Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request #: C3-04-2020-0012  Applicant Name: K&P Resource Recovery, LLC

Property Address:

1. 1640 Baltimore Blvd, Westminster, MD 21157 (Parcel 1003)
2. Baltimore Blvd, Westminster, MD 21157 (Parcel 0073)
3. Baltimore Blvd, Westminster, MD 21157 (P/O Parcel 1601)

Current Zoning: “A” Agriculture  Requested Zoning: “C-3” Commercial High

2. Description of Property

| Property Address: 1640 Baltimore Boulevard, Westminster, MD 21157 |
| Commissioner District: 2 | Account ID: 07-04-075935 |
| Parcel: 1003 | Map: 0053 |
| Total Acreage of Parcel: 20.10 acres | Area to be Rezoned: 20.10 acres |
| Current Use (SDAT): Residential | Improved or Unimproved: Improved |
| Current Zoning: “A” Agriculture | Requested Zoning: “C-3” Commercial High |

| Property Address: Baltimore Blvd, Westminster, MD 21157 |
| Commissioner District: 2 | Account ID: 07-04-024648 |
| Parcel: 0073 | Map: 46 |
| Total Acreage of Parcel: 14.686 acres | Area to be Rezoned: 14.686 acres |
| Current Use (SDAT): Agriculture | Improved or Unimproved: Unimproved |
| Current Zoning: “A” Agriculture | Requested Zoning: “C-3” Commercial High |

| Property Address: Baltimore Blvd, Westminster, MD 21157 |
| Commissioner District: 2 | Account ID: 07-04-075951 |
| Parcel: 1601 | Map: 46 |
| Total Acreage of Parcel: 51.4033 acres | Area to be Rezoned: 22.58 acres |
| Current Use (SDAT): Agriculture | Improved or Unimproved: Unimproved |
### 3. Land Use and Zoning Considerations

**Existing Land Uses:**

- Agriculture and Residential

**Land Use Plan Designation:**

- Commercial High, 2014 Carroll County Master Plan as amended 2019 (2014 CCMP)

**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>Agriculture</td>
<td>2014 CCMP: Industrial Heavy</td>
</tr>
<tr>
<td>South</td>
<td>Agriculture</td>
<td>2014 CCMP: Agriculture</td>
</tr>
<tr>
<td>East</td>
<td>Agriculture</td>
<td>2014 CCMP: Agriculture</td>
</tr>
<tr>
<td>West</td>
<td>Agriculture, R-40,000</td>
<td>2014 CCMP: Industrial Heavy 2009 City of Westminster Comprehensive Plan (2009 CWCP): Low Density Residential</td>
</tr>
</tbody>
</table>

**Zoning History Summary**

This property has been zoned Agriculture since 1965. There were two requests to rezone to the “I-R” Industrial-Restricted District in 2000 and 2001, which were withdrawn and denied. These requests were made prior to the future land use designation of Commercial High on the property.

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4. **Consistency with Master and Functional Plans:**

A. Applicable Master Plan Land Use (MGA, Rural Village Designation, etc.)

The requested “C-3” Commercial High zoning is consistent with the future land use designation of Commercial High in the 2014 CCMP. This property is immediately outside the Westminster municipal growth area. It also abuts the Carroll County Landfill.

B. Applicable Master Plan Goals and Objectives

This request is consistent with Goal 13 from the 2014 CCMP:

“Promote a healthy economy and additional employment opportunities by … focusing on the development and redevelopment of existing vacant and underutilized commercial and industrial properties, providing land appropriately located and zoned for a variety of types and intensities of new economic development activities…”

Also consistent with the following Implementation Strategies from the 2014 CCMP:

“Zone adequate commercial, industrial, and employment campus lands to increase the non-residential tax base; along major roadway corridors encourage the assembly of small, separate adjoining parcels of developable and into single larger parcels…”

C. Water Service Area and Service lines in proximity (see map)

W-7 No Planned Water Service

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

S-7 No Planned Sewer Service

5. **Environmental Constraints**

This property includes streams, wetlands and >25% steep slopes.

6. **Historic Resources Identified**

Historic Site CARR-1351, Everly Thompson Farm was identified on Parcel 0073. One historic district and twenty-three historic sites were identified within a ½ mile radius.
7. Public Safety Assessment

EMS is adequate, there are no deficiencies at the time of this assessment. Fire is adequate.

8. Ag Preservation and Applicable Preservation Area

Upper Patapsco Rural Legacy Area. There is a MALPF easement to the northeast of the property, separated by Reese Road.

9. Assessment Summary

This C-3 District request for this property is consistent with the Future Land Use designation in the 2014 CCMP. The Purpose of the C-3 District (Section 158.078.01 of the County Code) is “to provide locations for high-intensity, large-scale retail businesses and destinations of a regional nature, planned business parks, clusters of commercial development, wholesale businesses, offices, and certain light processing operations. The district is also intended to provide locations for compatible institutional and recreational uses and some of the medium-intensity uses associated with the C-2 District. Uses in this district should be located in proximity to transportation infrastructure and major corridors.” This property is located on MD140, one of the most heavily travelled corridors in the County. It is of sufficient size to be developed consistently with the Purpose of the C-3 District, with uses permitted in Section 158.082 of the County Code. Infrastructure, access and environmental constraints would be addressed at the time of site plan review.

10. Recommendations

Department of Planning Recommendation: Favorable

Planning Commission Recommendation:

11. Appendixes

See attachments for individual assessments.
Legend

Westminster GAB Future Land Use
- Conservation
- Low Density Residential
- Employment Campus

County Future Land Use
- Agriculture
- Resource Conservation
- Residential-Low Density
- Commercial-Medium

Created by the Carroll County Department of Planning 3/20 (KC)
Legend

- **C3-04-2020-0012**
- **Growth Area**
- **Major Roads**
- **Property Data**

**Existing Zoning**
- C-2
- I-1
- R-40,000

Legend created by the Carroll County Department of Planning 3/20 (KC)
Zoning History

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Previous Zoning Change Requests (if applicable): Rezoning Case #205

BZA Requests (if applicable): BZA Case #4835

Zoning Violations (if applicable):
1. IN-02-0423: sign without a permit (Parcel 0073)
2. ZI-07-0062: on-premises sign being use for off premises advertising (Parcel 0073)

Comments:

1965 Zoning – Agriculture
• Request: “A” Agriculture to “I-R” Restricted Industrial, 136.564 acres
• This case was withdrawn before it went before the PC and BCC.

2001 Phase II of the Commercial and Industrial Comprehensive Rezoning
• This site was considered for rezoning from “A” to “I-R” during Phase II of the
  Commercial and Industrial Comprehensive Rezoning in 2001. Staff Recommendation
  to PC was unfavorable and PC Recommendation to BCC was unfavorable.
• Constraints to the property include No Planned Water /Sewer Service, if the site were
  to develop of wells, water quality could be compromised given the site adjoins the
  landfill. The site lies within the Liberty Reservoir watershed, and contains stream,
  stream buffer and wetland.

Reese Ridge Major Subdivision

BZA Case #4835:
• An appeal of a letter from the Director of Planning, dated June 17, 2003, regarding the
  12-month deferral on all residential development (Ordinance 03-11).
• Decision: the letter was not an approval or decision appealable to the BZA, motion to
  dismiss.
Environmental Issues

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Watershed: Liberty Reservoir

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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</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): North Branch Patapsco River 1

Comments:

(Parcels 1003 and 0073)

- Stream – a branch of the Liberty Reservoir enters property from the NE. One branch extends south to the center of the parcel, the other drains to a pond (wetlands) in the northern most corner of the parcel
- Steep Slopes – steep slopes cover the entire property line fronting MD 140
- Forest Cover – 2% of parcel

(P/O Parcel 1601)

- Forest Cover –11% (2.58 acres) of parcel

Notes: See accompanying map with this data. Percentages and numbers are approximate as staff used the latest data from PUB to calculate the area of environmental issues.
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Historic Inventory Number On-Site: CARR-1351

Historic Feature within a ½ mile radius: Several

Comments:

On-Site:
- CARR-1351, Everly Thompson Farm (Parcel 0073)

Within a ½ mile radius there are several historic features:

- CARR-788, Himler-McKinney
- CARR-880 John H. Chew House
- CARR-965, Reese Survey
- CARR-966, Caple House
- CARR-967, Chew-Zebal House
- CARR-968, Chew Store & Post
- CARR-969, Graham Double
- CARR-970, Reese Inn
- CARR-971, Cox House
- CARR-972, Williams House
- CARR-973, Read-Taylor House
- CARR-974, Jake’s Place
- CARR-975, Caple House
- CARR-976, Green House
- CARR-977, Mathews-Turfle House
- CARR-978, Manzer Farm Complex
- CARR-1354, Ed Drechsler Farm
- CARR-1355, Chew-Crowl Farm
- CARR-1357, Rinehart-Miller-Bush
- CARR-1358, Rinehart-Miller-Gecell
- CARR-1460, McGee Farm
- CARR-1567, Old Westminster Pike
- CARR-1568, Old Westminster Pike
Fire and EMS Assessment

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Districts:

Fire: Reese (2/1/18-1/31/20)   EMS: Central/Reese (2/1/18-1/31/20)
Late and Failed: Adequate (14.13%)   Late and Failed: Adequate (0.24%)
Failed: Adequate (1.09%)   Failed: Adequate (0.12%)
RT: Approaching Inadequate (9 min. 05 sec.)   RT: Adequate (7 min. 21 sec.)

Adequacy Rates for Fire and EMS:

<table>
<thead>
<tr>
<th>Category</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

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Frontage Road:

- MD 140
- Reese Road

Most Recent ADT or AADT of Frontage Road:

- MD 140, from Reese Road to MD 97, AADT of 46,070
- Reese Road, west of Carrollton Road, ADT of 531 (2011 data); Reese Road, north of MD 140, ADT of 706 (2011 data)

LOS at the Nearest Intersection or Frontage Road:

- 8:00 AM to 9:00 AM
  - MD 140 West – Uncongested (LOS A, B, C)
  - MD 140 East – Uncongested (LOS A, B, C)
- 5:00 PM to 6:00 PM
  - MD 140 West – Uncongested (LOS A, B, C)
  - MD 140 East – Uncongested (LOS A, B, C)

Functional Classification of Frontage Road:

- MD 140 – Urban Principal Arterial Other (2U)
- Reese Road – Rural Local Roadway (6R)

Planned Capital Improvements of Adjacent Road(s):

- MD 140 Divide Highway Reconstruct (includes access controls), from west of MD 91 to Market Street
  - Sources: HNI, 2014 Carroll County Master Plan

Planned Major Streets on-site or in proximity: None
Comments:

Development of this property for commercial purposes would be subject to access approval by SHA.
School Assessment

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Districts:

Elementary: Cranberry Station  Current Utilization Rate: 89%  Adequacy: Adequate
Middle: Westminster East  Current Utilization Rate: 83%  Adequacy: Adequate
High: Winters Mill  Current Utilization Rate: 84%  Adequacy: Adequate

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

<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>
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