BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-04-2020-0011
Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request
Request # _______C2-04-2020-0011____ Applicant Name _______Tevis Real Estate Inc________
Property Address ____MD 140 at Suffolk Rd______________________________
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: ___0704433141________
Parcel ___Lot 5 Tract A________ Map ___55________________
Total Acreage of Parcel ______5,930.48 sf______ Area to be Rezoned: ___5,930.48 sf____
Current Use: __Outdoor Advertising Sign________ Improved or Unimproved: __Improved________
Current Zoning: _______R-40,000________ Requested Zoning: ___C-2______________

3. Land Use and Zoning Considerations (Please include applicable maps)
Existing Land Uses: Commercial Billboard

Land Use Plan Designation: ^1 Residential Low Density

Zoning History Summary (see worksheet)

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>Zoning</th>
<th>Land Use</th>
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<tbody>
<tr>
<td>North</td>
<td>R-40,000</td>
</tr>
<tr>
<td>South</td>
<td>R-40,000 and C-2</td>
</tr>
<tr>
<td></td>
<td>Undeveloped (R-40,000)</td>
</tr>
<tr>
<td></td>
<td>Retail store/fuel station (C-2)</td>
</tr>
<tr>
<td>East</td>
<td>R-40,000</td>
</tr>
<tr>
<td>West</td>
<td>R-40,000</td>
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<tr>
<td></td>
<td>Residential</td>
</tr>
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<td>Park</td>
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4. Consistency with Master and Functional Plans:

A. Applicable Master Plan Land Use (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 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 lines in proximity

   No Planned Service

D. Sewer Service Area Service lines in proximity

   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, adequate for EMS, approaching inadequate for fire

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, also undevelopable for residential purposes, is in the R-40,000 District, and has also requested rezoning to the C-2 District. The property adjacent to that 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. Furthermore, the existing use on this property, an outdoor advertising sign, is a nonconforming use and is not consistent with the Master Plan. 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.
C2-04-2020-0011: Existing Zoning

Legend

- C2-04-2020-0011
- Existing Zoning
- Major Roads
- R-40,000
- Roads
- R-20,000
- Property Data
- C-2

Created by the Carroll County Department of Planning 2/20 (KC)
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 # C2-04-2020-0011  
Applicant Name Tevis Real Estate Inc.

Property Address MD 140 at Suffolk Rd

Current Zoning R-40,000  
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Watershed Liberty Reservoir

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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:

| Water Resources Protection Easement- encompasses the right half of the property, opposite side of Baltimore Rd.; approximately 3,277 sq. ft. |
| Wetland- located on bottom right corner of the property, opposite side of Baltimore Rd., coincides with protection easement; approximately 590 sq. ft. |
| Steep Slopes- dominant on the left half of the property closest to Baltimore Rd.; one instance on right half of the property |

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

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Historic Inventory Number N/A

Comments:

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

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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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<th>Inadequate</th>
<th>Approaching Inadequate</th>
<th>Adequate</th>
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<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>
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Notes:
Transportation Checklist

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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:


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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<th>School</th>
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<th>Approaching Inadequate</th>
<th>Adequate</th>
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<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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