BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

I1-14-2020-0021
Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # _I1-14-2020-0021_ Applicant Name __GERARD HOLLEN________

Property Address _5034 Klees Mill Rd., Sykesville, MD 21784________________________

Current Zoning _Ag/Conservation_ Requested Zoning __I-1________

2. Description of Property

Site Address _____5034 Klees Mill Rd., Sykesville, MD 21784______________________

Commissioner District _____5____________ Account ID: 0714013539

Parcel __0012________________ Map _______0068____________

Total Acreage of Parcel __18.88_______________ Area to be Rezoned: ___16.76___________

Current Use: Ag_ Improved or Unimproved: _________Unimproved_____________________

Current Zoning: _____ Ag________ Requested Zoning: ___Industrial Light__________

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

Existing Land Uses: Agriculture

Land Use Plan Designation:¹ Industrial Light

Zoning History Summary

This property has been zoned agricultural with some small portion of conservation since 1965.

¹ Per 2018 Freedom Community Comprehensive Plan
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 (existing &amp; future)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Conservation</td>
<td>Conservation</td>
</tr>
<tr>
<td>South</td>
<td>Ag/I-1</td>
<td>Ag /Industrial Light</td>
</tr>
<tr>
<td>East</td>
<td>Agriculture</td>
<td>Ag/Conservation</td>
</tr>
<tr>
<td>West</td>
<td>I-1</td>
<td>Industrial Light</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 2018 Freedom Community Comprehensive Plan. It has a Future Land Use designation of Industrial Light. It is in the western portion of the Freedom Growth Area in the Klees Mill industrial area. There is also Employment Campus designated lands in proximity that are also being considered as part of this rezoning effort. If this site is designated as industrial and sewer is extended to this site, then the County would apply to adjust the Priority Funding Area boundary.

B. Applicable Master Plan Goals and Objectives

This property meets the following goals from the 2018 Freedom Community Comprehensive Plan:

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.

Focus on development and redevelopment of existing vacant and underutilized commercial and industrial properties

Facilitate economic development opportunities that support the local skilled workforce and entrepreneurs and expand the county’s employment tax base.

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

| Future |

5. Environmental Constraints

The site of the rezoning request has forest cover on about 50% of the property and very minimal steep slopes.

6. Historic Resources Identified within a ½ mile

There are no resources within ½ a mile.

7. Public Safety Assessment

Sykesville District: Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

None

9. Assessment Summary

This request is consistent with the 2018 Freedom Community Comprehensive Plan. The property is in the Freedom Designated Growth area, a FLU of Light Industrial, and has the future potential for water and sewer. The property is located just north the Klee Mill industrial area and would be an addition to that cluster of light industrial land to the south. Its proximity to MD 26 and MD 97 makes this an ideal addition to this industrial land.
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 # I1-14-2020-0021  Applicant Name GERARD HOLLEN

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Current Zoning Ag/Conservation  Requested Zoning I-1

Previous Zoning Change Requests (if applicable): None

BZA Requests (if applicable): None

Zoning Violations (if applicable): There was a zoning violation reported in 2008 (Z1-08-0093), however there was no violation found and the case was abated.

If so, have they been resolved:

Comments:

Since 1965 this property has been zoned agricultural with some small portion of conservation. The property is just north the Klee Mill industrial area and would be an addition to that cluster of light industrial land to the south. Its proximity to MD 26 and MD 97 makes this an ideal addition to this industrial land.
Legend

- **I1-14-2020-0021**
- Major Roads
- Roads
- Water Mains
- Water Lines: Non-County Maintained
- Property Data

**Water Service Area**
- Existing
- Priority

Created by the Carroll County Department of Planning 2/20 (KC)
I1-14-2020-0021: Sewer Service Area

Legend

- **I1-14-2020-0021**
- **Major Roads**
- **Roads**
- **Sewer: Gravity Mains**

**Sewer Service Area**
- **Future**
- **Existing**
- **Priority**
- **Long Range**
- **Property Data**

Created by the Carroll County Department of Planning 4/20 (KC)
Checklist of Environmental Issues

Request # I1-14-2020-0021  Applicant Name GERARD HOLLEN
Property Address  5034 Klees Mill Rd., Sykesville, MD 21784
Current Zoning Ag/Conservation  Requested Zoning I-1
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)

For any YES indicated above please provide an accompanying map with this data.

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

The site of the rezoning request has forest cover on about 50% of the property and very minimal steep slopes.
Historic Preservation Checklist

Request # I1-14-2020-0021  Applicant Name GERARD HOLLEN

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Historic Inventory Number On-Site NONE

Historic Feature within a ½ mile radius NONE

If “YES” please provide a map of the features.

Comments:

NO HISTORIC FEATURES IN CLOSE PROXIMITY.
Fire and EMS Assessment

Request # _I1-14-2020-0021_  Applicant Name _GERARD HOLLEN_ 

Property Address _5034 Klees Mill Rd., Sykesville, MD 21784_ 

Current Zoning _Ag/Conservation_  Requested Zoning _I-1_ 

Districts:

<table>
<thead>
<tr>
<th>EMS: Southern</th>
<th>Adequacy: Adequate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire: Winfield</td>
<td>Adequacy: Adequate</td>
</tr>
</tbody>
</table>

*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>

Notes:
Transportation Checklist

Request # I1-14-2020-0021 Applicant Name GERARD HOLLEN

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Frontage Road Klee Mill

Most Recent ADT of Frontage Road 4,385

Functional Classification of Frontage Road Rural Minor Collector

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

Capital Improvements of Adjacent Road(s) No

Planned Major Streets on-site or in proximity Not onsite, but per the 2018 Freedom Plan, there is a new Planned Major Street (PMS) for the development of the employment campus property to the east.

Sidewalk ☒ Yes ☐ No

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☐ Yes ☒ No

Other Comments: