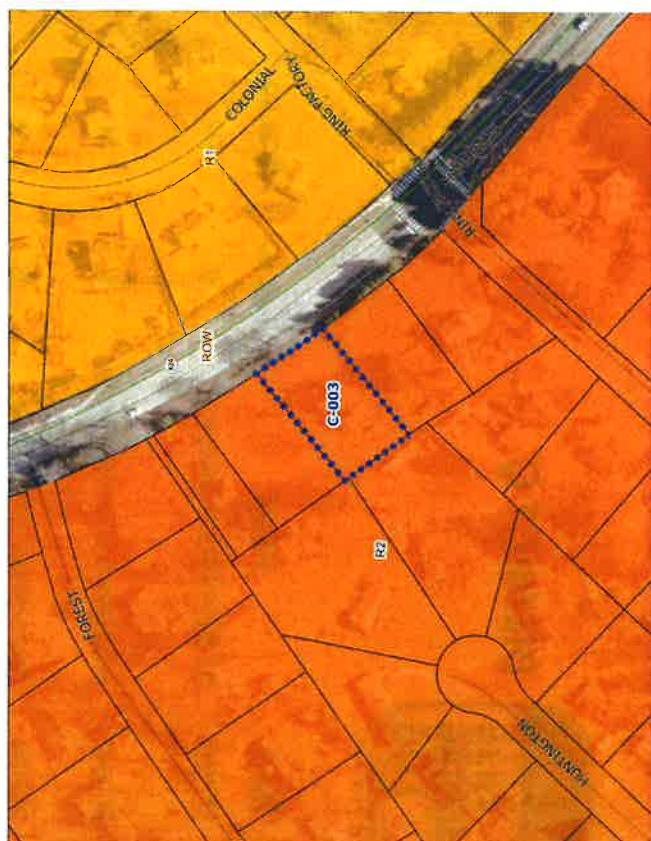
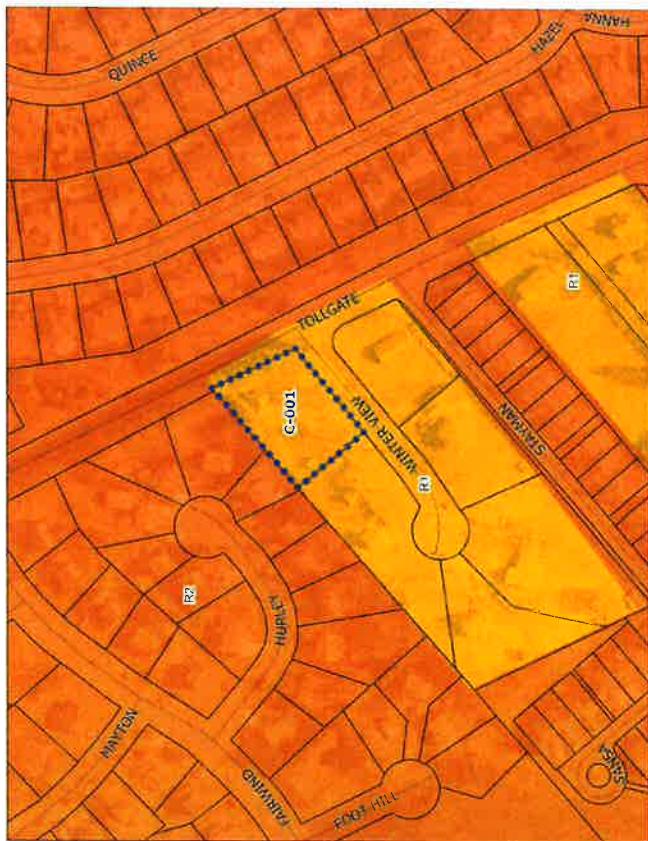
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B-006	03037738	Richard Lee Deutsch	55	74	16.33	12.438	AG/B3	B3	No Change	No Change
B-007	03038955	The Harford Building LLC (Robert Lehnhoff, Managing Member)	55	191	1.34	1.34	RO	B3	No Change	No Change
B-008	03400839	The Harford Building LLC (Robert Lehnhoff, Managing Member)	55	862	7.18	6.92	B3/AG	B3	No Change	No Change
B-009	01023918	Sina Ighani; Sandra Kraus et al	61	380	39.41	39.41	AG	U	No Change	No Change
B-010	04086473	Timothy Burke; Gladys Burke	39	151	6.3637	6.3637	AG	R1	No Change	No Change



DISTRICT C



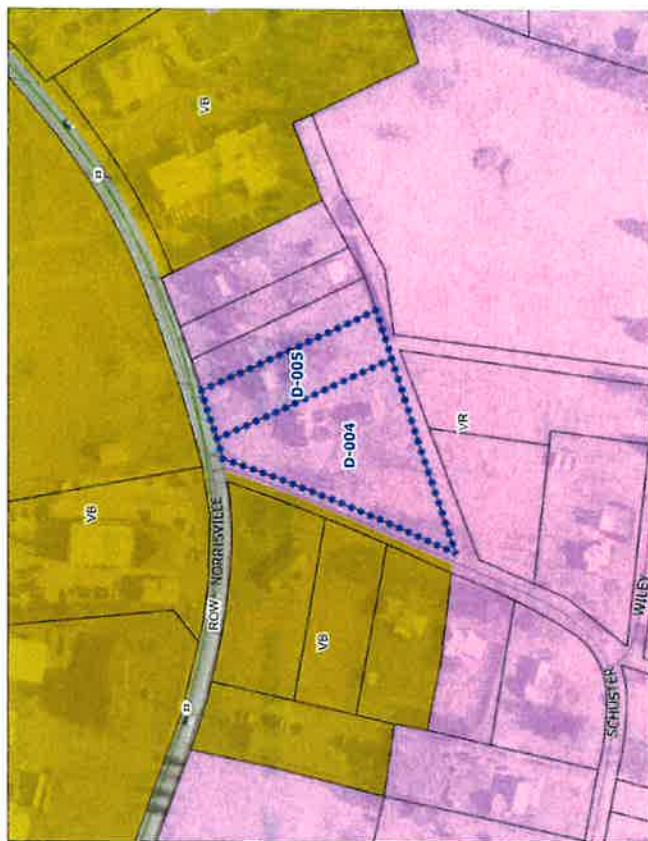
ISSUE NO.	TAX ID	OWNER	MAP NO.	PARCEL NO.	PARCEL AC.	AC TO REZONE	CURRENT ZONING	ZONING REQUEST	P&Z	PAB
C-001	03104443	M & M Real Estate Investments LLC	49	710	0.57	0.57	R1	R2	No Change	No Change
C-002	03128067	James Greenwell; Tamrie Greenwell	41	45	0.629	0.629	R2	RO	RO	RO
C-003	03161587	Mehran Mirfatai; Mazar Mirfatai	49	772	0.425	0.425	R2	B3	No Change	No Change



DISTRICT D



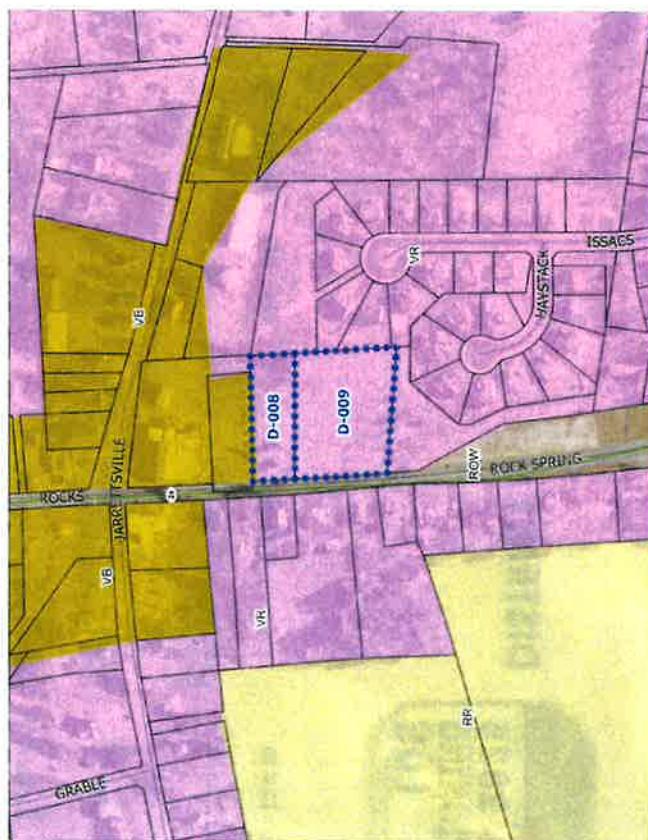
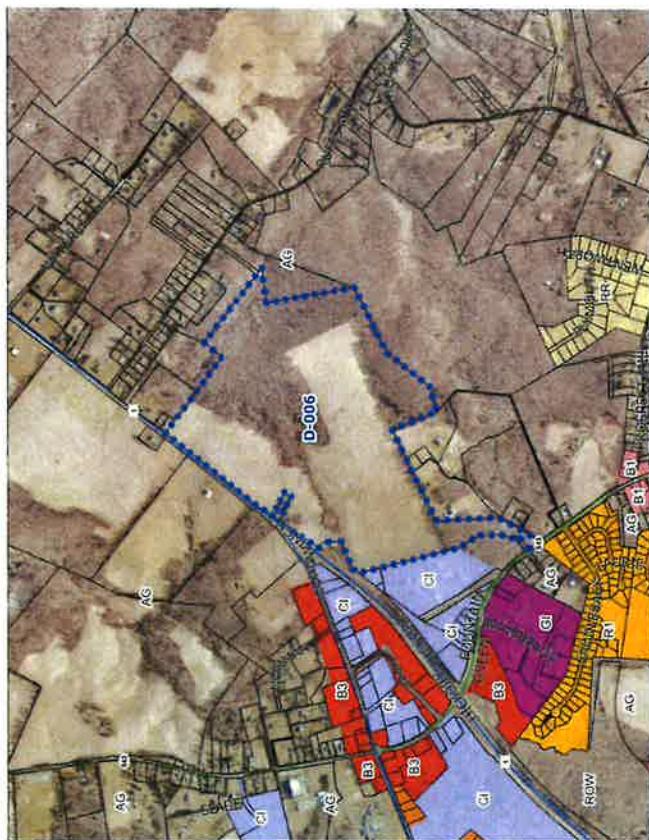
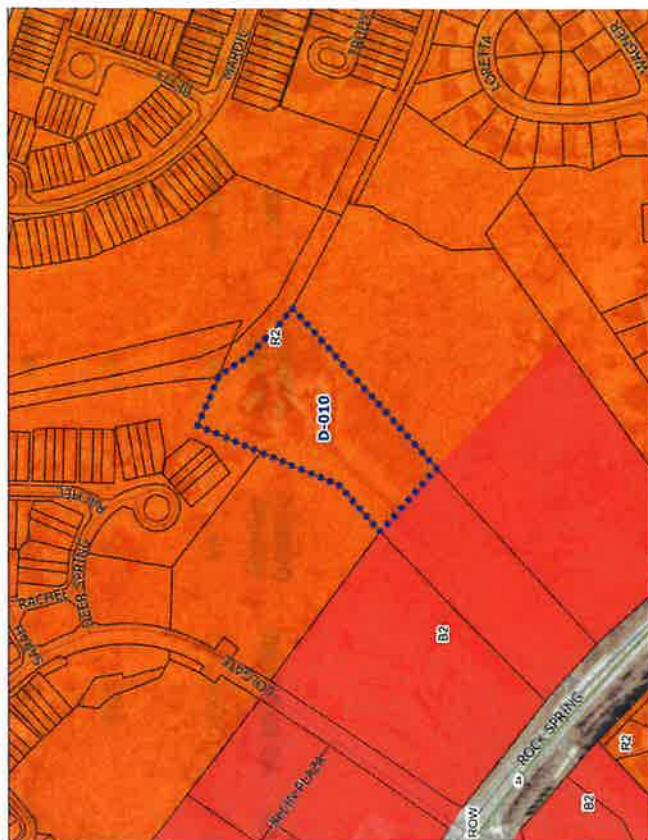
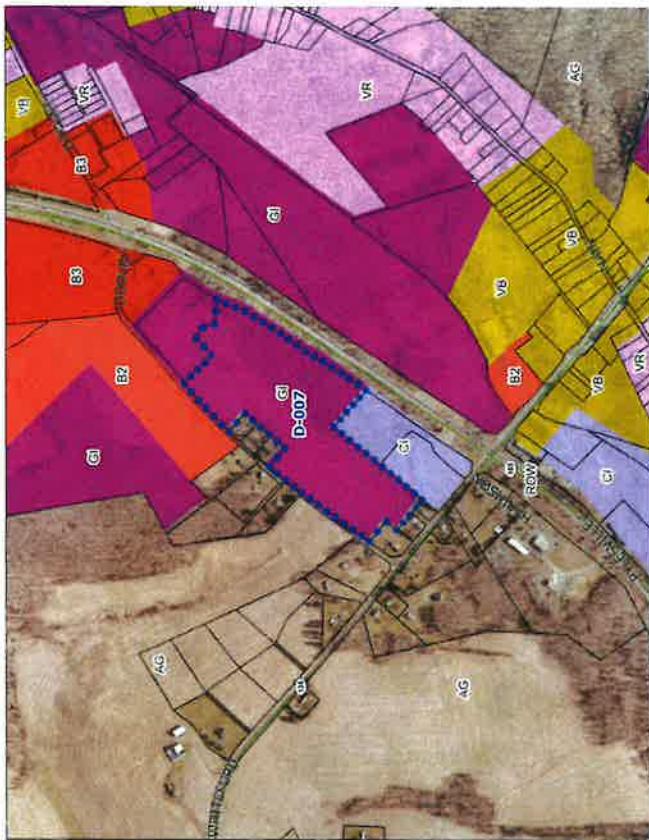
ISSUE NO.	TAX ID	OWNER	MAP NO.	PARCEL NO.	PARCEL AC.	ACT TO REZONE	CURRENT ZONING	ZONING REQUEST	P&Z	PAB
D-001	04402459	Platinum Construction Group LLC	17	59	2.547	2.007	AG/B2	B2	No Change	No Change
D-002	05024889	GWC Services LLC	19	432	2	2	AG	B3	No Change	No Change
D-003	04070631	Southern Sol Shoppe LLC (Kathleen Conklin, Authorized Member)	23	132	7.86	7.86	AG	B3	No Change	No Change
D-004	04022327	Henry Benjamin Riggdon; Elizabeth B. Riggdon	32	80	1.29	1.29	VR	VB	No Change	No Change
D-005	04071956	Riggdon Family Heritage, LLC	32	284	0.31	0.31	VR	VB	No Change	No Change



DISTRICT D



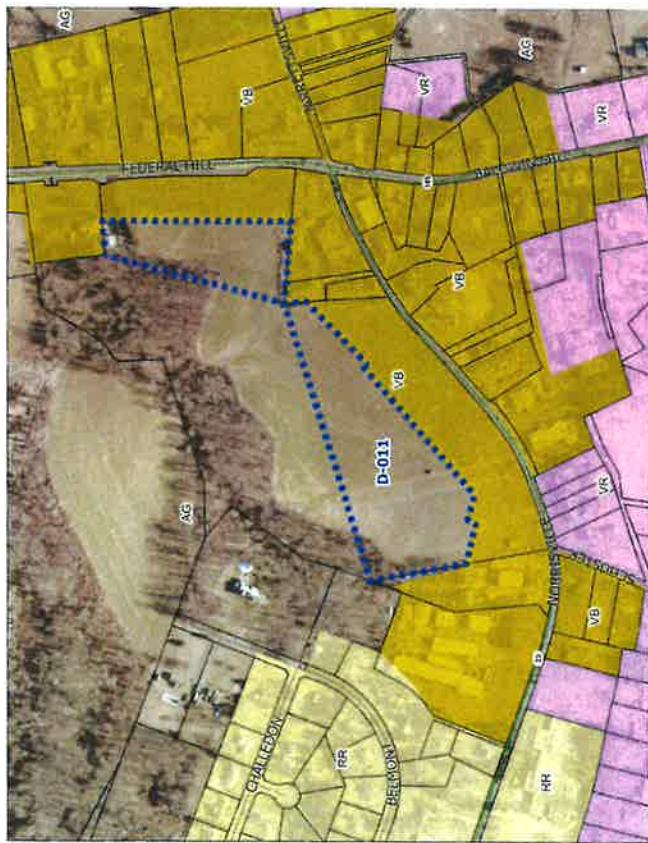
ISSUE NO.	TAX ID	OWNER	MAP NO.	PARCEL NO.	PARCEL AC.	ACT TO REZONE	CURRENT ZONING	ZONING REQUEST	P&Z	PAB
D-006	03059839	James Bevard Rutledge III et. al.; Clark Really LLC	34	45	195.41	AC	R2	No Change	No Change	
D-007	05041872	Dooley LLC (Erik Lane and Jennifer Lane - Owners/Managers)	5	11	26.03	GI	CI	VB	VB	
D-008	03045951	Colgate Investments LLC	33	66	0.75	VR	VB	VB	No Change	
D-009	03045978	Colgate Investments LLC	33	66	1.9	VR	VB	No Change	No Change	
D-010	03060152	Hart Heritage Properties LLP (Kenneth Skidmore, Partner)	40	134	10.4554	3.69	R2/B2	B2	No Change	No Change



DISTRICT D



ISSUE NO.	TAX ID	OWNER	MAP NO.	PARCEL NO.	PARCEL AC.	ACT TO REZONE	CURRENT ZONING	ZONING REQUEST	P&Z	PAB
D-011	04035216	Jarrettsville LLC (Edwin B. Jarrett, II, Managing Member)	32	306	38.47	12.5	VB/AG	VB	No Change	No Change
D-012	05062349	JHM Ady Road LLC	18	41	2.29	1.317	B2/AG	B2	No Change	No Change
D-013	03059030	Frank Leinbach (Personal Representative of Estate of Buck T. Roberts)	26	20	20.185	1.28	AG	B3	No Change	No Change
D-014	05020646	3326 Forge Hill Properties LLC (Bryan Gurosko, Brandon Gurosko)	27	69	3.92	1.212871	B3/AG	B3	No Change	No Change

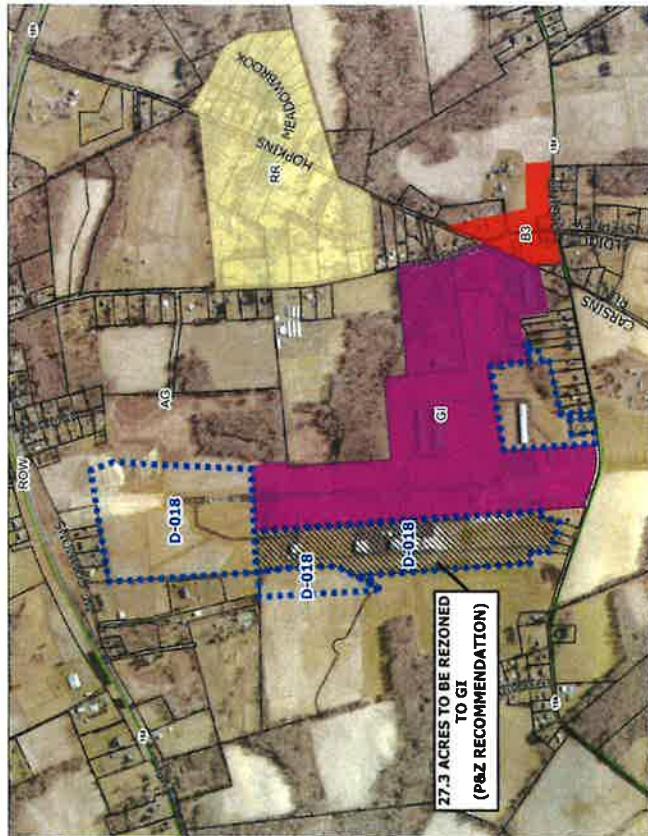
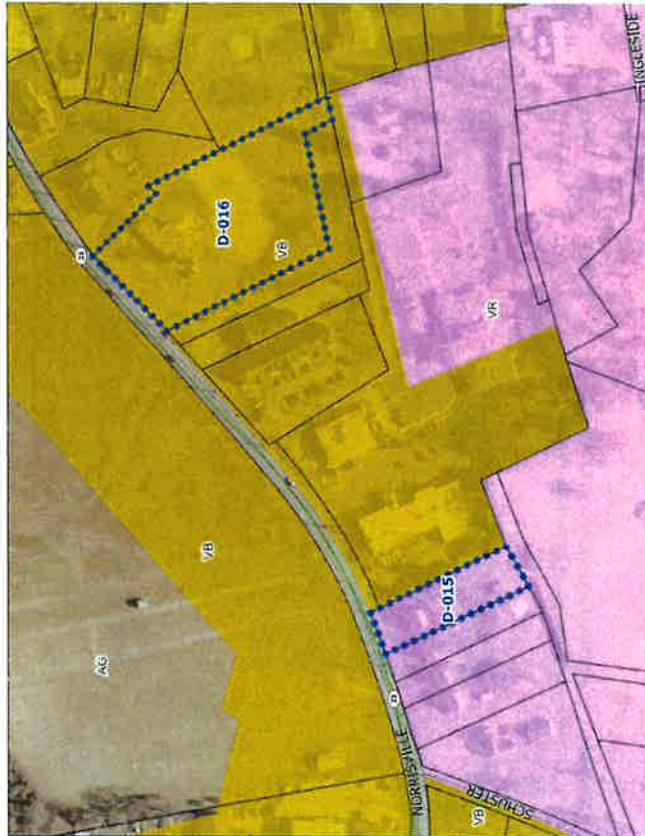
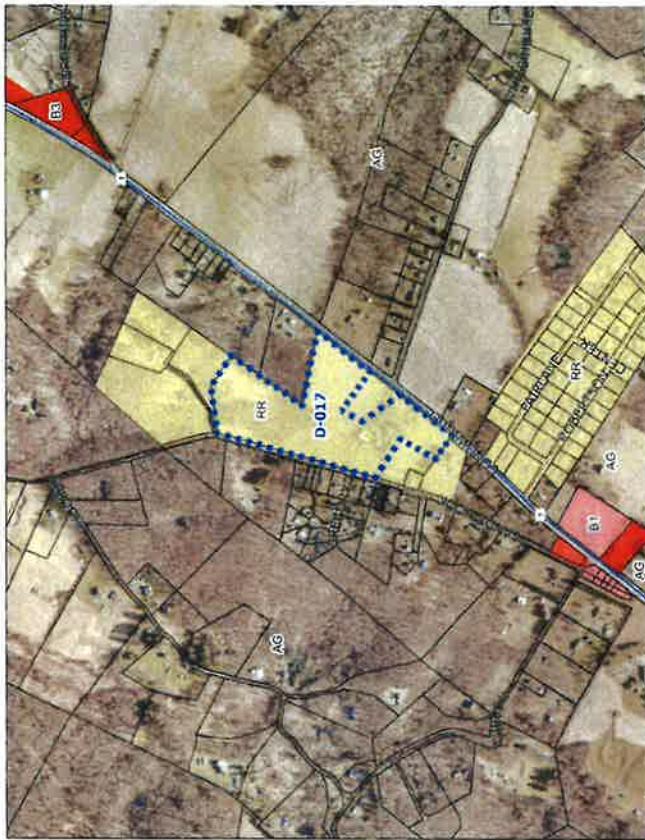


DISTRICT D



ISSUE NO.	TAX ID	OWNER	MAP NO.	PARCEL NO.	PARCEL AC.	AC TO REZONE	CURRENT ZONING	ZONING REQUEST	P&Z	PAB
D-015	04005694	Melvin R. Huber, Jr.	32	131	0.52	0.52	VR	VB	No Change	No Change
D-016	04020782	3712 Northville Road LLC (Attn.: Dave Adams, Michael Baldwin, and Hazel Adair)	32	278	1.882	1.882	VB	B1	No Change	No Change
D-017	03216225	Douglas P. Barnes; Tracey M. Barnes	34	316	27.42	23.09	RR	AG	AG	AG
D-018	02044404	Harford County Airport Owners Group, Inc. (Kevin Hess, President)	43	90	172.02	72.802	AG/GI	GI	AG/GI*	No Change
D-018	02110512	Harford County Airport Owners Group, Inc. (Kevin Hess, President)	43	411	24.42	5.107	AG	GI	No Change	No Change

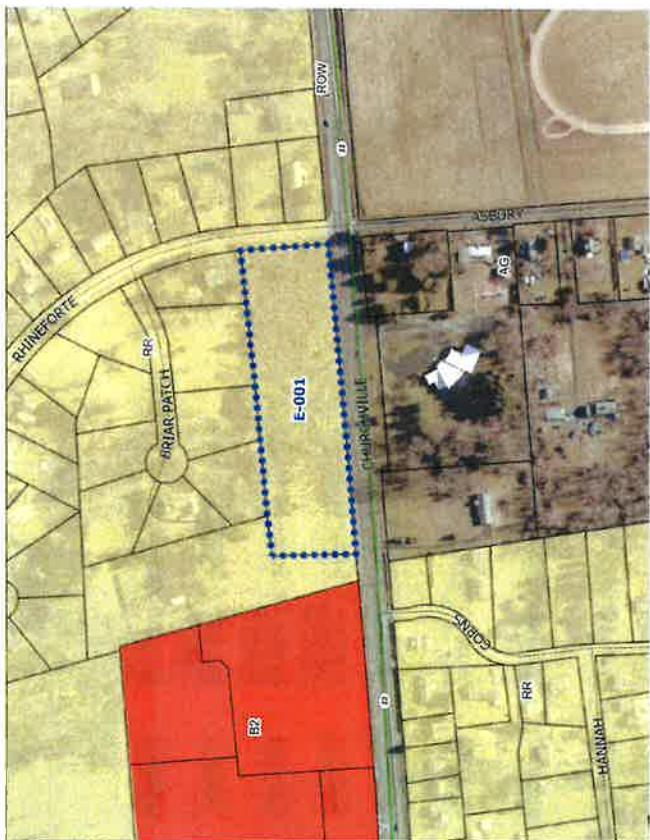
*Harford County recommends rezoning 27.3 acres to GI; the remaining acreage requested will retain AG zoning





DISTRICT E

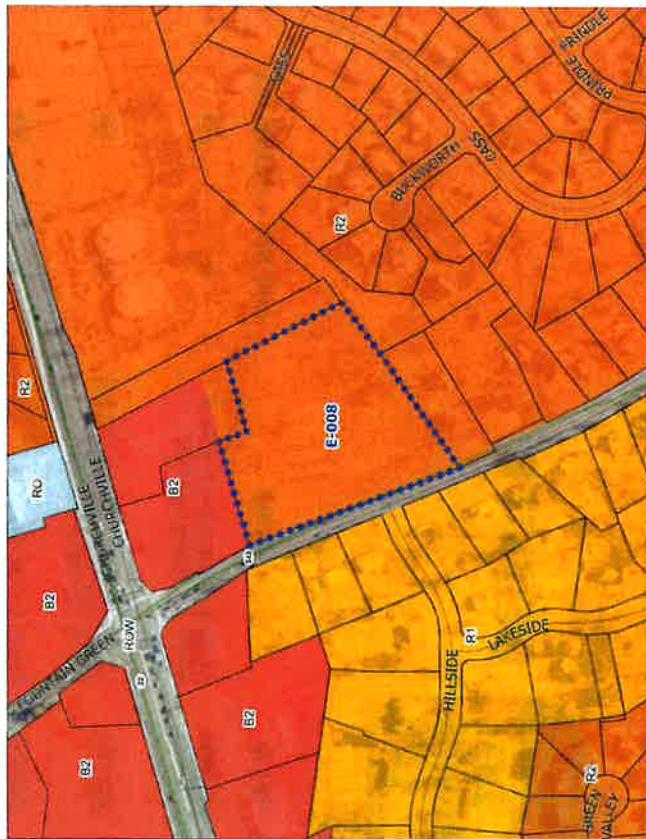
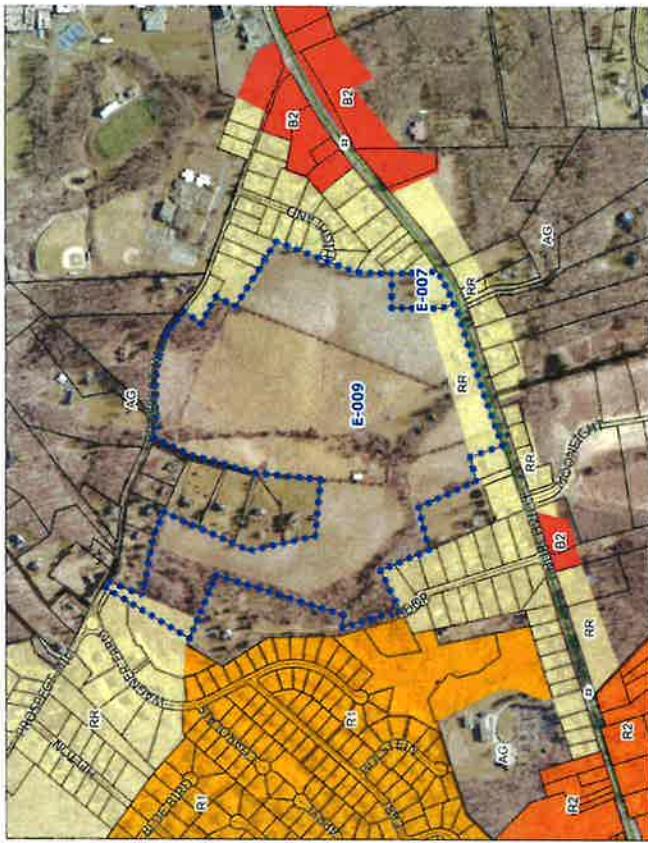
ISSUE NO.	TAX ID	OWNER	MAP NO.	PARCEL NO.	PARCEL AC.	ACT TO REZONE	CURRENT ZONING	ZONING REQUEST	P&Z	P&B
E-001	031113159	GG & P LLC	42	432	3.52	3.52	RR	B3	No Change	No Change
E-002	02040743	Feezell Property Management LLC (David Feezell, Managing Member)	51	925	0.36	0.36	B1	B3	No Change	No Change
E-002	02042339	Feezell Property Management LLC	51	925	0.357	0.357	B1	B3	No Change	No Change
E-002	02046679	Feezell Property Management LLC	51	925	0.249	0.249	B1	B3	No Change	No Change
E-002	02055090	Feezell Property Management LLC	51	925	0.459	0.459	B1	B3	No Change	No Change
E-002	02058987	Feezell Property Management LLC	51	925	0.445	0.445	B1	B3	No Change	No Change
E-002	02071282	Feezell Property Management LLC	51	925	0.367	0.367	B1	B3	No Change	No Change
E-002	02400952	Feezell Property Management LLC	51	956	4.86	4.86	B1	B3	No Change	No Change
E-003	02050994	Matthew P. Sadowski; Hadil S. Sadowski	51	642	2	2	AG	U	No Change	No Change
E-003	02098008	Matthew P. Sadowski; Hadil S. Sadowski	51	642	2.62	2.62	AG	U	No Change	No Change
E-003	02098016	Matthew P. Sadowski; Hadil S. Sadowski	51	642	16.69	16.69	AG	U	No Change	No Change
E-004	03058522	Prospect Mill Venture LLC (Nick G. Conits, Managing Member)	42	24	0.792	0.792	RR	B2	No Change	No Change



DISTRICT E



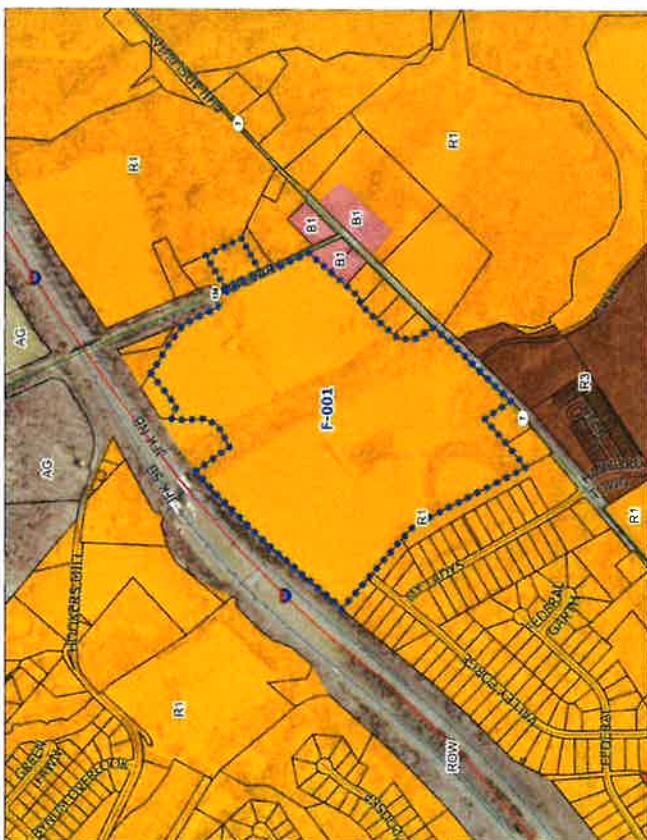
ISSUE NO.	TAX ID	OWNER	MAP NO.	PARCEL NO.	PARCEL AC.	ACT TO REZONE	CURRENT ZONING	ZONING REQUEST	P&Z	PAB
E-005	03038831	Conits and Edwards LLC (Nick G. Conits, Managing Member)	41	429	0.767	0.767	RO	B2	B2	B1
E-006	03045358	1302 Churchville Road LLC (Nick G. Conits, Managing Member)	41	102	0.986	0.986	B1	B2	B2	No Change
E-007	03300323	Robert S. Wagner	42	475	1.91	1.91	AG/RR	R1	No Change	No Change
E-008	03042952	NADD Patel2 LLC	41	110	3.91	3.91	R2	B2	No Change	No Change
E-009	03066878	Robert S. Wagner	41	124	76.11	76.11	AG/RR	R1	No Change	No Change



DISTRICT F



ISSUE NO.	TAX ID	OWNER	MAP NO.	PARCEL NO.	PARCEL AC.	AC TO REZONE	CURRENT ZONING	ZONING REQUEST	P&Z	PAB
F-001	01075780	Daniel Lambros; Cheryl Lambros	62	541	76.9	76.9	R1	R2	No Change	No Change
F-002	01088076	Raymond P. Lioi; Valerie B. Lioi	57	2	53.86	53.86	AG/B1	C1	No Change	No Change
F-003	01395998	Mekonnen Damessa; Estegeneit Zerihun	58	204	0.218	0.122	R3	R4	No Change	No Change
F-004	01175769	1200 Brass Mill Holdings LLC (Mark Caplan, Managing Member)	62	718	2.567	2.567	B1	R4	R4	R4



DISTRICT F



ISSUE NO.	TAX ID	OWNER	MAP NO.	PARCEL NO.	PARCEL AC.	ACT TO REZONE	CURRENT ZONING	ZONING REQUEST	P&Z	PAB
F-005	01019546	Caddie Homes No. 13, Inc.	57	11	121.34	120.81	AG/R1	R1	No Change	No Change
F-006	01334956	Atlantic Properties Management LLC	58	576	1.26		R3	CI	No Change	No Change
F-007	01334948	Atlantic Properties Management LLC	58	576	0.439	0.439	R3	CI	No Change	No Change
F-008	01399539	Josan Bros Inc. (Sunnderpal Singh Josan, President)	57	254	2.99	2.99	B1	B3	No Change	No Change
F-009	01080660	Parikh Ventures LLC (Vivek Parikh, Gaurav Parikh)	57	178	0.573	0.573	AG	B2	No Change	No Change

