

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN COMMENTS
FROM: ZADM - DEVELOPMENT CONTROL

CPC DATE: 2/13/95
9:00 a.m., Room 354

PROJECT NAME: **Morris Meadows**

PLAN DATE: 1/95

LOCATION: SWC Morris Road
and Freeland Road

REV.:

DISTRICT: 6c3

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CONCEPT
PLAN APPROVAL, BUT MUST BE ADDRESSED
PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

PROPOSAL: 9-Hole Golf
Course in Area
Already Approved
for Other Use in
Case #69-204-X
and #74-251-SPH

The plan has been reviewed by the staff at this level of detail and not enough basic information has been supplied to determine general compliance with the Baltimore County Zoning Regulations (BCZR). The following comments are generalized for the concept plan and they do not identify all details and inherent technical zoning requirements necessary in order to determine final compliance with these regulations. The intent of the developer must be clear on the plan, including any previous and proposed zoning hearing requests. The following comments will be up-dated and, if necessary, supplemented when the following information has been supplied to this office and included on the plan:

Concept Plan Comments:

1. Golf courses are permitted by special exception in the R.C.-2 and R.C.-4 zones, subject to compliance with all BCZR regulations and policies.
2. Include the vicinity map on the concept plan and correct the map to reflect the plan property outline. Correct the zone line locations per the 1992 1" = 200' scale zoning maps.
3. Clearly designate the location of all course freeways and include direction of play arrows. Clarify how play will occur from hole #1 to hole #2, without crossing the adjacent intervening properties. All areas supporting the golf course must be within the area of special exception. This issue must be resolved, possibly through a special hearing if no other acceptable method is found.

Future Development Plan Comments:

4. State the maximum lot coverages and natural vegetation removal in the R.C.-4 zone per Section 1A03.4.3.3 (BCZR).

(Over)

CONCEPT PLAN COMMENTS

PROJECT NAME: Morris Meadows

CPC DATE: 2/13/95

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5. Show, label, and dimension all special exception, special hearing, and variance areas as this will be presented for zoning public hearings. Limit these areas to the site locations required for support of the uses only. Clarify the use of the proposed clubhouse/museum.
6. The special exception area is subject to all current BCZR standards including, but not limited to, property line, street centerline, between building height limitation setbacks, and parking/paving requirements. Dimension all setbacks, indicate uses and heights of all structures, and provide parking/maneuvering information sufficient for zoning compliance to be determined.

Provide a 1" = 50' scale detail of all areas proposed for structures and parking, in the new special exception area, showing this information clearly. Key the locations and list all deficiencies and the applicable BCZR section numbers for any required variances.

7. Provide accurate gross and net area calculations in compliance with the following: net area = the entire overall tract/ownership area (excluding any existing public street right-of-ways; gross area = the net area plus 1/2 of the tract boundary street right-of-way that the property is not denied access to, up to a maximum of 30 feet (see Zoning Policy RSD-3).

Use the gross area in the density calculation, clearly indicating the source of the additional calculated area over and above the net area.

Note on the plan under the density calculation: "This property as shown on the plan has been held intact since 1976 for the R.C.-4 zoned area and 1979 for the R.C.-2 zoned area. The developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwellings". If any adjacently owned property has been subdivided after this date, show this area as part of the overall tract boundary and adjust density calculations accordingly.

8. Provide an engineering scale elevation on the plan of all existing and proposed free-standing signs clearly indicating the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with the Baltimore County Zoning Regulations (BCZR), Section 413, and all zoning sign policies or a zoning variance is required.

Final zoning approval is contingent first upon all plan comments being addressed on the development plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the blue commercial checklist information being included on the building permit site plans.


JOHN L. LEWIS
Planner II

JLL:scj

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Morris & Morris L. Bohlender

I, or we, Clyde A. Morris, et al., owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, Quasi - Public Camp with outdoor recreational and social activities.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser
Address _____
Clyde A. Morris, et al.
Address _____

BY _____
Saunders M. _____
Almond, Jr.
Address _____
VA 3-2300

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1969, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1969, at 11:30 o'clock.

Zoning Commissioner of Baltimore County.

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and supporting data by reason of _____ the petitioners, having met all requirements of Section 502.1 of the Baltimore County Zoning Regulations, the special exception for a Quasi - Public Camp with outdoor recreational and social activities, should be granted.

A Special Exception for _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1969, that the herein described property or area should be and

the same is hereby reclassified from _____ to _____ and a Special Exception for a recreational and social activities should be and the same is granted, from and after the date of this order, subject to strict compliance with plan which is to be approved by the Office of Planning and Zoning.

It is further ORDERED that the site plan is subject to approval of the Bureau of Public Services and the Office of Planning & Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and appearing that by reason of _____

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1969, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County.

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 69-204-X

OPINION

This case comes before the Board on an appeal by the Protestants from a decision of the Zoning Commissioner granting the requested petition to develop and operate a Quasi-Public Camp, with Outdoor Recreational and Social Activities, as a special exception in an existing R-6 zone.

The subject property is located on the south side of Morris Road 174 feet west of Mt. Zion Road, in the Sixth Election District of Baltimore County, near Freeland, Maryland, just two or three miles south of the Maryland-Pennsylvania border. A plat, accepted in evidence as Petitioner's Exhibit #1, indicates that the subject comprises 321 acres of vacant land. The greater part of this tract has been owned by the Petitioner's family since 1793. The area is very rural in character, and is not serviced by public sewer or water utilities.

The Petitioner proposes to construct fifty-four camping sites, rest rooms, grills, laundry, concessions building, recreation building, five miles of trails, athletic field, swimming facilities, fish pond, and an open pavilion for dances. Hayrides, picnics, and 4-H activities are also planned to be held. Such uses are permitted in an R-6 zone within the context of a Quasi-Public Camp, by obtaining a special exception under Section 200.15 of the Zoning Regulations of Baltimore County. Also, he had intended to stable, board and lease horses, but this is not permitted in an R-6 zone. He further amended his petition by deleting item 1-C from Exhibit #1 "Camping Trailers for rent".

Mr. Charles Jackson, Superintendent of Patapsco State Park, Department of Forest and Parks, State of Maryland, testified in favor of the petition, citing data that there is a real and expanding need for such facilities, and that from his experience he found

Clyde A. Morris, et al - #69-204-X

nothing objectionable with the Petitioner's plan.

Mr. Hugh Gelston, a qualified Real Estate Broker and Appraiser, testified that the campsite area is wooded, is completely shielded from offsite view, and that granting the petition will be a benefit to the general welfare of the neighborhood since implementation will preserve the open spaces of the area. He further concurred with the Petitioner's testimony that traffic generated would not congest the streets, and would actually be much less than if the property were developed into one acre home sites.

Mr. Marshall Pugh, who lives on fifteen acres on Morris Road which he has owned since 1940 and is nearly surrounded by the subject property, testified in favor of the petition. He stated that he has wide camping experience, having camped in forty-four States, Canada and Mexico, and that granting the petition would have no adverse effect on his property or the locality involved.

Five witnesses testified in objection to granting the petition. Mr. Robert H. Clark, whose property is completely surrounded by the subject and who has lived there five years, complained that the development of the proposed park would be an attraction that would encourage more people to move into the area, causing his taxes to increase. He believed that his privacy, general welfare, and safety would be threatened.

Other Protestants believed that there was no need for such a facility. One witness stated that he is also opposed to the establishment of the nearby Gunpowder State Park. All Protestants seemed to fear that persons to the park would come from other areas, have no interest nor respect for the welfare of the local residents, and would tend to create noise, litter, and traffic congestion.

Before a special exception shall be granted, it must appear that the use for which the special exception is requested will comply with the requirements of Section 502.1 of the Zoning Regulations.

From the testimony given, the Board was impressed that the Petitioner intends to operate a very creditable undertaking. Mr. Morris would be the Proprietor. He has made a two year study of such activities by reading books and visiting similar installa-

Clyde A. Morris, et al - #69-204-X

tion. As business progresses he plans to hire a qualified professional manager. One of the Protestants testified to the effect that Mr. Morris is a good neighbor, that he is a remarkable man, and that he had learned much from him regarding farming and animal husbandry, but he objected to any kind of development whatsoever, residential or otherwise, because he wanted to preserve the "Status Quo" of the area. The Board further believes, from the testimony presented, that granting the petition will not result in a use that will be detrimental to the health, safety, or general welfare of the locality involved, and that the safeguards recited in Section 502.1 will not be jeopardized.

For these reasons, the Board does hereby affirm the Zoning Commissioner's Order and will grant the requested petition for a special exception to develop and operate a Quasi-Public Camp, with Outdoor Recreational and Social Activities.

ORDER

For the reasons set forth in the foregoing Opinion, it is this _____ day of November, 1969 by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby GRANTED, subject to the following conditions:

1. The rental of Trailers and Campers will not be permitted by this Order
2. No public discharge of firearms on site is permitted by this Order

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slawik, Acting Chairman

John A. Miller

Walter A. Reiter, Jr.

E. F. RAPHEL & ASSOCIATES
Regional Professional Land Surveyors
201 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204

ZONING DESCRIPTION
PROPERTY OF CLYDE A. MORRIS

OFFICE: 829-2800

January 20, 1969

REFERENCE: 77-4282

BEGINNING for the same at a point on the south side of Morris Road at the distance of 174' from the intersection of the south side of Morris Road and the center of Mount Zion Road, said point of beginning being at the end of the 5th or N20°00'E 378' line of the land which by deed dated September 2, 1961 and recorded among the Land Records of Baltimore County in Liber WGR 3889, folio 426, was conveyed by James L. Pugh and wife to John S. Weaver and wife, thence leaving Morris Road and binding reversely on the 5th line in the aforesaid deed and continuing the same course and binding on the 3rd line of the land which by deed dated March 26, 1955 and recorded among the Land Records of Baltimore County in Liber GLB 2687, folio 275, was conveyed by James L. Pugh and wife to John S. Weaver and wife, S20°00'W a total distance in all of 478.00' to intersect the 2nd or S43°45'W 268' line of the land which by deed dated November 7, 1955 and recorded among the Land Records of Baltimore County in Liber 361, folio 371, was conveyed by Edith I. McLean, widow, to Fred D. Tate at the distance of 30.30' from the end of said 2nd line, running thence and binding on a part of the 2nd and all of the 3rd lines of the land in the last mentioned deed the two following courses and distances: 1) S77°00'W 30.30'; 2) S20°00'W 100.00' to intersect the 5th or S79°30'W 29 perch line of the land which by deed dated January 3, 1890 and recorded among the Land Records of Baltimore County in Liber JWS 178, folio 93, was conveyed by George Galther, Jr. to Hannah B. Galther at the distance of 120'; more or less, from the end of said 5th line, running thence and binding on a part of the 5th and all of the 6th to the 12th lines, inclusive, of the last mentioned deed the eight following courses and distances: 1) S79°30'W 120' more or less; 2) S18°45'W 610.40'; 3) S36°00'W 82.50'; 4) S20°15'W 367.13'; 5) N77°00'W 101.13'; 6) S36°00'W 635.25'; 7) S78°00'W 1113.75'; 8) S56°30'W 248.16' to intersect the 6th or S55°E 38 perch line of the land which by deed dated July 16, 1919 and recorded among the

E. F. RAPHEL & ASSOCIATES
Regional Professional Land Surveyors
201 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 829-2800

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REFERENCE: 77-4282

Land Records of Baltimore County in Liber WPC 518, folio 148, was conveyed by George W. Wilhelm et al to Vincent W. McCullough and wife at the distance of 250' from the end of said 6th line, running thence and binding on a part of the 6th and all of the 7th to the 12th lines, inclusive, of the last mentioned deed the seven following courses and distances: 1) S55°45'E 250.00'; 2) S62°00'W 132.00'; 3) S43°45'E 528.00'; 4) S22°30'E 165.00'; 5) S61°00'W 726.00'; 6) S17°45'W 144.38'; 7) S65°30'W 561.00' to the end of the last and 23rd or N33°00'W 327.5' line of the land which by deed dated March 22, 1966 and recorded among the Land Records of Baltimore County in Liber OTG 4594 folio 116, was conveyed by Saunders M. Almond, Trustee, to Clyde A. Morris and Virginia E. Morris, his wife, running thence and binding reversely on the 23rd, 22nd and 21st lines in the last mentioned deed the three following courses and distances: 1) S33°00'E 327.50'; 2) S47°30'W 330.00'; 3) S15°00'W 891.00' to a point in the center of Gores Mill Road at the end of the last and 13th or 101.00' line of the land which by deed dated October 10, 1936 and recorded among the Land Records of Baltimore County in Liber OTG 4683, folio 524, was conveyed by Clyde A. Morris and wife to Herbert C. McCalley and wife, thence leaving the outline in the aforesaid deed, Almond to Morris, and running on the center of Gores Mill Road and binding reversely on the 13th to the 5th lines, inclusive, of the aforesaid deed, Morris to McCalley, the nine following courses and distances: 1) by a curve to the right with a radius of 160' for a distance of 101.00'; 2) S73°16'W 100.00'; 3) by a curve to the right with a radius of 300' for a distance of 210.00'; 4) by a curve to the right with a radius of 328' for a distance of 180.50'; 5) by a curve to the right with a radius of 220' for a distance of 109.00'; 6) by a curve to the left with a radius of 265' for a distance of 128.00'; 7) by a curve to the left with a radius of 206' for a distance of 148.00'; 8) S80°05'W 185.00'; 9) southeasterly by a curve to the

E. F. RAPHEL & ASSOCIATES
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201 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 829-2800

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REFERENCE: 77-4282

left with a radius of 500' for a distance of 59.30' to intersect the 17th line of the aforesaid deed, Almond to Morris, at the distance of 31.27' from the end of said 17th line, thence leaving Gores Mill Road and binding reversely on a part of the 17th and all of the 16th to the 11th lines, inclusive, of the aforesaid deed, Almond to Morris, the seven following courses and distances: 1) N46°00'W 31.27'; 2) N69°00'W 120.25'; 3) N57°30'E 305.25'; 4) N1°30'W 700.00'; 5) N14°00'E 544.50'; 6) N3°45'W 556.88'; 7) N8°00'W 231.00' to the beginning of the 5th or N8°00'W 755 perch line of the land which by deed dated March 29, 1963 and recorded among the Land Records of Baltimore County in Liber RRG 4123, folio 411, was conveyed by Christine D. Miles, widow, to Morris L. Bohlender, running thence on the 5th, 6th, 7th and 8th lines of the last mentioned deed the four following courses and distances: 1) N8°00'W 1245.75'; 2) N50°00'E 181.50'; 3) N21°00'E 82.50'; 4) N48°00'E 2165.62' running thence and binding on the southeast outline of the land which by deed dated January 29, 1957 and recorded among the Land Records of Baltimore County in Liber GLB 3127, folio 470, was conveyed by J. Erwin LaMotte and wife to Robert R. Miller and wife and continuing the same course and binding on the southeast outline of the land which by deed dated May 7, 1924 and recorded among the Land Records of Baltimore County in Liber WPC 592, folio 213, was conveyed by Joseph E. LaMotte and wife to Otis M. Suam and wife, N51°45'E a total distance in all of 574.20' running thence and binding on the easternmost outline of the land which by deed dated September 17, 1954 and recorded in the Land Records of Baltimore County in Liber GLB 2558, folio 426, was conveyed by Otis M. Suam and wife to Edward M. Suam, widower, N17°30'W 137' to Freeland Road, running thence and binding on said road northeasterly 270' more or less, thence leaving Freeland Road and running on the outlines of Clyde A. Morris the three following courses and distances: 1) southeasterly 120' more or less; 2) northeasterly 60' more or less and S74°30'E 50' more or less

#69-204X

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REFERENCE 771-888

#69-204X

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REFERENCE 771-888

to a point running thence and binding on the southerly and easterly outlines of the land which by deed dated December 29, 1953 and recorded among the Land Records of Baltimore County in Liber GLB 2419, folio 268, was conveyed by Norah M. Wilhelm, widow, to Owenin E. Copenhaver and wife, the three following courses and distances: 1) S74°30'E 254.00' 2) N4°00'E 176.00' 3) N25°00'E 181.00' to Morris Road, running thence on Morris Road in a southeasterly direction for a distance of 1068' more or less to the end of the 6th or N324°E 65 perch line of the land which by deed dated September 17, 1965 and recorded among the Land Records of Baltimore County in Liber OTG 4520, folio 176, was conveyed by John A. Thompson, widower, to Louis E. Thompson, thence leaving Morris Road and binding reversely on the 6th, 5th, 4th and 3rd lines of the last mentioned deed the five following courses and distances: 1) S32°45'W 1072.50' 2) S52°30'E 426.00' 3) N24°30'E 429.00' 4) N73°45'E 429.00' 5) N73°45'E 247.49' thence leaving the last mentioned deed and continuing the last course N73°45'E 247.49' to Morris Road and to the beginning of the 1st or S29°45'E 8 perch line of the aforesaid deed, George Gaither, Jr. to Hannah B. Gaither, running thence on Morris Road and binding on the 1st and part of the 2nd line in the aforesaid deed, Gaither Jr. to Gaither, S29°30'E 132.00' and N84°30'E 23.41' to the end of the ninth or N36°40'E 286.00' line of the land which by deed dated May 24, 1965 and recorded among the Land Records of Baltimore County in Liber RRG 4463, folio 604, was conveyed by James L. Pugh and wife to James R. Pugh and wife, thence leaving Morris Road and binding reversely on the 9th to the 2nd lines, inclusive, of the last mentioned deed the eight following courses and distances: 1) S36°40'W 286.00' 2) S45°15'W 184.00' 3) S45°30'W 413.00' 4) S42°30'W 192.00' 5) S37°31'W 644.50' 6) S54°45'E 489.00' 7) N41°15'E 506.00' 8) N21°15'E 250.00' to the end of the 4th or S20°45'W 766' line of the land

which by deed dated August 24, 1959 and recorded among the Land Records of Baltimore County in Liber WJR, folio 5, was conveyed by James L. Pugh and wife to Marshall Lee Pugh and wife, running thence and binding reversely on the 4th, 3rd and 2nd lines in the last mentioned deed the three following courses and distances: 1) N20°45'E 766.00' 2) N84°30'E 41.50' 3) N35°40'E 300' to the southside of Morris Road and to intersect the 2nd or N84°30'E 54 perch line of the aforesaid deed Gaither, Jr. to Gaither, at the distance of 189.50' from the beginning of said 2nd line, running thence on the south side of Morris Road and binding on a part of the 2nd line in the aforesaid deed, Gaither, Jr. to Gaither N84°30'E 527.50' to the place of beginning.

CONTAINING 321.0 Acres of Land more or less.

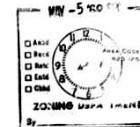
BEING the land of Clyde A. Morris and Virginia B. Morris, his wife, and the land of Morris L. Bohlayer.

SAVING and Excepting the land which by deed dated March 5, 1965 and recorded among the Land Records of Baltimore County in Liber RRG 4430, folio 298, was conveyed by A. C. Rutledge and wife to R. H. Clarke and wife.



E. F. RAPH
EUGENE F. RAPHEL
Registered Professional
Land Surveyors No. 2246

May 5, 1969



Mr. John Rose
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Petition #69-204-X

Dear Mr. Rose:

Please enter an appeal of the above referenced case which concerned a special exception for a Quasi-Public Camp with outdoor recreational and social activities petitioned by Clyde A. Morris, et al. The hearing was held on April 2, 1969 and the special exception was granted. This appeal is made on behalf of Robert H. Clark, A. Robus Carey, et al who are land owners in the 6th District.

Our check is enclosed in the amount of \$90.00, which includes \$70.00 as the cost of the appeal and \$20.00 as the cost for four (4) signs.

POWER AND MOSNER

By: *[Signature]*
GORDON G. POWER
THOMAS G. MOSE
Attorneys for Protestants
21 West Sunquahanna Avenue
Towson, Maryland 21204
87-1250

Enclosure

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 5, 1969

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

JAMES E. DYER
Chairman

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Saunders M. Almond, Jr., Esq.
Jennifer Building
Towson, Maryland 21204

RE: Type of Hearing: Special Exception
for Quasi-Public Camp with outdoor
recreational social activities
Location: 5/5 of Morris Road, 1764
W. of the 1/2 of Mount Zion Road
5th District
Petitioner: Clyde A. Morris
Committee Meeting of Feb. 18th, 1969
Item 189

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with farm buildings. The surrounding properties are zoned R-6, however, they are large tracts of land which are used for farming. The bounding roads such as Freeland Road, Morris Road, Mt. Zion Road and Gores Hill Road are not improved as far as curb and gutter are concerned - they are narrow macadam roadways. The topography of the land is very rough which might prevent some of the grading as shown on the petitioner's site plan.

PROJECT PLANNING:

This plan has been reviewed and there are no site-planning factors requiring comment.

BUREAU OF ENGINEERING:

Highways:

Access to this site shall be by means of Freeland Road, Morris Road and Mount Zion Road. Existing public roads are satisfactory for the proposed use.

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Saunders M. Almond, Jr., Esq.
Jennifer Building
Towson, Maryland 21204
Item 189

March 5, 1969

BUREAU OF ENGINEERING: (Continued)

Sanitation:

Private water supply and private waste disposal must conform with Health Department regulations.

Storm Drains:

Any blockage of waterways to provide lakes or ponds must be designed in accordance with the requirements of the State of Maryland Department of Water Resources.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates complete approval of the comments by the Bureau of Engineering as to the internal road pattern. Since the volume is relatively low on Freeland Road and only 105 camp sites are proposed, the development of this tract should not create any major traffic problems.

HEALTH DEPARTMENT:

No public water or sewers exist at this location, therefore, prior to approval of any buildings or trailers on this site, a soil evaluation must be made to determine the suitability of the soil for underground sewage disposal. Also, a potable and adequate water supply must be provided. All State and local regulations pertaining to camps and recreational camps must be complied with.

FIRE DEPARTMENT:

Any use that petitioner would propose for site shall meet all Fire Department regulations.

BOARD OF EDUCATION:

Any rezoning change from present to proposed would only result in a loss of student and would, of course, pose no strain on the existing school district.

BUILDING ENGINEER'S OFFICE:

This office has no comment.

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Saunders M. Almond, Jr., Esq.
Jennifer Building
Towson, Maryland 21204
Item 189

March 5, 1969

INDUSTRIAL DEVELOPMENT:

This office has no comments to offer.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

[Signature]
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this
day of February, 1969.

[Signature]
JOHN C. ROSE
Zoning Commissioner

Petitioner: Clyde A. Morris
Petitioner's Attorney: Saunders M. Almond, Jr. Reviewed by *[Signature]*
Chairman of Advisory Committee

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Saunders M. Almond, Jr., Esq.
Jennifer Building
Towson, Md. 21204

Dated: 2/20/69

REPORT TO ACCOUNT NO. 69-622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Special Exception for Clyde A. Morris, et al (Public Camp)	\$20.00
4	Signs	\$70.00
	TOTAL	\$90.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Clyde A. Morris
President, Inc. 21204

Dated: 2/20/69

REPORT TO ACCOUNT NO. 69-622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Cost of appeal - S/S Morris Road - Clyde A. Morris	\$75.00
4	Signs	\$20.00
	TOTAL	\$95.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Clyde A. Morris
President, Inc. 21204

Dated: 2/20/69

REPORT TO ACCOUNT NO. 69-622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property	\$25.00
	TOTAL	\$25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 6th Date of Posting: 5-15-69

Posted for: Appeal

Petitioner: C. A. Morris

Location of property: 3/5 of Morris Rd - 1764 W. of Mt. Zion Rd

Location of Sign: 1/16 mile W. of Bentley Rd on J. H. Hill Rd

Remarks: 2) 196' 3) 560' 4) 1475' W. of Mt. Zion Rd on 3/5 of Morris Rd

Posted by: *[Signature]* Date of return: 5-21-69

TOV SON, MD. 21204 March 19, 1969

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

TOWSON, MD. March 17, 1966

THIS IS TO CERTIFY, that the annexed advertisement was published in THE FREPPSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each issue, for the period of _____ consecutive weeks before the _____ day of _____, 19____.

_____ day of April, 1966, the next publication appearing on the _____ day of March, 1966.

THE JEFFERSONIAN,
and Director
Manager

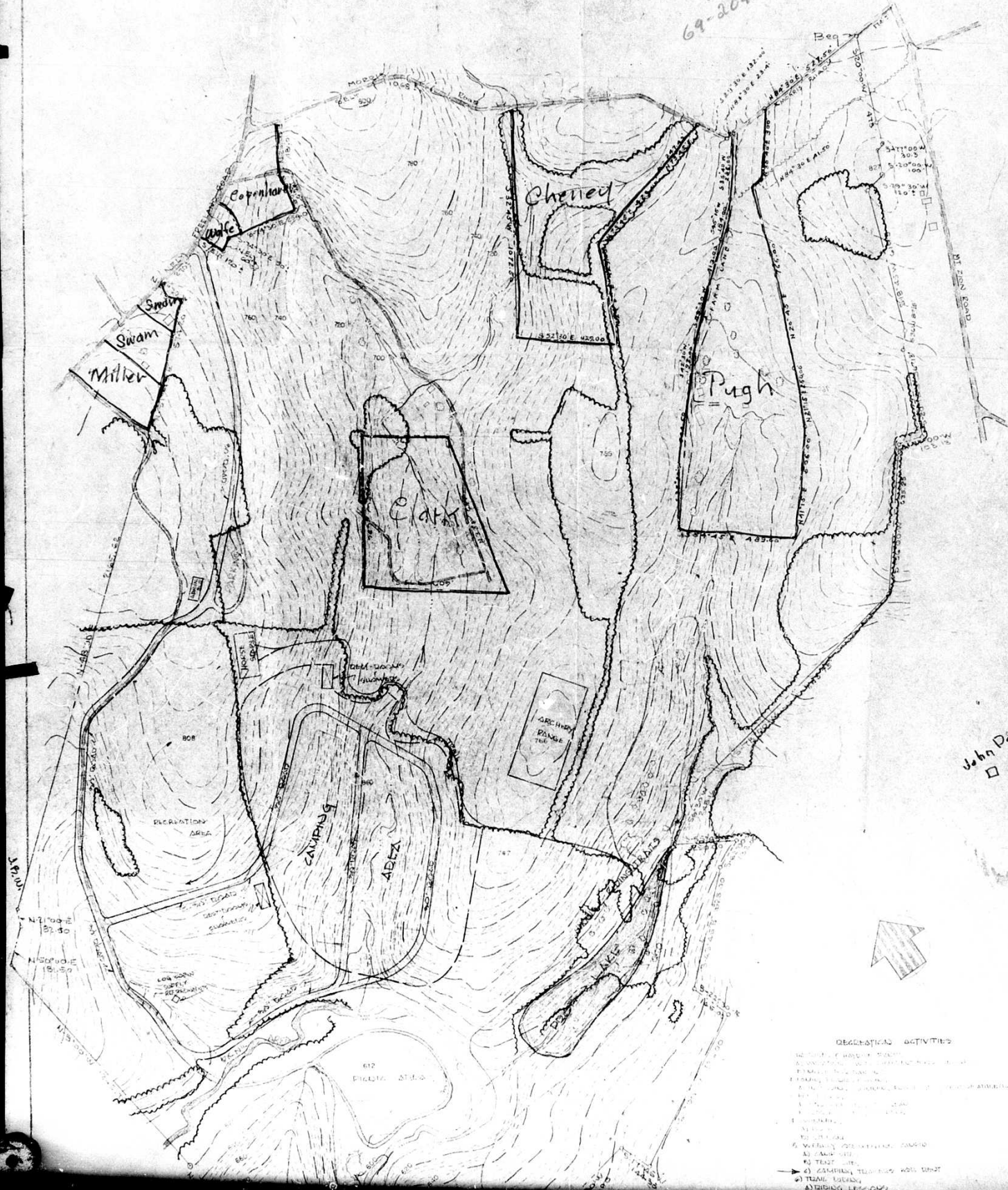
Cost of Advertisement, \$.....

District 6th
 Posted for Special Exception
 Positioner O. Morris
 Location of property 1/2 of Morris Rd - 174' W of Mount Zion Rd
 Location of Sign (1) 174' W of Mount Zion Rd (2) 200' W of Mount Zion Rd
 Remarks (3) 100' E of Mount Zion Rd - (4) 100' W of Mt Zion Rd Hill signs on Morris Rd
 Posted by [Signature]
 Date of return 3-21-69

Posted by
Signature

Date of return: 3-21-69

69-204X



69-204R

John Dingbo Carr

RECREATION ACTIVITIES

1. Hiking
2. Fishing
3. Hunting
4. Camping
5. Archery
6. Swimming
7. Boating
8. Picnicking
9. Sunbathing
10. Jogging
11. Bicycling
12. Horseback Riding
13. Skating
14. Snowmobiling
15. Ice Skating
16. Curling
17. Figure Skating
18. Ice Hockey
19. Soccer
20. Football
21. Basketball
22. Volleyball
23. Tennis
24. Badminton
25. Table Tennis
26. Chess
27. Checkers
28. Backgammon
29. Pool
30. Billiards
31. Darts
32. Bowling
33. Golf
34. Tennis
35. Badminton
36. Table Tennis
37. Chess
38. Checkers
39. Backgammon
40. Pool
41. Billiards
42. Darts
43. Bowling
44. Golf
45. Tennis
46. Badminton
47. Table Tennis
48. Chess
49. Checkers
50. Backgammon
51. Pool
52. Billiards
53. Darts
54. Bowling
55. Golf
56. Tennis
57. Badminton
58. Table Tennis
59. Chess
60. Checkers
61. Backgammon
62. Pool
63. Billiards
64. Darts
65. Bowling
66. Golf
67. Tennis
68. Badminton
69. Table Tennis
70. Chess
71. Checkers
72. Backgammon
73. Pool
74. Billiards
75. Darts
76. Bowling
77. Golf
78. Tennis
79. Badminton
80. Table Tennis
81. Chess
82. Checkers
83. Backgammon
84. Pool
85. Billiards
86. Darts
87. Bowling
88. Golf
89. Tennis
90. Badminton
91. Table Tennis
92. Chess
93. Checkers
94. Backgammon
95. Pool
96. Billiards
97. Darts
98. Bowling
99. Golf
100. Tennis

✓
#692012

John Dingler Carr
□

RECREATIONAL ACTIVITIES

1. RECREATION ACTIVITIES:
 - A) VACATIONING, WITH DIFFERENT HOUSING, 100-200
 - B) BATHING, 100-200
 - C) FAMILY RECREATION, 100-200
 - D) INDOOR RECREATION, 100-200
 - E) SPORTS, 100-200
 - F) FISHING, 100-200
 - G) STAG, 100-200
 - H) STAG, 100-200
 - I) STAG, 100-200
 - J) STAG, 100-200
 - K) STAG, 100-200
 - L) STAG, 100-200
 - M) STAG, 100-200
 - N) STAG, 100-200
 - O) STAG, 100-200
 - P) STAG, 100-200
 - Q) STAG, 100-200
 - R) STAG, 100-200
 - S) STAG, 100-200
 - T) STAG, 100-200
 - U) STAG, 100-200
 - V) STAG, 100-200
 - W) STAG, 100-200
 - X) STAG, 100-200
 - Y) STAG, 100-200
 - Z) STAG, 100-200

GENERAL NOTES:

- AREA OF PROPERTY: 321 AC.
- EXISTING USE: VACANT
- PROPOSED USE: RECREATION FARM
- EXISTING ZONE: R-6
- PROPOSED ZONE: SE R-6 FOR PUBLIC CAMP
- FOOTING: 54

Plat Ex #1

PLAT TO ACCOMPANY ZONING PETITION MORRIS MEADOWS RECREATION FARM

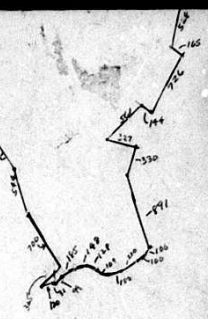
ELECTION DIST 5 BALTIMORE CO. MD.
SCALE 1"=200' DATE FEB. 6 1965
REVISED FEB. 17 1965

E.F. RAPHEL & ASSOCIATES
Registered Land Surveyors
201 COURTLAND AVENUE
TOWSON 9, MARYLAND

E.F. Raphael

NOTE: PLOTTED FROM DEEDS, PLATS
AND OTHER SOURCES NOT
A SURVEY





RECREATION ACTIVITIES

1. HAYSTACK & HAYRIDE PICNICS
2. VALENTINE'S WITH DIFFERENT FOODS SET-UPS
3. MUSIC FOR DANCING
4. FAMILY PICNICS & CHICKENS
5. INSTRUCTIONS, SWIMMING, PLAYING & GOLF FOR ATHLETIC FIELD
6. FREE HUNTING
7. STOCKED TRUCK STOP
8. STOCKED TRUCK STOP
9. SWIMMING
10. HUNTING
11. GOLFING
12. WEEKLY FOR WEEKEND CAMPING
13. CAMP SITES
14. TEST SITES
15. CAMPING, TRAILING, AND BENT
16. TRAIL TRAILING
17. TRAILING, LUNCHES
18. 5 MILES OF TRAILS

#69-204 X

OFFICE COPY

6TH DIST.
MAP
SEC. 2-6

"X"

GENERAL NOTES:

- | | |
|------------------|-----------------------|
| AREA OF PROPERTY | 321.0 AC. |
| EXISTING USE | VACANT |
| PROPOSED USE | RECREATION FARM |
| EXISTING ZONE | R-6 |
| PROPOSED ZONE | SE R6 FOR PUBLIC CAMP |
| TOTAL 125 DUES | 54 |

Set 6/11

PLAT TO ACCOMPANY ZONING PETITION MORRIS MEADOWS RECREATION FARM

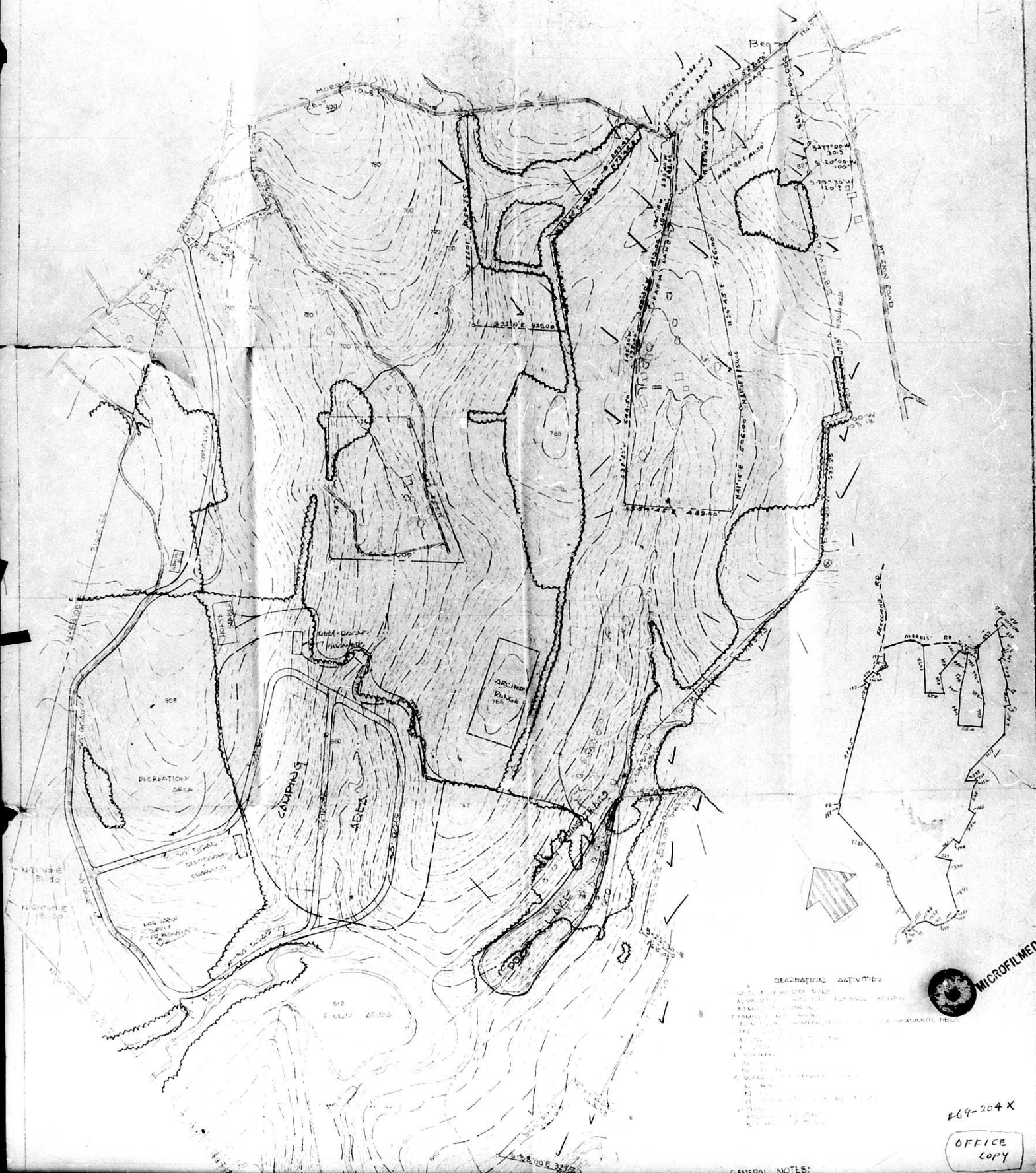
ELECTION DIST. 6 BALTIMORE CO. MD.
SCALE 1"=200' DATE FEB 6th 1969
REVISED FEB 13th 1971

E.F. RAPHEL & ASSOCIATES
REGISTERED LAND SURVEYORS
201 COURTLAND AVENUE
TOWSON 4, MARYLAND

E.F. Raphael

NOTE: PLOTTED FROM DEEDS, PLATS
AND OTHER SOURCES NOT
A SURVEY





DESCRIPTIVE ACTIVITIES

- 1. HIKING
- 2. FISHING
- 3. BOWFISHING
- 4. CANOEING
- 5. SWIMMING
- 6. SUNBATHING
- 7. CAMPING
- 8. ARCHERY
- 9. HORSEBACK RIDING
- 10. SKIING
- 11. BOATING
- 12. FLY FISHING
- 13. TROTTERING
- 14. JUMPING
- 15. DRIVING
- 16. RACING
- 17. GOLFING
- 18. TENNIS
- 19. BASKETBALL
- 20. VOLLEYBALL
- 21. SOFTBALL
- 22. BASEBALL
- 23. FOOTBALL
- 24. HOCKEY
- 25. RUGBY
- 26. CRICKET
- 27. BASKETBALL
- 28. VOLLEYBALL
- 29. SOFTBALL
- 30. BASEBALL
- 31. FOOTBALL
- 32. HOCKEY
- 33. RUGBY
- 34. CRICKET
- 35. BASKETBALL
- 36. VOLLEYBALL
- 37. SOFTBALL
- 38. BASEBALL
- 39. FOOTBALL
- 40. HOCKEY
- 41. RUGBY
- 42. CRICKET
- 43. BASKETBALL
- 44. VOLLEYBALL
- 45. SOFTBALL
- 46. BASEBALL
- 47. FOOTBALL
- 48. HOCKEY
- 49. RUGBY
- 50. CRICKET



MICROFILMED

#69-204X

OFFICE COPY

GENERAL NOTES:

706 Meadows
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

OFFICE OF ZONING COMMISSIONER

S. ERIC DINENNA
Zoning Commissioner

JAMES E. DYER
Deputy Zoning Commissioner



494 - 3351

494 - 3391

July 26, 1973

Mr. Clyde Morris
Freeland, Maryland 21053

Re: Morris Meadows
Recreation Farm Inc.
69-204-X

Dear Mr. Morris:

As a result of your visit to my office on July 23, 1973 and our conversation regarding the desired expansion of your facilities, I have discussed the matter with both the Zoning Commissioner and the Deputy Zoning Commissioner and they have asked me to relay to you their decision. It was felt that since you have already obtained a Special Exception for a Quasi-Public Camp with outdoor recreational and social activities that by petition for a Special Hearing you could request that the Special Exception be expanded to include a convenience store, office, information center and gas station facility for the convenience of those camping at Morris Meadows. This would of course require the filing of site plans and descriptions and be subject to the required appeal time.

Should you desire to discuss the matter further please do not hesitate to contact me.

Very truly yours,

John J. Dillon, Jr.
Zoning Technician III

JJD:mh

cc: J. Howard, Esq.

MICROFILMED

706 Morris
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

OFFICE OF ZONING COMMISSIONER



S. ERIC DINENNA
Zoning Commissioner

JAMES E. DYER
Deputy Zoning Commissioner

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Zoning Technician III

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cc: J. Howard, Esq.