BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C1-04-2020-0007
Carroll County Department of Planning  
Comprehensive Zoning Assessment Report

1. Request

Request # C1-04-2020-0007  Applicant Name: Christine Blubaugh on behalf of Playtime Corp.

Property Address: 1550 Old Westminster Pike, Westminster, MD 21157

Current Zoning: AG  Requested Zoning: C-1

2. Description of Property

Site Address  1550 Old Westminster Pike, Westminster MD, 21157

Commissioner District  2

Parcel 0681  Map 0052

Total Acreage of Parcel 4.87 acres  Area to be Rezoned: 4.87 acres

Current Zoning: AG  Requested Zoning: C-1

3. Land Use and Zoning Considerations

Existing Land Uses:

Commercial (Day Care Center)

Land Use Plan Designation: 1

Agriculture

Zoning History Summary

This property has been in the Agricultural zoning district since 1965. It has been in operation as a day care center, a principal permitted use in the Ag district, for many years.

1 Per 2014 Carroll County Master Plan as amended 2019.
Existing Zoning and Land Use in Adjacent Area (See map of the property and surrounding area):

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Agriculture</td>
<td>Agriculture</td>
</tr>
<tr>
<td>South</td>
<td>Agriculture</td>
<td>Agriculture</td>
</tr>
<tr>
<td>East</td>
<td>Agriculture</td>
<td>Large Lot Residential</td>
</tr>
<tr>
<td>West</td>
<td>Agriculture</td>
<td>Large Lot 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 in the 2014 Carroll County Master Plan as amended 2019. It has a Future Land Use designation of Agricultural. This request is not consistent with the Future Land Use Designation.

B. Applicable Master Plan Goals and Objectives

This request is not consistent with the goals of the 2014 CCMP as amended 2019. It is contrary to goals 13, 14 and 15 in the Plan.

Goal 13 Promote a healthy economy and additional employment opportunities by… 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.

Goal 14 Facilitate a development pattern that remains consistent with the fabric of our communities, is in harmony with the surrounding built and natural environments, encourages community interaction and, in rural areas, preserves the County’s rural character.

Goal 15 Pursue policies that facilitate development in appropriate areas, including the Designated Growth Areas, thereby protecting and conserving agricultural and environmental resources, preserving open space, and providing public facilities and services efficiently and cost-effectively.
C. Water Service Area and Service

Not within planned water service area.

D. Sewer Service Area Service

Not within planned sewer service area.

5. Environmental Constraints

Minimal environmental restraints, steep slopes cover less than 1% of the property.

6. Historic Resources Identified (see worksheet and map)

None on property; 20 in the vicinity.

7. Public Safety Assessment

In Reese District: Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

In the Upper Patapsco Rural Legacy Area
9. Assessment Summary

This request is not consistent with the 2014 Carroll County Master Plan as amended 2019 or other applicable plans. Inconsistency with the master plan and the presumption of correctness of the master plan are the two main reasons for this unfavorable recommendation. In addition, it is in the Upper Patapsco Rural Legacy Area.

Although the property is not currently in an Ag use, it is a legally operating commercial use as permitted by Section 158.070 (D) of the County Code and may continue as such indefinitely. It may also be used for a number of other nonagricultural uses, both residential and commercial, as set forth in 158.070 (D) and (E). Changing this property from AG zoning to the C-1 zoning category would allow all the additional commercial uses in Section 158.082 of the County Code on this property, which is surrounded by Ag-zoned land and large-lot residential properties. This was not envisioned by the 2014 Plan or the 2019 Amendment.

10. Recommendations

Department of Planning Recommendation:  
(Favorable or Unfavorable)  
Unfavorable

Planning Commission Recommendation:  
(Favorable or Unfavorable)

11. Appendixes

See attachments for individual assessments.
Zoning History

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Previous Zoning Change Requests (if applicable): ____________________________________________
____________________________________________________________________________________

BZA Requests (if applicable): __________________________________________________________
____________________________________________________________________________________

Zoning Violations (if applicable): IN-04-0220, ZI-07-0198

Comments:

<table>
<thead>
<tr>
<th>Both of the above zoning violations, in 2004 and 2007, were resolved by application for a permit and approval of a variance.</th>
</tr>
</thead>
</table>
Checklist of Environmental Issues

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Watershed: Liberty Reservoir

Yes  No
☐  ☒ 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): N Branch Patapsco River 1; Beaver Run 2

Please provide an accompanying map with this data.

If “yes” checked on any of the above, indicate extent of resource on the property below:
C1-04-2020-0007: Environmental Constraints

Legend
- C1-04-2020-0007
- Major Roads
- Roads
- Streams
- Wetlands
- Ponds - Reservoirs
- Steep Slopes Lidar (25% or greater)
- Property Data
- Forest Cover

Created by the Carroll County Department of Planning 3/20 (KC)
Historic Preservation Checklist

Request # C1-04-2020-0007  Applicant Name: Christine Blubaugh on behalf of Playtime Corporation

Property Address: 1550 Old Westminster Pike, Westminster, MD 21157

Current Zoning: AG  Requested Zoning: C-1

Historic Inventory Number: N/A

Comments:

There are 20 Historic Resources identified within the Area of Potential Effect (APE).

<table>
<thead>
<tr>
<th>CARR</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>CARR-969</td>
<td>Graham Double House</td>
</tr>
<tr>
<td>CARR-1355</td>
<td>Chew-Crowl Farm</td>
</tr>
<tr>
<td>CARR-966</td>
<td>Caple House</td>
</tr>
<tr>
<td>CARR-1568</td>
<td>Old Westminster Pike Bridge 5</td>
</tr>
<tr>
<td>CARR-970</td>
<td>Reese Inn</td>
</tr>
<tr>
<td>CARR-977</td>
<td>Mathews-Turflle House</td>
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<tr>
<td>CARR-1357</td>
<td>Rinehart-Miller-Bush House</td>
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<tr>
<td>CARR-788</td>
<td>Himler-McKinney House</td>
</tr>
<tr>
<td>CARR-965</td>
<td>Reese Survey District</td>
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<tr>
<td>CARR-973</td>
<td>Read-Taylor House</td>
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<tr>
<td>CARR-967</td>
<td>Chew-Zebal House</td>
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<tr>
<td>CARR-1351</td>
<td>Evelyn Thompson Farm</td>
</tr>
<tr>
<td>CARR-974</td>
<td>Jake's Place</td>
</tr>
<tr>
<td>CARR-971</td>
<td>Cox House</td>
</tr>
<tr>
<td>CARR-976</td>
<td>Green House</td>
</tr>
<tr>
<td>CARR-972</td>
<td>Williams House</td>
</tr>
<tr>
<td>CARR-1358</td>
<td>Rinehart-Miller-Gecell House</td>
</tr>
<tr>
<td>CARR-978</td>
<td>Manzer Farm Complex</td>
</tr>
<tr>
<td>CARR-968</td>
<td>Chew Store &amp; Post Office</td>
</tr>
<tr>
<td>CARR-975</td>
<td>Caple House</td>
</tr>
</tbody>
</table>
Fire and EMS Assessment

Request # C1-04-2020-0007  Applicant Name: Christine Blubaugh on behalf of Playtime Corporation

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Districts:

Fire and EMS: Reese  Adequacy: 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

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Frontage Road: Old Westminster Pike

Most Recent ADT of Frontage Road 4,051

LOS at the Nearest Intersection of Frontage Road  N/A

Functional Classification of Frontage Road: 6U

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

Capital Improvements of Adjacent Road(s) None

Planned Major Streets on-site or in proximity Extension of Arnold Road

Sidewalk  ☒ Yes  ☐ No

Trails  ☐ Yes  ☒ No

Trail Blazer Route or Stop  ☐ Yes  ☒ No

Other Comments:


**School Assessment**

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**Districts:**

- Elementary: 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*

https://www.carrollk12.org/admin/facilities/planning/Documents/EFMP%202019-2028%20Section%20205.pdf

<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>110% SRC</td>
</tr>
</tbody>
</table>