BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

I1-05-2020-0016
Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request
Request # I1-05-2020-0016  Applicant Name FOGLE PROPERTIES
Property Address 580 Obrecht Rd., Sykesville, MD 21784
Current Zoning Conservation Requested Zoning I-1

2. Description of Property
Site Address 580 Obrecht Rd., Sykesville, MD 21784
Commissioner District 5 Account IDs: 0705028728; 0705033683
Parcels 0588, 0578 Map 0078
Total Acreage of Parcel 5.30 Area to be Rezoned: 5.30
Current Use: Used for septic service business Improved or Unimproved: Improved
Current Zoning: Conservation Requested Zoning: Industrial Light

3. Land Use and Zoning Considerations (Please include maps of applicable features)
Existing Land Uses: Commercial - Fogle’s Septic Services
Land Use Plan Designation: Conservation

Zoning History Summary
In 1965 this property was zoned R-10,000 along with the surrounding community. With the County’s purchase of the surrounding lands for Piney Run Reservoir, this property was changed from R-10,000 to Conservation as part of Map Amendment 52 in 1972.

1 Per 2018 Freedom Community Comprehensive Plan
Existing Zoning and Land Use in Adjacent Area (See maps of the property and the surrounding area): The surrounding community is made up of conservation lands and the spillway for the Piney Run dam, large lot subdivisions and the Fairhaven retirement community. There is no commercial or industrially designated land in the vicinity.

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use (existing &amp; future)</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Conservation</td>
</tr>
<tr>
<td>South</td>
<td>R-20,000</td>
</tr>
<tr>
<td>East</td>
<td>Conservation</td>
</tr>
<tr>
<td>West</td>
<td>Conservation</td>
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Conservation    | Conservation (outdoor recreation) |

4. Consistency with Master and Functional Plans:

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

This property is in 2018 Freedom Community Comprehensive Plan. It has a Future Land Use designation of Conservation. It is in the Freedom Growth Area just outside the town limits of Sykesville.

B. Applicable Master Plan Goals and Objectives

This property is contrary to the following goals as articulated in the 2018 Freedom Community Comprehensive Plan:

Goal 1: Pursue policies that facilitate the implementation of the plan vision, including development in appropriate areas within density limits that respect the overall Vision of the community, where water, sewer, and other infrastructure are projected to be available.

Goal 9: Continue to protect and maintain the recognized environmental resources and natural ecosystems in the Freedom area by administering land use practices that are in balance with, and minimize the effects on, the designated conservation areas.

C. Water Service Area and Service

No Planned Service
D. Sewer Service Area Service

| No Planned Service |

5. Environmental Constraints

| None |

6. Historic Resources Identified within a ½ mile

| Two within a ½ mile. Bloomfield/McDonough Farm and Fairhaven Farm site. |

7. Public Safety Assessment

| In Sykesville District: Adequate for Fire and EMS. |

8. Ag Preservation and Applicable Preservation Area

| None |
9. Assessment Summary

This request is not consistent with the 2018 Freedom Community Comprehensive Plan or other applicable plans. Inconsistency with the master plan and the presumption of correctness of the comprehensive plan are the two main reasons for this unfavorable recommendation.

This property is currently in commercial use as a septic business; it is a legally operating nonconforming use and may continue as such indefinitely. The Purpose and Intent of the I-1 District is as follows: “to provide locations for certain types on nonagricultural, nonresidential, and generally nonretail commercial activities characterized by light manufacturing, assembling, fabricating, warehousing, wholesale distribution, and limited office and commercial uses which are supportive or directly related to industrial uses... It is intended that such districts be located in areas with access to major thoroughfares or other major modes of transportation...” Changing this property from Conservation zoning to the I-1 zoning category would allow all the more intense industrial uses in Section 158.082 of the County Code on this property. Given the sensitive nature of the surrounding community, it is not appropriate to allow other light industrial uses on this property. These uses could have significant, adverse effects on the surrounding community. In addition, the property does not front on a major road; it is off a small County road not conducive to commercial/industrial traffic.

This property was not identified with a Future Land Use change in the most recent Freedom Plan adopted in 2018. Changing this property’s zoning classification would not be consistent with the Plan’s Future Land Use designation or its goals and objectives for the area.

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): None

BZA Requests (if applicable): This property was issued a certification of a non-conforming use for their septic, portable toilet rental, excavation and well drilling in 2007.

Zoning Violations (if applicable): 

If so, have they been resolved:

Comments:

In 1965 this property was zoned R-10,000 along with the surrounding community. With the County’s purchase of the surrounding lands for Piney Run Reservoir, this property was changed from R-10,000 to Conservation as part of Map Amendment 52 in 1972.
Checklist of Environmental Issues

Request #   I1-05-2020-0016   Applicant Name   FOGLE PROPERTIES

Property Address   580 Obrecht Rd., Sykesville, MD 21784

Current Zoning   Conservation   Requested Zoning   I-1

Watershed   S. BRANCH PATAPSCO

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)

If “YES” checked on any of the above, indicate extent of resource on the property below:
Historic Preservation Checklist

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Historic Inventory Number On-Site NONE

Historic Feature within a ½ mile radius There are two features within this radius. The CARR-628 The Frank Beasman House/Fairhaven Farm and CARR-1294 the McDonald Farm/Bloomfield.

See map of the features.

Comments:

The Fairhaven Farm, Frank Beasman House is on the National Register of Historic Places. CARR-1294 the McDonald Farm/Bloomfield is significant because it depicts three different periods and styles of construction from the 19th century in Piedmont Maryland.
Fire and EMS Assessment

Request # _I1-05-2020-0016_ Applicant Name __FOGLE PROPERTIES_________________

Property Address _580 Obrecht Rd., Sykesville, MD 21784_____________________________

Current Zoning _Conservation_________ Requested Zoning __I-1_________

Districts:

<table>
<thead>
<tr>
<th>EMS: Southern</th>
<th>Adequacy: <strong>Adequate</strong></th>
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<tbody>
<tr>
<td>Fire: Sykesville</td>
<td>Adequacy: <strong>Adequate</strong></td>
</tr>
</tbody>
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*Adequacy Rates for Fire and EMS:

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<tr>
<th></th>
<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

Request # _I1-05-2020-0016_ Applicant Name __FOGLE PROPERTIES_____________________

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Frontage Road __Obrecht Road______________________________________________

Most Recent ADT of Frontage Road _____ 7,311___________________________________

Functional Classification of Frontage Road ____Urban 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 _Obrecht Road realignment to MD 32._________

Sidewalk ☐ Yes ✒ No

Trails ☒ Yes ☐ No _Obrecht Rd to Piney Run Park to Warfield Park is to the west.

Trail Blazer Route or Stop ☐ Yes ✒ No

Other Comments:

__________________________________________________________