

Comprehensive Zoning Map Process (CZMP)

Every four years, Baltimore County undertakes a process to determine whether the current zoning of property is appropriate or should be changed. Anyone can make suggestions to the County, as long as they follow the designated procedures. Sparks-Glencoe Community Planning Council participates in this process to attempt to advance our goals of protecting the natural resources and rural character of northern Baltimore County.

This year, we have filed petitions with Baltimore County, suggesting zoning changes in parts of Monkton, White Hall and Parkton. We chose these areas based on a review of information supplied by the Maryland Department of Natural Resources, and by Baltimore County. Information such as the County's Land Management Designation, the existence of Green Infrastructure, streams, rivers and other water bodies draining to the reservoirs, farm land, historic sites, and sensitive species habitat was noted. We considered whether the current zoning of the land was appropriate to protect resources such as these, and if not, we asked the County to consider making the zoning more protective.

Our petitions are just that—requests that the County consider changing the zoning. These requests are reviewed by several County agencies, and their recommendations are passed on to the County's Planning Board. The Planning Board holds public hearings and makes its own recommendations, which are passed along to the County Council. The County Council holds hearings as well, and then issues its final recommendations. Citizens have the opportunity to participate in these public hearings and to state their opinions about the requests for rezoning.

Following are summaries of the three “issues” we have filed with the County.

We will also make recommendations on requests by others for zoning changes on land in northern Baltimore County inside our organizations' borders. Many of these requests seek to increase the amount of development allowed; these are called “upzoning” requests. We have researched the property involved to determine whether environmental, agricultural, historic, recreational or scenic resources would be affected by these requests. When the requested zoning would be harmful to the resources, we have recommended that protective zoning be maintained.

Following is a list of the requests for zoning allowing increased development.

SPARKS-GLENCOE COMMUNITY PLANNING COUNCIL

CZMP 2012 UPZONING REQUESTS IN NORTHERN BALTIMORE COUNTY

The following petitions for upzoning fall within our territory. We have researched these requests, and our recommendations are provided in the chart attached.

	Acres
1. Issue 3-001, FXCR LLC, 14943 York Rd.	4.60
2. Issue 3-002, John Andrews, 1205 Corbett Rd.	15.43
3. Issue 3-010, Obrecht Properties, 5,9,15 Fila Way	18.67
4. Issue 3-013, Barbara Shank, 1211 Corbett Rd.	4.27
5. Issue 3-023, TMR York, LLC, W. of York Rd., S of I-83, N of Happy Lane	6.81
6. Issue 3-024, David Pindell, 2026 Western Run Rd.	1.66
7. Issue 3-026, Wilma Thompson, 18819 Frederick Rd.	0.76
8. Issue 3-027, John Turnbull, 501 Belfast Rd.	97.12
9. Issue 3-035, Nancy Fait, 1337 Phoenix Rd.	115.64
10. Issue 3-036, Roy Litz, 2613 Beckleysville Rd.	13.89
11. Issue 3-037, Anita Major, 606 Quiet Oaks Lane	2.88
12. Issue 3-039, Owen Neighbours, 1555 Corbett Rd.	48.18
13. Issue 3-043, Teresa Airey, E of 1138 Corbett Rd., S of 1206 Corbett Rd.	16.42
14. Issue 3-045, Sally Farley, 16350 Matthews Rd.	30.80
15. Issue 3-046, Lenis Barney, 560 Quaker Bottom Rd.	104.86
16. Issue 3-049, Cunningham Kitchen, 2315 Stockton Rd., 14414, 14408 Cooper Rd.	175.72
17. Issue 3-051, Harold Burton, N of Mt. Carmel Rd., E of I-83	1.64
18. Issue 3-058, Mt. Carmel Tree Farm, Inc., 2105 Mt. Carmel Rd.	66.41
19. Issue 3-062, The Manor Tavern, 15819 Old York Rd.	5.68
20. Issue 3-065, The Roman Catholic Archdiocese of Baltimore, W of York Rd., N and S sides of Belfast Rd.	219.68
21. Issue 3-071, Baltimore County Council, 17428 Troyer Rd.	<u>30.64</u>

TOTAL: 981.76

SPARKS-GLENCOE COMMUNITY PLANNING COUNCIL
2012 CZMP Requests for Increased Development Potential in SGPC Area

	Issue No. 3-	Petitioner	Zoning and acres: Existing	Land Management Designation	Natural Resources	Near preserved land	Schools (See notes)	Notes	SGCPC Rec'd Zoning
		Location	Requested						
1	001	FXCR LLC	RC 7 4.60	Resource Preservation	Very near Piney Creek; Forested; Brook and brown trout subsheds; FEMA floodplain; potential FIDS; Adjacent to Green Infrastructure Hubs & Corridors	Adj. Wilkerson Rural Leg. And MET easement	SES, HHS	Contains historic sites: orig. Sparks school, Post Off.; In Rural Legacy Area	RC 7
		14943 York Rd.	BL CR 4.60						
2	002	John Andrews	RC 7 15.43	Resource Preservation Area	1000' from Gunpowder Falls; 100 yr. floodplain; sensitive species; brook trout; FIDS habitat	Adj. to Manor Conserv. Easement (Hamilton) near others	SES, HHS	Abuts Rural Legacy Area	RC 7
		1205 Corbett Rd	RC 5 15.43						
3	010	Obrecht Properties	ML 18.49 RC 6 0.18	Employment center; Community Conservation Area	Near Loch Raven Reservoir; Includes Green Infrastructure, Hubs & Corridors; Potential FIDS habitat; brown trout subshed; drains to Western Run tributary; FEMA flood plain	On two sides	SES, HHS	Inside URDL	ML 18.49 RC 6 0.18
		5,9,15 Fila Way	DR 10.5 18.67						

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4	013	Barbara Shank	RC 7 4.27	Resource Preservation Area	Near Gunpowder Falls; flood plain; brown trout subshed; forested; FIDs habitat	Manor Conservancy; Balto Co. Conservation easements	SES, HHS	Abuts Rural Legacy Area	RC 7
		1211 Corbett Rd	RC 2 4.27						
5	023	TMR York LLC	RC 4 6.81	Agriculture Priority Preservation	Brown Trout Subshed		HHS	Within Rural Legacy Area	RC 4
		W of York Rd, S of I-83, N of Happy Lane	BL CR 6.81						
6	024	David Pindell	RC 2 1.66	Agriculture Priority Preservation	Black Rock Run Subshed; Included in Green Infrastructure, GI Hubs & Corridors; Adjac. to Potential FIDS Habitat; Brook and Brown Trout Subsheds; near FEMA floodplains around Western Run	Abuts MET Easements			RC 2
		2026 Western Run Rd	RC 5 1.66						

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7	026	Wilma Thompson 18819 Frederick Rd	RC 4 0.76 BL CR 0.76	Resource Preservation Area	Very near Little Falls R. & NCR Trail; in Little Falls subwatershed Included in Green Infrastructure, GI Hubs & Corridors, Brown trout Subshed , Within Rural Legacy Area				RC 4
8	027	John Turnbull 501 Belfast Rd	RC 2 43.16 RC 7 53.96 RC 5 43.16 RC 4 53.96	Resource Preservation Area	Piney Creek runs through ; Piney Creek subwatershed; Within Potential FIDS Habitat, Brook and Brown Trout Subshed, FEMA Floodplain Zone	Adj. to MET easements	SES, HHS	Currently farmed	RC 2 43.16 RC 7 53.96
9	035	Nancy Fait 1337 Phoenix Rd	RC 6 115.64 RC 4 115.64	Resource Preservation Area	Quail Creek, Gunpowder Falls subsheds 60% forested; Within FEMA Floodplain zone, Brown Trout Subshed, Potential FIDS Habitat, Green Infrastructure, GI Hubs and Corridors	Adj. to preserved property	SES, HHS	Partly in farming; Adjacent to large wooded area; very near Gunpow. Falls R.	RC 7

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10	036	Roy Litz 2613 Beckleysville Rd	RC 2 13.89 RC 4 13.89	Agriculture Priority Preservation	Pond & stream; Direct drainage to Prettyboy Reservoir; in Sensitive species review area	MALPF, MET & Balto. Co. easements		Near Pretty-boy Reservoir PBES, HHS	RC 2
11	037	Anita Major 606 Quiet Oaks Lane (Both sides of lane)	RC 5 2.88 RC 2 2.88	Rural residential	Piney Creek subshed; Gunpowder R basin; largely wooded		SES, HHS	Near our Issue 3-014	RC 5
12	039	Owen Neighbours 1555 Corbett Rd	RC 7 48.18 RC 2 48.18	Resource Preservation Area	Gunpowder Falls subshed; Brown trout subshed , Near the DNR lands of the protected Gunpowder River; Potential FIDS Habitat; Green Infrastructure, GI Hubs and Corridors	Prop is in GVC Rural Legacy conserv easement; Abuts DNR lands, including NCR Trail	SES, HHS	Needs zoning to fulfill easement terms?	? Further research

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13	043	Teresa Airey	RC 7 16.42	Resource Preservation Area	Gunpowder Falls subshed Abuts FEMA Floodplain; Potential FIDS Habitat, Brown Trout subshed	Adj. Balto Co. ease-mnt; near Manor Conserv. Easement; much preserved property in the area	SES, HHS	Prop has several substantial bldgs plus main house.	RC 7
		E of 1138 Corbett Rd, S of 1206 Corbett Rd	RC 5 or RC 4 16.42						
14	045	Sally Farley	RC 7 30.80	Resource Preservation Area	Gunpowder Falls subshed; stream In Rural Legacy Area, Includes FEMA Flood Plain Zone, Brown Trout subshed	Adjacent to GVC, DNR easement; near MET easement, Manor Conserv. Easement	SES HHS	House, pool, several misc. structures on property	RC 7
		16350 Matthews Rd	RC 5 or RC 4 30.80						
15	046	Lenis Barney	RC 7 104.86	Agricultural Priority Preservation	Piney Creek on property; streams, pond; Piney Creek subshed ; includes FEMA Floodplain Zones; Potential FIDS Habitat; Brook and Brown Trout subsheds	Flannigan, Carrico MET easements across Turnbull land	SES HHS	Borders I-83-designated scenic highway	RC 7
		560 Quaker Bottom Rd	RC 5 or RC 4 104.86	Actively farmed					

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16	049	Cunningham Kitchen (Louis Ensor)	RC 2 175.72	Agriculture Priority Preservation; Resource Preservation Area	Carroll Branch, Greene Branch, Gunpowder Falls subsheds Within FIDS Habitat, abuts GI Hubs and Corridors, Brook and Brown Trout subshed	Adjacent to MALPF conservation easement; Near Stockton Farms MALPF easement	HHS	Farmed and forested Rural Legacy Area	RC 2
		2315 Stockton Rd., 14414, 14408 Cooper Rd	RC 3 or RC 4 175.72						
17	051	Harold Burton	BL 0.74 BL CR 0.90	Rural Commercial	Piney Creek & Mongo Branch subsheds; Gunpowder R basin Brook Trout subshed; Sensitive Species Review Area to the NW; DNR Lands, FIDS	Transportation Enhancement Fund Easement on Windswept Farm on I-83	FDES HHS		BL 0.74 BL CR 0.90
		N of Mt. Carmel Rd., E of I-83	BL 0.99 BL CR 0.65						
18	058	Mt. Carmel Tree Farm, Inc.	RC 2 66.41	Agriculture Priority Preservation Area	Gunpowder R. basin; Blackrock Run, Bush Cabin Run subsheds; Brook Trout subsheds,	Adjacent to MALPF Easements	FDES HHS	Rural Legacy Area	RC 2
		2105 Mt. Carmel Rd	RC 5 66.41						

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19	062	The Manor Tavern	BLCR 2.18 RC 2 3.50	Agriculture Priority Preservation Area	Gunpowder R basin; Little Gunpowder Falls Watershed; Nelson Branch subshed; near Green Infrastructure, GI Hubs and Corridors, Within Sensitive Species Review Area	Adjacent to Albright's Ag Easement & near Andor Farm—Met Easement	HHS	In My Lady's Manor Historic District Rural Legacy Area	BL CR 2.18 RC 2 3.50
		15819 Old York Rd.	BM 5.68						
20	065	The Roman Catholic Arch-diocese of Baltimore	RC 2 209.43 RC 7 10.25	Agriculture Priority Preservation Area	Piney Creek runs through; Gunpowder R. basin; Piney Creek subshed; Within FEMA Floodplain Zone, Brook and Brown Trout subshed, Abuts potential FIDS Habitat to the East	Near Transportation Enhancement easement	SES HHS	Actively farmed and forested	Defer-- Meeting scheduled
		W of York Rd, North and South Sides of Belfast Rd	RC 5 219.68						

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21	071	Baltimore County Council	RC 2 30.64	Agricultural Priority Preservation Area	Charles Run, Little Gunpowder Falls subwatersheds Heavily forested Within GI Hubs & Corridors; FIDS, Green Infrastructure; Abuts Sensitive Species Review Area, Brook and Brown Trout Subsheds	Swift Farm across road, Stout property	HHS	In My Lady's Manor Historic District Rural Legacy Area	RC 2
		17428 Troyer Rd	RC 2 30.64						

Schools: Enrollment at Sparks Elementary School (SES) and Hereford High School (HHS) is 115% of School Rated Capacity. Enrollment at Prettyboy Elementary School (PES) and Fifth District Elementary School (FDES) is between 100 and 114% of School Rated Capacity.

FIDS: Forest Interior Dwelling Species are species dependent on thick forests, not forest edges.

Green Infrastructure: Maryland's expanses of forests, wetlands, and other natural lands provide ecosystem services, such as cleaning the air, filtering and cooling water, storing and cycling nutrients, conserving and generating soils, pollinating crops and other plants, regulating climate, sequestering carbon, protecting areas against storm and flood damage, and maintaining aquifers and streams. These ecologically valuable lands also provide marketable goods and services, like forest products, fish and wildlife, and recreation. They serve as vital habitat for resident and migratory species, maintain a vast genetic library, provide scenery, and contribute in many ways to the health and quality of life for Maryland residents. www.DNR.md.gov/greenways.

For more information about CZMP visit Baltimore County's web site,
www.baltimorecounty.md.us.