Issue 5-049, Franklinville Mill

Petitioner: Council Owner: AXIL, Corp. Map grid: 055B3/055C3

Growth Tier: 4

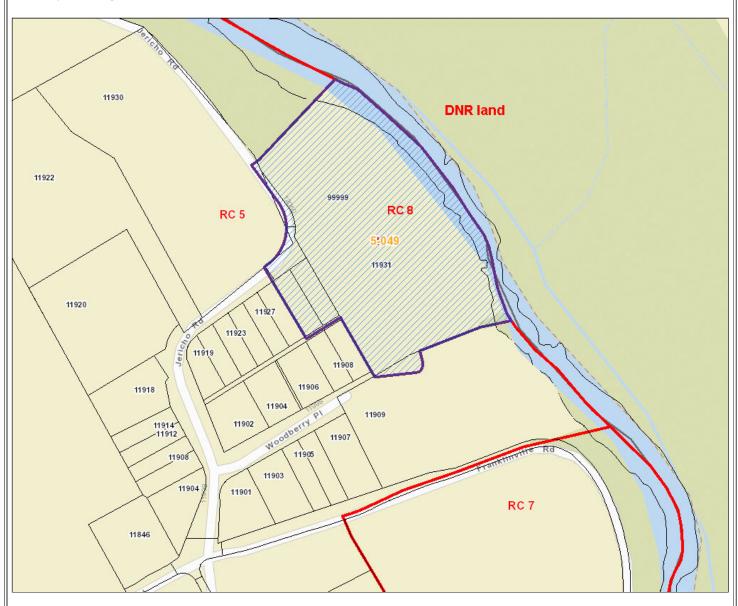
Elementary School: Kingsville Middle School: Perry Hall High School: Perry Hall

Existing	Requested	Staff Recommendation	Planning Board Recommendation	Final
RC8 4.69a	RC8 4.69a	RC8 4.69a	RC8 4.69a	RC7 4.69a

Zoning history

CZMP 2008, Issue 3-080 changed from MH to RC8

Nearby zoning



Aerial Photo



Analysis

The Franklinville Mill, which was listed on the Baltimore County Landmarks List, was demolished several years ago, with Landmarks Commission approval. No plan could be found to save it, partially because of the restrictive RC8 zoning placed on it in 2008. The Growth Tier 4 placed on this land now prevents any major subdivision (over 3 lots) regardless of the zoning. The RC8 zoning prohibits any subdivision.

Commentary

The zoning should be changed to allow an appropriate use that would be consistent with the nearby village of Franklinville. RC5 (which it was before 2008) would be appropriate and would allow the construction of 2 residences. (It may actually allow 4, since there are 3 parcels.) While it might be best if the state purchased it and added it to the Gunpowder Falls State Park, that is unlikely due to the remaining expense to clean it up. It appears that only a developer would have the incentive to spend the kind of money that would be needed to do this. Any development would come with further mitigation of pollution and adequate protection of the river, and would certainly eliminate an eye-sore.