BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C1-03-2020-0027
Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # ___C1-03-2020-0027___ Applicant Name ___North Carroll Community School___

Property Address _______ 401 Stone Road Westminster, MD 21158 __________________

Current Zoning ___AG_______ Requested Zoning ________C-1__________________________

2. Description of Property

Site Address _______ 401 Stone Road Westminster, MD 21158 __________________

Commissioner District _____3____ Account ID: ______0703432031_____________________

Parcel ________0050_____________ Map _________0030_____________________________

Total Acreage of Parcel _______12.694_____________ Area to be Rezoned: ___12.694________

Current Use: _______ School_____________ Improved or Unimproved: ___Improved__________

Current Zoning ___AG_______ Requested Zoning ________C-1__________________________

3. Land Use and Zoning Considerations

Existing Land Uses:          

School

Land Use Plan Designation:1

Agriculture

Zoning History Summary

This property has been zoned Agriculture since 1965. There have been no violations on the property.

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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></th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Ag abutting to the North, C-2 parcel to the north on MD 97</td>
<td>Ag, C-2 parcel used as day care center</td>
</tr>
<tr>
<td>South</td>
<td>Ag abutting to the South, two C-2 parcels to the south on MD97</td>
<td>Ag and residential, C-2 parcel used as automobile service.</td>
</tr>
<tr>
<td>East</td>
<td>Ag</td>
<td>Ag/Conservation, Carroll Sports Complex east of MD97</td>
</tr>
<tr>
<td>West</td>
<td>Ag</td>
<td>Ag</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 designated Agriculture in the 2014 CCMP as amended 2019 and is immediately surrounded by land designated for agriculture. There are several small commercial properties in the vicinity and a large indoor recreational facility to the east. The request is not consistent with the FLU designation in the 2014 CCMP.

B. Applicable Master Plan Goals and Objectives

This request is not consistent with the goals of the 2014 CCMP as amended 2019. It is contrary to goals 14 and 15 in the 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

No planned service

D. Sewer Service Area Service

No planned service

5. Environmental Constraints (see map)

Nothing of significance

6. Historic Resources Identified (see map)

None on property, several adjacent to property to the south and east

7. Public Safety Assessment

In Pleasant Valley District; Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area (see map)

Priority Preservation Area, surrounded by MALPF easement

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.

Although the property is not currently in an Ag use, it is a legally operating commercial use as permitted by Section 158.070 (D) of the County Code and may continue as such indefinitely. It may also be used for a number of other nonagricultural uses, both residential and commercial, as set forth in 158.070 (D) and (E). Changing this property from Ag zoning to the C-1 zoning category would allow all the additional commercial uses in Section 158.082 of the County Code on this property, which is in a Priority Preservation Area, surrounded by Ag-zoned and protected land and large-lot residential properties. This was not envisioned by the 2014 Plan or the 2019 Amendment.
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

Request #  C1-03-2020-0027  Applicant Name  North Carroll Community School

Property Address  401 Stone Road, Westminster, MD 21158

Current Zoning  AG  Requested Zoning  C-1

Previous Zoning Change Requests (if applicable):  N/A

BZA Requests (if applicable):  None

Zoning Violations (if applicable):  ZI-18-0031: Investigated a complaint regarding site plan violation; no violation

Comments:

This property has been zoned Agriculture since 1965.
Checklist of Environmental Issues

Request # ___C1-03-2020-0027____ Applicant Name __North Carroll Community School____

Property Address ____ 401 Stone Road Westminster MD 21158 ______________________________

Current Zoning _____AG_____ Requested Zoning _____C-1_______________________________

Watershed _______Double Pipe Creek

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)
☐ ☒ 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 # C1-03-2020-0027 Applicant Name North Carroll Community School

Property Address 401 Stone Road, Westminster MD 21158

Current Zoning AG Requested Zoning C-1

Historic Inventory Number N/A

Comments:

Historic Properties located adjacent to site – Crouse-Bish House, Bish House #2, Mount Pleasant Schoolhouse, Keys-Bish House, Mount Pleasant Survey C District, Miller-Bish Farm
Fire and EMS Assessment

Request # _C1-03-2020-0027_ Applicant Name _North Carroll Community School_

Property Address _401 Stone Road, Westminster, MD 21158_

Current _____AG__________ Requested Zoning _____C-1__________

Districts:

Fire _Pleasant Valley_____ EMS _Pleasant Valley_____
Adequacy: ____Adequate______ Adequacy ____Adequate______

*Adequacy Rates for Fire and EMS:

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<td>over 24 months</td>
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<td>8 minutes or less</td>
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<td>minutes</td>
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Transportation Checklist

Request #  North Carroll Community School

Property Address  401 Stone Road

Current Zoning  AG  Requested Zoning  C-1

Frontage Road  Stone Road

Most Recent ADT of Frontage Road  1392

LOS at the Nearest Intersection of Frontage Road  Uncongested/Moderate congested

Functional Classification of Frontage Road  Major Collector

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:


School Assessment

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Requested Zoning ___C-1________

Districts:

Elementary: _Runnymede_  Current Utilization Rate ___92.7%__  Adequacy: ___Adequate___

Middle _East_________  Current Utilization Rate ___90.8%__  Adequacy: ___Adequate___

High _Winters Mill____  Current Utilization Rate ___84.1%__  Adequacy: ___Adequate___

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


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<td>Elementary</td>
<td>&gt;= 120% SRC</td>
<td>110-119% SRC</td>
<td>&lt;110% SRC</td>
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<tr>
<td>Middle</td>
<td>&gt;= 120% FC</td>
<td>110-119% FC</td>
<td>&lt;110% FCC</td>
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