BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-14-2020-0004
Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # _C2-14-2020-0004    Applicant Name ___DEBORAH STOCKDALE____________________
Property Address ___373 LIBERTY ROAD, SYKESVILLE, MD 21784_____________________
Current Zoning __R-20,000_______ Requested Zoning __C-2________

2. Description of Property

Site Address ____411, 373 and 371 LIBERTY ROAD, SYKESVILLE, MD 21784_________
Commissioner District _____5____________ Account ID: 0714007091, 0714039686,
0714007091______ Parcels 0003, 0702, 0703 Map ______0073_____________________
Total Acreage of Parcel __8.03_______________ Area to be Rezoned: ___8.03________
Current Use:  Residences   Improved or Unimproved:  ____Improved______________________
Current Zoning: _____R-20,000_______ Requested Zoning: ___C-2____________________

3. Land Use and Zoning Considerations (Please include maps of applicable features)

Existing Land Uses: These 3 properties consist of private residences.

Land Use Plan Designation:¹  Commercial Medium

Zoning History Summary

These properties were zoned AG between 1965 and 1977 and were rezoned to R-20,000 after adoption of the 1977 Freedom Mini Plan.

¹ Per 2018 Freedom Community Comprehensive Plan
Existing Zoning and Land Use in Adjacent Area (See map of the property and the surrounding area):

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Land Use (existing/future)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Low Density Residential/R-L</td>
</tr>
<tr>
<td>South</td>
<td>Conservation</td>
<td>Conservation/Resource Conservation</td>
</tr>
<tr>
<td>East</td>
<td>C-2 and I-1</td>
<td>Commercial and Industrial/C-M</td>
</tr>
<tr>
<td>West</td>
<td>R-20,000</td>
<td>Residential Medium/C-M</td>
</tr>
</tbody>
</table>

4. Consistency with Master and Functional Plans:

A. Applicable Master Plan Land Use (Such as MGA, Rural Village Designation Etc.)

These properties are in 2018 Freedom Community Comprehensive Plan, the Priority Funding Area and Freedom Designated Growth Area. They have a Future Land Use designation of Commercial Medium. This request is consistent with the Future Land Use Designation.

B. Applicable Master Plan Goals and Objectives

These properties meet the following goals from the 2018 Freedom Community Comprehensive Plan:

GOAL 1 Pursue policies that facilitate the implementation of the plan vision, including development in appropriate areas within density limits that respect the overall Vision of the community, where water, sewer, and other infrastructure are projected to be available.

GOAL 2 Allow appropriately timed and scaled development which supports, enhances, respects, and reinforces the identity and character of the Freedom CPA.

GOAL 4 Facilitate economic development opportunities that support the local skilled workforce and entrepreneurs and expand the county’s employment tax base.
C. Water Service Area and Service lines in proximity (see map)

A mixture of Existing and Priority service, however the properties are not currently served by water.

D. Sewer Service Area Service lines in proximity (see map)

Long Range but can hook into the sewer system on the north side of MD 26.

5. Environmental Constraints

Nothing of significance.

6. Historic Resources Identified

None

7. Public Safety Assessment

In Sykesville District, Adequate for Fire and EMS.

8. Ag Preservation and Applicable Preservation Area

None on site. There is a large block (181 acres) of Maryland Environmental Trust land directly to the south of these properties. This offers a protective buffer to the Piney Run Reservoir.

9. Assessment Summary

This request is consistent with the 2018 Freedom Community Comprehensive Plan and the 2014 Amended Carroll County Master Plan. The future land use as expressed in the plan, its situation within the Freedom designated growth area and its proximity to future water and sewer make this site an ideal candidate for C-2 zoning. The future land use is consistent with this zoning designation.

There are no zoning violations on the property.
10. Recommendations

Department of Planning Recommendation:  
(Favorable or Unfavorable)  
Favorable

Planning Commission Recommendation:  
(Favorable or Unfavorable)

11. Appendixes

See attachments for individual assessments.
Zoning History

Request # C2-14-2020-0004  Applicant Name DEBORAH STOCKDALE

Property Address 373 LIBERTY ROAD, SYKESVILLE, MD 21784

Current Zoning R-20,000  Requested Zoning C-2

Previous Zoning Change Requests (if applicable): NONE

BZA Requests (if applicable): None

Zoning Violations (if applicable):
None

Comments:
These properties were agriculturally zoned between 1965 and 1977. They were rezoned in 1977 to R-20,000.
C2-14-2020-0004: Sewer Service Area

Legend

- **C2-14-2020-0004**
- Major Roads
- Roads
- Sewer: Gravity Mains
- Sewer Lines: Non-County Maintained

**Sewer Service Area**
- Existing
- Priority
- Future
- Long Range

Created by the Carroll County Department of Planning 3/20 (KC)
Checklist of Environmental Issues

Request # C2-14-2020-0004  Applicant Name DEBORAH STOCKDALE

Property Address 373 LIBERTY ROAD, SYKESVILLE, MD 21784

Current Zoning R-20,000 Requested Zoning C-2

Watershed LIBERTY RESERVOIR

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>
| ☐   | ☒  | Water Resources Protection Easement
| ☐   | ☒  | 100-Year Floodplain on the Property
| ☐   | ☒  | Streams
| ☐   | ☒  | Wetlands
| ☐   | ☒  | Steep Slopes (<25%)
| ☐   | ☒  | Forest Cover (<25% ☒ 25-50% ☐ 51-75% ☐ >75% ☐ of total parcel)

For any YES indicated above please provide an accompanying map with this data.

If “YES” checked on any of the above, indicate extent of resource on the property below:

No significant slopes on these sites.
Historic Preservation Checklist

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Historic Inventory Number On-Site  NONE

Historic Feature within a ½ mile radius  NONE

If “YES” please provide a map of the features.

Comments:

NO HISTORIC FEATURES IN CLOSE PROXIMITY.
Fire and EMS Assessment

Request # C2-14-2020-0004  Applicant Name DEBORAH STOCKDALE

Property Address 373 LIBERTY ROAD, SYKESVILLE, MD 21784

Current Zoning R-20,000 Requested Zoning C-2

Districts:

<table>
<thead>
<tr>
<th>EMS: Southern</th>
<th>Adequacy: Adequate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire: Sykesville</td>
<td>Adequacy: Adequate</td>
</tr>
</tbody>
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*Adequacy Rates for Fire and EMS:

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<thead>
<tr>
<th></th>
<th>Inadequate</th>
<th>Approaching Inadequate</th>
<th>Adequate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Late and No Response</td>
<td>Equals or exceeds 15%</td>
<td>Equals or exceeds 15%</td>
<td>Less than 15%</td>
</tr>
<tr>
<td>Total No Response</td>
<td>Equals or exceeds 4% over 24 months</td>
<td>Equals or exceeds 4% over 24 months</td>
<td>Equals or exceeds 4% over 24 months</td>
</tr>
<tr>
<td>Response Time</td>
<td>Exceeds 10 minutes</td>
<td>Between 8- 10 minutes</td>
<td>8 minutes or less</td>
</tr>
</tbody>
</table>

Notes:
Transportation Checklist

Request # _C2-14-2020-0004_ Applicant Name __DEBORAH STOCKDALE_____________________

Property Address _373 LIBERTY ROAD, SYKESVILLE, MD 21784_____________________

Current Zoning _R-20,000________ Requested Zoning __C-2________

Frontage Road_____ MD 26

Most Recent ADT of Frontage Road_______ 26,352

Functional Classification of Frontage Road ___ Rural Minor Arterial_____________________

https://www.carrollcountymd.gov/media/1675/fclass-list.pdf

Capital Improvements of Adjacent Road(s)___Divided highway reconstruct (see below)

Planned Major Streets on-site or in proximity ____No__________________________________

Sidewalk □ Yes ☒ No

Trails ☒ Yes □ No  A bike lane would be part of any reconstruct on the MD 26 in this section of the West Freedom Trail.

Trail Blazer Route or Stop ☒ Yes □ No

The Trail Blazer route goes past these properties. A stop for a commercial development could be added if necessary.

Other Comments:

The following language was included in the BCC 2021 CTP Priority Letter regarding MD26: “The County is currently discussing with the SHA ways to revise the 30 percent design to a new “practical” design approach. Rather than complete widening to six lanes, improvements will consist of more limited breakout projects that focus primarily on enhancing the safety of the corridor. This may be achieved through the extension of auxiliary lanes, increased signalization, and a center median in certain segments of the road which have been identified as critical to the safe and efficient functioning of the entire corridor. Through further analysis and collaboration with SHA staff, breakout projects will be identified and prioritized.”
School Assessment

Request # C2-14-2020-0004  Applicant Name DEBORAH STOCKDALE

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Current Zoning R-20,000 Requested Zoning C-2

Districts:

Elementary Linton Current Utilization Rate 87.0% Adequacy: Adequate
Springs

Middle Sykesville Current Utilization Rate 98.3% Adequacy Adequate

High Century Current Utilization Rate 82.8% Adequacy Adequate

*Adequacy Rates for Projected Enrollment based on the 2019-2028 EFMP


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<thead>
<tr>
<th>School</th>
<th>Inadequate</th>
<th>Approaching Inadequate</th>
<th>Adequate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>&gt;= 120% SRC</td>
<td>110-119% SRC</td>
<td>&lt;110% SRC</td>
</tr>
<tr>
<td>Middle</td>
<td>&gt;= 120% FC</td>
<td>110-119% FC</td>
<td>&lt;110% FCC</td>
</tr>
<tr>
<td>High</td>
<td>&gt;= 120% SRC</td>
<td>110-119% SRC</td>
<td>&lt;110% SRC</td>
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