BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-04-2020-0010
Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # C2-04-2020-0010 Applicant Name SMO Inc.
Property Address MD 140 at Suffolk Road
Current Zoning R-40,000 Requested Zoning C-2

2. Description of Property

Site Address MD 140 at Suffolk Rd.
Commissioner District 02 Account ID: 0704052781
Parcel Lot 5A Map 55
Total Acreage of Parcel .1381 acre Area to be Rezoned: .1381 acre
Current Use: Undeveloped Improved or Unimproved: Unimproved
Current Zoning: R-40,000 Requested Zoning: C-2

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

Existing Land Uses: Undeveloped

Land Use Plan Designation: Residential Low Density

Zoning History Summary

This property was originally zoned Agricultural in 1965. It was designated Low Density Residential and rezoned to the R-40,000 District in 1981.

1 Per 2014 Carroll County Master Plan as amended 2019
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</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R-40,000</td>
<td>Commercial (outdoor advertising sign)</td>
</tr>
<tr>
<td>South</td>
<td>C-2</td>
<td>Commercial (retail store &amp; fuel station)</td>
</tr>
<tr>
<td>East</td>
<td>R-40,000</td>
<td>Residential</td>
</tr>
<tr>
<td>West</td>
<td>C-2</td>
<td>Commercial (professional center)</td>
</tr>
</tbody>
</table>

4. Consistency with Master and Functional Plans:

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

The 2014 Carroll County Master Plan, as amended 2019, includes the following implementation strategy, “Along major roadway corridors encourage the assembly of small, separate adjoining parcels…” This property is adjacent to a commercial property and would further this strategy.

B. Applicable Master Plan Goals and Objectives

Consistent with Chapter 15 Goal – Promote a healthy economy and additional employment opportunities by supporting the retention and expansion of existing businesses…., focusing on the development and redevelopment of existing vacant and underutilized commercial and industrial properties.

C. Water Service Area and Service

No planned service

D. Sewer Service Area Service

No planned service
5. Environmental Constraints

Wetlands, Steep Slopes, Water Resources Protection easement (See attachment for detail)

6. Historic Resources Identified

None

7. Public Safety Assessment

In Reese District, approaching adequate for Fire, adequate for EMS

8. Ag Preservation and Applicable Preservation Area

None

9. Assessment Summary

This property fronts on an urban principal arterial, MD 140, in one of the most heavily traveled areas of the County. It is in the R-40,000 District, but is considerably less than one acre in size, making it undevelopable for residential purposes. It also has environmental constraints and an easement that make a good portion of the property unusable, unless used in conjunction with an adjacent property. The abutting property is in the C-2 District and is currently in use as a small retail store and fuel station. One of the implementation strategies for Economic Development in the County Master Plan is “along major roadway corridors, encourage the assembly of small, separate adjoining parcels to avoid piecemeal development…” The requested rezoning may allow the adjoining convenience store additional room to expand. This request is consistent with the goals and implementation strategies of the 2014 CCMP as amended 2019
10. Recommendations

Department of Planning Recommendation: Favorable
(Favorable or Unfavorable)

Planning Commission Recommendation: Favorable
(Favorable or Unfavorable)

11. Appendixes

See attachments for individual assessments.
Zoning History

Request # C2-04-2020-0010 Applicant Name SMO Inc.

Property Address MD140 at Suffolk Rd

Current Zoning R-40,000 Requested Zoning C-2

Previous Zoning Change Requests (if applicable): None

BZA Requests (if applicable): None

Zoning Violations (if applicable): None

Comments:

This property was originally zoned Agricultural in 1965. In 1981, The Finksburg Comprehensive Plan designated this property, along with the acreage adjoining it, to Low Density Residential. It was rezoned to the R-40,000 District through MA 102 on 1/6/81.
Checklist of Environmental Issues

Request # C-2-04-2020-0100
Applicant Name SMO Inc.

Property Address MD 140 at Suffolk
Current Zoning R-40,000 Requested Zoning C-2

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): ________________________________

Please provide an accompanying map with this data.

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

- Water Resources Protection Easement - located on top right corner of the property on the opposite side of Baltimore Rd.; approximately 2,773 sq. ft.
- Wetland - located on top right corner of the property on the opposite side of Baltimore Rd., coincides with protection easement; approximately 975 sq. ft.
- Steep Slopes - dominant in the top of the property on left side closest to Baltimore Rd.; sporadic throughout the remaining top half of the property

* Percentages are approximate as staff used the latest data from PUB to calculate the areas of environmental issues.
C2-04-2020-0010: Environmental Constraints

Legend

- C2-04-2020-0010
- Property Data
- Major Roads
- Wetlands
- Roads
- Steep Slopes Lidar (25% or greater)
- Streams
- Forest Cover

Created by the Carroll County Department of Planning 5/20 (KC)
Historic Preservation Checklist

Request # C2-04-2020-0010

Applicant Name SMO Inc.

Property Address MD 140 at Suffolk Rd

Current Zoning R-40,000

Requested Zoning C-2

Historic Inventory Number N/A

Comments:

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

Request # **C2-04-2020-0010**  
Applicant Name **SMO Inc.**

Property Address **MD 140 at Suffolk Road**

Current **R-40.000**  
Requested Zoning **C-2**

**Districts:**

**Fire** = Reese District  
**L & F** = 14.13% = Adequate  
**No Response** = 1.09%  
**Response Time** = 9 min 05 sec = Approaching Inadequate

**EMS** = Central  
**L & F** = .24% = Adequate  
**No response** = .12%  
**Response Time** = 7 min 21 sec = Adequate

*Adequacy Rates for Fire and EMS:*

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<td>Late and No Response</td>
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<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>
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<tr>
<td>Response Time</td>
<td>Exceeds 10 minutes</td>
<td>Between 8- 10 minutes</td>
<td>8 minutes or less</td>
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Transportation Checklist

Request # _C2-04-2020-0010___ Applicant Name _________SMO Inc.___________

Property Address _____ MD 140 at Suffolk Rd. __________________________

Current Zoning _____R-40,000_____ Requested Zoning _____C-2_____

Frontage Road _______ Baltimore Blvd MD 140 __________________________

Most Recent ADT of Frontage Road_____40,700___________________________

Functional Classification of Frontage Road ___Urban Principal Arterial__________

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

Capital Improvements of Adjacent Road(s)____None__________________________

Planned Major Streets on-site or in proximity ___MD 140 on properties front edge, in HNI____

Sidewalk ☐ Yes ☒ No

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☐ Yes ☒ No

Other Comments:

[Blank space]
School Assessment

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Districts:

Elementary Sandymount Current Utilization Rate 86.5% Adequacy Adequate
Middle Shiloh Current Utilization Rate 80.9% Adequacy Adequate
High Westminster Current Utilization Rate 83.8% Adequacy Adequate

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


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<tr>
<td>Elementary</td>
<td>&gt;= 120% SRC</td>
<td>110-119% SRC</td>
<td>&lt;110% SRC</td>
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<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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