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• Baltimore County • Focus on Community •

# **GREATER KINGSVILLE AREA COMMUNITY PLAN**

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As adopted by the Baltimore County Council  
July 1, 1996

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Baltimore County  
Planning Board

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Towson, Maryland 21204  
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**RESOLUTION**  
**Adopting and Recommending**  
**the**  
**GREATER KINGSVILLE AREA COMMUNITY PLAN**

**WHEREAS** the Baltimore County Master Plan 1989-2000 recognized the need for a plan for the Greater Kingsville community; and

**WHEREAS** the Master Plan also specifies that plans prepared by community associations should be evaluated for possible adoption by the Planning Board and County Council; and

**WHEREAS** a committee of residents in the Greater Kingsville area, working under the auspices of the Greater Kingsville Community Association, and with the assistance of County staff, has prepared a Greater Kingsville Area Community Plan; and

**WHEREAS** the draft Plan thoroughly documents existing conditions and issues in the Greater Kingsville community, which is a logical unit for planning within Baltimore County, and proposes reasonable actions for protecting and improving the community in accord with the principles adopted in the Master Plan; and

**WHEREAS** the draft of the community plan, as submitted on October 5, 1995, was the subject of a public hearing on November 2, 1995, and was discussed in the committee meeting of October 5, 1995 and the Board meeting of January 18, 1996;

**NOW, THEREFORE, BE IT RESOLVED**, pursuant to Section 26-81 of the Baltimore County Code, 1988, that the Baltimore County Planning Board hereby adopts the Greater Kingsville Area Community Plan, December 1994, as modified by the January 3, 1996 revisions, to constitute a part of and an amendment to the Baltimore County Master Plan 1989-2000, and

**BE IT FURTHER RESOLVED**, that the Greater Kingsville Area Community Plan shall be transmitted to the Baltimore County Council for adoption in accordance with Section 523(a) of the Baltimore County Charter.

**DULY ADOPTED** by vote of the  
Planning Board this 18th day of  
January, 1996

A handwritten signature in cursive script, appearing to read "Pat Keller".

Arnold F. "Pat" Keller, III  
Secretary to the Planning Board

PK:PB:lw  
RESKNG.VL2/PZONE/TXTLLF

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 1996, Legislative Day No. 14

Resolution No. 48-96

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Mr. Vincent J. Gardina, Councilman

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By the County Council, July 1, 1996

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A RESOLUTION of the Baltimore County Council to adopt the Greater Kingsville Area Community Plan as part of the Baltimore County Master Plan 1989-2000.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 1989-2000 on February 5, 1990; and

WHEREAS, the Master Plan advocates the implementation of actions and policies for the conservation and enhancement of the County's older established communities, including the preparation of detailed local plans for certain designated areas; and

WHEREAS, an advisory group composed of local citizens, working under the auspices of the Greater Kingsville Community Association, with the assistance of County staff, prepared the Greater Kingsville Area Community Plan; and

WHEREAS, the Plan identifies particular goals concerning the preservation, enhancement and development of the Greater Kingsville Area and recommends actions for achieving those goals; and

WHEREAS, by Resolution adopted January 18, 1996, the Baltimore County Planning Board adopted the Greater Kingsville Area Community Plan to constitute part of and an amendment to the Master Plan; and

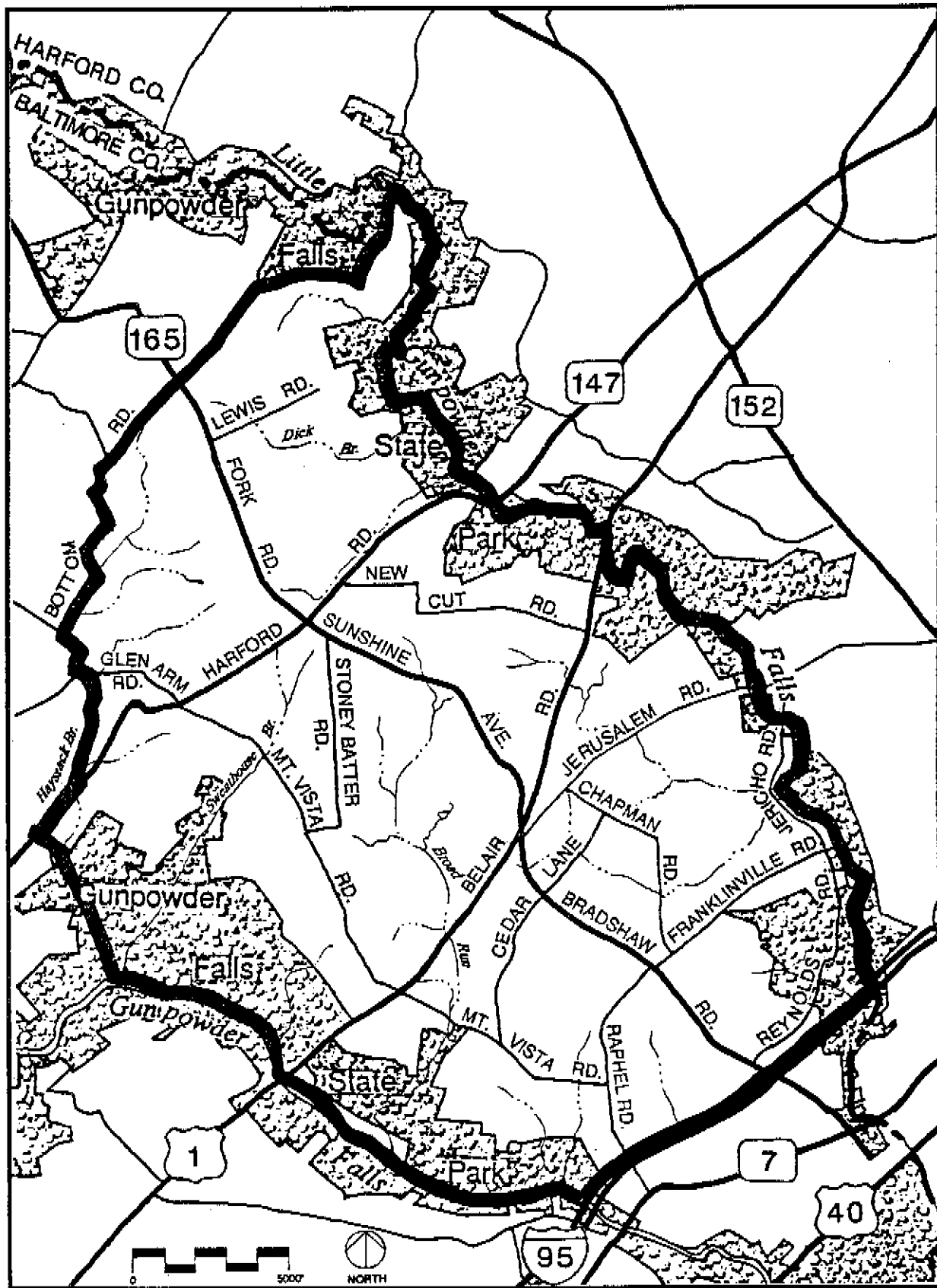
WHEREAS, the County Council held a public hearing on the recommended Greater Kingsville Area Community Plan on May 20, 1996.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Greater Kingsville Community Plan, a copy of which is attached hereto and made a part hereof, be and it is hereby adopted and incorporated into the Baltimore County Master Plan 1989-2000 to be a guide for development of the Greater Kingsville Area, subject to such further modifications as deemed advisable by the County Council.

R04896

# The Greater Kingsville Area Community Plan

As adopted by  
the Baltimore County Council  
July 1, 1996



Study Area Boundaries  
Greater Kingsville Area

Map 1

# INTRODUCTION

In January, 1991 an advisory group was formed in response to the designation in the 1989 - 2000 Master Plan for Baltimore County of the Kingsville area as a priority planning area. The group of citizens was intended to be representative of the Community and of various religious, social and economic constituencies within the Community.



The group was divided into sub-committees augmented by individuals with special knowledge of the subject matter. The sub-committees formed were as follows: Infrastructure, Agriculture, Historic Preservation, Commercial, Design, and Conservation and Development. The group itself met in monthly meetings with presentations from various State and County departments.

The study area for the Plan is based around the village communities of Kingsville, Fork, Upper Falls and part of the Bradshaw community. The study area is bounded by the Little Gunpowder River on the north, Interstate 95 on the east, the Big Gunpowder River on the south, and by courses following Bottom Road, Williams Road, Haystack Branch, Harford Road and Long Green Creek on the west (See Map 1). The study area was chosen in part because of the close intertwining of the villages historically, geographically and socially.

The subject area frequently has been likened to an island surrounded by a sea of development. The Community is unique in Baltimore County in that its borders are comprised in major part by the largest state park system in a United States metropolitan area. Just on the other side of the park, both to the North and to the South, are large, rapidly growing, residential communities (See Map 2). While these communities are not part of the study area, their impact on the Kingsville - Fork - Upper Falls area can not be over-estimated.

## Goals

The goals of the group were as follows:

1. To develop a plan that delineates limits of growth and serves the basic needs of the community;
2. To maintain the rural character of the area by encouraging agriculture, afforestation/reforestation and wildlife management;
3. To maintain and enhance the commercial centers in the study area for the rural residential and commercial community;
4. To concentrate geographically any future business growth, and to minimize strip commercial

growth and spot commercial zoning;

5. To preserve and protect the historic resources of the communities in the design area;

6. To utilize design standards so that future development or redevelopment minimizes intrusion into open space areas, preserves scenic vistas and is integrated into the rural concept of the community;

7. To seek sensitive development and enhancement of the existing Kingsville core

## ENVIRONMENTAL CONSIDERATIONS

The Greater Kingsville area is dependent upon private wells and septic systems, and its way of life is built around its forests and streams. These varying systems must all work in harmony, yet the fragility of each of the systems often bring them into conflict with development in the Community.



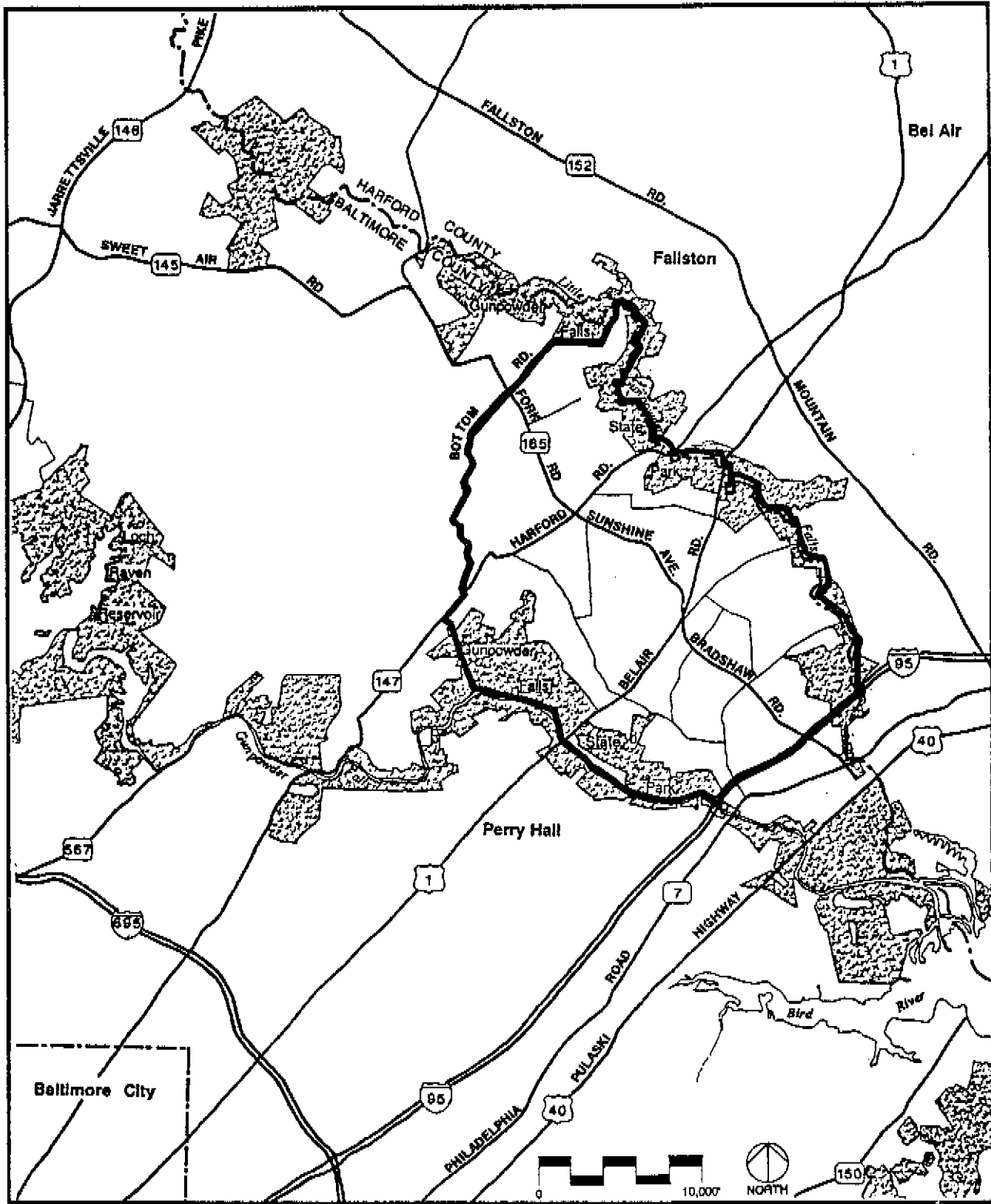
Baltimore County has strict standards for septic systems. Unfortunately, these standards are comparatively recent.

When much of the construction in the area occurred, much less stringent regulation was in place. Consequently, in the center of Kingsville as well as in other areas of the Community there may be septic systems failing into groundwater and local streams. These problems could worsen, for the land is not always available on individual lots to accommodate replacement systems. Baltimore County should take an active role in seeking possible solutions to address any failing systems with the active participation of local residents.

Soil conditions currently are the major factor in the location of development. The soils maps indicate that much of Kingsville has a clay-based soil structure, which is not conducive to adequate percolation. Percolation improves markedly going from East to West, and the maximum yield for development usually will be found only toward the Harford Road area. This land also has been designated as being the most productive for agriculture.

Well capacity and recharge are major Community concerns. Studies by the Department of Environmental Protection and Resource Management have indicated that generally there are sufficient water supplies in the Community. Because of the characteristics of well recharging, most new residential communities withdraw less water from underground storage area than is replenished by rainfall. As long as undue stress, such as the filling of swimming pools and heavy water use during drought, does not occur, current development regulations requiring deep wells, low impervious area for adequate drainage, and larger lots should protect against well failure. Golf courses and farm irrigation can place the most strain on well systems.





Study Area Location  
Greater Kingsville Area

Map 2

Well failure also occurs most often in the older areas of the Community, where hand-dug wells and shallow wells are still prevalent. The dwellings and businesses typically are close together, and there is a higher ratio of impervious area than in newly developed areas. These factors, combined with rock and soil structure, create many of the well problems in the area. Baltimore County's well yield law on the resale of houses impacts most on these older homes.

The local schools are probably the heaviest users of water in the area. The St. Stephen school has had numerous well replacements, and Kingsville Elementary has had water storage facilities installed. Geology studies indicate that the Harford Road area and the land west of it have the most promising rock formations for large quantities of water and recharge capacity.

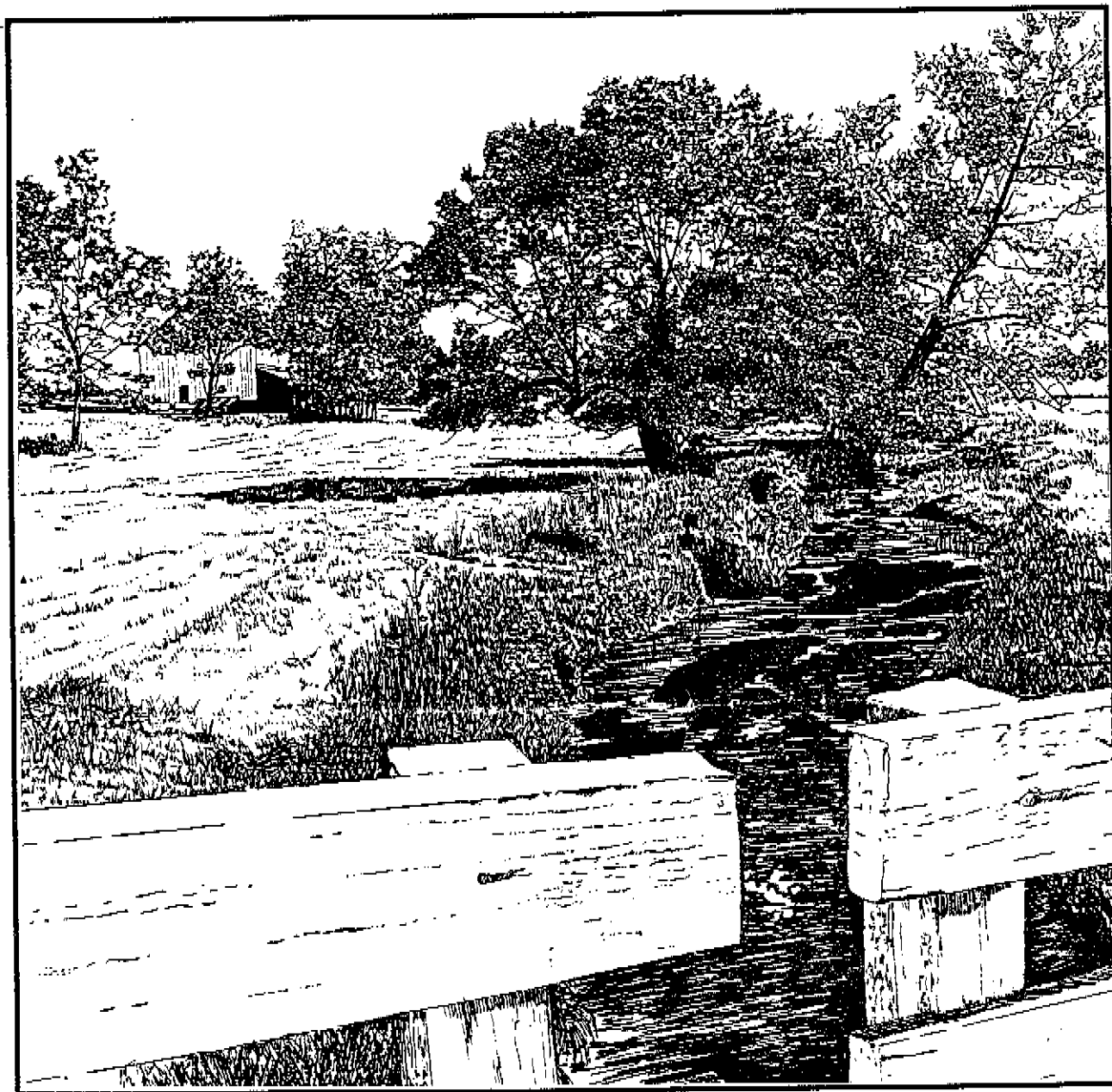
Because the community is totally dependent upon well water, the large number of underground fuel oil and gasoline tanks is a matter of concern. The County Department of Environmental Protection and Resource Management has identified the leakage from underground storage tanks as the number one environmental problem of the next decade. Many of the rural homes and businesses are served by fuel oil. The presence of many underground fuel tanks in the area creates the possibility of tank failure and of contamination of the soil and ground water. Both central Kingsville and Fork have problems with ground water contamination from leaking gasoline tanks at old, now closed, service stations. Identification of existing tanks by fuel companies, and private, residential reporting is necessary as well as education of the general public of the hazards of leaking, privately owned tanks.

The local network of streams and wetland areas is vital to the Community. There are numerous tributaries to the Gunpowder River throughout the Plan Area. The stream valleys and adjacent areas provide habitat and connecting trails between the Park systems for a varied wildlife. Today, buffer areas protect streams and wetlands from encroachment, but such buffers did not exist when much of the Community was built. Central Kingsville is built around a stream and floodplain. There are no buffers. A few homes in the Community still draw their water from springs. Farm animals generally have open access to streams and ponds, which causes erosion, siltation, and higher water temperatures. This access also creates problems for aquatic life necessary to the maintenance of water quality. In addition, the widespread use of chemicals in the treatment of lawns and farm crops also has caused problems in local streams.

Enforcement of buffer regulations on new construction only addresses a small portion of the problem. The quantity and quality of storm water runoff from uncontrolled and unmanaged agricultural use also contribute to the problem. Existing farms should be encouraged, if not required over time, to join soil conservation programs, and incentives for joining these programs should be given.

An educational program of the benefits of buffer areas in protecting water quality and in providing habitat for wildlife should involve both the residential and agricultural communities.

The Greening of Kingsville Committee should address the needs of the Community in this area. Stewardship programs from the Resource Conservation Service of the Maryland Department of Natural Resources and other incentive programs for the planting of buffers should be presented the Community to emphasize the need and the advantages of suitable buffers.



*"The local network of streams and wetlands are vital to the Community."*

## RECOMMENDATIONS:

1. THAT BALTIMORE COUNTY UNDERTAKE A STUDY TO DETERMINE THE SCOPE AND NATURE OF FAILING SEPTIC SYSTEMS AND RECOMMEND POSSIBLE SOLUTIONS.

*Both residential and commercial septic systems may be failing into streams and ground water in the center of Kingsville, along Mount Vista Road south of Belair Road, and in Franklinville. The solutions to particular situations may vary depending on the nature and scope of the problems detected, but doing nothing presents a losing situation for all concerned.*

2. THAT BALTIMORE COUNTY INSTITUTE A PROGRAM REQUIRING NOTIFICATION AND IDENTIFICATION OF THE EXISTENCE OF UNDERGROUND FUEL STORAGE TANKS AND REGULAR, PERIODIC TESTING OF TANKS IN RURAL AREAS.

*The County should require reporting of underground fuel tanks from all fuel suppliers in the County. A notification also should be sent to all homeowners in the County through the tax bills seeking notification of underground tanks. The County should require periodic testing of underground tanks to identify hazardous conditions, particularly in the rural, well-dependent areas. The County might be able to recommend a range of solutions to any discovered problems. Cooperative efforts between local government and property owners may be needed to avoid undue hardship connected with replacement or repair.*

3. THAT FARMERS FILE SOIL CONSERVATION PLANS.

*The County now requires farmers in the Chesapeake Bay Critical Area to file soil conservation plans. Such a requirement now should be considered for all farmers in Baltimore County. Incentives should be given farmers in local tax credits to implement the program.*

4. THAT INFORMATION BE PROVIDED THE COMMUNITY ABOUT THE BENEFITS OF BUFFER SYSTEMS TO THE ENVIRONMENT AND THE INCENTIVE PROGRAMS NOW AVAILABLE FOR COMMUNITY INVOLVEMENT.

*Numerous incentive programs now exist offering skilled assistance by State foresters and seedlings and trees for planting. A local stewardship committee, the Greening of Kingsville*

*Committee, should take the lead in disseminating information about the programs to the Community, formulating a Community plan, and coordinating its implementation.*

## RECREATION AND PARKS

The Community is fortunate in the park land surrounding it. The Gunpowder Falls State Park is undeveloped in the Plan Area except for hiking and riding trails. Recreation such as hiking, fishing, and canoeing are provided along both the Little and the Big Gunpowder Falls. The name for the falls, in fact, derives from the fall-off from the Piedmont area to the tidal area, which occurs in the Community boundary. Some of the best trout fishing in the State is in the Little Gunpowder east and west of Harford Road. The Big Gunpowder is nationally recognized for its canoeing and kayaking, especially in spring. The Smithsonian museum has selected a portion of the woodland along the Big Gunpowder east of Harford Road as the finest example of upland hardwood trees in the mid-Atlantic. The Natural Heritage Program has documented several sites of rare and endangered plant species within the Park. The Park truly is a unique resource.



A Master Plan was adopted for the Park in the early 1980's and called for several improvements in the area. A nature study center is planned for the Park east of Harford Road and south of Mount Vista Road. This area also is being considered for a National Wildlife Area, which would preclude any such use. This designation, if adopted, should cause an amendment to the Master Plan. Parking lots also are planned along some of the major arterial roadways for access into the Park.

Since the adoption of the Master Plan a major change has occurred in Park planning affecting the community. The Park headquarters has been moved to the Jerusalem Mill site on Jerusalem Road across the Little Gunpowder in Harford County. Primary access to the facility is from Belair Road through Kingsville. The location of the facility includes the restoration of the Mill, a historic structure, and a centerpiece of the Community. The location of the headquarters in Kingsville will provide the area with additional personnel and supervision as well as provide the Community with an important historical and educational resource.

In addition to the State Park, Kingsville also has substantial recreational facilities such as tennis courts and ball fields located at the Kingsville Athletic Fields off of Franklinville Road in Upper Falls. Although the location of the facility is off of local roads, it provides a major resource to the youth leagues as well as picnic facilities for families. Additional recreational facilities are located at the Kingsville Elementary School Recreation Center. A soccer field also is provided at St. Stephen's Church near Upper Falls. Merryland Farm Park, located at 12901 Bottom road, is a 159 acre county park acquired via donation. It is dedicated primarily to equestrian activities.

#### RECOMMENDATION:

5. THAT THE COUNTY WORK IN CONJUNCTION WITH THE STATE DEPARTMENT OF NATURAL RESOURCES AND THE COMMUNITY IN THE IMPLEMENTATION OF THE GUNPOWDER STATE PARK MASTER PLAN.

*The State, the County and the Community should work together to prevent duplication of service in recreation and parks. Baltimore County should also plan for adequate facilities in areas where Park projects are planned. Since the local residents are the ones most affected by park plans, it would be appropriate for the State and the County to seek input from the affected community, including the Gunpowder Valley Conservancy and the Greater Kingsville Civic Association.*



*"...hiking, fishing and canoeing are provided along both the Little and the Big Gunpowder Falls."*

# GREENWAY AREAS

Baltimore County's Master Plan proposes three (3) greenways in the plan area (See Map 3). Greenways are corridors of open space that link parks, stream valleys, historic sites and natural areas for a variety of uses from protected wildlife corridors to hiking, bicycling and horseback trails. Greenways which are open to the general public frequently are close to major roadways and parking areas.



One proposed greenway parallels Harford Road south along an unnamed tributary of the Little Gunpowder south from the Little Gunpowder until it crosses Sunshine Avenue. The path system would connect with a tributary of the Big Gunpowder, called Sweathouse Branch, and follow it to the Big Gunpowder.

Another proposed Greenway already has been acquired in part by the County. It will follow Broad Run north from the Big Gunpowder, cross Belair Road and proceed to Sunshine Avenue. The greenway then utilizes the right-of-way of Sunshine Avenue as a connector to Harford Road. At that point, the greenway will follow the same unnamed tributary mentioned in the preceding paragraph and continue to the Little Gunpowder.

The Master Plan identifies a third greenway located between Jerusalem Road and the Little Gunpowder river. Following the course of two unnamed tributaries of the Little Gunpowder, the proposed greenway would establish a trail circuit by using Jerusalem road as a connector on the west and Jericho road on the east. Based on a more detailed review of this proposal, the Kingsville Plan amends the route of this Master Plan greenway. The amendment removes the northern tributary from the trail circuit and recommends instead, that the trail stay within the Gunpowder State park to its junction with Jerusalem Road. The trail then utilizes the right-of-way of Jerusalem Road to its junction with the stream valley trail immediately south of Chapman Road (See Map 3).

The primary means of acquiring greenways is through the development process. As properties seek development approval, open space regulations require in-fee greenway dedications to Baltimore County. An alternative to in-fee greenway dedications would be the granting of a greenway easement.

Allowing the development process to serve as an acquisition strategy is a reactive approach. A proactive approach is the purchase of greenway easements along priority segments of designated greenways. This approach would be useful when development projects are not imminent. The Baltimore County Department of Recreation and Parks has established a Capital Budget Category for this purpose.

Greenways open to the public must be of sufficient width to permit people, with no degradation to the environment including resident wildlife and stream valley buffers. The Community greenways follow the courses of several streams, and consideration must be given to the impact of the public on the areas. The three proposed greenways would be low impact systems. Greenways operate as shared systems for wildlife habitat as well as human relaxation. Greenways for the purpose of providing wildlife corridors with little or no public access may be more attractive to property owners from whom easements are sought. In a very real sense the greenways already exist. The need is to protect the areas and to foster a community sense of appreciation for the resources and their contributions to our quality of life.

Maintenance of the greenway system is a major issue. Greenways are public easements acting as right of ways. Public resources to maintain the greenway system, however, are very limited. Failure to properly maintain the system could cause harm to the fragile stream valley environment as well as cause hardship on adjacent property owners. Adoption of segments of the Greenway system by local groups assisted by County personnel may be one alternative. In the study area many of the streams are part of the "Adopt a Stream" program and are maintained by individuals or by groups. Local churches and scouting groups as well as the Gunpowder Valley Conservancy membership are ready sources of volunteers.

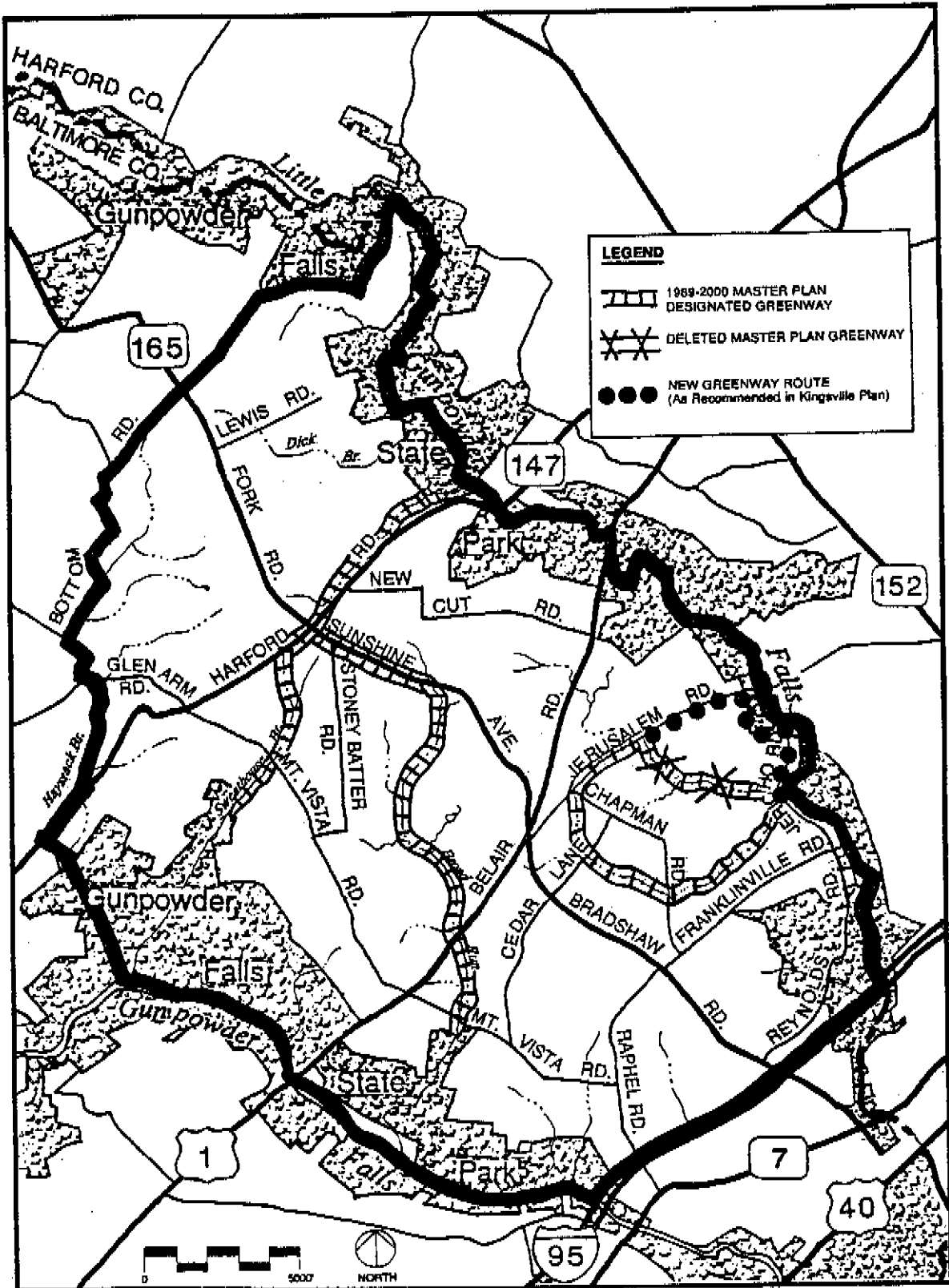
The interests of the adjacent property owners also must not be ignored. Permitting the general public access for recreational use to areas adjacent to residences and farms may cause problems. The concept of unlimited public access may hinder acquisition of easements for the greenways as will the structuring of the right-of-ways to be required. Rather than stating that areas of specified width be acquired, a preferable alternative may be to acquire property with individual segment width based on that segment's characteristics.

#### **RECOMMENDATIONS:**

6. THAT THE COUNTY PROCEED WITH THE RESERVATION OF THE GREENWAY AREAS LOCATED WITHIN THE COMMUNITY AS DESIGNATED IN THE 1989-2000 BALTIMORE COUNTY MASTER PLAN AND AS AMENDED BY THE KINGSVILLE PLAN.

*Greenways will serve to enhance the natural resources of forests and stream valleys not just for local residents, but for all County residents.*





Greenways  
Greater Kingsville Area

7. THAT THE COUNTY PARTICIPATE IN PROGRAMS WITH COMMUNITY GROUPS FOR THE MAINTENANCE OF GREENWAY AREAS.

*The County should work with local Community groups and school organizations to provide for volunteer maintenance of the greenway system. A greenway system without proper maintenance could lead to a far worse impact on the environment and neighborhood than the lack of greenways altogether*



*"The proposed greenways would be low impact systems".*

# ROADS AND TRAFFIC

Three (3) major arterial roadways consisting of Harford Road, Belair Road and Interstate 95 cross the study area bringing an immense flow of traffic through the Community. Interstate 95 is an eight (8) lane roadway from Emmorton Road (Route 24) in Harford County to the Baltimore Beltway interchange. Belair Road is the subject of a State Highway Administration project calling for road widening. In the Kingsville area a project as shown on Appendix A is proposed. The project will not only change the most heavily used intersection in the Community, but also will have the effect of radically changing the character of that portion of the Community along Belair Road in Kingsville.



One impact of road improvements in the Kingsville community is the isolation of the triangular area bounded by Bradshaw, Belair and Jerusalem Roads. The site formerly was occupied by a drug store, hair stylist and service station. Landscaping and planting has occurred as part of a cooperative effort between the community and the State Highway Administration. Its continued environmental and aesthetic improvement is one of the most necessary items on the Community's agenda.

The increased use of the major Community arteries has put stress on the small, rural County roads. These roads are characterized by their narrow, winding ways. There is no desire on the part of the Community to change their essential character. A priority list of stressed bridges is attached as Appendix B. Concern over possible bridge improvements needs to be further researched, but no decisions should be made without community involvement. A number of solutions such as diversion of through truck traffic away from the rural roads and improvement to existing east-west roads in communities to the north and to the south may divert east-west commuter traffic off the local, rural roads in the Community.

A design study should be undertaken by Baltimore County to determine what solutions, if any, can be found to safety concerns. The issue is one of balancing safety concerns with a preservation of rural character. Curb and gutter or galvanized barriers are not appropriate treatments. Creative solutions from other rural communities nationwide should be studied for resolution to the situation. The County should be flexible in its rural design requirements and accepting of solutions that are sensitive to the rural quality of the area as well as concerned with public safety.

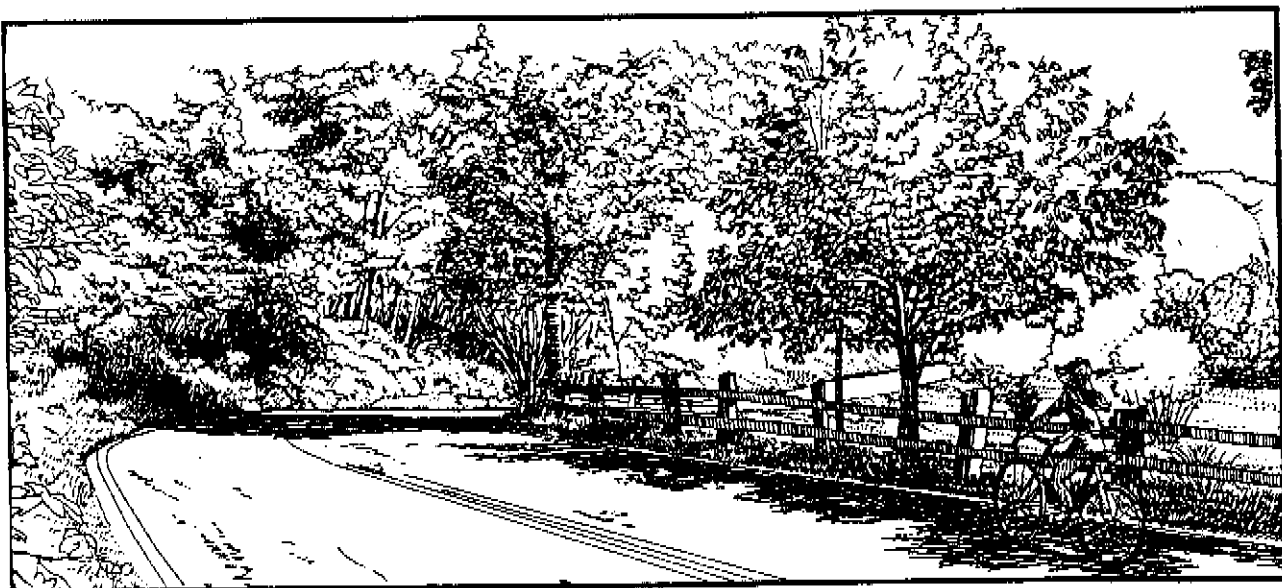
It has been suggested that the Community might seek to create bike and walking paths along some of the more heavily traveled roads. A primary concern is the destruction of the character of the area. Such paths might necessitate removal of existing trees and other rural features such as stone walls. In the event that pathways are ever considered, they should not be constructed of concrete or asphalt, but simply should be mulched.

Maintenance work on bridges in the Community also is necessary to accommodate current traffic needs, especially on Mount Vista at Broad Run and at Sweathouse Branch and on the iron truss bridge at Vinegar Hill Road. These bridges have been classified in need of repair to carry fire trucks and other heavy vehicles. Work performed on these bridges should serve as a model of the creative approach necessary in balancing safety needs with maintaining rural character of the structures. Natural materials or natural appearing materials should be used when possible to blend the bridges into the rural environment. Before doing such work community input should be sought.

#### **RECOMMENDATIONS:**

8. THAT THE COUNTY WORK IN CONJUNCTION WITH THE STATE TO EXPEDITE REMEDIATION OF THE UNDERGROUND STORAGE TANK CONTAMINATION AT THE KINGSVILLE TRIANGLE AND IMPROVEMENT GENERALLY TO THE ROAD NETWORK

*Although the State has the primary responsibility for improvement of the triangle, the County through its Department of Environmental Protection and Resource Management should monitor the progress of the remediation of the underground tank leakage and expedite any local reviews necessary as well as coordinate with the State any eventual improvements to the road network at the triangle.*



*Rural roads are important to the scenic character of the area.*

9. THAT THE COUNTY CONTINUE WITH CAPITAL IMPROVEMENT PROGRAMS FOR THE RECONSTRUCTION OF SUBSTANDARD BRIDGES IN THE COMMUNITY.

*The County has identified several bridges of narrow and hazardous width (See Appendix B). Although some of the bridges have been improved, other sites remain to be repaired.*

10. THAT A STUDY BE UNDERTAKEN BY BALTIMORE COUNTY TO ADDRESS SAFETY ISSUES ON THE RURAL ROADS DUE TO INCREASED TRAFFIC AS WELL AS CYCLING AND HIKING USE.

*The County should study the roadways to determine methods of diverting commuter traffic from the rural roads and of enhancing their safe use.*

## **SCHOOLS**

There is one public school in the area, Kingsville Elementary School. There are two (2) parochial elementary schools, St. Paul's Lutheran School and St. Stephen's Roman Catholic School. There are no secondary schools. The Board of Education initially projected that Kingsville Elementary would not be at capacity for the next several years. That projection has proven to be falsely optimistic, and the Kingsville Elementary school has been operating over capacity since the fall of 1991. In the fall of 1993, the school was nine percent (9%) over capacity.

The Community is justly proud of the local schools. Kingsville Elementary consistently is ranked as one of the best elementary schools in the County. Portable classrooms clearly are not an appropriate alternative to expand capacity.

### **RECOMMENDATIONS:**

11. THAT THE PARENTS AND SCHOOL ADMINISTRATION SHOULD BEGIN A LONG RANGE PLAN FOR NEEDED IMPROVEMENTS TO THE SCHOOL OVER THE NEXT TEN (10) YEARS SO THAT EFFORTS CAN BEGIN WITHIN THE SYSTEM TO SEE THAT THE NEEDS OF THE SCHOOL ARE MET AS THEY ARISE.



## AGRICULTURE

Agriculture historically has been the foundation of the Plan area. The extensive farmland in the Community enhances the area's rural character and quality of life, preserves valuable open space, and furnishes the community with local produce. Moreover, it provides a way of life for generation after generation of area residents.

Truck farming was the primary means of agriculture up through the turn of the century. As markets for truck farming declined, the agricultural base grew more diversified. Today, horse farms exist next to nurseries. Small orchards and truck farms serve the local community. A few large grain and cattle farms still exist in the area. Numerous agricultural operations exist as part-time businesses for their owners, who are active in other enterprises.

Agriculture in the area suffers from several problems brought on by its proximity to urban areas and the increased population within the community. In many instances the farms have become obscured by the developments to a point that their individual existence has become unappreciated, while at the same time the generic concept of rural farmland is the single, most attractive feature of the Community.

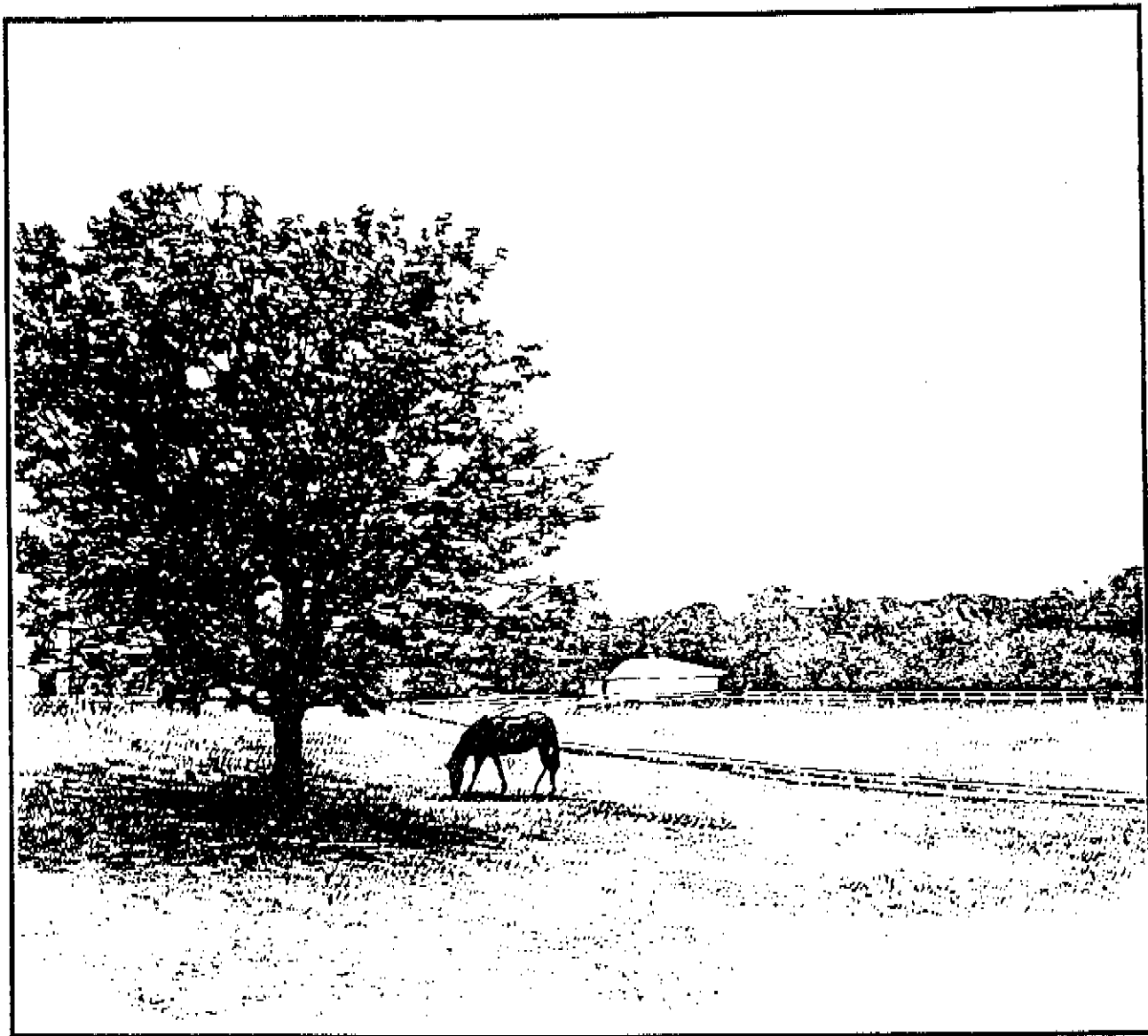
The lifestyles of non-farming residents and farmers are incompatible in many cases. This incompatibility is usually due to ignorance rather than malice. Commuting residents have little patience for the noise, smell or operations of a farm. Many people moving into the community have little idea of the true nature of farming; many are not aware of how prevalent farming is within the community.

As farms gave way to development over the last thirty (30) years, the base of support of farming as a primary occupation also eroded. Because land is expensive to purchase for farming and profit margins are low, in order to be profitable it is necessary to have large farm operations.

As the population of farmers in the area ages, farms as land use entities become more difficult to sustain. The governments tax farms in estates at market value irrespective of actual use, and as the older generations pass on, the farms are sold. The market value of land for development in the subject area is high, but the land is the farmer's savings. Smaller acreage farms have become the rule rather than the exception.

It must be recognized that for farming to continue in the community, its basic foundation must be seen as changed. The concept of the farm as providing the primary source of income can no longer exist except in rare situations. Farming can, however, be maintained in the small orchards, in the nurseries, and in the livestock farms.

It is critical that the residential community be educated about the importance of working farms to the total community environment. The rights of farmers to peaceably work their land should be emphasized. New residents, especially, should be made aware of the demands of rural life as well as its benefits through educational programs.



*"...rural farmland is the single, most attractive feature of the Community".*

## RECOMMENDATIONS:

### 12. THAT RECOGNITION OF EXISTING FARMS BE IMPROVED.

*A symbol, designating a Community farm, should be designed, and a sign with the name of the farm and the symbol placed on the adjacent roadways. Signs could be purchased by the Community through various service organizations and donated to farmers.*

### 13. THAT THE RESIDENTIAL COMMUNITY SHOULD BE EDUCATED ABOUT THE CHARACTERISTICS OF AGRICULTURE IN THE AREA.

*A videotape tour of Community farms should be produced, copied and made widely available. It should include different types of farming in the area: truck, nursery, livestock, tree stewardship, etc. The film could demonstrate the mechanics of farming and stress the need for mutual respect between the farming and residential communities. Money to produce the tape would be sought through grants. It also is recommended that agriculture basics be provided in the curricula of area schools.*

### 14. BALTIMORE COUNTY SHOULD ADOPT AND ENFORCE A RIGHT TO FARM LAW.

*New residents, especially, should be encouraged to understand that one of the most attractive incentives for moving into the area must not be impeded from functioning smoothly and profitably.*

### 15. THAT ANIMAL CONTROL LAWS BE STRICTLY ENFORCED.

*There are laws already enacted to protect farmers and their livestock from the depredations of loose pets, but many residents and enforcement personnel in the increasing urban environment are unaware of the strictures of the laws.*

### 16. THAT A FARMER'S MARKET FOR AREA FARMERS BE ESTABLISHED.

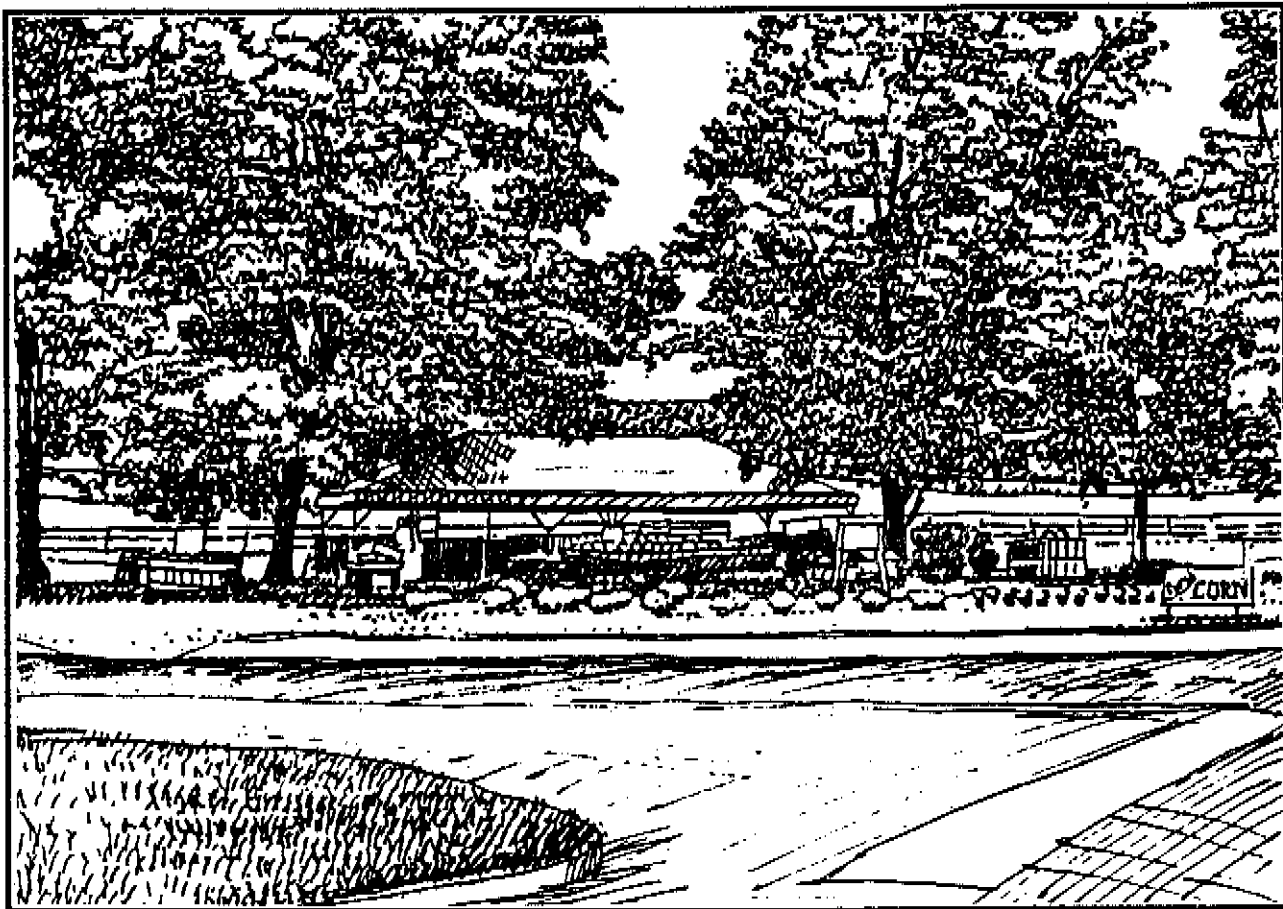
*An area market does not now exist in the Community. Such a market would enable the small, local farmers to display and market their produce in an economic fashion and would aid in bringing attention to this important part of the community. Criteria for a market site would include zoning to permit the sale of produce, baked goods, flowers and crafts, access to primary*



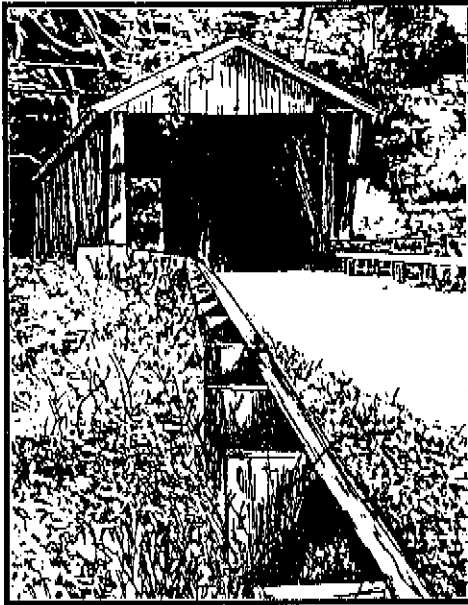
*roads, size to permit necessary on-site parking and buffers from neighboring tracts in order not to interfere with established residential communities. A possible site is the commercially zoned lot at the southeast corner of Harford and Sunshine roads in Fork. The site has several development constraints but has good access, and little or no demand would be placed on water or septic service.*

**17. THAT LOCAL FOOD MARKET'S BE ENCOURAGED TO DISPLAY AND SELL LOCAL PRODUCE.**

*A label could be authorized to be available to all local farmers indicating the produce as local in origin. Such marketing would be introduced to local grocers again to emphasize the importance the Community gives farming in its structure.*



*Farm Stands display and sell local produce.*



## **HISTORIC PRESERVATION**

The Community is well-recognized for its historic resources. The major north-south roads for the East Coast have long passed through Kingsville. Its farms and industry have supported local towns, troops and government since prior to the Revolutionary War. Several of the homes in the area are still owned by families who trace their ownership back to original land grants from the English Crown. Efforts are continuing to heighten awareness of historic structures in the Community and to seek their preservation.

The Community can be viewed as comprised of small villages linked by roadways and farmland. Historically, these villages were vital commercial centers serving the surrounding agricultural community as well as travelers through the area and the larger outside community. The preservation of the historic villages and structures within the Community is essential to preservation of the character of the area.

### **Franklinville and Upper Falls**

The historic sites of the Villages of Franklinville and Upper Falls have been studied and mapped as possible historic districts to consider establishing these villages as local historic districts and National Register Historic Districts. Franklinville was accepted as an historic district by the County Council on July 3, 1995 (see Appendix G). Also, that part of the Little Gunpowder Falls from Franklinville Village to the covered bridge on Jericho Road has been submitted as a scenic area.

The Mill Race Ruins north of the Belco Corporation property have been declared an archaeological site by the State Archaeologist. The steel bridge at Vinegar Hill in Franklinville is one of seven (7) such structures in the County planned for refurbishment. Dotted throughout the area are several other historic resources, which are being researched for individual listing. Also being researched are such structures as the old Upper Falls Academy, Round Robin Barn, Casino Hall and the Franklinville Presbyterian Church.

Adaptive reuse and restoration of older buildings is being encouraged by the Community. The existence of these structures within the setting of the villages enhances the quality of life for the residents of the entire County.

The villages need protection from modern rural development. Development both within the villages and adjacent to them should occur only in harmony with the preservation of the rural, historic character of the villages. Open space or tree/forested areas should border the villages as much as possible to preserve their rural character. New structures within the villages should be respectful of the architecture of existing buildings to preserve the historic integrity of the setting.

The Belco Corporation property in Franklinville is an 1883 cotton factory and presents a unique situation of a long-standing manufacturing business within a rural, historic community. There is a need for greater involvement by the business within the community so that contact is not strictly made on a complaint basis. Recently, the company agreed to fund a village historic sign. There obviously is the potential for conflict over the needs of the business and the community, but there also should be the opportunity for active involvement of the Corporation within the life of the community to their mutual benefit. At some point, perhaps within the period covered by the Plan, adaptive reuse of the Belco property will become an issue. That issue should be addressed now among the representatives of the owners, the Community and the County.

#### **RECOMMENDATIONS:**

18. THAT THE VILLAGE OF UPPER FALLS BE ESTABLISHED AS A BALTIMORE COUNTY HISTORIC DISTRICT.

*The application for the designation already has been prepared, and extensive volunteer work has occurred to document the significant, historic structures within the area.*

19. THAT FUTURE DEVELOPMENT ADJACENT TO THE HISTORIC VILLAGES OR STRUCTURES BE GRANTED ONLY WITH APPROPRIATE OPEN SPACE BUFFERS TO PRESERVE THE INTEGRITY OF THE VILLAGE UNITS.

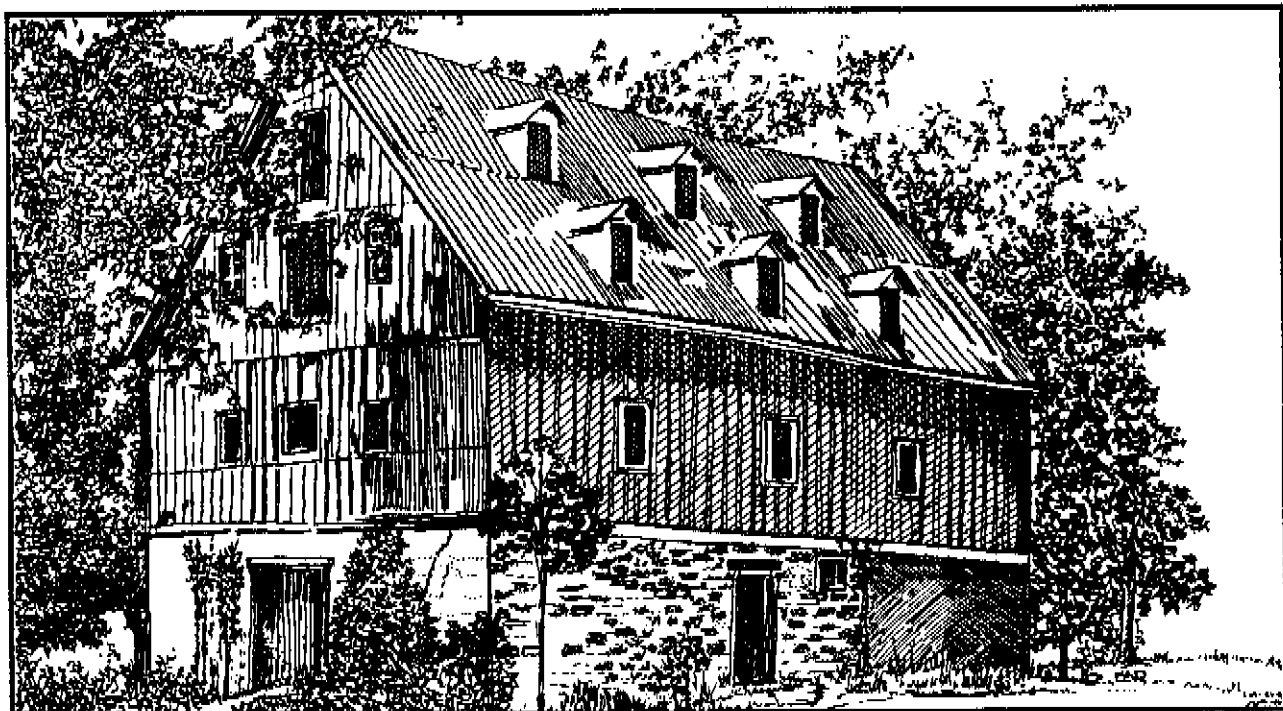
*Modern residential development adjacent to historic communities and structures should be buffered to preserve the character of the village or structure. These buffers could be in the form of fields, meadows or woodland, to the extent practicable. New construction should conform to the Historic Design Guidelines published by the Landmarks Preservation Commission.*

20. THAT THE COUNTY IDENTIFY BY APPROPRIATE SIGNAGE THE HISTORIC COMMUNITIES.

*The County has taken extensive measures to identify for visitors scenic and historic areas. The identification of historic villages will heighten awareness of these valuable resources within the County. Traditional State of Maryland historic roadside markers are recommended, such as the one planned for Franklinville or small wooden markers such as used in Glyndon.*

## Historic Places

The County has officially noted numerous historic structures and locations within the Community. A list of those sites is attached as Appendix C. Volunteer organizations within the Community have sought to make the residents more aware of their heritage through publications describing some of the sites. A video tape has been produced and has been well received. A tour of historic homes has been undertaken as a fund-raising venture for local community organizations. A folklore project is underway to compile both oral and documentary history. These measures all serve the need of raising the awareness of residents of the value of the local heritage and enhance the feeling of community among the residents.



Numerous structures, however, have deteriorated through neglect or have disappeared altogether due to a lack of awareness of their value to the Community. Residents of the area should become aware of the advantages and incentives offered to owners of historic structures who seek their preservation. Further incentives should be given property owners who seek to preserve the historic character of valuable structures. Suitable reuse should be encouraged including appropriate commercial uses such as bed and breakfast establishments.

#### **RECOMMENDATIONS:**

21. THAT THE ZONING AND DEVELOPMENT REGULATIONS BE REVIEWED TO PERMIT APPROPRIATE REUSE OF HISTORIC STRUCTURES EITHER COMMERCIALY OR AS RESIDENCES.

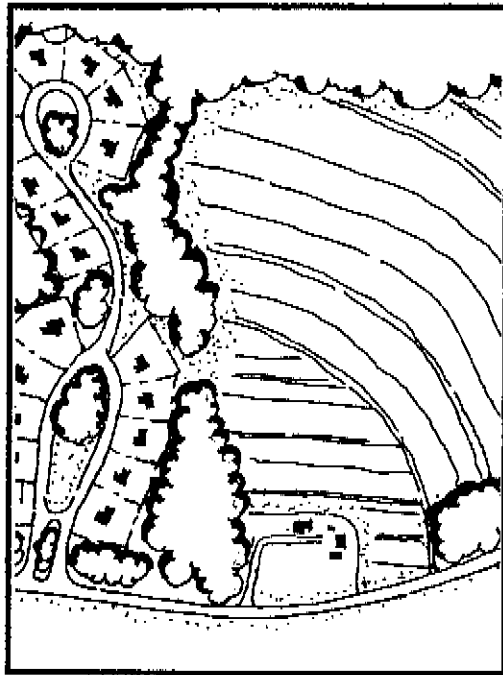
*The zoning regulations to some extent permit adaptive reuse. Through a special exception process and an overlay district pertaining exclusively to historic structures both the Community and the property owners could benefit by reuse compatible with the village characteristics. Reuse should conform to the Historic Design Guidelines of the Landmarks Preservation Commission.*

22. THAT SCENIC ROUTES AND VIEWS BE ENHANCED AND PROTECTED.

*Scenic and historic roads such as Jericho Road and the Vinegar Hill iron truss bridge need special attention for the preservation of their character and contribution to the Community. The County should work with the Community to adopt and effectuate a plan for the preservation and enhancement of these areas.*

23. THAT A RURAL HERITAGE SOCIETY BE ESTABLISHED TO WORK WITH OWNERS OF HISTORIC PROPERTIES FOR THEIR PRESERVATION AND RESTORATION.

*An advisory board comprised of members of the Community should be formed to work with local property owners and with both the Landmarks Preservation Commission and the Baltimore County Historical Trust on means to aid property owners in the restoration of historic properties and on finding additional historic resources. The Board would assist in providing information about restoration programs to property owners, and it would assist Community groups, property owners and the County with projects that require review.*



## LAND USE ANALYSIS

### Historic Growth

Kingsville, Fork and Upper Falls each have somewhat distinct historic antecedents and development patterns. All of the villages are rural in character and are primarily based in a rural and agricultural setting, yet their growth patterns reflect their proximity to travelways and rivers. Fork and Kingsville reflect the impact of the major state roadways through their centers. Upper Falls reflects to some extent its proximity to mills along the Little Gunpowder and proximity to the once busy port of Joppa. Bradshaw is even more impacted by its location along Old Philadelphia Road, Pulaski Highway and especially the CSX railroad along the northeast corridor.

Historically, the center of Fork was more developed than it is at present. Fork had its own public school, a hotel, the first phone exchange in the area, a funeral home, feed store and bowling alley in addition to some of the development that is present today. All of the commercial development centered around the intersection and Sunshine and Fork Roads with Harford Road. The community surrounding the intersection was almost exclusively devoted to agriculture in large parcels. There were several fine estates of prominent County citizens. Fork was mentioned in the Baltimore American as early as May 6, 1807. The Fork Meeting House Post Office was established in 1839.

Kingsville grew along the Belair Road both north and south of the intersection of Bradshaw Road and Sunshine Avenue with Belair Road. The King's Tavern Post Office was established in 1828 and renamed Kingsville in 1830. Part of the building occupied by the Lassahn Funeral Home was built in the early 18th century as the home of Nicholas Day, Jr. and became a restaurant only in 1920, continuing until 1969 when the Lassahns began their service. Many of the current businesses in Kingsville have been established for decades, but such uses as a tannery, hardware store, and more recently a pharmacy have all disappeared. No large scale residential development occurred until the middle of this century. At first, homes were clustered around the center of the village while large farms and estates surrounded the cluster of dwellings. The first subdivision development really did not occur until the 1950's.

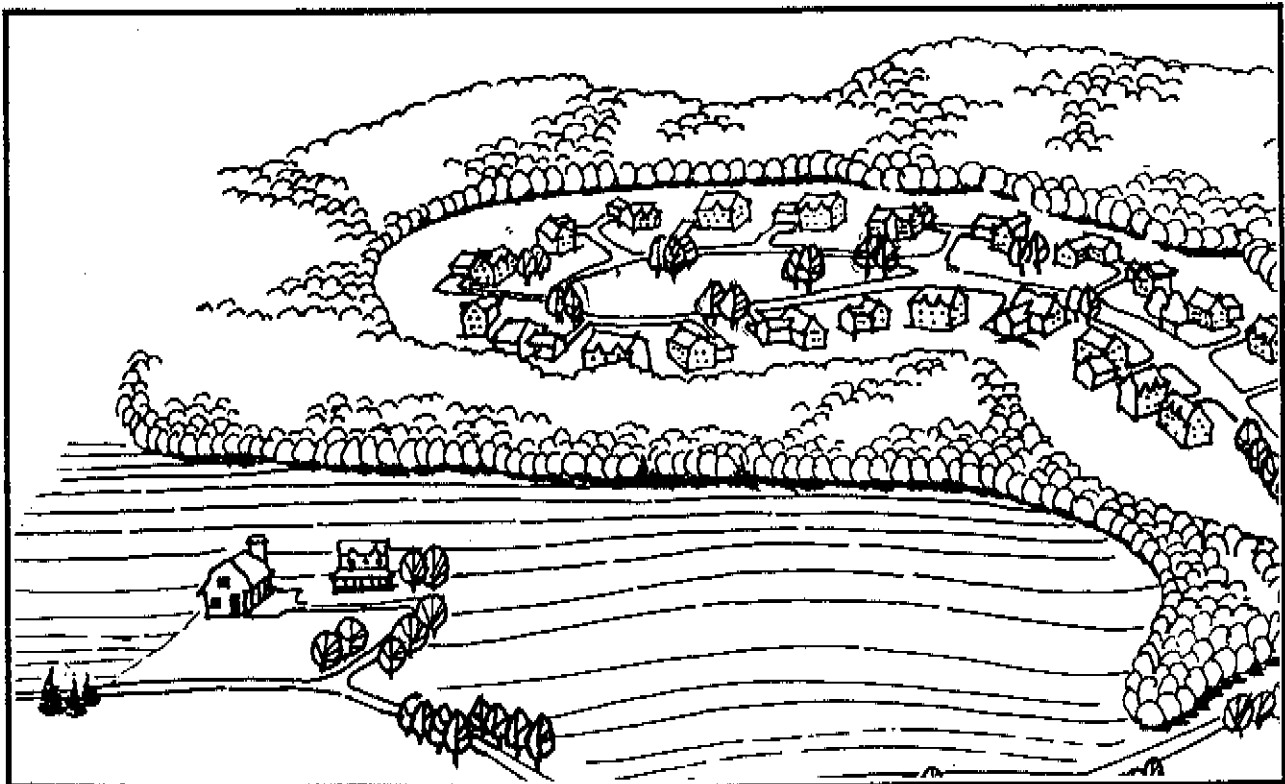
Upper Falls, the smallest of the villages, was built at a cross-road near a small store, not far from the mills along the Little Gunpowder and large farms along Bradshaw and Raphael Roads. Some families in the area trace their roots back centuries on the same land. The place had been called McCubbinsville about 1800 and also was called Starr's Corner. The community is

oriented in many ways historically to the development along the Old Philadelphia Road, Maryland Route 7, to the East. In that area are homes dating back to the earliest settlement of the County.

Most of the residential growth within the Community occurred in the 1960's and 1970's. United States Census data indicate that between 1980 and 1990 there was an increase of 533 housing units and that in 1990 the population in the plan area was approximately 5,284.

The impact of growth is magnified by increased traffic and population increases to the north and to the south. Both the Perry Hall and Fallston communities have been among the most rapidly growing areas in the State. By means of comparison an area in Perry Hall, census tract 4113.04, less than half the size of the plan area, has 5,220 residents and grew by more than forty-five percent (45%) in the last decade.

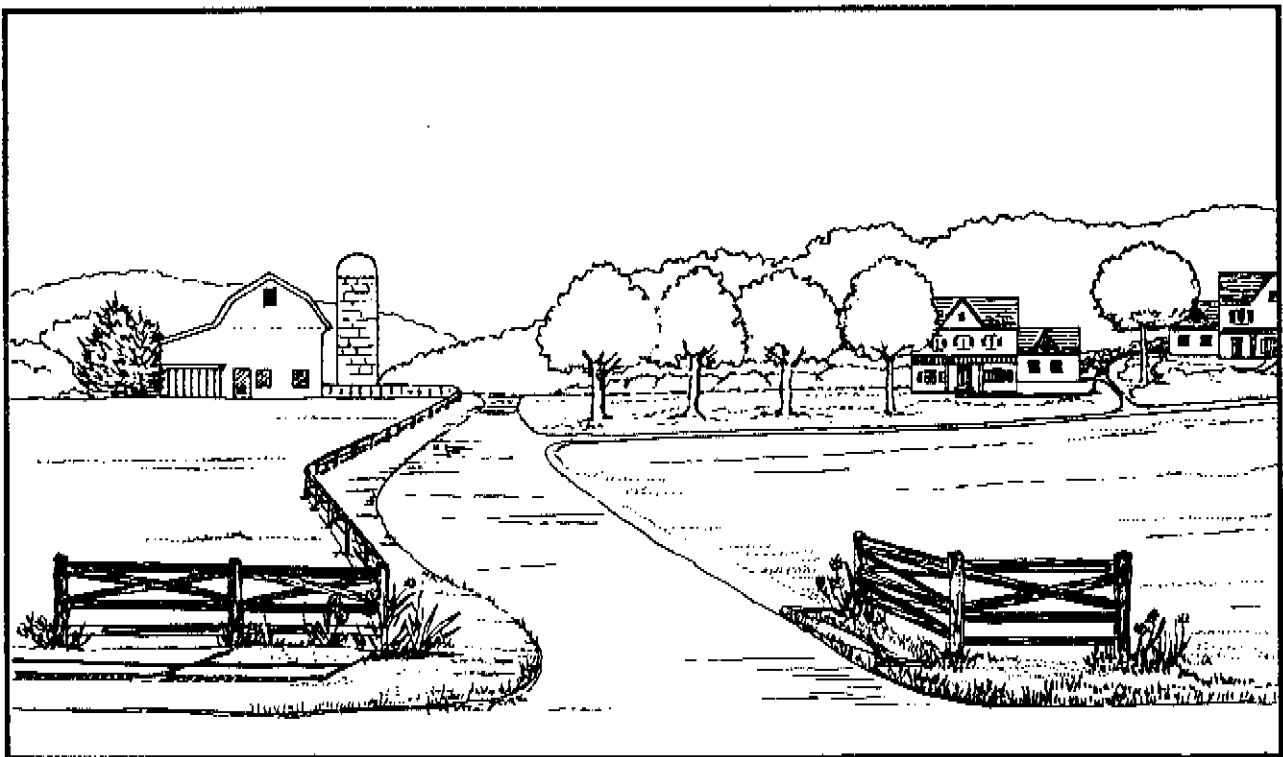
The character of the Community has been further impacted by the sprawl which has occurred. Not until the mid-1980's did Baltimore County adopt comprehensive development regulations which mandated consideration of numerous planning and development factors in a public forum. Mismanaged growth in the past has created suburbanization. Tighter development controls and requirements of compatibility should lead to improved development patterns. Concerns over new growth due to the character of the previous patterns nonetheless are justified.



There has been little additional commercial zoning in the Community in the last decade. There has been little commercial development in any of the villages. The demand for many services now is met outside the community in the commercial centers to the north and south. The commercial center of Kingsville has declined in use and in appearance as environmental and economic constraints have precluded improvement of existing structures. Commercial development in Fork consisted mainly of the replacement and enlargement of a local hardware store and incorporating it into a strip shopping center. The addition of a single bed and breakfast and conversion of a grocery store to a cleaners has been the new development in Upper Falls.

Almost all of the existing housing is in the form of individual, single family dwellings. Approximately sixty percent (60%) of the population is over the age of 35. The increasing age of the population is reflected in the small growth in the elementary school age population. Only about twenty percent (20%) of the population is under twenty (20) years of age.

Although older existing houses sell for approximately \$135,000 - \$150,000, newer homes on lots are much more costly. Building lot prices escalated in the 1980's from \$30,000 to \$90,000 over the course of the decade. New homes on lots have similarly escalated in cost. The increasing cost of lots and houses in the Community also is consistent with the aging of the population and their ability to afford the more expensive housing.





No recent development has achieved the maximum density permitted under the R.C. 5 zoning. This is due in large part to the failure of the soils to percolate. Wetland buffers, forest buffers, and zoning, well and septic area setbacks also contribute to the lack of zoning density. Much of the area in the Harford Road area is zoned R.C. 2, which precludes substantial, residential development. Although there are numerous houses along the roadsides and several subdivisions in the R.C. 2 area, this construction and development predated the imposition of the more restrictive zoning in the 1976 zoning maps.

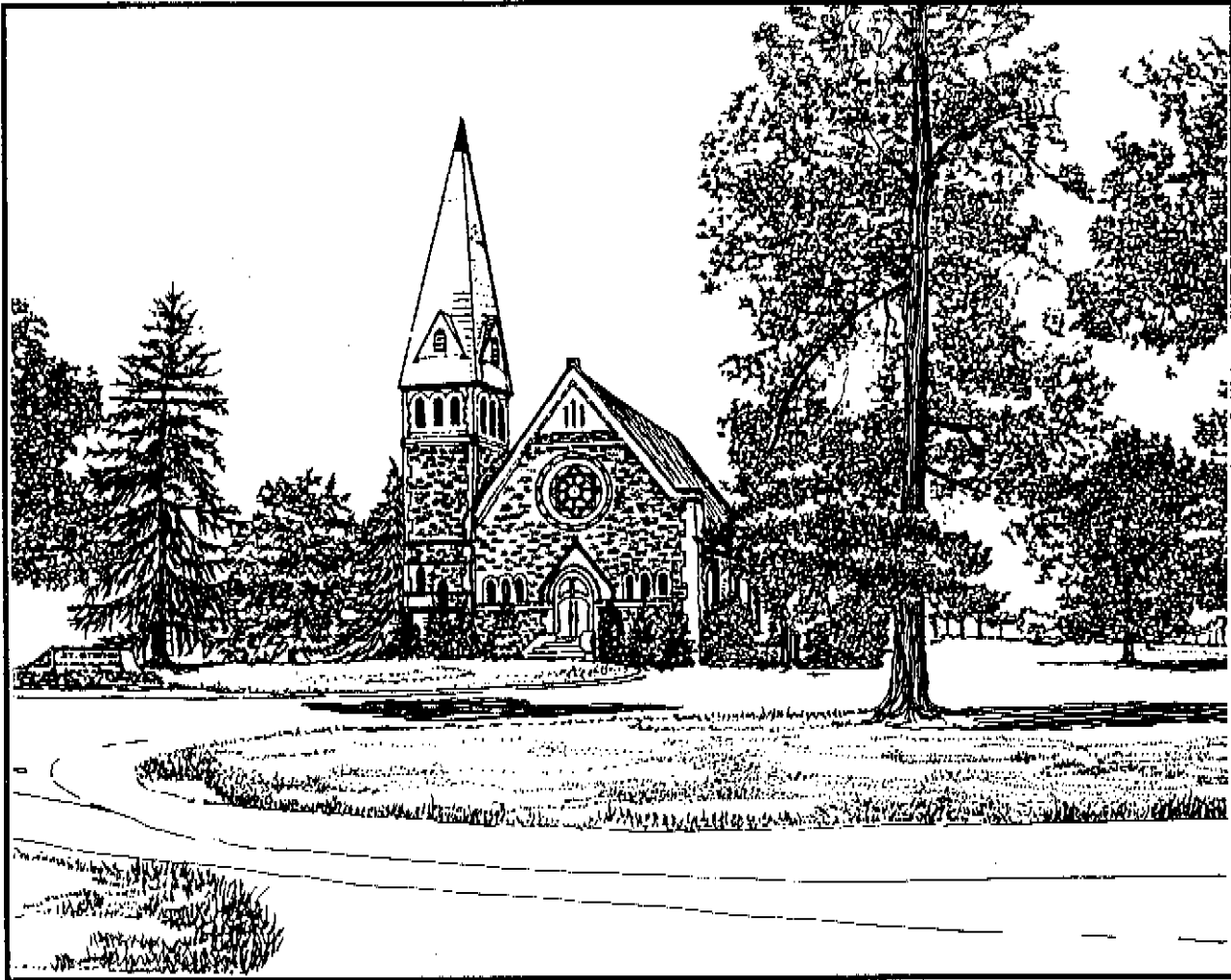
## Special Development

With the growth of the Community in the last several decades, there has been a demand for special kinds of development such as churches, community centers and recreational facilities. These developments have significant impact on traffic, septic use and water use. New construction of these special forms of development should be directed to areas served by adequate roads and be located on tracts of land sufficient to yield adequate water without endangering the wells of neighboring residents. Because of the more intense usage of the land compared to dwellings, special restrictions should be imposed to protect sensitive environmental features such as streams, forests and wetlands. Design standards for the construction of new facilities should require blending of the new facilities into the adjacent area as much as possible.

### RECOMMENDATIONS:

24. THAT SPECIAL FORMS OF DEVELOPMENT SUCH AS CHURCHES AND RECREATIONAL FACILITIES, WHILE BENEFICIAL TO THE RESIDENTS, SHOULD BE LOCATED IN CLOSE PROXIMITY TO MAJOR ROADWAYS SUCH AS HARFORD AND BELAIR ROADS, AND PROVIDE A SUITABLE BUFFER COMMENSURATE WITH SIZE AND USAGE FROM NEIGHBORING PROPERTIES.

*Special forms of development such as churches, day camps and recreational facilities are permitted by right or by special exception in some rural conservation areas. The demands of these developments on the infrastructure may be more extensive than most commercial enterprises. Due to the fragility of the rural environment and to the characteristics of the rural community special consideration should be given to the access to the development and to the protection of adjacent environmental features and of neighboring properties.*



*" Structures supporting the special forms of development should be architecturally designed to be compatible with neighboring uses ".*

25. THAT DESIGN REQUIREMENTS FOR SPECIAL FORMS OF DEVELOPMENT SHOULD CONSIDER THE UNIQUE PURPOSE OF THE SITE AND ANY STRUCTURES AND REQUIRE COMPATIBILITY WITH THE SURROUNDING NEIGHBORHOOD.

*Structures supporting the special forms of development should be architecturally designed to be compatible with neighboring uses. This requirement of compatibility should extend to fencing and significant landscaping including reforestation/afforestation.*

# Commercial Development

Some commercial enterprises in Kingsville and Fork suffer from the inability to expand or improve due to physical constraints, and from the inability to attract new or replacement uses to the few appropriately zoned parcels of land with development potential. The fact that expanded commercial centers now exist in adjacent communities must also be considered. It is apparent that the environmental constraints imposed by the lack of public water and sewer have diminished the desirability of commercial development both from business and community standpoints. The need for certain basic services within the local community, however, is apparent.

Two separate commercial concepts need to be addressed. The first is the redevelopment and expansion of existing business. The second concept is the provision for new business. There currently is little demand for new business. Environmental constraints and projected traffic access indicate that in the future new business, if any, should be directed toward the area between the two divided portions of Belair Road north of Kingsville. Strip zoning is unacceptable. A survey should be undertaken by the County in conjunction with the local business and residential organizations to determine what is the actual usage of commercial land in the Community, and to determine whether there is a need for additional commercial zoning to replace the parcels of land zoned commercial but unusable due to physical constraints.

The need for existing business to improve and expand requires a creative approach. The existing businesses are vital to the Community. Their vitality not only serves the needs of the local residents, but they are as much of a component of the Community environment as the houses and farms. The deterioration of appearance of existing buildings, the lack of conformity of newer structures to older structures all detract from the overall Community.

The Baltimore County zoning regulations contain various tools for dealing with a rural community's ability to promote expansion of existing businesses and to enhance the ability of needed services to locate within the community. In the Community more extensive use of the Resource Conservation Commercial (RCC) zone and of the Commercial - Rural (CR) district must be encouraged. These zoning tools when coupled with the County's development requirements should serve both the commercial and residential communities. The commercial uses permitted by the rural zone and district were designed to be compatible with the rural nature of communities such as Kingsville - Fork - Upper Falls. The requirement of compatibility will raise important issues even on expansion of existing businesses.

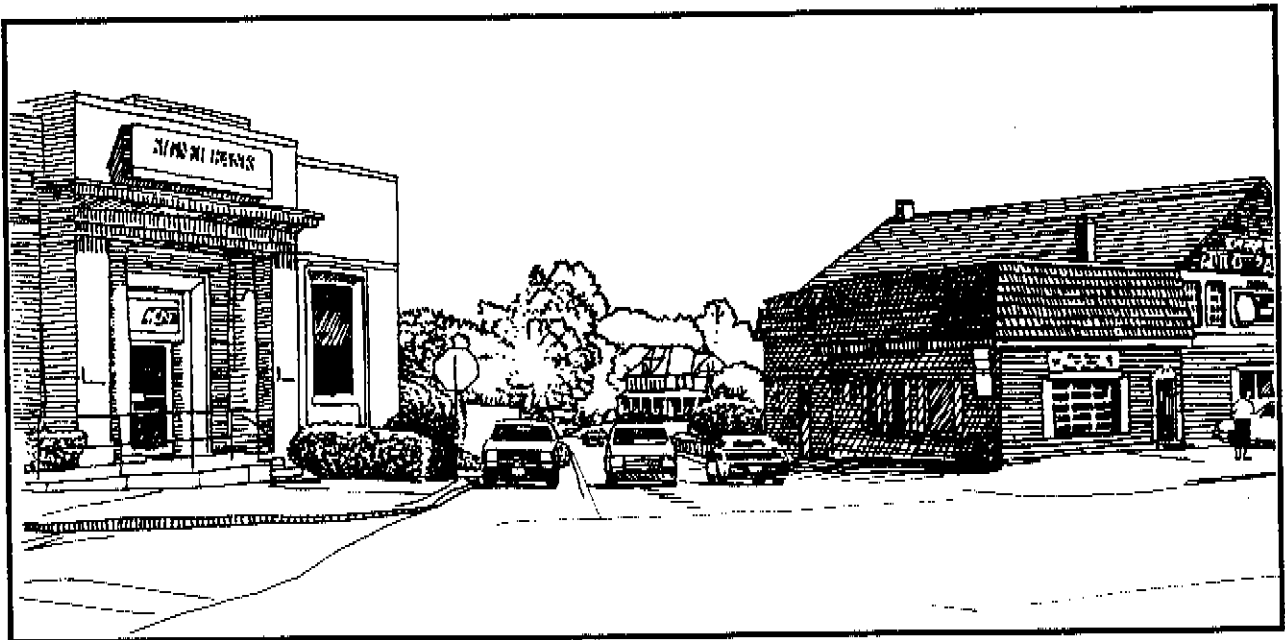
Techniques to permit community-based commercial development and yet maintain the open areas are paramount to good planning. Studies by the Department of Environmental Protection and Resource Management of failing septic systems in the Community will be important in determining what options are available to local businesses to improve and possibly to expand.

## RECOMMENDATIONS:

26. THAT AN EXTENSIVE INVENTORY OF EXISTING COMMERCIAL PROPERTY, BOTH OCCUPIED AND VACANT, BE CONDUCTED TO DETERMINE THE EXISTING AREA ZONED AND AVAILABLE FOR COMMERCIAL DEVELOPMENT BASED ON PHYSICAL CONSTRAINTS.

*Until a detailed inventory of commercially available property is taken, it is impossible to determine whether there is sufficient commercial inventory or too much or too little. The zoning lines do not indicate whether adjacent rural conservation property is included in existing commercial businesses or whether environmental constraints preclude additional or any development. These determinations should be made with the cooperation of local business and property owners to determine the actual, usable inventory as well as the demand for expansion before substantial commercial rezoning is granted.*

27. THAT THE CR DISTRICT OVERLAY OR THE RCC ZONE BE MAINTAINED ON COMMERCIAL PROPERTIES AND BE PLACED ON PROPERTIES WHICH MAY OBTAIN COMMERCIAL ZONING IN THE FUTURE AND THAT COMMERCIAL ENTERPRISES WORK CLOSELY WITH THE COMMUNITY, ADDRESSING ITS



*"The need for existing business to improve and expand requires a creative approach."*

## Residential Land Use

It is anticipated that future residential growth will occur at approximately the same pace as in the past decade. The rate of growth is due in part to the high cost of land and of land development. Furthermore, much of the land currently zoned for residential development has physical constraints precluding the desirability of development.

The key issues with future residential development in the Community concern the design of the development. Current development requirements spread lots and houses over large tracts of land. The usual lot sizes are from one (1) to ten (10) acres. There is no provision for open space in current regulations nor for the acquisition of land for buffer areas, Greenways, etc. While there are concerns over the density of development, physical constraints historically have precluded density of the amount permitted by law. Actual densities are usually fifty percent (50%) of that permitted by current regulations. The fact that the density is spread out over a tract, however, gives a suburbanized image of the property incompatible with the rural character. Suburban sprawl also has been shown to have a negative impact on the environment.

Future residential subdivision design should above all be sensitive to environmental features. Stream buffers and woodland areas should not just be protected but conserved. Conservation includes not only preservation of the asset but management, enhancement and improvement under approved management plans.

Forests cover a large part of the Plan area. They provide habitat for wildlife, protect endangered species, improve water quality and account for much of the rural charm of the Community. Management of forest resources should be encouraged. Preservation of existing vegetation is not enough. Maintenance or enhancement by shrub or tree planting and control of noxious weeds or aggressive, non-native species may be required. Forest harvesting is a technique encouraged by the State Department of Natural Resources for the conserving and renewal of forest resources. A draft Forests and Wildlife plan for the Community is attached in Appendix D.

On forested properties subject to development, an overall plan, based on the State Forest Conservation Act of 1991 should be developed to guide afforestation, reforestation and forest management. This concept plan adopted with the development of the property should identify problems and propose solutions.

Stream buffer areas similarly should be conserved by property owners. Although the County has stringent stream buffer regulations, enhancement of stream buffers by developers is a concept which should be examined with the active involvement of the Gunpowder Valley Conservancy and the Greater Kingsville Civic Association. Stream buffers left unmanaged may

actually deteriorate through the invasion of pest vegetation prevalent, although not native, in the area. New plantings should be encouraged through an incentive program.

The protection of open space is a primary Community concern. The Community is characterized by open fields, woodlands, and the mixture of residences and farmland. The provision for open space can be accomplished through legislation and through design techniques. For the purposes of this Master Plan the term "open space" means areas unimproved by non-agricultural structures containing five (5) contiguous acres or more. Clustering of homes, that is a grouping of single family homes on one portion of a property to allow for preservation of substantial open space on the remainder of the property, would permit larger parcels to maintain farmland or woodland and would counter the tendency toward suburban sprawl over the countryside. Clustering would not permit more homes than now permitted, nor is it intended to result in any more housing than currently permitted or available on a tract of land by current development techniques or by percolation, but it would permit large fields and forests to remain and would promote agricultural use.

Clustering of houses also would be more compatible with the older residential community than more modern development. Many of the houses in the Community are built on small lots of less than an acre in size. Houses in the immediate vicinity of Kingsville's center are built on half acre lots. The Community has retained its rural character because those clustered homes are surrounded by open fields and farmlands.

If clustering is adopted, open space availability is much improved, but all development of significant scope should have an area set aside either on individual lots or in single ownership where additional non-agricultural construction is not permitted. The location of the open space would depend on environmental sensitivity, protection of neighboring agriculture, visual impact, and compatibility of the proposed development with neighboring properties. The quantity of open space would depend on the acreage involved, the maintenance of the rural character of the area, and the sensitivity of the property. Open space use would be passive in nature, except that some non-intensive, agricultural uses would be permitted. Construction in open space would be limited to barns, livestock sheds and fencing to be approved on an individual basis based on design and location. Open space areas should be protected and maintained by covenants and/or by easements placed on the land.

Not all open space, however, is of equal quality. Provision should be made for development to fund the acquisition of open space and of Greenways and buffer easements. This acquisition can be accomplished if payments from developers are sought in lieu of open space requirements on individual developments. Much of the acreage in the Plan Area is in tracts of less than fifty (50) acres. Many of the parcels are less than ten (10) acres. Open space requirements applied uniformly to such parcels may not yield the visual, environmental and compatibility enhancement sought in the requirement. The County in working with the residents and

developer should have the flexibility to require funding contributions in lieu of open space requirements so that buffer areas can be provided in sensitive areas or so that Greenway easements can be acquired. By appropriate application of various development options both the developer, the proposed residents and the existing residents should benefit from the results of well-planned and designed development.

Because of the need to preserve the farming area of the Community, it is important that the R.C. 2 zoned property not be reclassified to R.C. 5 to permit the development of additional residential housing. The primary purpose of the R.C. 2 zone indicated in the zoning regulations is "to foster conditions favorable to a continued agricultural use of the productive agricultural areas of Baltimore County." This purpose is no less important to the Plan Area. Although several residential developments have been grandfathered in the R.C. 2 zoned area, thereby indicating a larger agricultural area than actually exists, this diminution of acreage actually devoted to agriculture makes the remaining acreage so zoned all the more valuable to the Community.

#### **RECOMMENDATIONS:**

28. THAT FOREST CONSERVATION PLANS BE REQUIRED AS PART OF ANY PLAN OF RESIDENTIAL DEVELOPMENT OF THREE LOTS OR MORE.

*The Forest Conservation Act of 1991 requires new development to comply with certain criteria, concerning management of existing woodland, afforestation/reforestation. The County should enact criteria, which require developers to file as part of their submittal, plans pertaining to woodlands on the site and their conservation.*

29. THAT REPLANTING OF VEGETATION BE ENCOURAGED AS PART OF STREAM BUFFER AND FOREST BUFFER EASEMENT PROGRAMS.

*Currently, stream buffer requirements only prohibit intrusion. They do not address remediation of conditions occurring prior to development such as the intrusion of unwanted, foreign species of vegetation, which do nothing to enhance water quality. Developers should be given incentives to improve water quality by planting within the buffer and providing for maintenance of selected species of vegetation.*

30. THAT PLANS FOR DEVELOPMENT SHOULD MAKE PROVISION FOR OPEN SPACE OR FOR PAYMENT INTO OPEN SPACE ACQUISITION FUNDS ADMINISTERED BY THE COUNTY.

*Rural open space would serve a different purpose than local open space programs in the urbanized areas of the County. While passive recreation may be a component of open space, the real purpose of the open space would be to provide buffers and to protect environmental areas and Community character.*

31. THAT THE COUNTY ADOPT A COMPREHENSIVE SCHEME OF REGULATIONS PERMITTING THE CLUSTERING OF HOMES IN RESIDENTIAL SUBDIVISIONS.

*Clustering is considered to be the location of single family, detached houses in a designated area or areas within a site in order to provide areas of open space. Clustering of houses is not unanimously favored, but from the standpoint of protecting open areas and preserving vistas, meadows and forests, it is far superior to the sprawl encouraged by current zoning and development regulations. Issues pertaining to overall density need to be addressed, but if clustering were adopted in conjunction with open space requirements and an overall density formula, then the potential for improvement in new rural development would outweigh potential problems. The regulations also will need to address significant concerns over the long term management and protection of the open space.*

32. THAT THE EXISTING R.C. 2 ZONED LAND WITHIN THE COMMUNITY NOT BE REZONED TO R.C. 5 TO PERMIT THE DEVELOPMENT OF ADDITIONAL RESIDENTIAL HOUSING.

*It is important that the farming land within the Community be preserved, and accordingly, the R.C. 2 zoned land should not be reclassified to permit additional housing to intrude on the prime farming areas within the Community.*



# DEVELOPMENT DESIGN

## Site Design

Site design for future development is extremely important in preserving the character of the neighboring area. Techniques discussed under Land Use Analysis are important in preserving vistas of open meadows and dense woodland. The development itself, however, must be sensitive to the land on which it is built. In particular, landscaping,

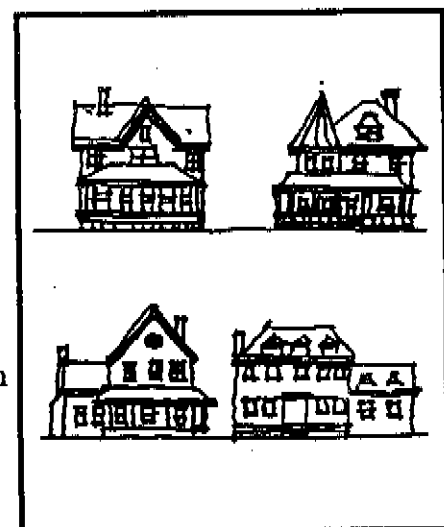
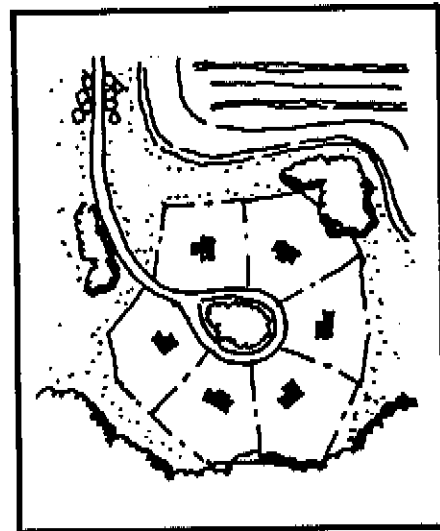
afforestation/reforestation, should be required to meld the development into the surrounding community. Scenic vistas and views of significance to the Community should be protected. The Community should be encouraged to work with developers to review designs and offer suggestions on appropriate landscaping, reforestation, and architectural design.

Landscape buffers soften the visual impact of new houses. Houses should not back up to existing roads, and where physical constraints require the configuration, appropriate landscaping should be used as a buffer. Landscaping too should meld into the natural environment and provide wildlife corridors and habitat. Scenic vistas and views should be enhanced by landscaping and not be blocked by development.

There are numerous properties, which contain views of buildings or of fields and hillsides, which really are definitive of the character of the Community. Care should be taken in future development to preserve and enhance those views to the extent practicable. A list of suggested properties is attached as Appendix E, but the community in conjunction with property owners and representatives of the Landmarks Preservation Commission should put together a list for use by the County in its review of proposed development so that issues pertaining to the character of these properties may be addressed.

## Architecture

Some architectural styles, particularly for commercial buildings, simply are not sensitive to a rural character. Inappropriate architecture increases the perception of change in character of the area and of the extent of the construction. Buildings which have details which echo Victorian, farm, or colonial styles should be encouraged. New construction

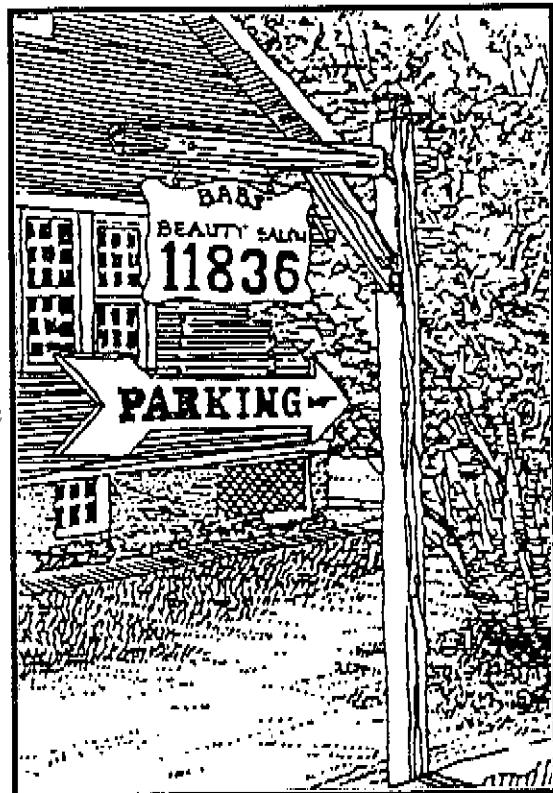


should follow the spirit of the Historic Design Guidelines published by the Landmarks Preservation Commission. Shopping center construction as exists in the suburban areas of the County or even in the rural town centers is not appropriate for the small villages comprising the Community. The restoration guidelines contained in the Hereford Master Plan are excellent guidelines equally applicable to similar development in the Community.

## Signage

Signs can be a major source of visual pollution. There is no consistent style of signage in the Plan area. Signs usually must be adapted for the particular use and location of the facility. A sign that might be appropriate for Belair Road in size and configuration might be wholly inappropriate in Upper Falls. As with architectural styling, however, suburban and urbanized characteristics do not fit in with the character of the Plan area. Plastic and back lit signs as occur in Perry Hall are not indicative of a rural character. The CR zoning district contains appropriate signage guidelines which should be supported throughout the Community.

Permanent signage in residential developments is not appropriate. The object of new development should be to blend in with the adjacent neighborhood, not to stand out apart from the Community. The quality of the development should speak for itself, and signs advertising particular developments should be discouraged as not in keeping with the established Community.



## RECOMMENDATIONS

33. THAT A DESIGN REVIEW COMMITTEE BE ESTABLISHED TO WORK WITH THE COUNTY AND WITH DEVELOPERS TO ENCOURAGE COMPATIBLE DEVELOPMENT DESIGN.

*Each development has its own particular needs and configuration, and each development project will meld in a unique way with adjacent properties. Developers have to be made aware of concerns with respect to compatibility and should be assisted in configuring the proposed development, large or small, in such a way as it enhances the rural character of the Community.*

34. LANDSCAPING SHOULD BE USED TO COINCIDE WITH THE NATURAL ENVIRONMENT.

*Landscaping should be a required component of development in the Community. Buffers and landscaping which emulate naturally occurring landscaping will enhance a development and lessen the environmental impact and improve and maintain the rural environment.*

35. SCENIC VISTAS AND VIEWS OF SIGNIFICANT STRUCTURES IN THE COMMUNITY SHOULD BE A CONSIDERATION IN THE REVIEW OF ANY DEVELOPMENT PROJECT.

*The 1989-2000 Master Plan for Baltimore County indicated the importance of scenic vistas. The concept of the importance of visual impact extends to far more, however, than natural hillsides or flowing streams. History is a part of the Community's fabric, and significant structures, emblematic of the Community's history and character, need to have their visual relationship to the Community conserved. A proposed chart of historic and important properties and structures is attached (see Appendix E). The chart breaks the properties down into categories of significance for guidance purposes only. It does not attempt to rank historic significance or importance but only impact from a visual and community sense of impact of the site.*

36. COMMERCIAL ARCHITECTURE AND SIGNAGE IN THE PLAN AREA SHOULD BE REFLECTIVE OF THE COMMUNITY'S CHARACTER.

*Guidelines for design of commercial structures in rural villages should be adopted. Community groups should work together with developers to encourage design compatible with the rural character. New sign guidelines for rural areas should be adopted, and planners should be able to demonstrate to developers the advantages of blending signage and architectural design in ways which enhance the proposed project.*

37. THAT THE DESIGN REVIEW COMMITTEE REFERENCED IN RECOMMENDATION 33 PREPARE DESIGN GUIDELINES TO PROMOTE COMPATIBLE DEVELOPMENT DESIGN.

*The design guidelines should be submitted to the County and officially adopted into the Greater Kingsville Area Community Plan by the Planning Board and by the County Council.*

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# GREATER KINGSVILLE AREA COMMUNITY PLAN

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## Appendices

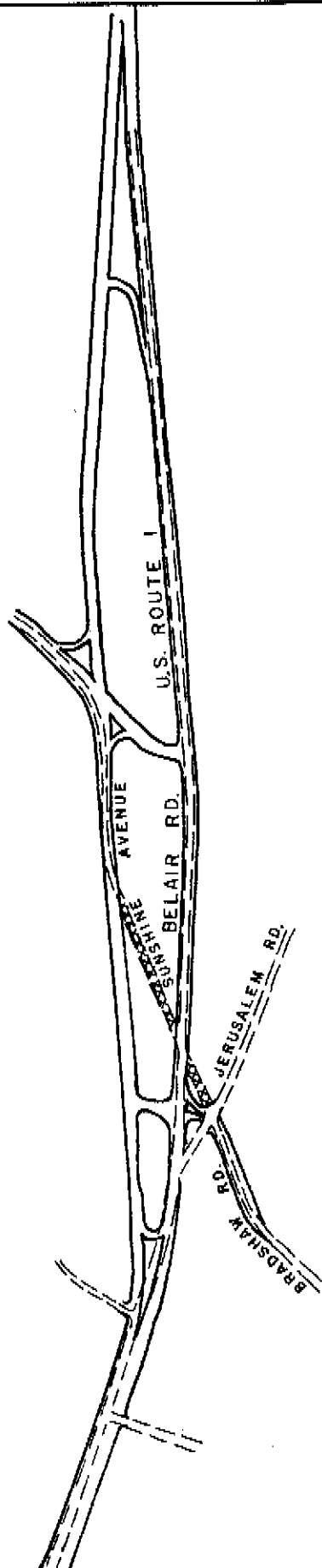
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**LEGEND**

EXISTING ROADWAY

PROPOSED ROADWAY

PAVEMENT TO BE REMOVED



**Appendix A**

**ALTERNATIVE U.S. ROUTE 1 DESIGN  
SELECTED FOR KINGSVILLE**

## Appendix B

# BRIDGES

In the Kingsville-Fork-Upper Falls area are eight (8) bridges. Of these bridges three (3) currently are in need of repair. These include:

Bridge #1: Vinegar Hill Road (at Harford County Line)

Bridge #5: Jerusalem Road (at Harford County Line)

Bridge #224: Mount Vista Road (near Charlund Road)

## Appendix C

### KINGSVILLE HISTORICAL LIST

Historic Description	Location	
00132	St John's Church	Belair Rd @ Kingsville
00133	Ishmael Day House	Sunshine Ave - Fork
00134	Jubilee	12235 Jericho Rd
00135	Jericho Farm	12230 Jericho Rd
00140	Glen Meadows (Hill's Forest)	8017 Williams Rd At Glen Arm Rd
00236	Green Oak Farm	N.E. Corner Cedar Lane & Mt Vista
00237	Buck Hill (Bauers)	12310 Jerusalem Rd (West Side Of Rd)
00238	Heathcote	7027 Mt Vista Rd West Of Belair Rd
00239	Freedman's Bureau	11807 Belair Rd South Of Kingsville
00240	Gruppy Hollow (Millers Studio)	West Side Of Belair Rd Near Kingsville
00241	Walnut Hill	11819 Redstone Rd, Kingsville
00242	Batterbrook Farm	Mt Vista Rd
00243	Day-Deans-King House	11750 Belair, (Kingsville Inn), Lassahn Home
00244	Fluharty's Folly	Jerusalem Road Near Kingsville
00245	Orwell (Built By Onion's)	11805 Franklinville Rd Franklinville
00246	Swarthmore	11808 Franklinville Rd
00247	Wrights Hotels	W Corner Harford Rd & Regwood Rd
00248	Gunpowder Copper Works	10910 Harford Rd (Great Gunpowder Falls)
00249	Dampman's Hotel	Harford Rd & Sunshine Ave, Fork
00250	Roslyn	7640 Bradshaw Upper Falls
00251	Chilham House	Jones Road, Bradshaw
00252	Mount Peru	Jones Road, Bradshaw
00253	Woodbine	11300 Raphael R .3 Miles W Of Bradshaw Rd

00279	Pork Forest	Stone Farm House 12 Acres 1 Mile N of Fork
00359	Ormor Heights	1 Mile N.E. of Bradshaw Rd West of US 40
00360	Onion-Rawl House	11314 Reynolds Rd .4 Mile N. of Bradshaw Rd
00361	Jericho Covered Bridge	Jericho Road & Little Gunpowder Falls
00362	Bellvue	North Side of Bradshaw .5Mi. West of US 40
00363	Baker-Gorsuch House	12717 Fork Rd .4 Mi W of Fork Crossroads
00364	Fork Methodist Church	12800 Fork Rd
00365	John E Healey House	South Side of Fork Rd opposite Cherry Hill Rd
00385	William L Wilson House	10900 Harford .2 Mi NE of Factory Rd
00386	Homestead (Bonaparte's)	12130 Harford Rd .5 Mi S of Mt Vista
00525	Lone Pine Retreat	East Side of Harford Rd .9 Mi N of Factory
00525	Foard-Hurchenreuter House	East Side of Harford Rd. .6 Mi N. Hartley Mill
00526	Burton-Twining House	.5 Mi East of Harford Rd 1.2 Mi S Hartley Mill
00530	Beachmont Farm (Foard's)	S Side of Mt Vista, .3 Mi E. of Harford Rd
00539	Belle Vista Site	.5 Mi S of Mt Vista, E Side of Harford Rd
00599	Gunpowder Iron Works	Dam Abutments-Banks of Falls, Upstream I-95
00600	Robert Howard's Gristmill Sites	Bank Falls 30' Upstream of Power Line
00914	McCloskey House	7221 New Cut Road, Fork
00961	Bottom Road Iron Bridge	Over Little Gunpowder Falls
00962	Vinegar Hill Iron Bridge	Over L. Gunpowder Falls, .2 Mi SE of Franklinville
01181	Franklinville United Pres Church	11846 Franklinville Rd
01182	St Paul's Evangelical Lutheran	10022 Jerusalem Road
01183	St Stephen's Catholic Church	8030 Bradshaw Road
01184	Casino (Upper Falls Lodge)	S.E. Corner Bradshaw & Raphael



01335	McKnight House	12801 Harford Rd Opposite Pork Forest Rd
01516	Original Fork Christian Church	E Angle Between Stoney Batter & Sunshine
01517	Fork School	6740 Sunshine, Just W Of Stoney Batter
01528	Pastoral Residence, Bradshaw	1st Structure W Of St Stephen's Church
01529	Manse, Franklinville	11823 Reynolds Rd, E Of Franklinville Rd
01702	Brintonwood Farm	6410 Brinton Lane, Fork
01881	Day House	13575 Fork Rd (Lot 1 Of Pleasantville Manor)
01889	Baldwin School	13411 Fork Road (Now A Dwelling)
01891	Hetsgard House (2 Story)	13009 Bottom Road (Log Wing)
01892	Merryland Farm	12901 Bottom Road
01893	Merryland Farm, Tenant House	12701 Bottom Road
02077	Dr. Gorsuch House	12641 Fork Road
02217	Hooper House	11122 Pfeffer Road, Bradshaw
02218	Leedy House	11921 Maple Drive, Franklinville
02219	Slaughter-Shockley House	11927 Maple Drive, Franklinville
02220	Howard Leedy House	11902 Woodberry Drive, Franklinville
02221	Lawrence Cornes House	11904 Woodberry Drive, Franklinville
02222	Peter Meade House	11927 Maple Drive, Franklinville
02223	Old Franklinville School	11922 Jericho Road (Talbot House)
02303	Gorsuch-Wilson House	11501 Belair Road, Kingsville
02309	Quinlan School House	11427 Belair Road
02408	Franklinville Cotton Factory (Belko)	11935 Jericho Road
02500	Crossmore-Shepperd Store	11501 Franklinville Road
02545	Franklinville Company Store	11908 Jericho Road

## Appendix D

# FORESTS AND WILDLIFE

### A. GOALS

1. Manage and enhance forest land.
2. Improve wildlife habitat.
3. Protect water and air quality.
4. Enhance scenic rural character of the area.

### B. STRATEGY

1. Adopt an plan to guide voluntary actions of private land owners, including developers, in directions that improve the environmental quality with the passing of time.
2. Build the plan around a local concept for implementing the Maryland Forest Conservation Act of 1991, which achieves the four GOALS.
3. Keep the plan at the concept level identifying types of problems to be remedied and opportunities for building on our environmental strengths. Do NOT plan for any specific actions on any specific properties; leave that to the initiative of individual property owners.
4. The plan should identify resources available to help property owners in implementing this plan. Also, having an officially approved plan will be useful to community and conservation groups in drawing financial support from foundations and government agencies to assist land owners.

### C. FORESTS AND WILDLIFE

1. These are major environmental assets of our community which account for much of our "rural charm". See the Forest Cover Map. This plan calls for improving the forest cover and create high quality habitat for birds, animals, and fish.
2. Vegetate all stream sides as buffers to provide shade, promote infiltration, and stabilize against erosion. Sediment and water overheated by summer sun are dangerous to fish and other aquatic life. By selecting desirable habitat species, these improvements in vegetated stream buffers will enhance forest and habitat quality providing corridors for wildlife movement. The buffers should be widened into forest corridors wherever possible. The soils map shows that much land in the vicinity of streams is poorly suited for development due to severe drainage limitations or steep slopes.
3. This land has high value for habitat and forest cover and may support productive forests providing multiple benefits to its owner.
4. Vegetated corridors are needed to provide escape and nesting cover.

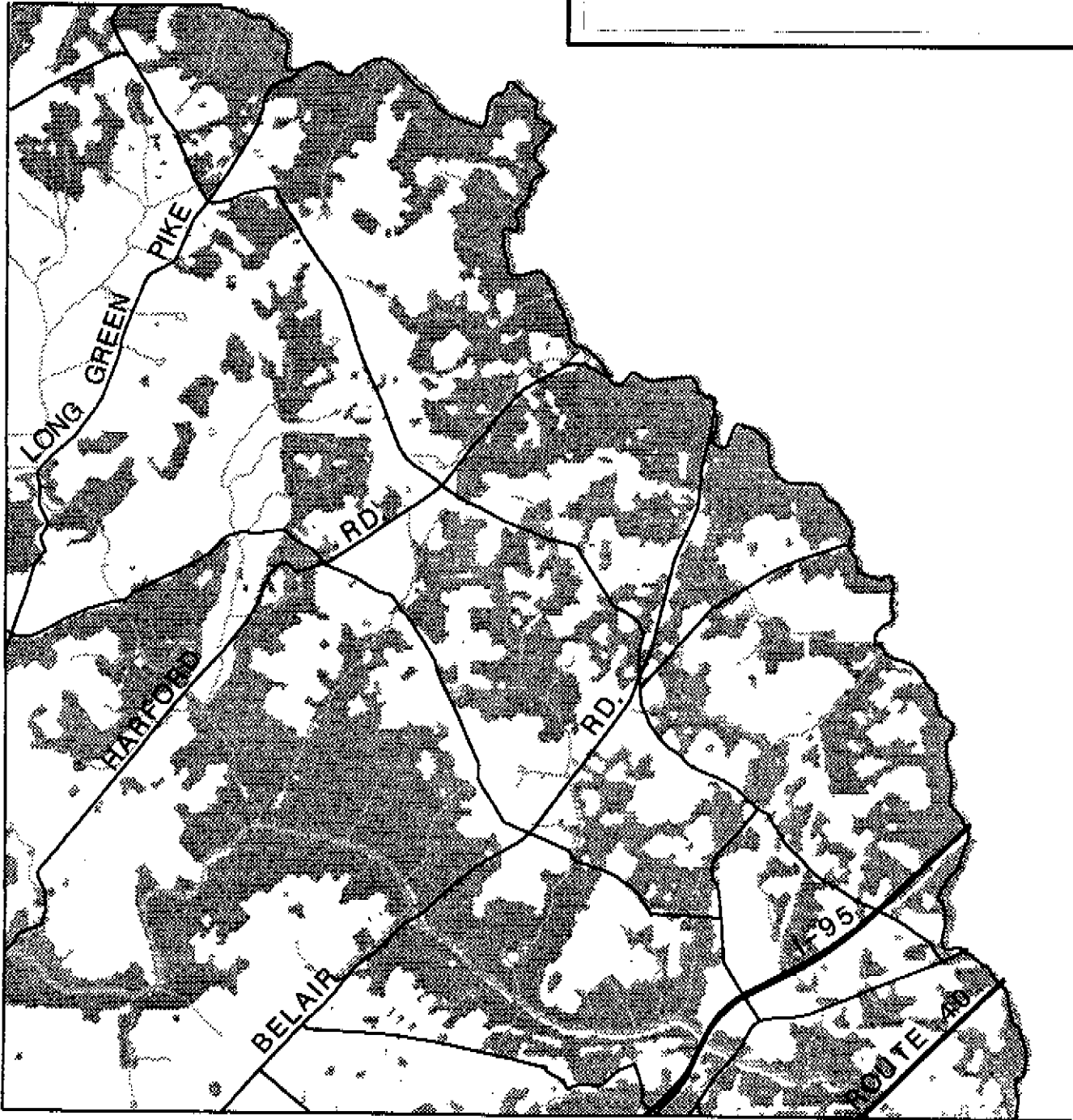
5. Similarly, islands of woods need to be connected to the forest network by vegetated corridors to reduce excessive predation. Such islands may be seen on the forest cover map; the committee has more detailed data in aerial photographs of the plan area.
6. Gunpowder Falls State Park anchors the habitat and forest cover of the plan area. When possible, forest corridors along streams and connection between them over land should strive to create continuous forest corridors between the two wings of the Park which lie along the Big Gunpowder Falls and the Little Gunpowder Falls.
7. Diversity of species:
  - a. Too many of the same tree promotes spread of diseases.
  - b. Identify species once abundant in our area which have declined and deserve replanting (hickory was suggested as a possible example).
  - c. Encourage species diversity by planting a species mix appropriate to localities and soil types.
8. A living plan:
  - a. Preserved forests decline in health and stagnate. Proper management of these forests would improve forest health, productivity, and groundwater infiltration capacity.
  - b. The forest cover can be managed by its owner, however, habitat maintenance should be part of the plan.
  - c. Meadows are an important part of the forest cover plan. There is an important natural progression of meadows which is defeated by grazing or mowing, however, some maintenance is needed to control pest plants. Where desirable, new meadows suitable for wildlife habitat may be created.
  - d. Owners of all properties in the plan area which are of at least one acre, are encouraged to seek advice on afforestation design, sources of assistance, and financial incentives at 665-5820 which provides a clearing house and referral service to County and State advisors.

#### **D. SUMMARY OF RECOMMENDED ACTIONS**

1. Seek advice on afforestation design for your property, sources of assistance, and financial incentives from 665-5820 which provides a clearing house to County and State advisors. Form a Greening Committee to coordinate community efforts.
2. Plant trees and useful habitat shrubs along streams to form wildlife corridors and promote water quality for aquatic species.
3. Plant corridors to "forest islands" to include them in the connected habitat network.
4. Seek to establish continuous forested corridors connecting the two wings of Gunpowder Falls State Park.

Appendix D

**FOREST COVER**  
GREATER KINGSVILLE AREA



## Appendix E

# SCENIC VISTAS and SIGNIFICANT STRUCTURES

### A:

Belle Vista Site	
Merryland Farms	12901 Bottom Road
McKnight House	12801 Harford Road
Mentzer Farm	Sunshine Avenue
St. John's Church	Belair Road Kingsville
Langenfelder Farm	Belair Road Kingsville
Day-Deans-King House	11750 Belair Road
Lilray Farm	Belair Road Kingsville
Manjemoy	Bradshaw Road Kingsville
Bellvue	Northside Of Bradshaw .5 East Of Belair
Jericho Covered Bridge	Jericho Road At Little Gunpowder

### B:

Batter Brook	6940 Mount Vista Road
Beachmont And Foard House	S. Side Mt. Vista .3 Mi. E. Of Harford
Glen Meadows	6017 Williams Road At Glen Arm Road
Lewis Farm	N.W. Corner Fork And Lewis Road
Fork Methodist Church	12800 Fork Road
St. Paul's Lutheran Church	Jerusalem Road Nr. Kingsville
Fluharty's Folly	Jerusalem Road Nr. Kingsville
White's Estate	Bradshaw Road
St. Stephen's Church	Bradshaw Road
Walnut Hill	11819 Redstone Road
Green Oak Farm	N.E. Corner Of Cedar Lane And Mt. Vista

## APPENDIX F

# ADDENDUM CONCERNING OFF SITE WELL AND SEPTIC

"Off site well and septic is not a desirable solution for commercial properties that have problems, or will have, with their current systems. However; in an effort to support those commercial enterprises that have become an important part of the community we would suggest the following policy:

"An existing commercial enterprise, that has been actively doing business on site during the previous year, and that has a failing septic system or well may petition the County to use an off site system. However, it should be made clear that this is allowable only if the following conditions are met:

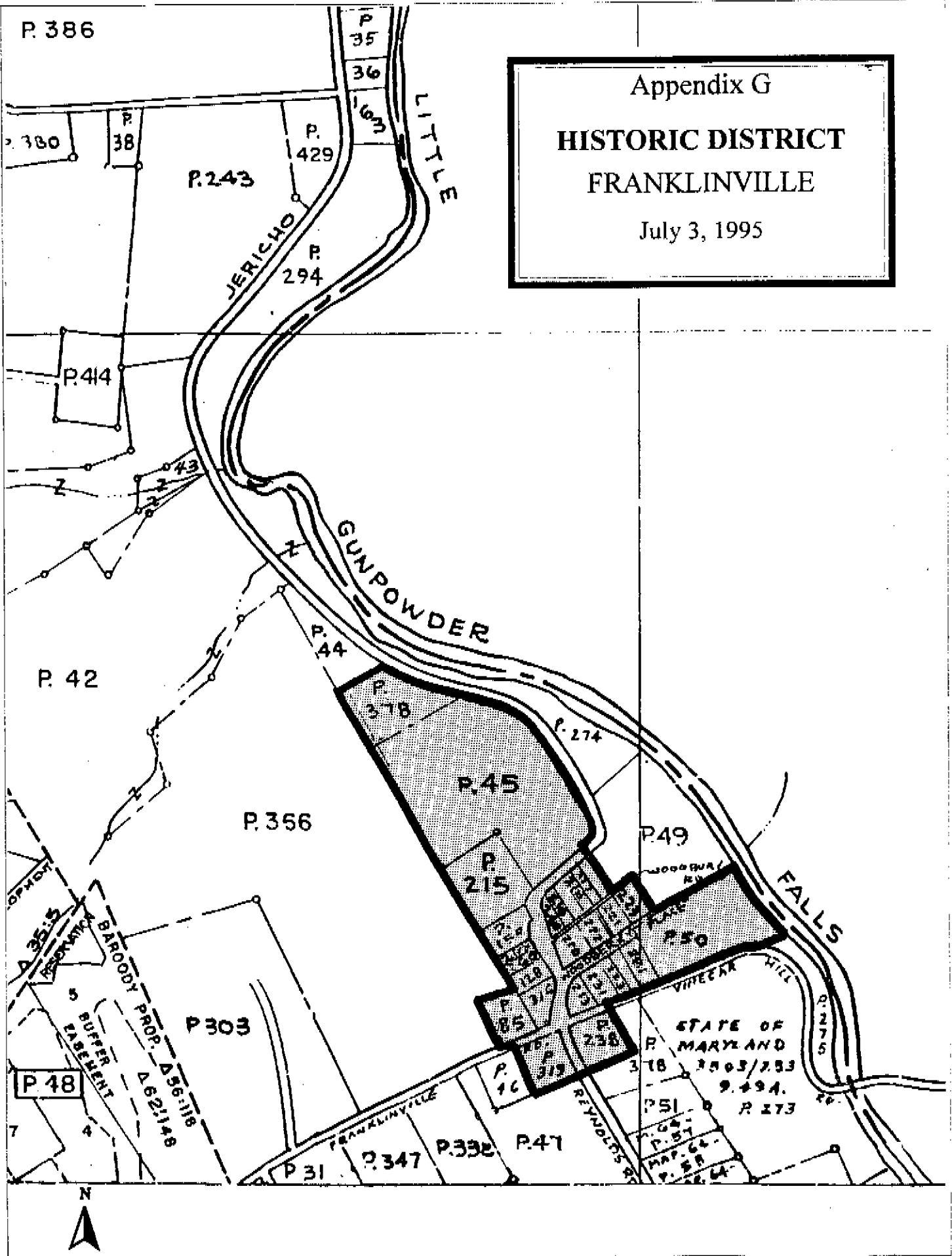
1. The existing parcel of commercial land will not support additional septic or well requirements.
2. The property that is to contain the system is owned by the petitioner and is immediately adjacent to the existing business.
3. The current system can no longer support the needs of the business and is jeopardizing the continued operation of the business.
4. The petitioner files for a Resource Allocation. (This process is intended to mirror the Chesapeake Bay Growth Allocation process. Guidelines would have to be developed for this process that would provide for a review of the request by the following: Office of Planning, DEPRM, Planning Board and finally County Council. It is our intent to satisfy the need for community input with a level of accountability within the County. At the same time this would hopefully avoid having to use the Comprehensive Zoning Map Process which would only increase the commercial inventory of undevelopable properties-those used solely for off site well and septic.)
5. A more intense use of transfer of density is prohibited.
6. Improvements may not take place until appropriate approval is granted for the proposed site.
7. Sufficient storm water management facilities exist on current business site.

**This is in no way intended to provide for the opportunity for expansion or renovation of an existing business with sufficient well and septic facilities to meet their current needs.** Rather it is intended to provide relief for those businesses that are in jeopardy due to failing systems with no on site solution. The County should be diligent in their monitoring of petitioners of off site systems so that the relief given will not be abused.

In regards to a commercially zoned parcel that is currently undeveloped - well and septic must be provided for on the existing lot. Off site systems will not be allowed in order to make a currently undevelopable site viable."

A great deal of concern was also expressed about the ramifications this policy may have on residential properties. While this issue was not discussed in as much depth it is still a concern. Off site well and septic cannot be supported by the community for undeveloped properties that do not perk. However, we would ask that the County and DEPRM continue to work with the community and seek ways to solve current and potential problems without involving an off site solution.

Appendix G  
**HISTORIC DISTRICT**  
**FRANKLINVILLE**  
 July 3, 1995





## **CITIZEN ADVISORY COMMITTEE**

Howard Alderman, Kingsville-at-large  
Angelo Bianca, Environmentalist  
Tina Bianca, Kingsville PTA  
Doug Behr, Greater Kingsville Civic Association  
Dr. John Brooks, Northeastern Baltimore County Business Association  
John Gontrum, Chairperson  
Mel Noland, Forester  
Steve Marquette, Kingsville Recreation Council  
Margaret Peeling, Agricultural Community, Education  
Lucien Peters, Kingsville-at-large  
Ralph Quinn, Business Community, Agricultural Community  
Marlene Rollins, Historic Preservation, Rotary Club  
Mary Frances Shepperd, Kingsville-at-large  
Wendy Stallings, Gunpowder Valley Conservancy  
Karen Stuebing, Gunpowder Valley Conservancy

## **ADVISORS**

Mary Emerick, Baltimore County Office of Community Conservation  
Dorothy Foos, Greater Kingsville Civic Association  
Elizabeth Healey, Greater Kingsville Civic Association  
Wally Lippincott, Baltimore County Department of Environmental Protection & Resource Management  
Ruth Mascari, Baltimore County Historic Landmarks Preservation Commission  
Joan Morrissey Ward, Baltimore County Office of Planning  
Dennis Wertz, Baltimore County Office of Planning

The following also contributed:

Robin Beers, Kingsville-at-large  
Vernon Brown, Agricultural Community  
Mike Gaudreau, Historic Preservation  
Henry Fischer, Agricultural Community  
Susan Peeling, Fork-at-large  
Chris Scovill, Historic Preservation  
Ellwood Sinsky, Development Community  
Mary Jo Button



Baltimore County  
Office of Planning  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204