BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-05-2020-0031
Carroll County Department of Planning  
Comprehensive Zoning Assessment Report

1. Request

Request # C2-05-2020-0031  Applicant Name BUCKMAN ASSOCIATES LLC

Property Address 1135 LIBERTY RD, SYKESVILLE, MD 21784

Current Zoning R-10,000  Requested Zoning C-2

2. Description of Property

Site Address 1135 LIBERTY RD, SYKESVILLE, MD 21784

Commissioner District 5  Account ID: 0705011515  Parcel 0118  Map 0073

Total Acreage of Parcel 0.3966  Area to be Rezoned 0.3966

Current Use: Residential  Improved or Unimproved: Improved

Current Zoning: R-10,000  Requested Zoning: C-2

3. Land Use and Zoning Considerations

Existing Land Uses: Residence

Land Use Plan Designation: Commercial Medium

Zoning History Summary

This property has been zoned R-10,000 since 1965. There are no zoning violations on this property.

1 Per 2018 Freedom Community Comprehensive Plan.
Existing Zoning and Land Use in Adjacent Area (See maps 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>R-20,000</td>
<td>R-M</td>
</tr>
<tr>
<td>South</td>
<td>R-7,500</td>
<td>R-H</td>
</tr>
<tr>
<td>East</td>
<td>C-2</td>
<td>C-M</td>
</tr>
<tr>
<td>West</td>
<td>R-7,500</td>
<td>C-M</td>
</tr>
</tbody>
</table>

4. Consistency with Master and Functional Plans:

A. Applicable Master Plan Land Use (Explain the consistency) Such as MGA, Rural Village Designation etc.

This property is in 2018 Freedom Community Comprehensive Plan, the Priority Funding Area and Freedom Designated Growth Area. It has a future land use designation of Commercial Medium and is located along the MD26 commercial corridor. This request is consistent with the Future Land Use Designation.

B. Applicable Master Plan Goals and Objectives

These properties meet the following goals from 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 2 Allow appropriately timed and scaled development which supports, enhances, respects, and reinforces the identity and character of the Freedom CPA.

GOAL 4 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)

This property has existing water.
D. Sewer Service Area Service lines in proximity (see map)

This property has existing sewer.

5. Environmental Constraints

Nothing of significance.

6. Historic Resources Identified

None

7. Public Safety Assessment

In Sykesville District, adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

None on site or in the vicinity.

9. Assessment Summary

This request is consistent with the 2018 Freedom Community Comprehensive Plan. The Future Land Use as expressed in the Plan, its situation within the Freedom Designated Growth Area, its location on the MD26 commercial corridor and the availability of water and sewer make this site an ideal candidate for C-2 zoning. The future land use is consistent with this zoning designation.
10. Recommendations

<table>
<thead>
<tr>
<th>Department of Planning Recommendation: (Favorable or Unfavorable)</th>
<th>Favorable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Commission Recommendation: (Favorable or Unfavorable)</td>
<td></td>
</tr>
</tbody>
</table>

11. Appendixes

See attachments for individual assessments.
Zoning History

Request # C2-05-2020-0031  Applicant Name BUCKMAN ASSOCIATES LLC

Property Address 1135 LIBERTY RD, SYKESVILLE, MD 21784

Current Zoning R-10,000  Requested Zoning C-2

Previous Zoning Change Requests (if applicable): NONE

BZA Requests (if applicable): None

Zoning Violations (if applicable):

None

Comments:

The first zoning on the property was R-10,000 in 1965 and remained as such until today.
Legend

- **C2-05-2020-0031**
- **Major Roads**
- **Sewer Service Area**
  - Existing
  - Future
  - Long Range
  - Priority
- **Roads**
- **Property Data**

Created by the Carroll County Department of Planning 3/20 (KC)
Checklist of Environmental Issues

Request # _C2-05-2020-0031_   Applicant Name _BUCKMAN ASSOCIATES LLC_

Property Address _1135 LIBERTY RD, SYKESVILLE, MD 21784_

Current Zoning _R-10,000_   Requested Zoning _C-2_

Watershed _S. Branch of the Patapsco River_

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>

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

Request # _C2-05-2020-0031_  Applicant Name _BUCKMAN ASSOCIATES LLC_  
Property Address _1135 LIBERTY RD, SYKESVILLE, MD 21784_  
Current Zoning _R-10,000_  Requested Zoning _C-2_  
Historic Inventory Number On-Site _NONE_

Historic Feature within a ½ mile radius: There are several properties just at the ½ mile radius of the property.

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

Comments:

There are 5 properties that within the ½ mile radius. These are CARR numbers: 167, 168, 1630, 1631 and 1691. The most significant property is CARR-167, the Wesley Chapel Methodist Episcopal Church. This site is was built in 1822 and served as an early Methodist congregation in Eldersburg. This site is on the National Register of Historic Places. CARR-168 is connected to the Wesley Chapel Methodist Church as the Lodge Hall. The remaining properties were reviewed for the National Registry of Historic Places, but none met the eligibility requirement.
Fire and EMS Assessment

Request # C2-05-2020-0031  Applicant Name BUCKMAN ASSOCIATES LLC

Property Address 1135 LIBERTY RD, SYKESVILLE, MD 21784

Current Zoning R-10,000 Requested Zoning C-2

Districts:

<table>
<thead>
<tr>
<th>EMS: Southern</th>
<th>Adequacy: Adequate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire: Sykesville</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 # C2-05-2020-0031  Applicant Name BUCKMAN ASSOCIATES LLC

Property Address 1135 LIBERTY RD, SYKESVILLE, MD 21784

Current Zoning R-10,000 Requested Zoning C-2 and PM

Frontage Road MD 26

Most Recent ADT of Frontage Road 26,352

LOS at the Nearest Intersection of Frontage Road LOS D both AM and PM Peak for intersection of MD 32 and MD 26

Functional Classification of Frontage Road Rural Minor Arterial

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

Capital Improvements of Adjacent Road(s) MD26 divided highway reconstruct with access controls.

Planned Major Streets on-site or in proximity None

Sidewalk ☒ Yes ☐ No Sidewalks along MD 26 provide access to this site.

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☒ Yes ☐ No: A stop is located on the neighboring property of the Princess Shopping Center.

Other Comments:

The following language was included in the BCC 2021 CTP Priority Letter regarding MD26: “The County is currently discussing with the SHA ways to revise the 30 percent design to a new “practical” design approach. Rather than complete widening to six lanes, improvements will consist of more limited breakout projects that focus primarily on enhancing the safety of the corridor. This may be achieved through the extension of auxiliary lanes, increased signalization, and a center median in certain segments of the road which have been identified as critical to the safe and efficient functioning of the entire corridor. Through further analysis and collaboration with SHA staff, breakout projects will be identified and prioritized.”
School Assessment

Request # _C2-05-2020-0031_ Applicant Name _BUCKMAN ASSOCIATES LLC_

Property Address _1135 LIBERTY RD, SYKESVILLE, MD 21784_

Current Zoning _R-10,000________ Requested Zoning __C-2___________________________

Districts:

Elementary _Eldersburg_ Current Utilization Rate _75.9____ Adequacy _Adequate_
Middle _Sykesville_ Current Utilization Rate _98.3____ Adequacy _Adequate_
High _Century_______ Current Utilization Rate _82.8____ Adequacy _Adequate_

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

https://www.carrollk12.org/admin/facilities/planning/Documents/EFMP%202019-2028%20Section%205.pdf

<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>
</tr>
</tbody>
</table>