BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

I2-11-2020-0023
Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # I2-11-2020-0023  Applicant Name: John T. Maguire on behalf of Finch Services, Inc.

Property Address: N/S Medford Road between New Windsor Road and Old New Windsor Pike


2. Description of Property

Site Address  N/S Medford Road between New Windsor Road and Old New Windsor Pike

Commissioner District 3 and 4

Parcel 0206  Map 0045

Total Acreage of Parcel 58.21 acres  Area to be Rezoned: 36.18 +/- acres


3. Land Use and Zoning Considerations

Existing Land Uses: Agriculture (Vacant)

Land Use Plan Designation:¹  Agriculture

Zoning History

The subject of this request is approximately 36 acres in the AG District, which is part of a larger parcel of approximately 58 acres. The remaining 22 acres of the parcel is in the I-2 District. The subject property has been in the Agricultural District since 1965. The property has been split-zoned since 1965.

¹ Per 2014 Carroll County Master Plan as amended 2019.
Existing Zoning and Land Use in Adjacent Area: (see maps of property and surrounding area)

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<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Land Use</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Agricultural</td>
<td>Agricultural</td>
</tr>
<tr>
<td>South</td>
<td>I-2</td>
<td>Heavy Industrial</td>
</tr>
<tr>
<td>East</td>
<td>Agricultural &amp; I-2</td>
<td>Agricultural &amp; Heavy Industrial</td>
</tr>
<tr>
<td>West</td>
<td>Agricultural</td>
<td>Agricultural</td>
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4. Consistency with Master and Functional Plans:
   A. Applicable Master Plan Land Use (Such as MGA, Rural Village Designation Etc.)

   This property is split-zoned, with the requested portion designated Agriculture in the 2014 CCMP as amended 2019. The requested portion is primarily outside the Westminster Growth Area. This request is not consistent with the FLU in the Master Plan.

   B. Applicable Master Plan Goals and Objectives

   This property is not consistent with the 2014 CCMP as amended 2019.

   This request is contrary to goals 14 and 15 in the Carroll County Master Plan.

   Goal 14 Facilitate a development pattern that remains consistent with the fabric of our communities, is in harmony with the surrounding built and natural environments, encourages community interaction and, in rural areas, preserves the County’s rural character.

   Goal 15 Pursue policies that facilitate development in appropriate areas, including the Designated Growth Areas, thereby protecting and conserving agricultural and environmental resources, preserving open space, and providing public facilities and services efficiently and cost-effectively.
C. Water Service Area and Service lines in proximity (see map)

No planned service

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

No planned service

5. Environmental Constraints

Forest cover on the southern portion of the property. No other significant constraints on the portion of the parcel that is the subject of the request.

6. Historic Resources Identified

None on site

7. Public Safety Assessment

In New Windsor District, Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

This property is surrounded by MALPF easements and lies within the Little Pipe Creek Rural Legacy Area.
9. Assessment Summary

This request is not consistent with the 2014 Carroll County Master Plan as amended 2019 or other applicable plans. Inconsistency with the master plan and the presumption of correctness of the master plan are the two main reasons for this unfavorable recommendation.

The I-2 District, which is requested, is intended to “provide locations for … activities characterized by heavy manufacturing, refining, processing, or compounding of materials or products predominantly from raw materials. … The uses associated with this district are intensive and frequently include operations that emit strong odors; loud noises; and some level or volume of dust, vibrations, smoke, soot, vapors, light and pollution.” (Section 158.080 of the Carroll County Code). While the property is in the vicinity of an industrial corridor, the permitted I-2 uses, the most intense of the zoning districts, would generally not be compatible with the agricultural uses on the surrounding properties. Furthermore, it lies within the Little Pipe Creek Rural Legacy Area.

10. Recommendations

| Department of Planning Recommendation: (Favorable or Unfavorable) | Unfavorable |
| Planning Commission Recommendation: (Favorable or Unfavorable) | |

11. Appendixes

See attachments for individual assessments.
New Windsor Future Land Use

Legend

I2-11-2020-0023: Future Land Use

Legend

County Future Land Use

- Agriculture
- Resource Conservation
- Extractive
- Transportation

Westminster GAB Future Land Use

- Conservation
- Industrial

Created by the Carroll County Department of Planning 5/20 (KC)
Zoning History

Request # I2-11-2020-0023  Applicant Name: John T. Maquire on behalf of Finch Services, Inc.

Property Address: N/S Medford Road between New Windsor Road and Old New Windsor Pike


BZA Requests (if applicable):

None

Zoning Violations (if applicable): None

Comments:

This property has been in the Agricultural District since 1965. It has been split-zoned, the other portion being industrial since that time.
Checklist of Environmental Issues

Request # I2-11-2020-0023   Applicant Name: John T. Maquire on behalf of Finch Services, Inc.

Property Address: N/S Medford Road between New Windsor Road and Old New Windsor Pike


Watershed: Double Pipe Creek

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<thead>
<tr>
<th>Yes</th>
<th>No</th>
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| ☒   | ☐  | 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:
Historic Preservation Checklist

Request I2-11-2020-0023  Applicant Name: John T. Maquire on behalf of Finch Services, Inc.

Property Address: N/S Medford Road between New Windsor Road and Old New Windsor Pike


Historic Inventory Number: N/A

Comments: There are no historic properties on this site, but there are several in the vicinity (see map)
Margaret's Service Station
Medford Grange Hall
Herman Baile House
Talbert House
S. Bair Abandoned House
S. Bair House
A. Cassell House
Medford Historic District

Legend
- I2-11-2020-0023
- Historic Site Points
- Major Roads
- Roads
- Railroads
- County Border
- Corporate Limits
- Property Data
- National Register of Historic Places
- Historic Trust Preservation Easements

Created by the Carroll County Department of Planning 5/20 (KC)
Fire and EMS Assessment

Request # I2-11-2020-0023  Applicant Name: John T. Maquire on behalf of Finch Services, Inc.

Property Address: N/S Medford Road between New Windsor Road and Old New Windsor Pike


Districts:

Fire and EMS: New Windsor  Adequacy: Adequate

*Adequacy Rates for Fire and EMS:

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<thead>
<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 I2-11-2020-0023  Applicant Name: John T. Maquire on behalf of Finch Services, Inc.
Property Address: N/S Medford Road between New Windsor Road and Old New Windsor Pike

Frontage Road: Medford Road, Old New Windsor Pike, New Windsor Road (MD 31)
Most Recent ADT of Frontage Road: Medford Road (No Data), Old New Windsor Pike (383), New Windsor Road-MD 32 (6,761)

Functional Classification of Frontage Road: 4R

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

Capital Improvements of Adjacent Road(s): N/A

Planned Major Streets on-site or in proximity: N/A

Sidewalk  ☒ Yes  ☐ No

Trails  ☐ Yes  ☒ No

Trail Blazer Route or Stop  ☐ Yes  ☒ No

Other Comments: