BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-14-2020-0006
1. Request

Request # _C2-14-2020-0006__ Applicant Name __Sarah Eveler_____________________

Property Address _______7606 Woodbine Rd, Woodbine Md  21797___________________

Current Zoning __C-1____________ Requested Zoning __ C-2 or C-3___________________

2. Description of Property

Site Address _______7606 Woodbine Rd. Woodbine Md. 21797________________________

Commissioner District ______04___________ Account ID: ______0714015086_________

Parcel ________ 137__________ Map _____ 77 ______________

Total Acreage of Parcel ________1.4095 ________ Area to be Rezoned: ______1.4095____

Current Use: __Automobile Service _________________Improved or Unimproved: _Improved_

Current Zoning: ________ C-1 ______________ Requested Zoning: _____C-2 or C-3_____

3. Land Use and Zoning Considerations (See applicable maps)

Existing Land Uses: Automobile Service

Land Use Plan

Designation:¹ Village Commercial/Industrial

Zoning History Summary

This property was originally zoned Agriculture, was rezoned to the B-L District in 1975, changed to B-NR when the B-L converted to the B-NR in 2006, and again changed by comprehensive rezoning to the C-1 District on December 12, 2019.
Existing Zoning and Land Use in Adjacent Area (See map of the property and the surrounding area):

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Agriculture, Residential</td>
</tr>
<tr>
<td>South</td>
<td>C-1, Landscape Business</td>
</tr>
<tr>
<td>East</td>
<td>Agriculture and C-1, Residential, small shopping center and post office</td>
</tr>
<tr>
<td>West</td>
<td>Agriculture, 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.)

Future Land Use of Village Commercial/Industrial – In the Rural Village of Woodbine, a main stretch of Woodbine Road approximately 1.7 miles long. The Smart Growth Act of 1997 allowed counties to certify Rural Villages as Priority Funding Areas (PFAs) if they are designated in the Comprehensive Plan. Rural Villages are small, unincorporated minor growth centers with identifiable edges to define the area. The line is drawn around the aggregation of residential and commercial properties that are logically interconnected.

C-2 zoning is consistent with the future land use designation in the Carroll County Master Plan. It is also consistent with the following Economic Development Implementation Strategies “Facilitate the expansion of existing businesses through the periodic comprehensive review of the … zoning maps…”, “In Rural Villages, encourage small neighborhood commercial development that is consistent with local character …”, and “Continue to facilitate commercial development to be consistent with the character and needs of each particular community”.

2
B. Applicable Master Plan Goals and Objectives

Consistent with the Chapter 15 Goal: Promote a healthy economy and additional employment opportunities by: (a) supporting the retention and expansion of existing businesses including agribusiness through sensible land use policies; (b) focusing on development and redevelopment of existing vacant and underutilized commercial and industrial properties; (c) providing land appropriately located and zoned for a variety of types and intensities of new economic development activities; and (d) maintaining a desirable balance between economic development and residential development.

C. Water Service Area and Service lines in proximity

| No Planned Service |

D. Sewer Service Area Service lines in proximity

| No Planned Service |

5. Environmental Constraints

| Minimal. See attached map |

6. Historic Resources Identified

| None |

7. Public Safety Assessment

| Winfield District, adequate for Fire and EMS |

8. Ag Preservation and Applicable Preservation Area

| No |
9. Assessment Summary

This property was previously in the BL, and then B-NR Districts, and has been used periodically as an automobile service and vehicle repair business. As it was not in use at the time of the 2019 comprehensive rezoning, it was placed from the B-NR to the C-1 District, where automobile service is a conditional use. The BZA approved the request for a conditional use in February 2020, Case #6218, for automobile service. However, vehicle repair, which has in the past been part of this business, is not permitted in the C-1 District. This property fronts on a Major Collector and is 1.4095 acres in size, which is comparable to other C-2-zoned properties throughout the County. C-2 is consistent with the Village-Commercial/Industrial land use designation in the County Master Plan, the economic development goals of the Plan, the purpose of the Rural Village as set forth in the Smart Growth Act of 1997, and the character of the area.

10. Recommendations

**Department of Planning Recommendation:** (Favorable or Unfavorable)

Favorable for C-2

**Planning Commission Recommendation:** (Favorable or Unfavorable)

11. Appendixes

See attachments for individual assessments.
C2-14-2020-0006: Existing Zoning

Legend
- C2-14-2020-0006
- Existing Zoning
- Roads
- Agriculture
- Property Data
- C-1

Created by the Carroll County Department of Planning 2/20 (KC)
Zoning History

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Current Zoning C-1  Requested Zoning C-2 or C-3

Previous Zoning Change Requests (if applicable): Request filed by property owner in 1975, MA-72, and approved by BCC to rezone from AG to B-L (Business Local) District

BZA Requests (if applicable): Case #6218, conditional use for automobile service approved on February 28, 2020.

Zoning Violations (if applicable): None

Comments:

This property was originally zoned Agriculture, was rezoned to the B-L District in 1975 at the request of the property owner, changed to B-NR when the B-L converted to the B-NR in 2006, and again changed by comprehensive rezoning to the C-1 District on December 12, 2019 through Ordinance 19-08.
Checklist of Environmental Issues

Request # **C2-14-2020-0006**  
Applicant Name **Sarah Eveler**

Property Address **7606 Woodbine Rd., Woodbine MD 21797**

Current Zoning **C-1**  
Requested Zoning **C-2 or C-3**

Watershed **S Branch Patapsco**

<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)
| ☐   | ☐  | Tier II Catchment Area (if yes, Name): ________________________________

Please provide an accompanying map with this data.

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

| Steep Slopes- very minimal steep slope in top right corner, farthest away from Woodbine Rd. |

*Percentages are approximate as staff used the latest data from PUB to calculate the areas of environmental issues.*
Historic Preservation Checklist

Request # C2-14-2020-0006  Applicant Name Sarah Eveler

Property Address 7606 Woodbine Rd, Woodbine Md

Current Zoning C-1  Requested Zoning C-2 or C-3

Historic Inventory Number N/A

Comments:

No historic sites, easements, or district
Fire and EMS Assessment

Request # **C2-14-2020-0006**  
Applicant Name **Sarah Eveler**

Property Address **7606 Woodbine Road**

Current Zoning **C-1**  
Requested Zoning **C-2 or C-3**

**Districts:**  
**Fire** = Winfield  
L & F = 9.92% = Adequate  
No Response = .83%  
Response Time = 7 min 45 sec = Adequate

**EMS** = Southern  
L & F = .6% = Adequate  
No response = .05%  
Response Time = 7 min 19 sec = Adequate

*Adequacy Rates for Fire and EMS:*

<table>
<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>
Transportation Checklist

Request # C2-14-2020-0006 Applicant Name Sarah Eveler

Property Address 7606 Woodbine Rd. Woodbine, Md 21797

Current Zoning C-1 Requested Zoning C-2 or C-3

Frontage Road Woodbine Road

Most Recent ADT of Frontage Road 8,053

Functional Classification of Frontage Road Rural Major Collector

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

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Property Address **7606 Woodbine Rd**

Current Zoning **C-1**  
Requested Zoning **C-2 or C-3**

**Districts:**

<table>
<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>
</tr>
</tbody>
</table>

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