BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-07-2020-0005
C2-07-2020-0005: Overview

Legend
- C2-07-2020-0005
- Growth Area
- Priority Funding Areas
- Major Roads
- Corporate Limits
- Property Data

Westminster

Created by the Carroll County Department of Planning 4/20 (KC)
Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # _C2-07-2020-0005_ Applicant Name: Hale & Helen Stonesifer

Property Address __438 E. Main St. Westminster MD 21157____________________

Current Zoning _R-10,000________ Requested Zoning __________ C-2________________

2. Description of Property

Site Address ______438 E. Main St. Westminster MD 21157____________________

Commissioner District _03________ Account ID: _0707032390__________________

Parcel ___0965___________ Map ___0046________________________

Total Acreage of Parcel ___11,880 SF __________ Area to be Rezoned: ___11,880 SF_____

Current Use: _______Residential_________ Improved or Unimproved: ___Improved________

Current Zoning: ________R-20,000____________ Requested Zoning: __________ C-2________

3. Land Use and Zoning Considerations

Existing Land Uses: Residential

Land Use Plan Designation: 1 Suburban Residential

Zoning History Summary

This property has been in the R-20,000 District since 1965. There have been no previous zoning requests or violations on this property.

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1In 2007 the City of Westminster collaborated with Carroll County to adopt the 2007 Westminster Environ Community Comprehensive Plan. The Westminster Environ Plan includes the approved 2007 Land Use Designation and Growth Area Boundary Map for the Westminster Environ. In 2009, the City of Westminster adopted the City of Westminster Comprehensive Plan incorporating these FLU designations and boundaries.
Existing Zoning and Land Use in Adjacent Area (See maps of the property and the surrounding area):

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Land Use (Westminster Plan)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>C-2</td>
<td>Commercial</td>
</tr>
<tr>
<td>South</td>
<td>C-2</td>
<td>Commercial</td>
</tr>
<tr>
<td>East</td>
<td>C-2</td>
<td>Commercial</td>
</tr>
<tr>
<td>West</td>
<td>R-10,000</td>
<td>Suburban Residential</td>
</tr>
</tbody>
</table>

4. Consistency with Master and Functional Plans:

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

This property is located in the Westminster MGA, with a FLU designation of Suburban Residential. It is surrounded by Commercially designated and utilized land to the north, south and east. The property to the west is used for commercial purposes. The street is a mixture of general service commercial uses, such as hair salon, health service and surveyor, and several residential homes.

B. Applicable Master Plan Goals and Objectives

This request is consistent with the economic development goals of the 2007 Westminster Environ Community Comprehensive Plan:

“Provide sites for commercial development which will meet the diverse business needs of the resident population”

“Promote commercial development that is clustered in appropriate locations”

This request is also consistent with the following visions which were included in the 2009 Westminster Plan:

Growth Areas – “Growth is concentrated in existing population and business centers, growth areas adjacent to those centers, or strategically selected new centers”

Infrastructure - Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.
C. Water Service Area and Service lines in proximity (see map)

Existing

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

Existing

5. Environmental Constraints

None

6. Historic Resources Identified

None on the property or immediate vicinity

7. Public Safety Assessment

In Westminster District: Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

No
This property is surrounded by C-2 Zoned land and property used for commercial purposes. It is in close proximity to the commercial corridor on Malcolm Drive. It also has the necessary existing water and sewer infrastructure to support conversion from residential to commercial use.

The Purpose and Intent of the C-2 District is: “to provide locations for a diverse range of medium intensity retail, service and professional office uses needed by a larger population than those provided for in the C-1 District.” The location of this property is consistent with the purpose of the C-2 District.

Commercial zoning on this property is consistent with the economic development goals of the 2007 Westminster Environments Community Comprehensive Plan and the visions in the 2009 Westminster Plan. Although this property has a different future land use designation than these Plans, it is anticipated that an update to the Westminster Plan will reconsider this designation. The size, location and use of this property is consistent with the purpose of the C-2 District. It is also consistent with the longstanding commercial uses in the vicinity.

10. Recommendations

Department of Planning Recommendation: Favorable

Planning Commission Recommendation: 

11. Appendixes

See attachments for individual assessments.
Zoning History

Request # __C2-07-2020-0005__ Applicant Name __Hale & Helen Stonesifer__________

Property Address ___438 East Main Street, Westminster MD 21157____________________

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:

This property has been in the R-20,000 District since 1965. There are previous zoning requests or violations.
Legend

- **C2-07-2020-0005**
- **Major Roads**
- **Roads**
- **Water Lines: Non-County Maintained**
- **Corporate Limits**
- **Existing**
- **Property Data**

**Water Service Area**

- **Existing**
- **Corporate Limits**
- **Property Data**

Created by the Carroll County Department of Planning 4/20 (KC)
### Checklist of Environmental Issues

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<th>Yes</th>
<th>No</th>
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Please provide an accompanying map with this data.

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

[Blank space for map]
Historic Preservation Checklist

Request # _C2-07-2020-0005_ Applicant Name __Hale & Helen Stonesifer_________________

Property Address ___438 E. Main Street, Westminster, MD 21157______

Current Zoning ___R-10,000_____Requested Zoning ___C-2________

Historic Inventory Number ___None_____________________

Comments:
Fire and EMS Assessment

Request # C2-07-2020-0005  Applicant Name Hale & Helen Stonesifer

Property Address 438 E. Main Street, Westminster, MD 21157

Current R-10,000 Requested Zoning C-2

Districts:
Fire and EMS Westminster Adequacy Adequate for Fire and EMS

*Adequacy Rates for Fire and EMS:

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

Request # _C2-07-2020-0005_  Applicant Name __Hale & Helen Stonesifer____

Property Address ___438 East Main Street, Westminster, MD 21157____

Current Zoning ___R-20,000_____  Requested Zoning ___C-2_____ 

Frontage Road ___East Main Street____

Most Recent ADT of Frontage Road______ 9,770______________________________

Functional Classification of Frontage Road_____ 5U____________________

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

Capital Improvements of Adjacent Road(s)_______None________________________

Planned Major Streets on-site or in proximity ___None____________

Sidewalk ☐ Yes ☒ No

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☒ Yes ☐ No

Other Comments:

______________________________

______________________________
School Assessment

Request # _C2-07-2020-0005_  Applicant Name _Hale & Helen Stonesifer_

Property Address ____438 East Main Street, Westminster, MD 21157_____

Current Zoning ____R-10,000_______  Requested Zoning ____C-2_____

Districts:

   Elem  Cranberry Station  Current Utilization Rate _88.9%____  Adequacy ___Adequate___
   Middle ___East_______  Current Utilization Rate _90.8%____  Adequacy ___Adequate___
   High ___Winters Mill___  Current Utilization Rate _84.1%____  Adequacy ___Adequate___

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


<table>
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<tr>
<th>School</th>
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<td>110-119% SRC</td>
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<tr>
<td>Middle</td>
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<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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