

**BEL AIR BOARD OF TOWN
COMMISSIONERS**

**AGENDA
February 21, 2023**

DRAFT

**Annexation Charter Resolution No. 136-23
304, 308 & 310 Tollgate Road LLC**

RECOMMENDED MOTION:"...that the annexation Resolution No. 136-23 incorporating a 2.6718-acre parcel of land located on Tollgate Road and designated B3, General Business zoning be received by the Bel Air Board of Commissioners.

I. BACKGROUND

The Town of Bel Air accepted a petition for annexation from 304, 308 & 310 Tollgate Road LLC and KRG Bel Air Square, LLC at its October 3, 2022, meeting. The 2.6718-acre parcel is identified as Parcels A, B, C & D on the attached Plat dated August 12, 2022. The property is located on the west side of Tollgate Road with a small section on the east side of the road.

II. PRIMARY ISSUES

The annexation resolution contains the property description necessary to assure that the boundary survey is accurately represented and has been reviewed by the Department of Public Works and found to meet the requirements of the official survey map of the Town Boundary. The Town attorney has reviewed the request and finds it to be legally sufficient. A report summarizing the property and neighborhood including the proposed zoning, any extension of services and proposed conditions of annexation is provided for review. Also, within the report is a financial analysis, plan exhibits and summary of the property data. The Town also notified Harford County, the State of Maryland and the Baltimore Metropolitan Council and their comments are pending.

III. DISCUSSION/EXPLANATION

The Bel Air Planning Commission reviewed the request for annexation at a public meeting on February 2, 2023, and found that it was consistent with the Town Comprehensive Plan and the proposed zoning of B3 was appropriate. Attached is the recommendation from the Planning Commission and summary from February 2, 2023, meeting which include Findings of Fact in accordance with the Land Use Article of the Annotated Code of the State of Maryland and recommended conditions of annexation.

ANNEXATION PLAN REPORT

TOLLGATE ROAD PROPERTIES

**304, 308 & 310 South Tollgate Road
P/O 615 Baltimore Pike (Tollgate Marketplace)**



TOWN OF BEL AIR

**October 20, 2022
Revised January 19, 2023**

Prepared by:
Department of Planning &
Community Development
Town of Bel Air, Maryland

Proposed Annexation Tollgate Road Properties

Introduction

This report is prepared by the Bel Air Department of Planning & Community Development to meet the requirements of the Local Government Article of the Annotated Code of Maryland. It includes the following:

- *Analysis of existing and planned land use*
- *Existing and proposed zoning*
- *Summary of the services and facilities currently available in the area*
- *Tentative schedule for complying with annexation hearing & report requirements*
- *Annexation Fiscal Impact Analysis*
- *Annexation Resolution and graphic exhibit*
- *Notice of public hearing*
- *Outside opinion regarding 'Contiguous and Adjoining'*

Also included in this report are the following exhibits:

- *Subject Parcel Plat and Description*
- *Neighborhood and Existing Conditions Maps*
- *Town and County Comprehensive Land Use Maps*
- *Municipal Growth Map and parcel matrix*
- *Town and County Zoning Maps*
- *Water and Sewer Infrastructure Maps*
- *Aerial Image of the subject properties*
- *Annexation process chart to assure compliance with State and local regulations*

The property proposed to be annexed is 2.6718 acres. The submitted Survey and the Maryland Department of Assessments and Taxation identify the parcels as:

- Parcel A 304 S. Tollgate Rd P. 19, TM 49 0.8284 ac. JJR 7935/556
- Parcel B 308 S. Tollgate Rd P. 659, TM 49 1.2060 ac. CGH 3203/75
- Parcel C 310 S. Tollgate Rd P. 381, TM 49 0.5295 ac. CGH 3374/115
- Parcel D P/O 615 Balt Pike P. 250, TM 304 0.1179 ac. JJR 5506/47

The Subdivision reference is as follows:

- Parcel A CGH 104/05 Silver Spring Heights Revised
- Parcel B & C SWC 2/23 Silver Spring Heights
- Parcel D CGH 100/88 Tollgate Marketplace

Questions or comments about any of the material contained herein should be directed to:

Kevin L. Small, AICP, RLA
Director of Planning and Community Development
705 Churchville Road
Bel Air, Maryland 21014
ksmall@belairmd.org
410-638-4540.

OUTLINE FOR EXTENSION OF SERVICES

Tollgate Properties

2.6718 Acres

AREA

The area proposed for annexation encompassing 2.6718 acres consists of one parcel (Parcel D) abutting the Town municipal boundary and three parcels (Parcel A, B & C) adjacent to the Town municipal boundary excepting the Harford County right-of-way known as South Tollgate Road. The question regarding the ability of the Town to consider the properties west of S. Tollgate Road as 'contiguous and adjoining' as required by Md. Code Ann., Local Gov't § 4-401 has been reviewed by the Bel Air Department of Planning & Community Development along with Town Counsel and the State. Inquiries with the Maryland Department of Planning (MDP) have been inconclusive (see attached October 6, 2022, MDP letter). In addition, inquiries to the Office of the Maryland Attorney General (OAG) has revealed a lack of case law regarding the question of what it means to be contiguous and adjoining (see AG opinion from February 13, 1997). It seems the State of Maryland has not addressed this issue in the last several years and the judiciary has not directly addressed the question as specifically outlined in this request. Inquiries with Harford County and local municipalities are mixed. It appears the City of Aberdeen has 'jumped the right-of-way' on several occasions, see below:

- RES 477-97 (03-24-1997) Annexation of property owned by Clarence Long which skipped Interstate 95 to extend Aberdeen boundary northwest of the interstate right-of-way.
- RES 651-04 (May 10, 2004) Annexation of property owned by Carsins Run LLC, Dennis & Linda Krantz and Stepney LLC which extended over 20-feet of County owned Gilbert Road to annex the corporate limits of the City boundary northwest of Gilbert Road right-of-way.
- RES 674-05 (September 12, 2005) Annexation of the Land of Bonnett which jumped the CSX Railroad bed (federally owned right-of-way) to extend the Aberdeen corporate limits north of the railroad right-of-way.

Practical considerations likely discount the need to annex Federal property (RES 477-97 & 674-05) given the extensive permissions needed for such an effort. However, the 2004 annexation of property across Gilbert Road is more applicable to the proposed annexation.

Inquiries with Harford County have indicated that annexation of county owned roadway has previously been a normal and accepted procedure. An example of this practice is N. Tollgate Road. Approximately 650 feet of Tollgate Road on the north side of Baltimore Pike is within Town limits and the administration and maintenance of this road is accepted by Harford County. A portion of S. Tollgate Road annexed into the Town could follow the same understanding between the Town and County. Town staff consider the issue of excepting a County road for municipal annexations to be a legal consideration that has limited case law or clear opinion which leaves the issue open to Town Board interpretation.

EXISTING LAND USE AND ACCESS

None of the subject parcels contain structures and the properties are not wooded. Parcels A, B & C are surrounded on three sides by public roads (S. Tollgate Road, Azalea Drive and Silver Spring Drive). These roads are owned and maintained by Harford County. Tollgate Road is designated an Urban Collector and Silver Spring Drive and Azalea Drive are considered local streets by the County. The property has two curb cuts for Parcels B and C along S. Tollgate Road for residences developed since 1928 when Silver Spring Heights was subdivided. The associated residences have since been razed. In addition, there is an existing parking lot located on Parcel A with access to Azalea Drive. This lot was developed when the residence was converted to an office use. As with the other structures, this building has since been razed and parking lot remains. The surrounding properties on the west and south remain as single family residential with access to Silver Spring Drive and Terrace Drive. These properties are zoned in the County as R2 and R4 (Urban Residential) with allowable densities between 3.5 and 10 units per acre depending on the type of development. Additional density can be achieved with specific residential unit types. Three parcels located immediately to the south are zoned B2 (Community Business) but currently retain a residential use. Properties across Azalea Drive to the north are zoned B3 (General Business) in the County with a mix of service and retail uses located at the corner of Tollgate Road and Baltimore Pike. Tollgate Marketplace across S. Tollgate Road contains a small approximately twenty-foot-wide strip of property which is subject to this annexation. The remainder of the property is zoned B3 (General Business) in Bel Air and permitted as a shopping center use.

PLANNED LAND USE

It is anticipated that the applicant will consolidate the properties and develop a climate controlled self-storage use as proffered in the petition. This use is permitted by right in the Town B3 district. At a minimum, any development would be required to adhere to landscape, lighting, parking, building, and setback restrictions of the underlying zone. Selected regulations from both County and Town are outlined below:

<u>Bulk Regulation</u>	<u>Bel Air</u>	<u>Harford County</u>
• <i>Building Height</i>	<i>65 feet</i>	<i>3 stories</i>
• <i>Building setback</i>	<i>22 feet (front yard)</i> <i>0 feet (side yard)</i>	<i>25 feet (front yard)</i> <i>5 feet (side yard)</i>
• <i>Use setback – residential</i>	<i>10 feet (side yard)</i>	<i>20 feet</i>
• <i>Parking</i>	<i>1 sp/employee</i> <i>plus 1 sp/300 sf office</i>	<i>1 sp/ employee</i> <i>of largest shift</i>
• <i>Landscape Requirements</i>	<i>10-foot buffer from residential</i> <i>street trees along public roads</i>	<i>Same as Town</i>
• <i>Lighting</i>	<i>Sharp cut-off fixtures directed</i> <i>away from adjacent properties</i>	<i>Same as Town</i>

EXISTING COUNTY LAND USE AND ZONING DESIGNATION

The Harford County Land Use Plan indicates the property as high intensity with zoning classified in the County as B2 (Community Business). Community Business zoning allows for most indoor recreation, institutional uses, motor vehicle service, car wash, limited residential uses, hotels, shopping centers, liquor stores, most retail, restaurants, office, personal services, business services and pubs. However, self-storage (defined as mini warehousing in the County) is not permitted since it is considered a warehousing & processing (industrial) use.

PROPOSED TOWN ZONING DESIGNATION

The subject parcels are immediately adjacent to B3 (General Business) zoned properties in the Town which is generally consistent with B2 County zoning. The Land Use designation of the defined neighborhood is commercial according to the Town of Bel Air 2022 Comprehensive Plan. The associated B3 zoning permits self-storage (identified as mini storage in the Town development regulations) along with most of the same uses permitted in the County. This zoning allows for retail, service, residential, institutional and amusement uses. The Town permits self-storage uses in the B3 district because this use is not considered to be industrial when considering its impact to the neighborhood and its impact to the public (traffic & utilities).

PROPERTY CHARACTERISTICS

The property has no structures, no forest and one paved area (former parking lot). There is no existing septic system or well based on inquiries with the Harford County Department of Health. The Town does not have sewer available to this property. Sanitary sewer is owned by the County and located within S. Tollgate Road right-of-way. Water can also be provided through Harford County or Maryland American Water Company. BGE gas service and electric are located along Tollgate Road. The property gently slopes to the east from Silver Spring Drive to S. Tollgate Road. It is likely that any development of the property will need to satisfy Forest Conservation regulations.

RECOMMENDATION

In the past, Bel Air has made determination regarding requirements found in Md. Code Ann., Land Use § 4-204 related to zoning and the Comprehensive Plan. The proposed annexation is consistent with the Town Comprehensive Plan Goals and Objectives. The property upon annexation should be designated B3 General Business District. This recommendation is based on the following findings of fact:

1. Defined Neighborhood. For purposes of this evaluation, the neighborhood is generally defined as the area bounded on the east by Maryland Route 24, on the

north by US Business Route 1, on the west by Harford Senior Housing (300 Sunflower Drive) and on the south by West MacPhail Road

2. Population. There has been a change to the neighborhood in the last 20 years. The population has been reduced slightly by the removal of the existing residences on the subject property. This appears to be result of the pressures from the adjacent commercial uses east of S. Tollgate Road.
3. Availability of Public Facilities. All public facilities are available to the site. Upgrades to services lines and meters may be required.
4. Present and Future Transportation Patterns. Access to the parcel would be provided from either S. Tollgate Road or Azalea Drive. Due to traffic typically generated by the proposed use, no significant impact is expected to the neighborhood.
5. Compatibility with the Existing and Proposed Development for the Area. The parcel is abutting single-family detached housing to the south and across Silver Spring Drive. Buffering will be required to mitigate any impact caused by commercial development. Retail and service uses exist north and east of the property.
6. Relationship of Rezoning to Comprehensive Plan. The zoning designation and the land use designation in the County is consistent with the proposed zoning and land use designation in the Bel Air Comprehensive Plan.

Based on an analysis of the existing property, the proffered use and surrounding neighborhood, the following conditions are recommended for inclusion with the Resolution based on the proffered use and the potential impact to neighboring properties:

- a) that the area to be annexed and the owner(s) of the property therein shall be generally subject to the provisions of the Charter of the Town of Bel Air, without special treatment as to rates of the municipal tax, or as to municipal services and facilities.

- b) that the designation of the zoning classification of the land lying within the area herein described and hereby annexed shall be designated B3 General Business District as described in the Development Regulations of the Town of Bel Air and developed as a Ministorage facility. The annexed land shall be subject to all provisions and conditions of said Ordinance which are applicable to the specified zoning district.
- c) that the property will be subject to the following conditions of annexation:
- i. Vehicular access to any development within the subject property be from S. Tollgate Road or Azalea Drive
 - ii. A landscaped buffer be provided along Silver Spring Drive and the south property line abutting existing residential properties with planting type, size and spacing to be reviewed by the Planning Commission

Additional concerns and questions are outlined in the staff report for Planning Commission review. These issues must be resolved prior to transmittal to the Board of Town Commissioners.

OUTLINE OF SERVICES AND FACILITIES

Existing

Sewer -	Harford County
Water -	Maryland American Water Company & Harford County
Emergency Services -	Bel Air Police Department, Bel Air Volunteer Fire Company, and Ambulance Service
Streets -	Properties have frontage on S. Tollgate Road, Silver Spring Drive and Azalea Drive
Sanitation -	no current service

Schools - The property is within the attendance areas of Homestead/Wakefield Elementary School, Bel Air Middle School, and Bel Air High School. Several private schools are available in the Bel Air area.

Parks - The property is within one-half mile of Heavenly Waters Park (Kelly Fields) and the Ma&Pa Heritage Trail as well as recreational facilities within the Bel Air public school campuses.

Other Services - County and Town administrative offices are centrally located in the Town of Bel Air. Medical services (Upper Chesapeake Medical Campus) are approximately one-half mile from the property.

Proposed

Sewer - County sewer service to be provided via a line in S. Tollgate Road.

Water - Maryland American Water Company service in S. Tollgate Road.

Emergency Services - Town Police will gain primary jurisdiction upon annexation. The Bel Air Volunteer Fire Department will continue to provide fire protection and ambulance service for the area.

Streets - The proposed development would not require any expansion of the Town roadway system since access is already available.

Sanitation - Refuse/Recycling collection will become available through the Town.

Schools - Minimal impact is projected for the school system based on the anticipated development of a self-storage facility.

METHODS OF FINANCING SERVICES AND FACILITY EXTENSIONS

Upon annexation, the property would be subject to Town taxes and service fees. A calculation of taxes and associated services based upon an assumed yield is provided as an attachment to the Annexation Plan.

REVIEW SCHEDULE

Received/Due Date	Action
October 3, 2022	Petition received by Board of Town Commissioners
October 6, 2022	Planning Commission Application received by the Town
January 4, 2023	Supplemental information received from the applicant
January 19, 2023	Annexation Plan and draft Resolution sent to County, State, and area planning agencies
February 2, 2023	Planning Commission public meeting, review and recommendation
February 21, 2023	Annexation Resolution Received – Town Board (tentative)
February 22, 2023 March 1, 2023	Annexation Public Hearing Notices – Town Board (tentative)
February 24, 2023	Proof of publication sent to County and State
March 10, 2023	Property posted, and adjoining property owners notified (tentative)
March 20, 2023	Public Hearing – Town Board (tentative)

Note: Annexation becomes effective forty-five (45) days after approval unless a petition for referendum is initiated and accepted.

CHARTER RESOLUTION NO. 136-23

A RESOLUTION OF THE BOARD OF TOWN COMMISSIONERS TO EXTEND THE CORPORATE BOUNDARIES AND TO DESIGNATE THE ZONING CLASSIFICATION OF THE LAND BEING ANNEXED

A Resolution of the Board of Town Commissioners, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and Section 4-401 of the Local Government Article of the Annotated Code of Maryland, entitled "MUNICIPALITIES", subtitled "Annexation", to enlarge the corporate boundaries of the Town of Bel Air by amending the description of the corporate boundaries and the official survey map of the Town Boundary, as described in Article II, "CORPORATE BOUNDARIES" of the Charter of the Town of Bel Air, to annex the following area, contiguous to and adjoining the present corporate boundary of the Town of Bel Air, being a total of 2.6718 acres of land, owned by 304 Tollgate Road LLC, 308 Tollgate Road LLC, 310 Tollgate Road LLC and KRG Bel Air Square LLC located along S. Tollgate Road, Third Election District, Harford County, Maryland, which is graphically shown on Exhibit A attached hereto, and which is particularly and separately described as follows:

Parcels A, B & C – 2.5638 Acre Parcel of Land for the Annexation of Land into the Town of Bel Air, Maryland, located at 304-310 South Tollgate Road, Third Election District, Harford County, Maryland.

BEGINNING for the same at a railroad spike heretofore set on the southwesterly side of South Tollgate Road at the division line between that tract or parcel of land conveyed by Leah B. Ewell, Personal Representative of the Estate of William C. Adkins, Jr. to Leah B. Ewell by a deed dated September 10, 2012 as recorded among the land records of Harford County in Liber JJR 9883, folio 001 and that tract or parcel of land conveyed byCarolynn F. Bredehoeft and Dianne E. Rose, Co-Personal Representatives of the Estate of Doris V. Chenoweth to 310 Tollgate Road, LLC by a deed dated October 27, 2000 as recorded among the land records of Harford County in Liber CGH 3374, folio 115. Said point of beginning lies South 22°21'21" East 556.77 feet from a concrete monument heretofore set at the end of the tenth or North 47°01'10" East 491.30 feet course of that

tract or parcel of land annexed into the Town of Bel Air, Maryland by a Resolution of the Board of Town Commissioners No. 46 enacted on October 13, 1975 and effective May 11, 1976. Said point of beginning also bears coordinates, referenced to the Maryland Coordinate System (NAD83/2011) of North 676535.8430 and East 1494259.2000. Thence from the point of beginning, leaving Tollgate Road and binding on the said aforesaid division line, as now surveyed;

1) South $36^{\circ}37'31''$ West, 299.82 feet to a pipe in concrete heretofore set to intersect the northeasterly right of way line of Silver Spring Drive, a forty-foot wide right of way heretofore laid out and shown as Maryland Avenue on the plat entitled "Silver Spring Heights" as recorded among the land records of Harford County in Plat Book SWC 2, folio 23. Thence, binding thereon as subsequently shown on a plat entitled "Silver Spring Heights" as recorded among the land records of Harford County in Public Roads of Harford County Plat Book GRG 2, folio 31 and as declared to be a County Road by Edward T. Pugh, Robert L. Hicks, et al by a deed dated August 12, 1960 as recorded among the land records of Harford County in Liber GRG 566, folio 127,

2) North $53^{\circ}12'28''$ West, passing by a pipe heretofore set 0.56 feet northeast of this line at 76.88 feet and passing by a bent rebar heretofore set 0.52 feet northeast of this line at 252.17 feet and continuing, for a total distance of 372.17 feet to intersect the southeasterly outline of a road improvement right of way for Azalea Drive as shown on the plat entitled "Revised Final Plat, Silver Spring Heights" as recorded among the land records of Harford county in Plat Book CGH 104, folio 05 at a point lying South $53^{\circ}12'28''$ East 4.94 feet from a rebar and cap heretofore set. Thence, binding on the road improvement right of way as conveyed by 304 Tollgate LLC to Harford County, Maryland by a deed dated February 21, 2001 as recorded among the land records of Harford County in Liber CGH 3542, folio 739, the two following courses;

3) North $36^{\circ}39'54''$ East 229.23 feet,

4) North $55^{\circ}39'31''$ West 3.11 feet to intersect the southeasterly right of way line of Azalea Drive, formerly known as Maple Avenue and shown on the aforesaid plats of "Silver Spring Heights". Thence, binding thereon,

5) North $37^{\circ}07'25''$ East 27.24 feet. Thence, binding on another road improvement right of way conveyed by the aforesaid deed recorded in Liber CGH 3542, folio 739, the two following courses;

6) South $55^{\circ}39'31''$ East 2.89 feet,

7) North $36^{\circ}39'54''$ East 43.62 feet to intersect the southerly right of way line of South Tollgate Road as shown on the aforesaid plat recorded in Plat Book SWC 2, folio 23 at a point lying South $53^{\circ}10'03''$ East 2.54 feet from a rebar and cap heretofore set and lying South $19^{\circ}24'31''$ East 131.73 feet from a rebar and cap heretofore set lying on and 6.00 feet from the end of the third or South $37^{\circ}43'31''$ West 218.01 feet course of that tract or parcel of land annexed into the Town of Bel Air, Maryland by a Resolution of the Board of Town Commissioners No. 119-05 enacted on November 21, 2005 and effective January 5, 2006. Thence, binding the southerly right of way line of South Tollgate Road,

8) South 53°10'03" East, passing over an iron pipe found at 120.00 feet and an iron pipe found at 295.01 feet and continuing, for a total distance of 371.97 feet to the point of be

CONTAINING 2.5638 acres (111681 square feet) of land, more or less as combined for the purpose of annexation into the municipal limits of the Town of Bel Air and not for the purpose of transfer, conveyance or consolidation.

BEING THE FOLLOWING COMBINED

A) the remainder of that tract or parcel of land conveyed by Har-Co Investment Group, L.L.C. to 304 Tollgate, LLC by a deed dated January 28, 2000 as recorded among the land records of Harford county in Liber CGH 3207, folio 572 and subsequently conveyed by 304 Tollgate Road, LLC to 304 Tollgate Road, LLC by a confirmatory deed dated August 27, 2008 as recorded among the land records of Harford County in Liber JJR 7935, folio 556 containing 0.8284 acre (36,085 square feet) more or less.

B) all of that tract or parcel of land conveyed by Patricia L. Bollack, Personal Representative of the Estate of Alice M. Hicks to 308 Tollgate Road, L.L.C. by a deed dated January 24, 2000 as recorded among the land records of Harford County in Liber CGH 3203, folio 75 containing 1.2060 acres (52,533 square feet) more or less.

C) all of that tract or of parcel of land conveyed by Carolyn F. Bredehoeft and Dianne E. Rose, Co-Personal Representatives of the Estate of Doris V. Chenoweth to 310 Tollgate Road, LLC by a deed dated October 27, 2000 as recorded among the land records of Harford County in Liber CGH 3374, folio 115 containing 0.5295 acre (23,063 square feet) more or less.

Parcel D – 0.1079 Acre Parcel of Land for the Annexation of Land into the Town of Bel Air, Maryland, located at 615 Baltimore Pike, Third Election District, Harford County, Maryland

BEGINNING for the same at a point where the eighth or North 41°25'43" West 927.31 feet course of that tract or parcel of land annexed into the Town of Bel Air, Maryland by a Resolution of the Board of Town Commissioners No. 46 enacted on October 13, 1975 and effective May 11, 1976 intersects the twenty-first or North 35°53'54" West 253.60 feet course of that tract or parcel of land conveyed by Bel Air Square Joint Venture to Bel Air Square LLC by a deed dated July 12, 2004 as recorded among the land records of Harford County in Liber JJR 5506, folio 471 and said point of beginning lies the following three courses reversely along the tenth, ninth and a part of the eight courses from a concrete monument heretofore set at the end of the tenth courses of said Resolution No. 46; 1) South 37°43'31" West 194.00 feet, 2) South 52°39'29" West 78.65 feet and 3) South 52°10'12" East 156.97 feet. Said point of beginning also bears coordinates, referenced to the Maryland Coordinate System (NAD83/2011) of North 676753.3355 and East

1494115.2380. Thence, from the point of beginning, running through and across the said land of Bel Air Square LLC and binding reversely on a part of the said eighth course of Resolution No. 46,

1) South 52°10'12" East 245.34 feet. Thence, leaving the corporate limits of the Town of Bel Air and running through and across the aforesaid parcel described in Liber JJR 5506, folio 471,

2) South 36°37'31" West 18.65 feet to intersect the eighteenth course in said conveyance and to intersect the northeasterly right of way line of South Tollgate Road as shown on a plat entitled "Tollgate Road Improvement" as recorded among the land records of Harford County in Department of Public Works Plat Book CGH 3, folio 58. Thence binding on the eighteenth, nineteenth and twentieth courses and on the northeast right of way line of South Tollgate Road as conveyed by Bel Air Tollgate Partnership

3) North 52°04'08" West 62.09 feet, to a point of curvature,

4) by a tangent curve to the left, in a northwesterly direction, of radius 5030.00 feet, an arc length of 94.59 feet and, subtended by a chord; North 52°36'28" West 94.59 feet to a point of tangency,

5) North 53°08'30" West 88.54 feet to intersect the aforesaid twenty-first course described in the deed recorded in Liber JJR 5506, folio 471,

6) North 36°22'07" East 20.77 feet to the point of beginning hereof.

CONTAINING 0.1079 acre (4701 square feet) of land, more or less for the purpose of annexation into the municipal limits of the Town of Bel Air and not for the purpose of transfer, conveyance or subdivision.

BEING a part of that tract or parcel of land conveyed by Bel Air Square Joint Venture to Bel Air Square LLC by a deed dated July 12, 2004 as recorded among the land records of Harford County in Liber JJR 5506, folio 471.

CONTAINING 2.6718 ACRES OF LAND, more or less, as surveyed by Frederick Ward Associates, Inc. on August 12, 2022;

WHEREAS, on the 3rd day of October 2022, was formally presented to the Bel Air Board of Town Commissioners, a written consent to this Resolution signed by the owners of not less than twenty-five percent (25%) of the assessed valuation of the real property located in the area to be annexed, requesting that the corporate boundaries of the Town of Bel Air be enlarged by annexing the area so described.

WHEREAS, the Town of Bel Air has caused to be made a verification of the signatures on said consent to annexation and has verified that there are no persons currently residing in the area to be annexed.

WHEREAS, it appears that the consents meet all the requirements of law.

Section 1. **NOW, THEREFORE, BE IT RESOLVED** by the Bel Air Board of Town Commissioners that the corporate boundaries of the Town of Bel Air be and the same are hereby enlarged by adding or annexing thereto the property that is contiguous to and adjoining the present corporate boundaries as particularly described in the aforesaid title to this Resolution;

Section 2. **AND BE IT FURTHER RESOLVED** that the conditions and circumstances applicable to the change in the said corporate boundaries and to the residents of the property in the area so annexed are as follows:

- a) that the area to be annexed and the owner(s) of the property therein shall be generally subject to the provisions of the Charter of the Town of Bel Air, without special treatment as to rates of the municipal tax, or as to municipal services and facilities.
- b) that the designation of the zoning classification of the land lying within the area herein described and hereby annexed shall be designated B3 General Business District as described in the Development Regulations of the Town of Bel Air. The annexed land shall be subject to all provisions and conditions of said Ordinance which are applicable to the specified zoning district.
- c) that the property will be subject to the following conditions of annexation:
 - i. Vehicular access to any development within the subject property be from Tollgate Road or Azalea Drive
 - ii. A landscaped buffer be provided along Silver Spring Drive and the south property line abutting existing residential properties with planting type, size and spacing to be reviewed by the Planning Commission

Section 3. **AND BE IT FURTHER RESOLVED** that in accordance with Article II of the Charter of the Town of Bel Air, the description of the corporate boundaries and the Official Survey Map of the Town Boundary are hereby amended by adding the property designated as "LX".

Section 4. **AND BE IT FURTHER RESOLVED** that this Resolution shall become effective at the end of forty-five (45) days following its final enactment unless a petition for referendum hereon shall be filed as permitted by law.

INTRODUCTION:

PUBLIC HEARING:

ENACTMENT:

EFFECTIVE:

AYES:

NAYES:

ABSENT:

Kevin Bianca, Chairperson
Board of Town Commissioners

Michael L. Krantz, Town Clerk

Public Notice

Charter Resolution 136-23 A Resolution to extend the Corporate Boundaries and to designate the Zoning Classification of the Land being Annexed

In accordance with the Charter of the Town of Bel Air, Section 310, Article III, the following is a fair summary of Resolution No. 136-23, received by the Board of Town Commissioners on February 21, 2023.

Pursuant to the Local Government Article of the Annotated Code of Maryland, the Board of Town Commissioners will meet in regular session on ***Monday, March 20, 2023, 6:30 p.m., at the McFaul Activity Center, 525 W. MacPhail Road, Bel Air, MD 21014** to conduct a Public Hearing to consider Resolution No. 136-23, a Resolution annexing parcels totaling 2.6718 acres located on Tollgate Road and identified as Parcels 0019, 0659 & 0381 on Tax Map 0049 and a portion of Parcel 0250 on Tax Map 304 in the Harford County Land Records. A legal description of the property is available at the Bel Air Department of Planning. All interested persons are invited to attend and present comments at that time or provide public input via email to: boardofcommissioners@belairmd.org. Copies of the Resolution and online access information is available on the Town website at www.belairmd.org. The conditions of this proposed annexation are as follows:

1. That the area to be annexed, and the owners of all property therein, shall be generally subject to the provisions of the Charter of the Town of Bel Air without special treatment as to rates of the municipal tax or as to municipal services and facilities.
2. That the designation of the zoning classification of the land lying within the area herein described and hereby annexed shall be B3, General Business District, as described in the Development Regulations of the Town of Bel Air, Town Code, and shall be subject to all provisions and conditions of said Ordinance.
3. That the property will be subject to the following conditions of annexation:
 - a. Vehicular access to any development within the subject property be from Tollgate Road or Azalea Drive
 - b. A landscaped buffer be provided along Silver Spring Drive and the south property line abutting existing residential properties with planting type, size and spacing to be reviewed by the Planning Commission

Michael Krantz
Town Clerk

PUBLISH: February 22, 2023
March 1, 2023

*Location and time of Town Board meeting is tentative

RPT_Tollgate Rd Fiscal Impact Analysis 10-27-22 DRAFT

Name of annexation area: Tollgate Road

Input data

Commercial parcels annexing into Town (excluding parcel D)	3
Average assessed value of single commercial parcel	\$791,000
Total number of properties	4,604
Police Protection:	
Per capita allocation	\$2.50
Employee per property	1
Town tax rate (per \$100 of assessed value)	\$0.540

Revenues

Real Property Taxes (\$2,373,000 X \$0.540) \$12,814

Source	FY23 Budget	Per Property*	Property Annexing	Projected Revenue	
State Income Taxes	\$1,645,000	\$357.30	3	\$1,072	
HC Tax Rebate	1,230,227	267.21	3	802	
Cable Franchise Fees	145,000	31.49	3	94	
Police Protection	234,564	**		8	
Total	<u>\$3,254,791</u>			<u>\$1,976</u>	<u>\$1,976</u>

*FY23 Budget appropriation divided by 4,604 properties
 **State allocates funds to municipalities at a rate of \$2.50 per capita;
 3 properties X 1 anticipated number of employees = \$8
 3 people X \$2.50 per capita = \$8

Total Annual Revenues equal \$12,814 plus \$1,976 \$14,790

Expenditures

Services	FY23 Budget	Cost per Property*	Property Annexing	Additional Cost for Services	
Solid Waste	\$0	\$0.00	3	\$0	
Street Maintenance	0	0.00	3	0	
Equipment Maint	0	0.00	3	0	
Parks & Grounds	0	0.00	3	0	
Stormwater					
Management (MS4)	145,000	31.49	3	94	
Town Administration	1,394,751	302.94	3	909	
Sewer Services	0	0.00	3	0	
MAWC or County					
Hydrant Fees	55,584	12.07	3	36	
Planning & Code review	518,176	112.55	3	338	
Police Department	5,894,882	1,280.38	3	3,841	
BAVFC	167,568	36.40	3	109	
Total	<u>\$8,175,961</u>			<u>\$5,328</u>	<u>\$5,328</u>

Projected Revenue \$ 14,790
 Projected Expenditures (5,328)
Net Impact or Benefit \$ 9,462



TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS

705 E. CHURCHVILLE ROAD
BEL AIR, MARYLAND 21014
www.belairmd.org

PLANNING 410-879-9500
PUBLIC WORKS 410-879-9507
FAX 410-838-0775

BOARD OF COMMISSIONERS

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Kevin L. Small

DIRECTOR OF PUBLIC WORKS

Stephen D. Kline

February 3, 2023

Bel Air Board of Town Commissioners

Re: Annexation Request, 02P-23-01-AX
304, 308 & 310 Tollgate Road LLC and KRG Bel Air Square LLC

Commissioners:

The Bel Air Planning Commission reviewed the above referenced annexation request at its February 2, 2023, meeting for recommendation regarding the proposal to annex 2.67 acres of land known as 304, 308 & 310 Tollgate Road and a portion of 615 Baltimore Pike (Tollgate Marketplace shopping center).

The Planning Commission found that annexation of the subject property is consistent with the Town Comprehensive Plan of 2022. The Planning Commission found that the requested Town B3 (General Business) zoning designation is appropriate for the site as it is consistent with the land use designation as indicated in the Comprehensive Plan and recommended approval of the annexation.

This recommendation is based on the following findings of fact:

- Defined Neighborhood. For purposes of this evaluation, the neighborhood is generally defined as the area bounded on the west by Harford Senior Housing (300 Sunflower Drive), on the south by MacPhail Road, on the east by Tollgate Marketplace shopping center, and on the north by Baltimore Pike;
- Population. There has been limited change to the neighborhood over the past 20 years. The residences on the subject properties were razed and the area ...
- Availability of Public Facilities. All public facilities will be available to the site upon annexation;
- Present and Future Transportation Patterns. Access to the parcel would be provided from Tollgate Road. Due to the proposed use stipulated by the applicant and the low anticipated vehicle trips generated by the use, no significant traffic impact is expected;
- Compatibility with the Existing and Proposed Development for the Area. The parcel is adjacent to the single-family detached housing on the south and west. Landscape buffering as required in Article VIII of the development regulations will mitigate potential impacts from the proposed use; and,

- Relationship of Zoning to Comprehensive Plan. The requested zoning designation as B3, General Business, is consistent with the land use designation as indicated on the 2022 Comprehensive Plan, Town of Bel Air, Maryland.

In addition, based on an analysis of the existing property, the proffered use of a self-storage facility and review of the relationship to the surrounding neighborhood, the following conditions are recommended for inclusion with the Resolution to mitigate the potential impact to neighboring properties:

- a) that the area to be annexed and the owner(s) of the property therein shall be generally subject to the provisions of the Charter of the Town of Bel Air, without special treatment as to rates of the municipal tax, or as to municipal services and facilities.
- b) that the designation of the zoning classification of the land lying within the area herein described and hereby annexed shall be designated B3 General Business District as described in the Development Regulations of the Town of Bel Air and developed as a Ministorage facility. The annexed land shall be subject to all provisions and conditions of said Ordinance which are applicable to the specified zoning district.
- c) that the property will be subject to the following conditions of annexation:
 - i. Vehicular access to any development within the subject property be from S. Tollgate Road or Azalea Drive
 - ii. A landscaped buffer be provided along Silver Spring Drive and the south property line abutting existing residential properties with planting type, size and spacing to be reviewed by the Planning Commission

Please contact the Department of Planning & Community Development if you have any questions.

Sincerely,



Lois Kissinger Kelly, Chair
Bel Air Planning Commission

cc: Planning Commission
Eddie Hopkins, Town Administrator
Charles B. Keenan, Jr., Esquire, Town Counsel
Rowan G. Glidden, Senior Planner
File



Maryland DEPARTMENT OF PLANNING

October 6, 2022

Joseph F. Snee, Jr., Esquire
Snee, Lutche & Helmlinger, P.A.
112 S. Main Street
Bel Air, MD 21014

Re: Tollgate Road Annexation

Mr. Snee,

After consulting with the Department's attorney, it seems that no Maryland authority provides a clear answer to the question of whether a town may annex land that is separated from the town by a roadway. As you know, the relevant statute requires that the area to be annexed be "contiguous and adjoining" to the town. See Md. Code Ann., Local Gov't § 4-401(b)(1). There is an Attorney General Opinion that interprets that language as applied to so-called "strip" annexations (i.e., where a town annexes a roadway running out from the town to create a thin strip of town land to establish contiguity with a parcel located some distance from the town's existing boundaries), see 82 Md. Op. Atty. Gen. 87 (1997), and there is a Court of Appeals decision that does the same with respect to an intervening waterway, see *Anne Arundel Cnty. v. City of Annapolis*, 352 Md. 117 (1998), but neither addresses the situation that you describe.

If you'd like to discuss this issue in greater detail, please feel free to contact Adam Snyder, with the Attorney General's office. He looked into this issue and would be happy to talk with you further. He may be reached at (410) 697-9543.

Sincerely,

Robert S. McCord, Esq.
Secretary

MUNICIPALITIES**ANNEXATION – MEANING OF REQUIREMENT THAT ANNEXED
LAND BE “CONTIGUOUS AND ADJOINING”**

February 13, 1997

Raymond D. Coates, Jr., Esquire
Counsel, Town of Berlin

On behalf of the Town of Berlin, you have requested our opinion on an issue concerning municipal annexation under Article 23A, §19 of the Maryland Code. Under §19(a)(1), a municipal corporation may enlarge its boundaries by annexing land “[w]hich is contiguous and adjoining to the existing corporate area.”

Our opinion is as follows: Because Maryland courts have never interpreted the requirement that annexed land be “contiguous and adjoining,” and because the case law in other states interpreting similar requirements is sharply divided, we cannot offer a definitive answer to your question. Nevertheless, in our view, the legislative purpose underlying §19(a)(1) would be undermined if the requirement were construed to allow annexation of distant tracts of land, connected to the municipality only by the artifice of roadway annexation and lacking any common features with the municipality. In other words, the mere touching of boundaries resulting from a highway annexation does not, in our opinion, satisfy the statutory requirement. Instead, a municipality considering a “strip” annexation should undertake a fuller analysis of the relationship between the municipality and the real object of the annexation – the land at the other end of the strip of highway. If annexation would result in a unified sense of community identity between the municipality and the annexed land, the annexation would likely be approved by the courts. If, however, the land and the municipality lack commonality, the annexation would likely be disapproved.

I**Background**

As we understand the facts, the town of Berlin has received an annexation petition from the owner of a 95 acre tract of land located approximately two and one-half miles east of Berlin's current boundaries. The petition seeks annexation of that tract of land, plus a strip along two highways sufficient to connect the current eastern boundary of the town with the tract of land. As you describe it in your letter:

[T]he petition proposal is to annex Maryland Route 346, a two-lane highway, which adjoins the town of Berlin and annex U.S. Route 50 until it adjoins the property in question. Maryland Route 346 runs easterly from the Berlin town limits approximately one mile to U.S. Route 50 where it merges with U.S. Route 50. From U.S. Route 50 easterly where it merges with Maryland Route 346, it is approximately one and one half miles to the property in question. Both U.S. Route 50 and Maryland Route 346 are owned and maintained by the State of Maryland. There are numerous businesses and residences along the entire stretch of Maryland Route 346 and U.S. Route 50 to the property in question. There is no desire to annex the properties along Maryland 346 or U.S. Route 50 mainly because these properties do not want to be annexed into the town of Berlin at this time.

Annexation of State-owned land is generally permissible. *See 75 Opinions of the Attorney General* 348 (1990). Your question is whether this proposed annexation satisfies the requirement in Article 23A, §19(a)(1) that newly annexed land be "contiguous and adjoining to the existing corporate area."¹

¹ Article 23A, §19(a)(2) prohibits annexation of territory that would create unincorporated enclaves within the corporate limits of the municipality. Your question does not implicate this prohibition.

(continued...)

II

Legislative History and Purpose

Our approach to this problem is guided by “the cardinal rule in statutory construction” – “to effectuate the Legislature’s broad goal or purpose.” *Armstead v. State*, 342 Md. 38, 56, 673 A.2d 221 (1996). “The primary source of legislative intent is the language of the statute itself.” *Id.*

Applying the statutory language literally, we would conclude that §19(a)(1) permits the proposed annexation. The area to be annexed is “contiguous,” because the western edge of the annexed portion of Route 346 would be “in contact” with the western edge of Berlin. *See Random House Dictionary of the English Language* 439 (2d ed. 1987). It would also be “adjoining,” because the inclusion of the highway ensures that a small portion of the annexed property would be “located next to” Berlin. *Id.* at 25. And, indeed, some courts have given a literal interpretation to comparable statutory requirements and have upheld “shoestring” or “strip” annexations of this kind. *See, e.g., Safford v. Thatcher*, 495 P.2d 150 (Ariz. App. 1972); *Burlingame v. San Mateo County*, 203 P.2d 807 (Cal. App. 1949); *Fox Development Co. v. San Antonio*, 468 S.W.2d 338 (Tex. 1971).

A literal construction of statutory text, however, must not sacrifice the legislative objective. “In reading the language, we apply common sense to avoid illogical or unreasonable constructions” *Armstead v. State*, 342 Md. at 56. What, then, is the purpose underlying the requirement that annexed land be “contiguous and adjoining”?

The provision was not part of the statute first enacted to implement the Municipal Home Rule Amendment to the Maryland Constitution. *See* Chapter 423 of the Laws of Maryland 1955.²

¹ (...continued)

Moreover, this opinion should not be taken to be addressing “contiguity” requirements in other contexts, such as redistricting.

² The Municipal Home Rule Amendment, Article XI-E of the Constitution, was enacted as Chapter 53 of the Laws of Maryland 1954
(continued...)

Municipal corporations originally had the following broad authority to annex land: “The legislative body, by whatever name known, of every municipal corporation in this State may enlarge corporate boundaries thereof as in this sub-heading provided.”

The requirement now found in §19(a)(1) was imposed two years later by separate legislation. Chapter 526 of the Laws of Maryland 1957. Although we can find no legislative history for the provision,³ the General Assembly evidently attached considerable importance to this restriction. Not only was it the subject of a separate bill, but also the bill was amended to add the phrase “and adjoining” to what had been introduced as a requirement that annexed land be “contiguous.” As introduced, the bill would have added the following provision: “But this power shall apply only as to land which is contiguous to the existing corporate area.” As amended and enacted, the limitation on annexation authority was as follows: “But this power shall apply only as to land which is contiguous and adjoining to the existing corporate area.” Presumably, the addition of the word “adjoining” was intended to signify that a mere touching of the existing corporate area and the annexed land would be insufficient.

In our opinion, the amendment to §19(a) expresses the General Assembly’s objective that an annexation be consistent with the concept of a municipal corporation as a unitary entity – as one court put it, “a collective body of inhabitants, gathered together in one mass, with recognized and well-defined external boundaries which gathered the persons inhabiting the area into one body, which is not separated by remote or disconnected areas.” *Hillman v. Pocatello*, 256 P.2d 1072, 1073 (Ida. 1953). See also, e.g., *People ex rel South Barrington v. Hoffman Estates*, 198 N.E.2d 97 (Ill. 1964); *Mt. Pleasant v. Racine*, 127 N.W.2d 757 (Wis. 1964).

² (...continued)

and was ratified by the voters on November 2, 1954.

³ At the behest of the Maryland Municipal League, the Legislative Council recommended a number of amendments to Article 23A for the 1957 Session, but this amendment was not among them.

The North Carolina Supreme Court not long ago persuasively described the relationship between the requirement of contiguity and the concept of a municipal corporation as “a body of people collected or gathered together in one mass, not separated into distinct masses, and having a community of interest because [they are] residents of the same place, not different places. So, as to territorial extent, the idea of a city is one of unity, not of plurality, of compactness or contiguity, not separation or segregation.” *Hawks v. Town of Valdese*, 261 S.E.2d 90, 97 (N.C. 1980) (internal quotation marks omitted). See also *City of Denver v. Coulehan*, 39 P. 425 (Colo. 1894); letter of advice from Assistant Attorney General Richard E. Israel to Mr. William A. Rada, Jr. (January 8, 1987). The North Carolina court continued:

The element of contiguity helps to preserve the economic and political viability of municipal government. The costly package of services provided by municipal government can be economically maintained only within the compact boundaries fostered by the contiguity requirement. Conversely, the requirement of contiguity discourages prohibitively expensive extension of municipal services to noncontiguous areas where municipal services cannot be economically supplied. Moreover, it goes without saying that, from a political standpoint, a compact, contiguous area is more easily governed than one split into diverse, noncontiguous enclaves. Vicinity engenders a unified sense of community identity which facilitates the formation of the consensus essential to effective government.

Hawks v. Town of Valdese, 261 S.E.2d at 97. These are the policy considerations that presumably animated the General Assembly when it added the requirement that annexed property be “contiguous and adjoining.” This language, therefore, should be applied to particular facts in such a way as to further the legislative objective.

III

Application to Particular Cases

In general, the legislative objective that municipal unity and common purpose be maintained after annexation would most evidently be served when the physical connection between the existing municipality and the annexed land is substantial, not merely the terminus of a long corridor that has no relation to the municipality other than to connect a remote tract. *See, e.g., Big Sioux Township v. Streeter*, 272 N.W.2d 924 (S.D. 1978).

This general rule, however, might have its exceptions. That is, under some circumstances the natural development of a municipality might lead toward a tract of land connected only by the strip of a roadway but nevertheless sharing the unitary purposes of the municipality. For example, in *City of Prattville v. City of Milbrook*, 621 So. 2d 267 (Ala. 1993), the Alabama Supreme Court upheld a city's annexation of land connected by a one-mile length of railway bed and roadway. The court emphasized the fact that the annexed property was "similar and homogenous" in character to the original municipality, 621 So. 2d at 272, and that control of the area was "crucial to [the municipality's] future development" *Id.*

We are not in a position to judge whether similar points might be made about Berlin and this particular tract of land to its east. If so, the annexation would likely be upheld by the courts. If not, the annexation would likely be found to be a violation of §19(a)(1).

IV

Conclusion

In summary, it is our opinion that, in general, the contiguity requirement in §19(a)(1) does not permit annexations of land located at a considerable distance from existing municipal boundaries and connected to those boundaries solely by the narrow strip of a roadway. In a particular case, however, an annexation of this kind

might be upheld if the characteristics of the annexed land lend themselves to the maintenance of the municipality's unitary character.

J. Joseph Curran, Jr.
Attorney General

Jack Schwartz
Chief Counsel
Opinions and Advice

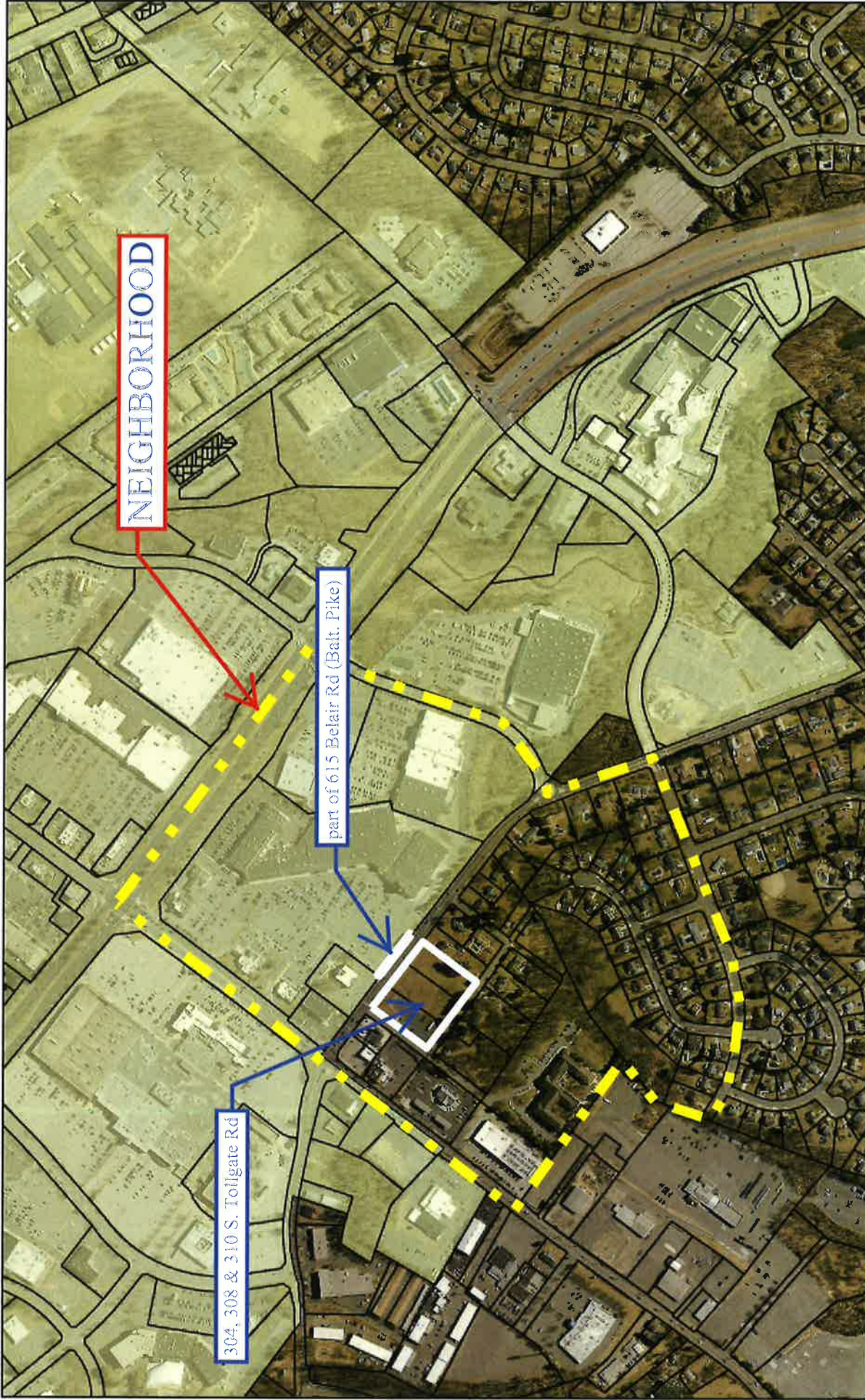
304, 308 & 3120 S. TOLLGATE ROAD - EXISTING CONDITIONS



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0 0.03 0.05 0.1 km
Baltimore County Government, Harford County Government, Esri, HERE,
Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

304, 308 & 310 S. TOLLGATE RD - NEIGHBORHOOD



10/17/2022, 3:58:28 PM

Municipal Boundaries

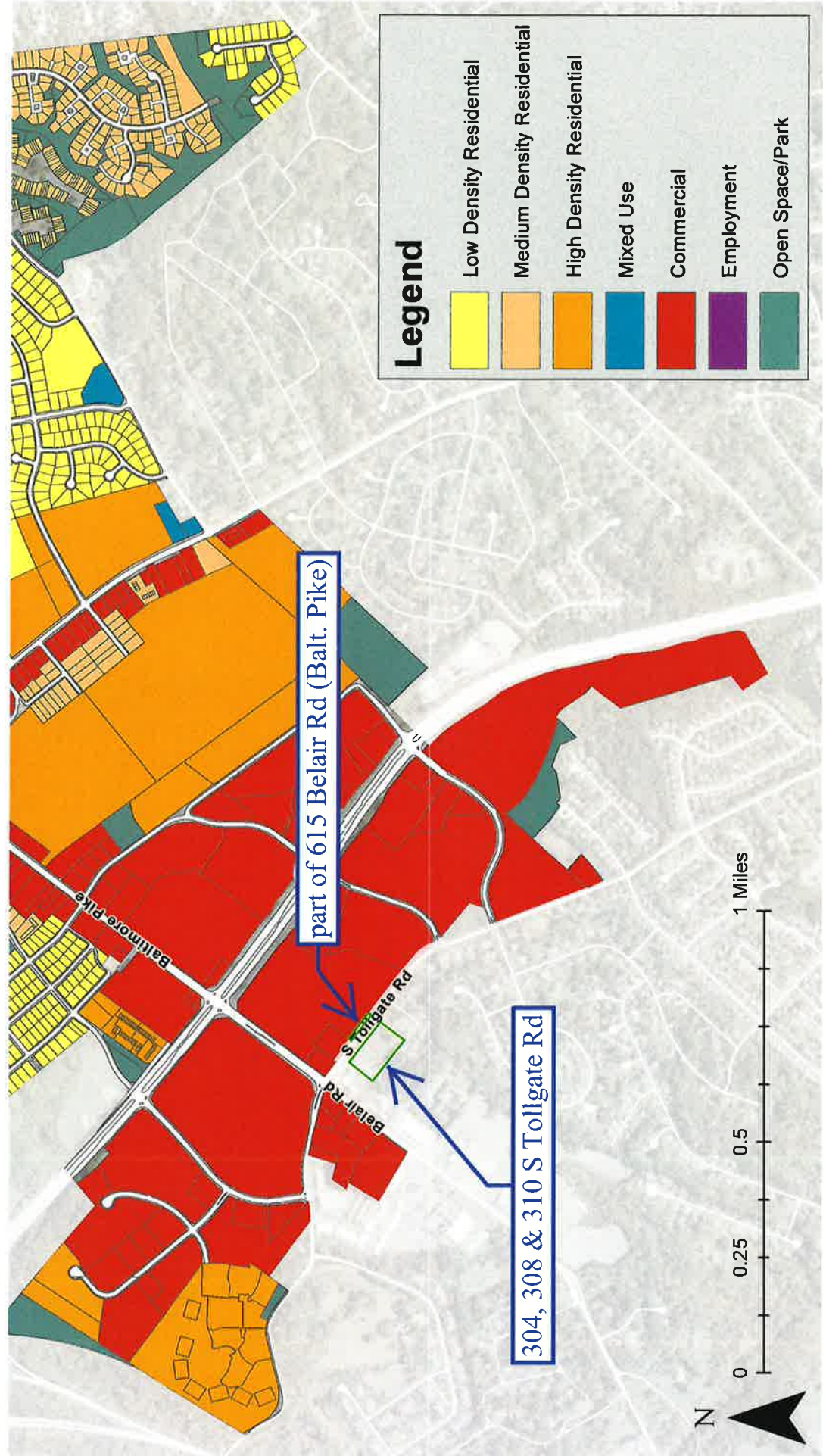
- BEL AIR
- Cadastral

1:10,000
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0 105 210 420 m

Baltimore County Government, Harford County Government, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METINASA, EPA, USDA

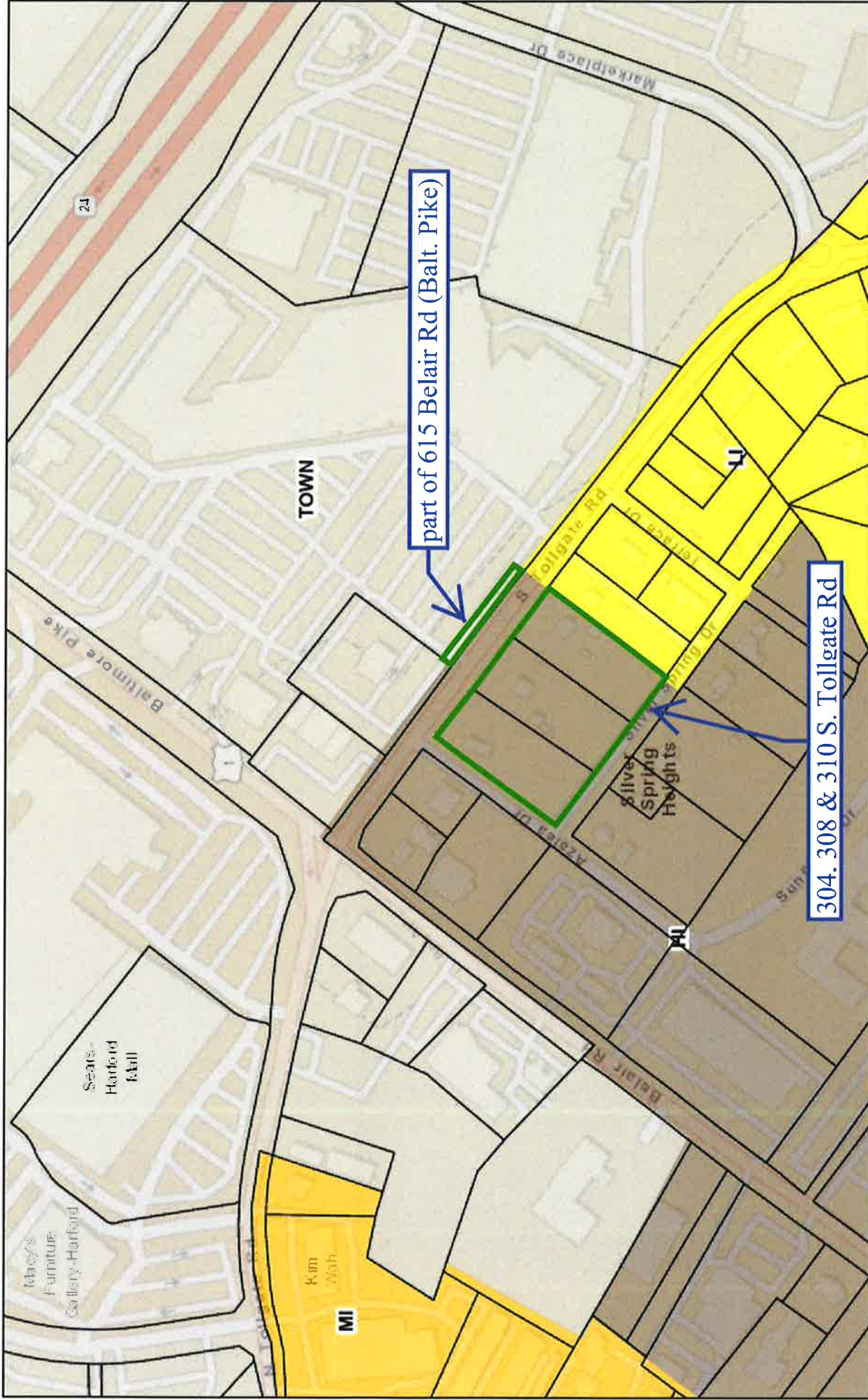
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Land Use 2022






Bel Air
MARYLAND

304, 308 & 310 S. TOLLGATE ROAD – HARFORD CO LAND USE



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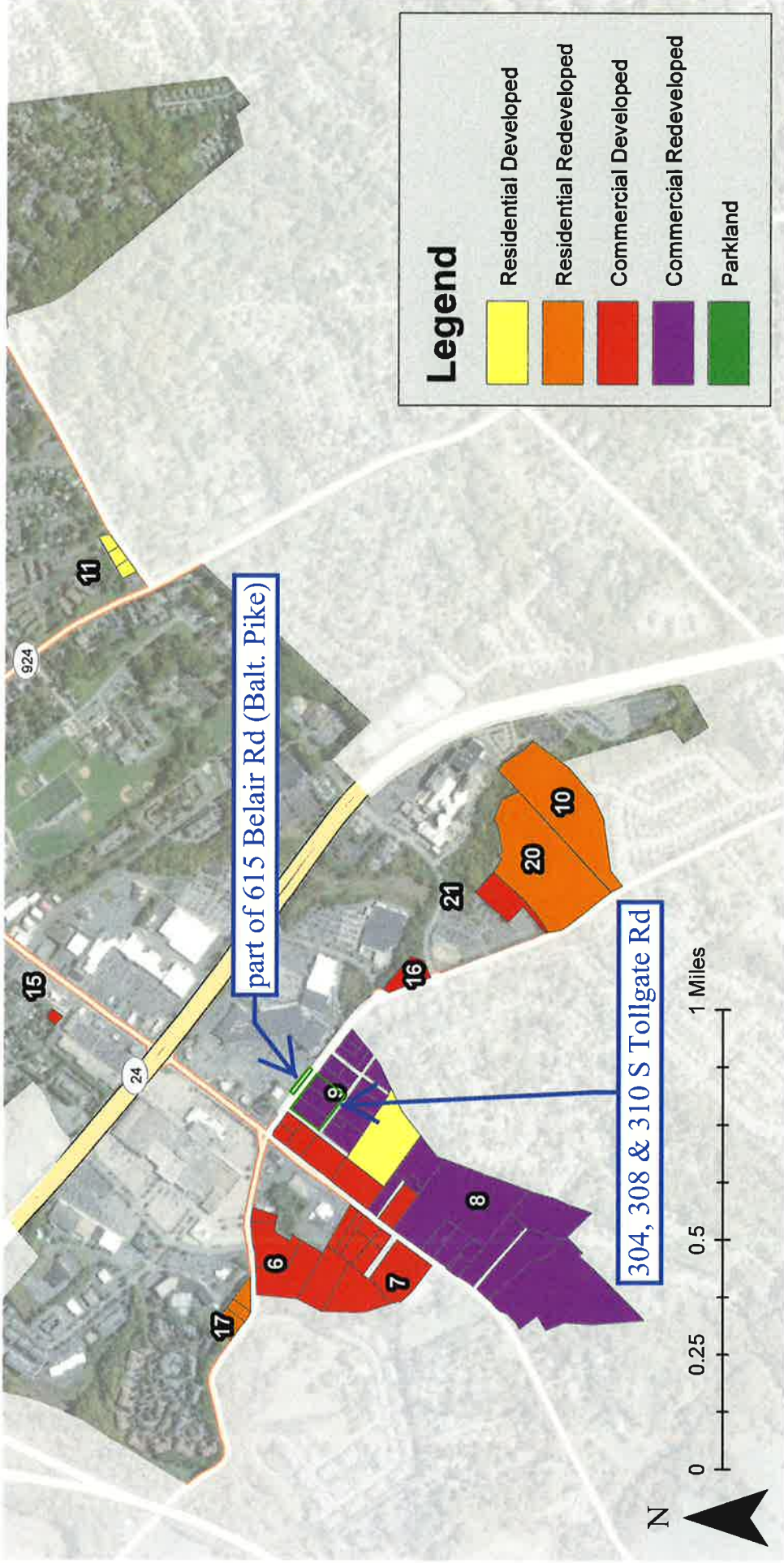
-  Harford County Boundary
-  2016 Land Use
-  Light Intensity
-  High Intensity
-  Cadastral Labels
-  Cadastral
-  TOWN

Baltimore County Government, Harford County Government, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS

Esri, HERE, Garmin, NGA, USGS, NPS |

Municipal Growth 2022

Potential Annexation

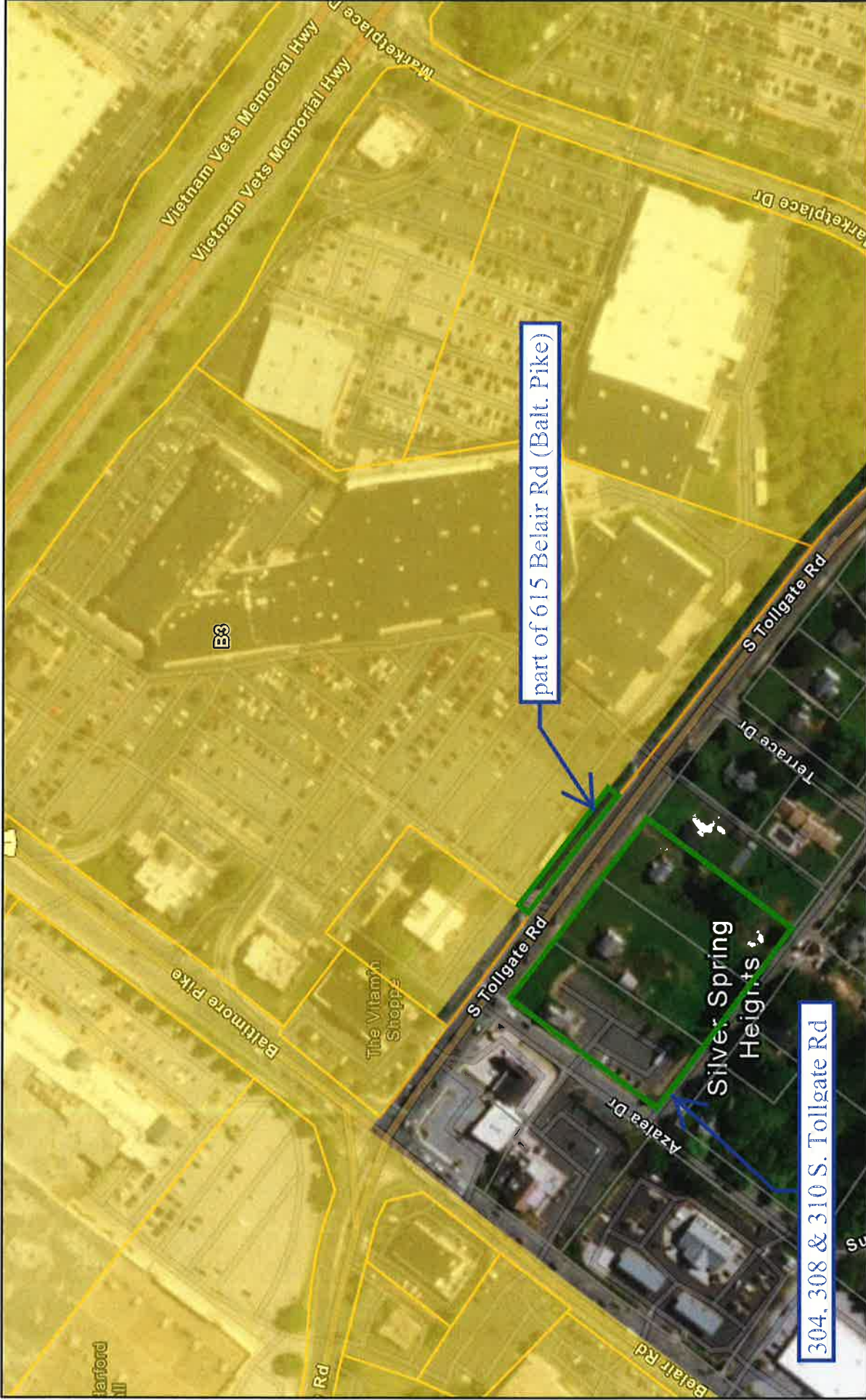


APPENDIX F

2021 POTENTIAL ANNEXATION PARCELS & YIELD

KEY	PARCEL #	ADDRESS	DESCRIPTION	ACREAGE	COMMERCIAL YIELD	RESIDENTIAL YIELD
9	248 (1)	711 Baltimore Pike	R2, R4, B3 & B2 zoning in HC: Tollgate Road & US Business 1 – existing commercial development, vacant lots and residences	22.28	242,000 sf @B3 zoning	
	232	300 Sunflower Drive				
	647 (1)	709 Bel Air Road				
	231	705 Baltimore Pike				
	218	703 Baltimore Pike				
	222	302 Tollgate Road				
	18	306 Silver Spring Drive				
	223	308 Silver Spring Drive				
	17	310 Silver Spring Drive				
	158	314 Silver Spring Drive				
	14	316 Silver Spring Drive				
	25	601 Terrace Drive				
	13	400 S. Tollgate Road				
	650	402 S. Tollgate Road				
	12	404 S. Tollgate Road				
	15	500 Terrace Drive				
	167 (2)	702 Terrace Drive				
	16	312 S. Tollgate Road				
	381	310 S. Tollgate Road				
	659	308 S. Tollgate Road				
19	304 S. Tollgate Road					
10	247	1003 S. Tollgate Road	R2 zoning in HC: East Tollgate Road – Existing residence	12.41		36 du @R2 zoning
11	80	4 E. MacPhail Road	R2 zoning in HC: MacPhail Road – Existing SFD parcels	1.03		3 du @RO zoning
	211	6 E. MacPhail Road				
	671 (17)	8 E. MacPhail Road				
12	1208	Churchville Road	B1 zoning in HC: Moores Mill Road & Churchville Road – Existing commercial development	2.20	21,000 sf @B3 zoning	
	815 (1,2,3)	1212 – 1216 & 1220 Churchville Road				

304, 308 & 310 S. TOLLGATE RD - TOWN 2022 ZONING



10/13/2022

1:3,668

0 130 260 520 ft

0 37.5 75 150 m

Esri Community Maps Contributors, Baltimore County Government, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, MapDash by Datastory

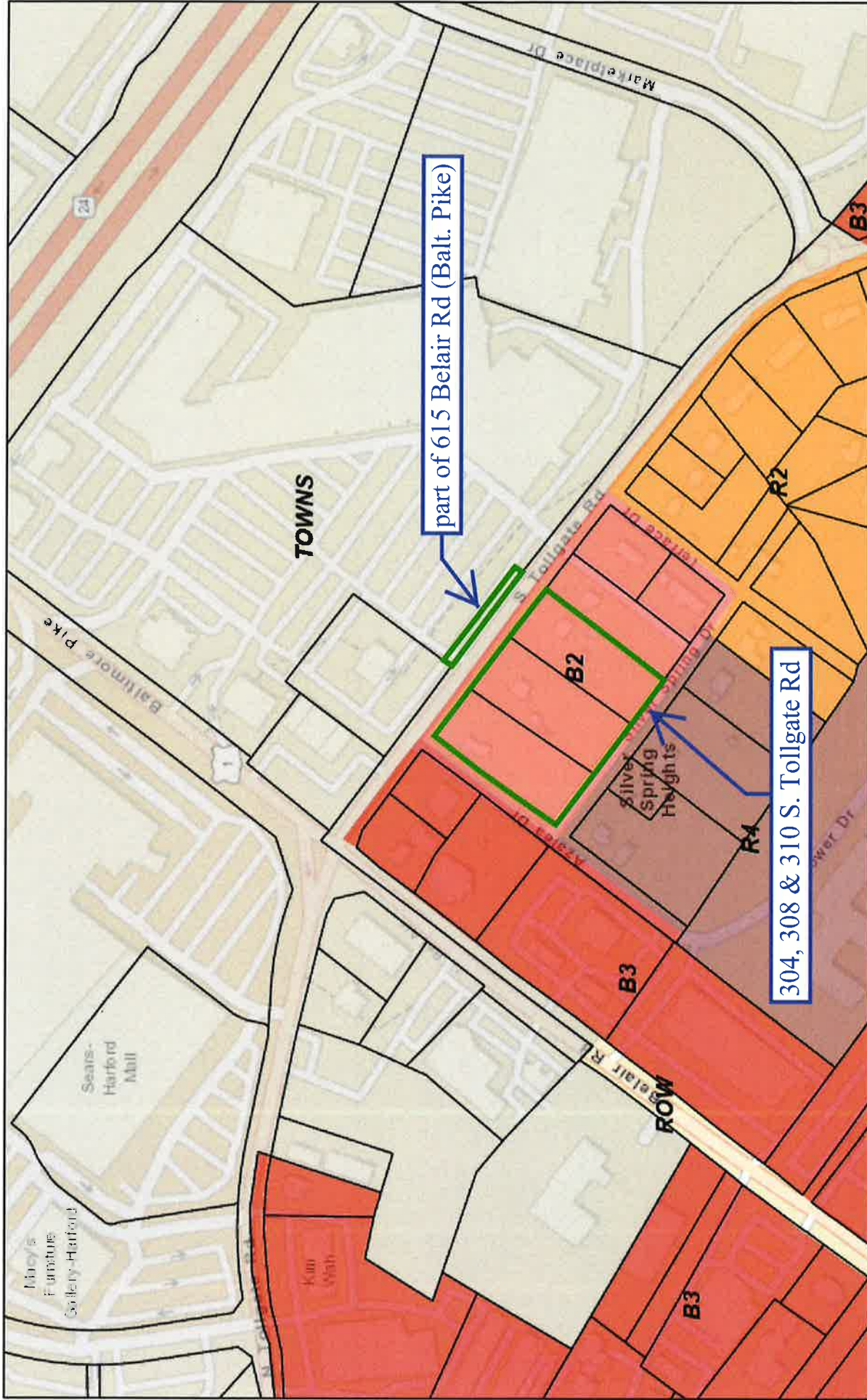
Maxar | Esri Community Maps Contributors, Baltimore County Government, Harford County Government, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

Parcels

Parcels (Harford County, MD)

B3 Zoning

304, 308 & 310 S. TOLLGATE ROAD - HARFORD COUNTY ZONING



10/13/2022, 9:48:27 AM

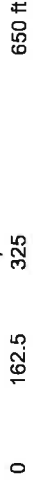
Harford County Boundary 2017 Zoning

Cadastral Labels

Cadastral

- B2 Community Business District
- B3 General Business District
- R2 Urban Residential District
- R4 Urban Residential District
- TOWNS

1:4,514



Baltimore County Government, Harford County Government, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS

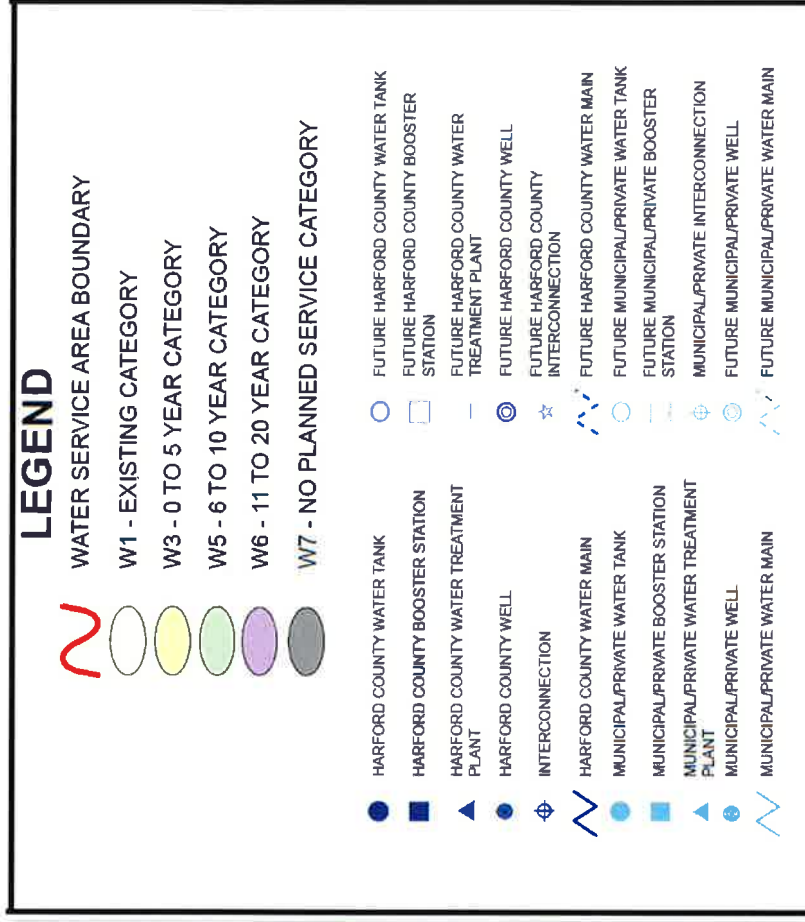
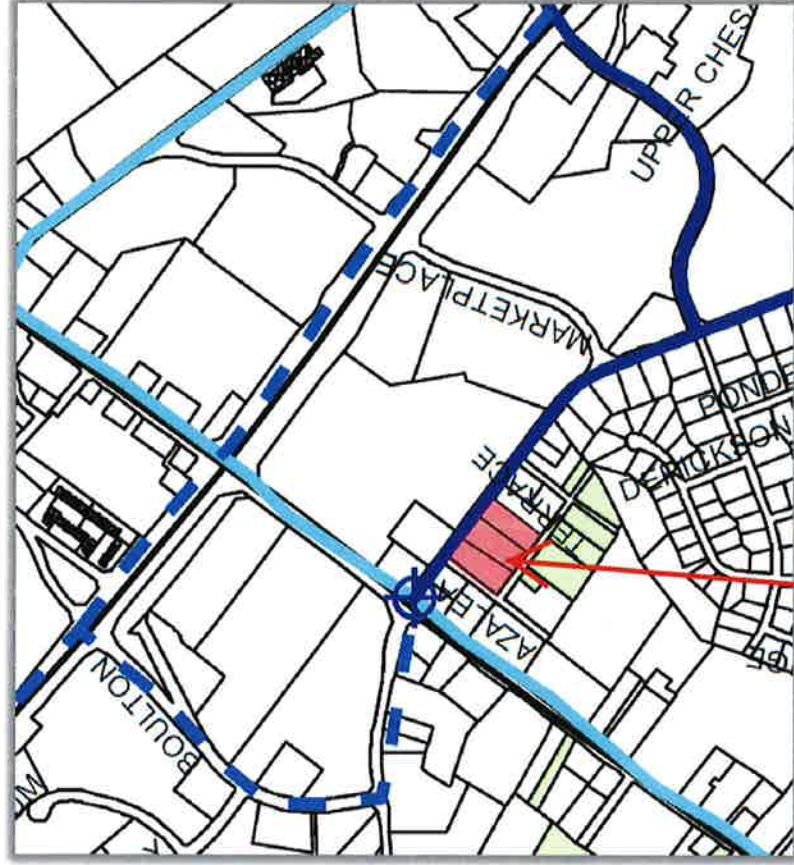
Esri, HERE, Garmin, NGA, USGS, NPS |

Harford County Master Sewer Plan (Spring 2022)



304, 308 & 310 S Tollgate Rd

Harford County Master Water Plan (Spring 2022)

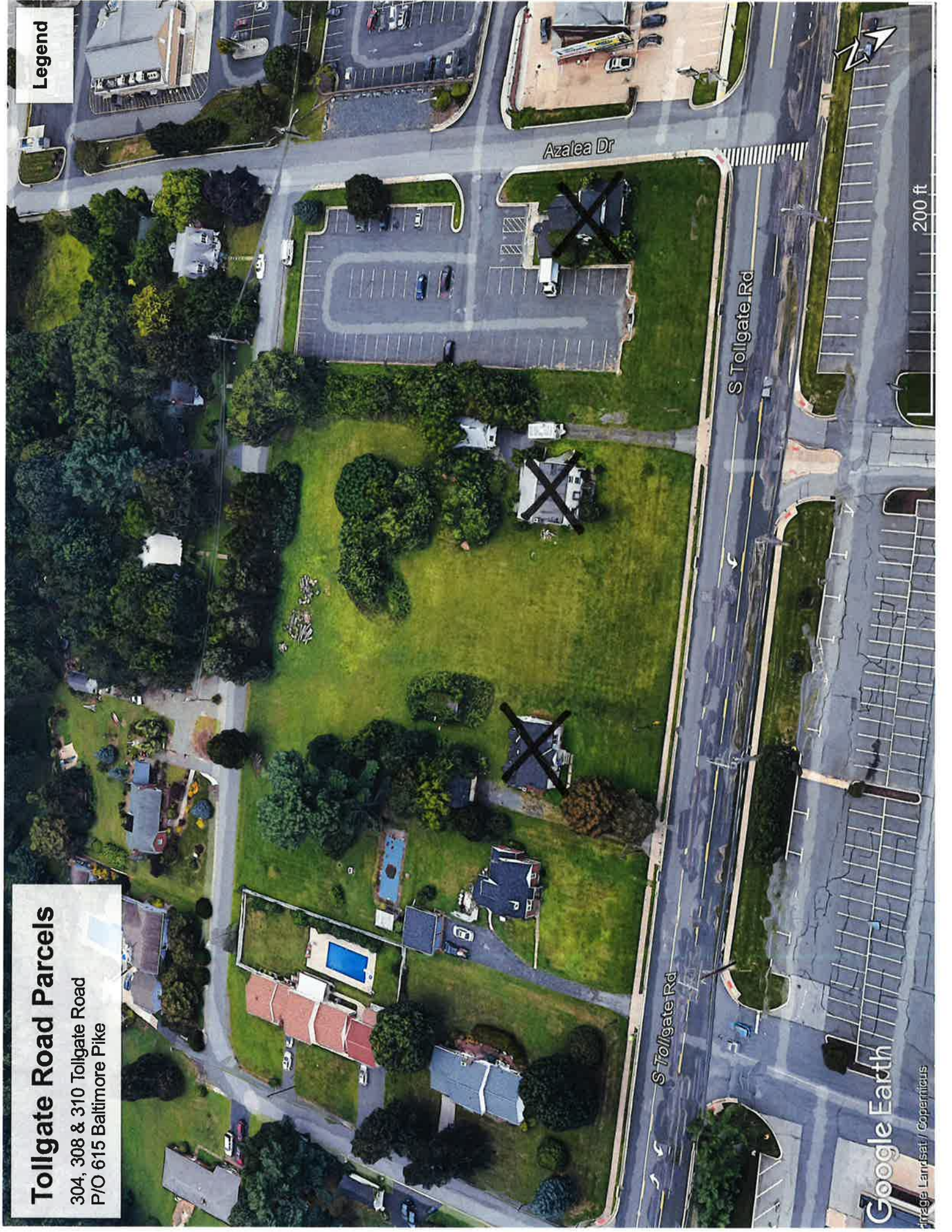


304, 308 & 310 S Tollgate Rd

Tollgate Road Parcels

304, 308 & 310 Tollgate Road
P/O 615 Baltimore Pike

Legend



PROCESS Annexation

