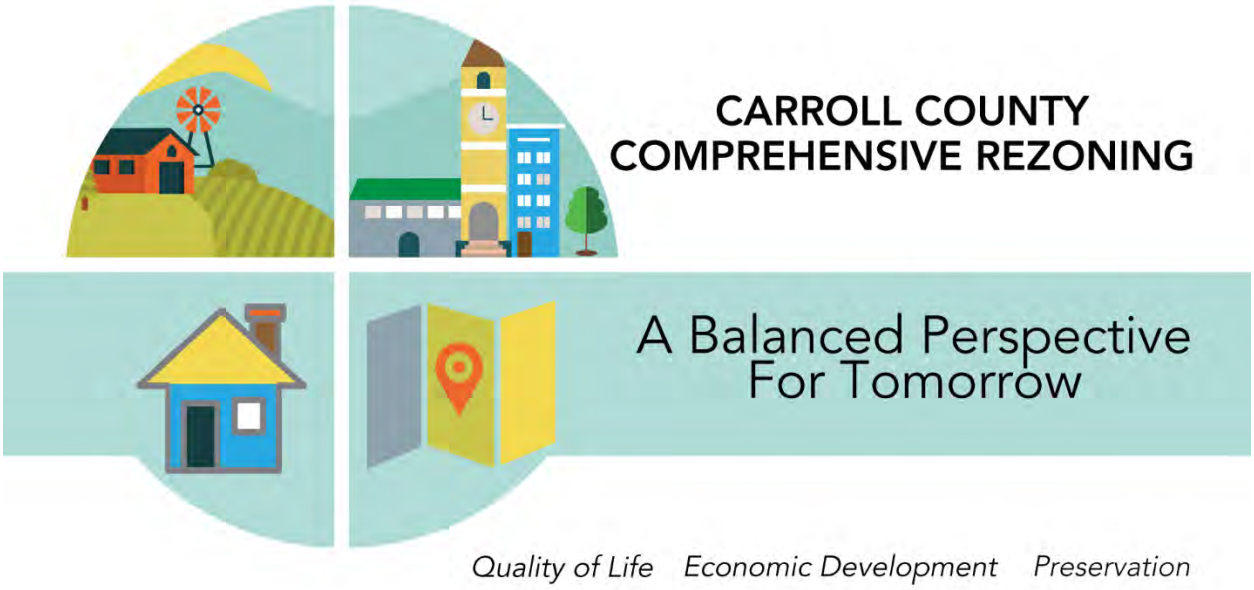


BY-REQUEST COMPREHENSIVE REZONING COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

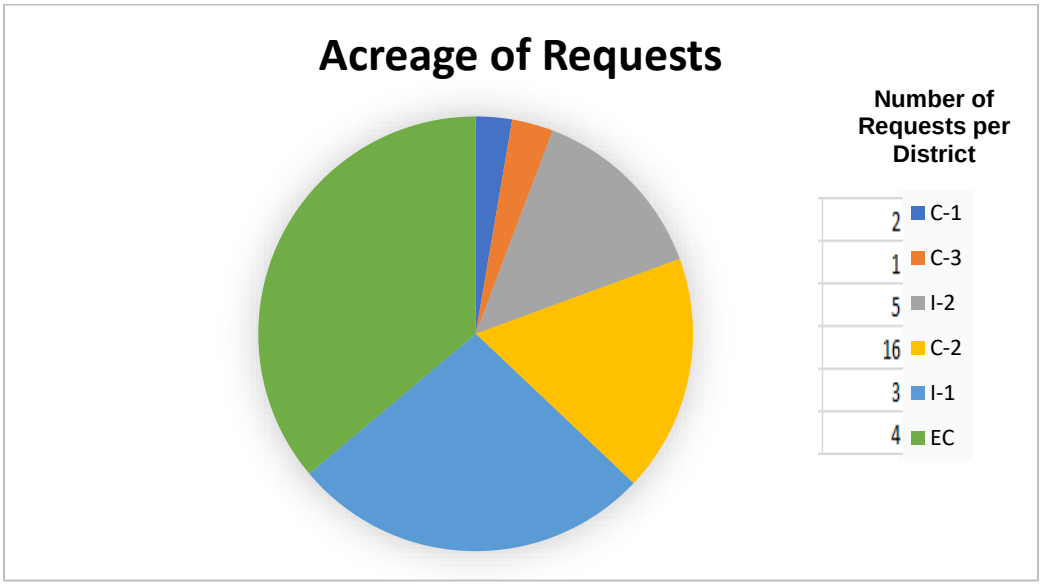
Property Booklet 1: Requests 1-17

Carroll County Department of Planning

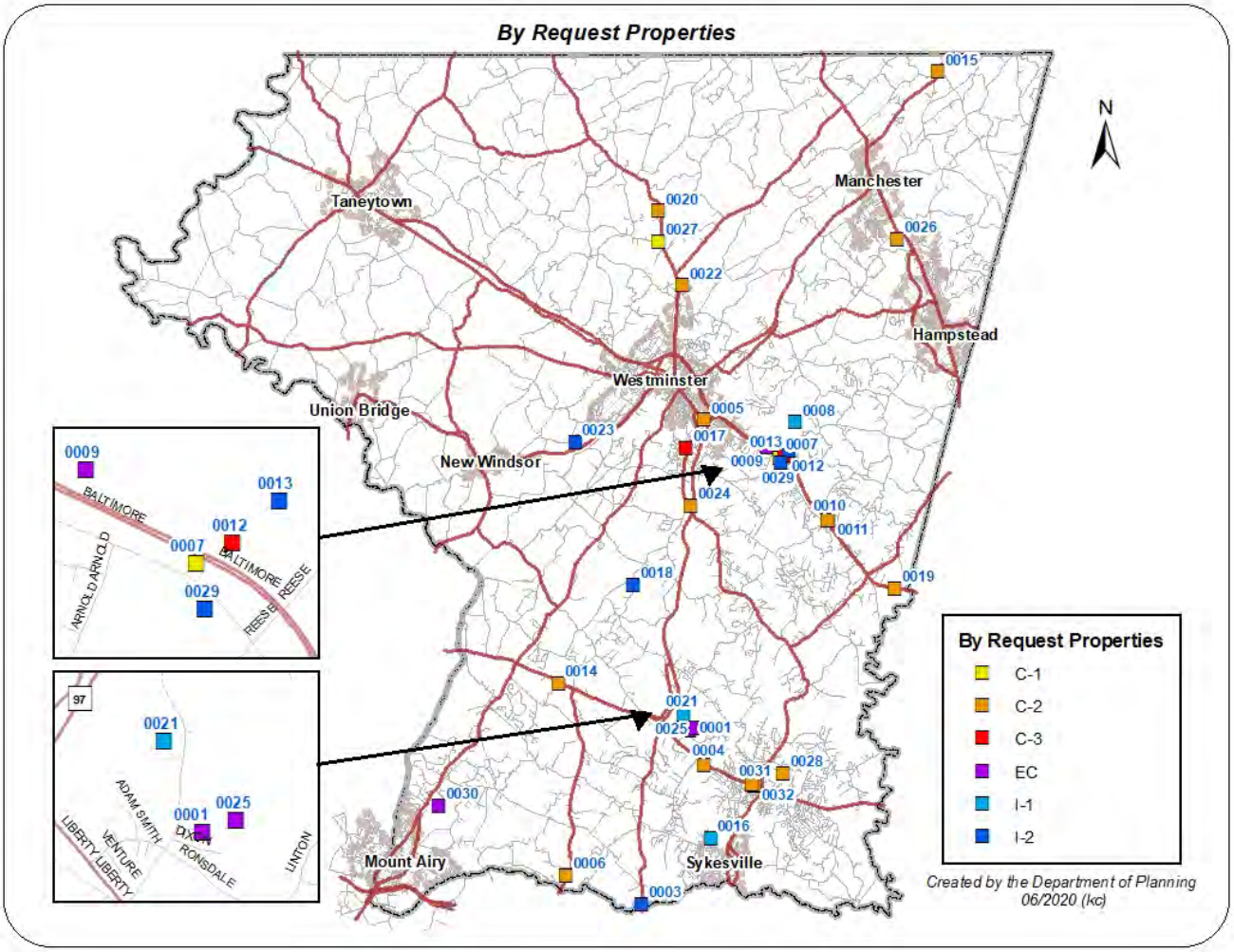
Planning for Success in Carroll County

Carroll County Department of Planning is in the process of the “by request” phase of the comprehensive rezoning processing for the Commercial, Industrial, and Employment Campus Zoning Districts. The purpose of this is to facilitate implementation of the Amended 2014 Carroll County Master Plan and the 2018 Freedom Community Comprehensive Plan, this is a crucial phase of Master Plan implementation. This effort is essential to further the economic goals and objectives of the recently adopted land use plans and enhance employment opportunities in Carroll County. The first phase, which accompanied the Zoning Code rewrite for the commercial, industrial and employment campus districts, rezoned all existing properties in the business and industrial districts to conform to the newly adopted districts. This step was completed in December 2019 with the adoption of both the new zoning text and maps by the Board of County Commissioners. Phase II, or the “By-Request” phase, provides an opportunity for property owners to request that their properties that are not currently in a commercial, industrial or employment campus district be rezoned in conformance with these plans. Applications were accepted through February 7, 2020. Staff assessed the applications based on their consistency with the adopted plans. Each property has been evaluated for consistency with the goals, objectives and recommendations of the applicable plan as well as the future land use designation for the individual property.

There are 31 rezoning applications under consideration consisting of approximately 653 acres located throughout the County.
The breakdown is:



The staff reports and an interactive map showing all the requests are posted on the department's website. In accordance with state and local law, the Planning Commission's recommendations for each property will be forwarded to the Board of County Commissioners for final action.

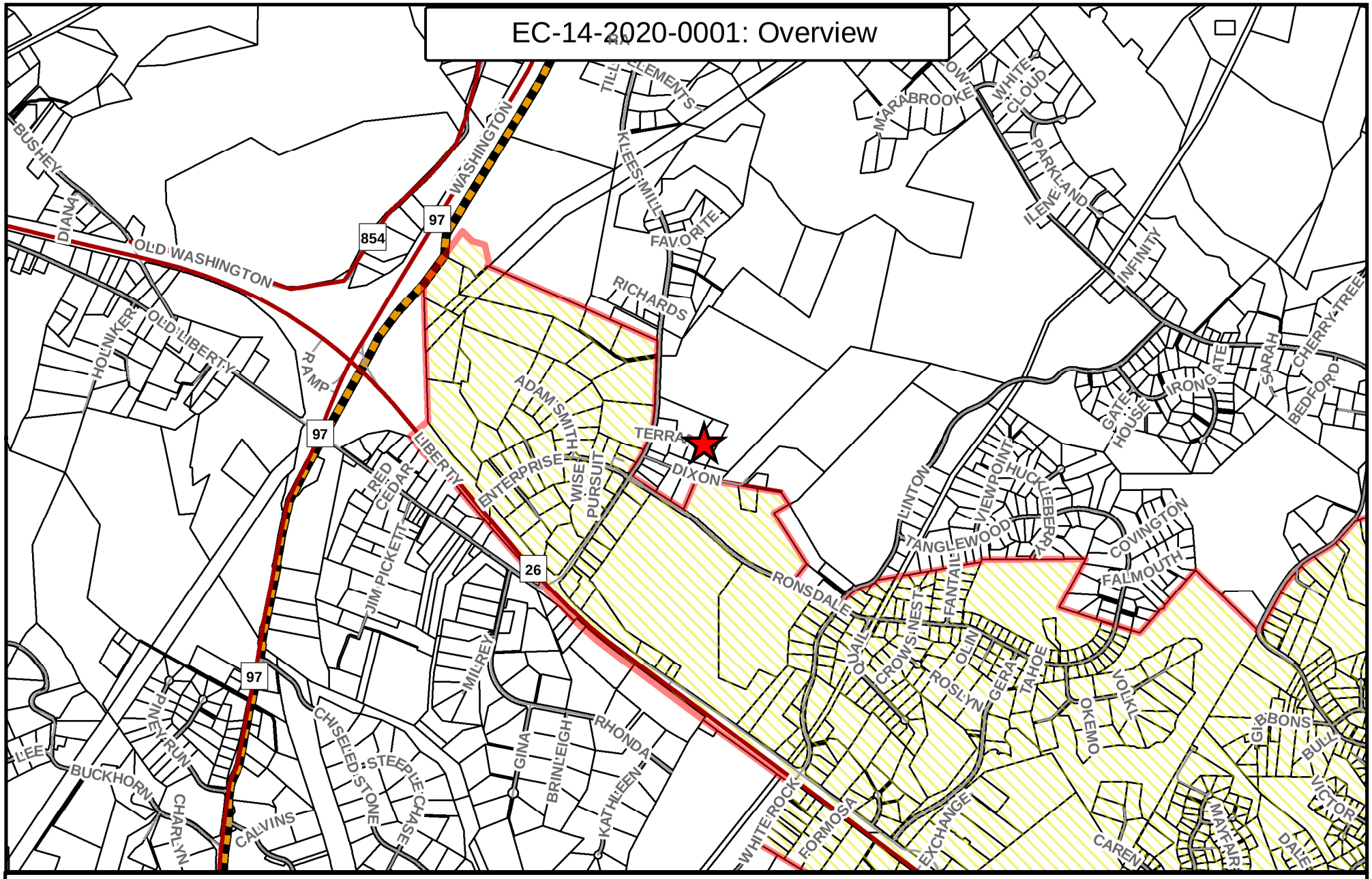


BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

EC-14-2020-0001

EC-14-2020-0001: Overview



Legend

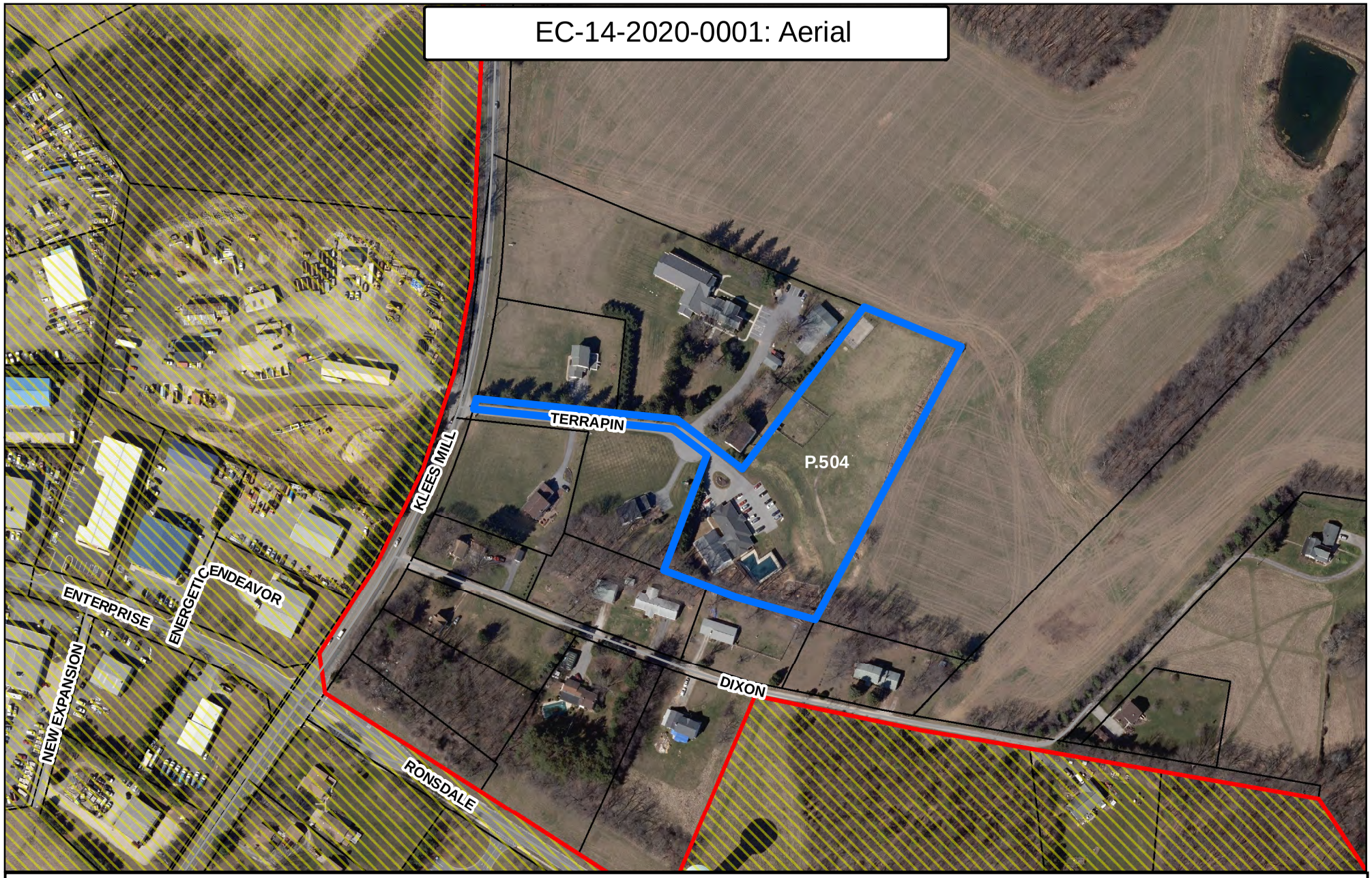
- EC-14-2020-001
- Major Roads
- Roads
- Growth Area
- Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles

N

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

EC-14-2020-0001: Aerial



Legend

- EC-14-2020-001
- Roads
- Property Data
- Priority Funding Areas
- Finksburg Sustainable Community
- Growth Area

0 155 310 620 Feet

Created by the Carroll County Department of Planning 03/20 (KC)

N

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # _EC-14-2020-0001 Applicant Name __ABAR PARTNERSHIP_____

Property Address _115 Terrapin Dr, Eldersburg, MD 21784_____

Current Zoning _AG_____ Requested Zoning __EC_____

2. Description of Property

Site Address _____115 Terrapin Dr, Eldersburg, MD 21784_____

Commissioner District _____5_____ Account ID: 0714055916

Parcel __0504_____ Map _____0068_____

Total Acreage of Parcel __3.86_____ Area to be Rezoned: ___3.86_____

Current Use: Current site of the Legacy School Improved or Unimproved: _Improved_____

Current Zoning: _____AG_____ Requested Zoning: ___Employment Campus_____

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

Existing Land Uses:	Private School
Land Use Plan Designation:[1]	Employment Campus

Zoning History Summary

This property has been zoned Agriculture 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):

	Zoning	Land Use (existing/future)
North	Ag	Ag/Employment Campus
South	Ag	Residential, Public Schools/Residential, Public Schools
East	Ag	Ag/Employment Campus
West	Ag and Industrial Light	Industrial/Industrial

4. Consistency with Master and Functional Plans:

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

This property is in the 2018 Freedom Community Comprehensive Plan. It has a future land use designation of Employment Campus. It is also located in the Freedom Designated Growth Area.

B. Applicable Master Plan Goals and Objectives

This property meets 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)

Priority

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

Long Range

5. Environmental Constraints

A small amount of forest and steep slopes identified on the property.

6. Historic Resources Identified

None

7. Public Safety Assessment

In the Winfield 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 and the 2014 Carroll County Master Plan as amended 2019. The future land use as expressed in the plan, its situation within the Freedom Designated Growth Area, its proximity to MD26, and the availability of future water and sewer make this site an ideal candidate for employment campus zoning. The current use, a private school, is consistent with this zoning designation as a primary principal use. There are very few environmental constraints on this property that conflict with this designation. There are no zoning violations on the property. The BZA request for a variance has no bearing on the future rezoning of the property.

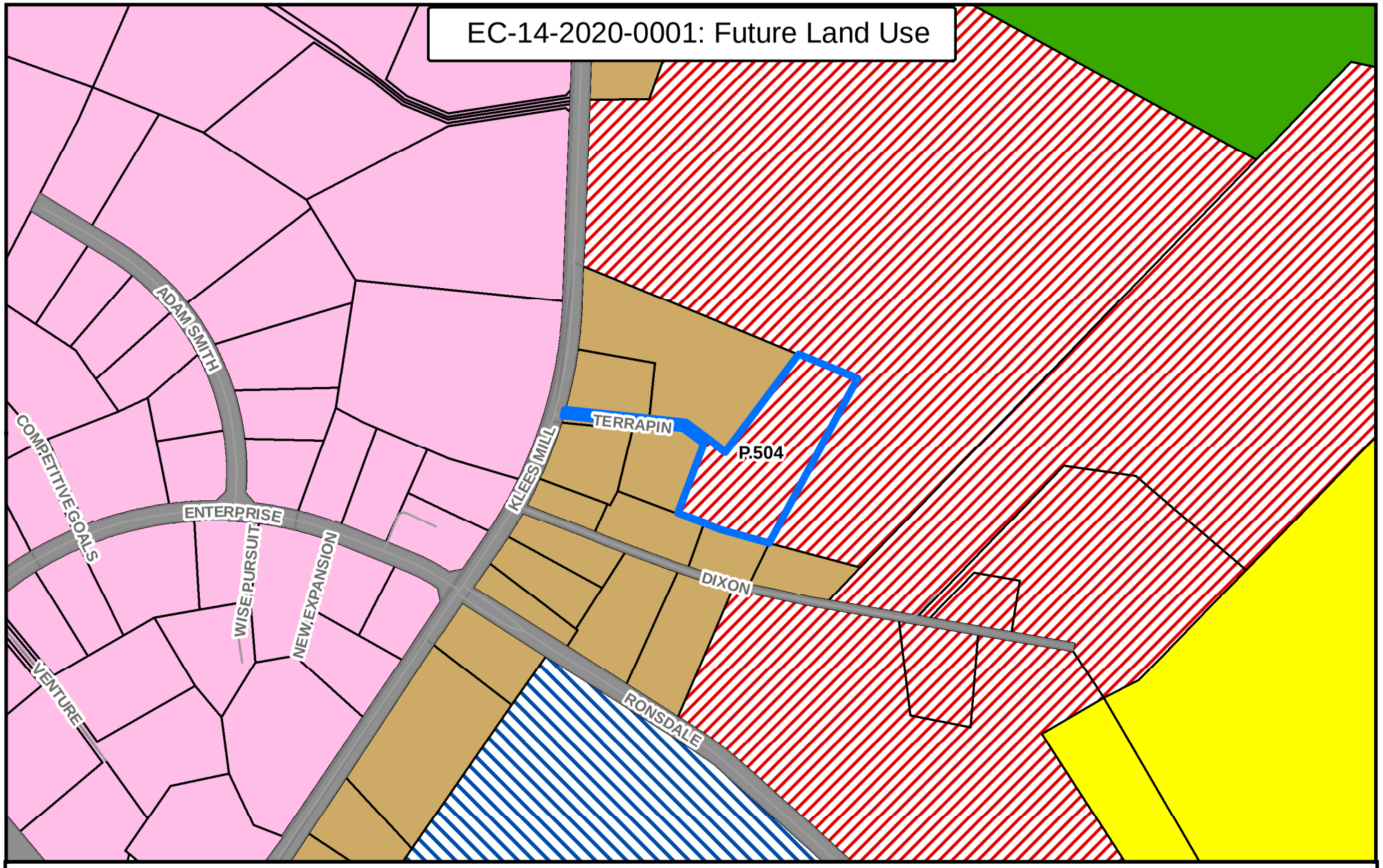
10. Recommendations

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

11. Appendixes

See attachments for individual assessments.

EC-14-2020-0001: Future Land Use



Legend

- EC-14-2020-001
- Roads
- Property Data

Freedom Future Land Use

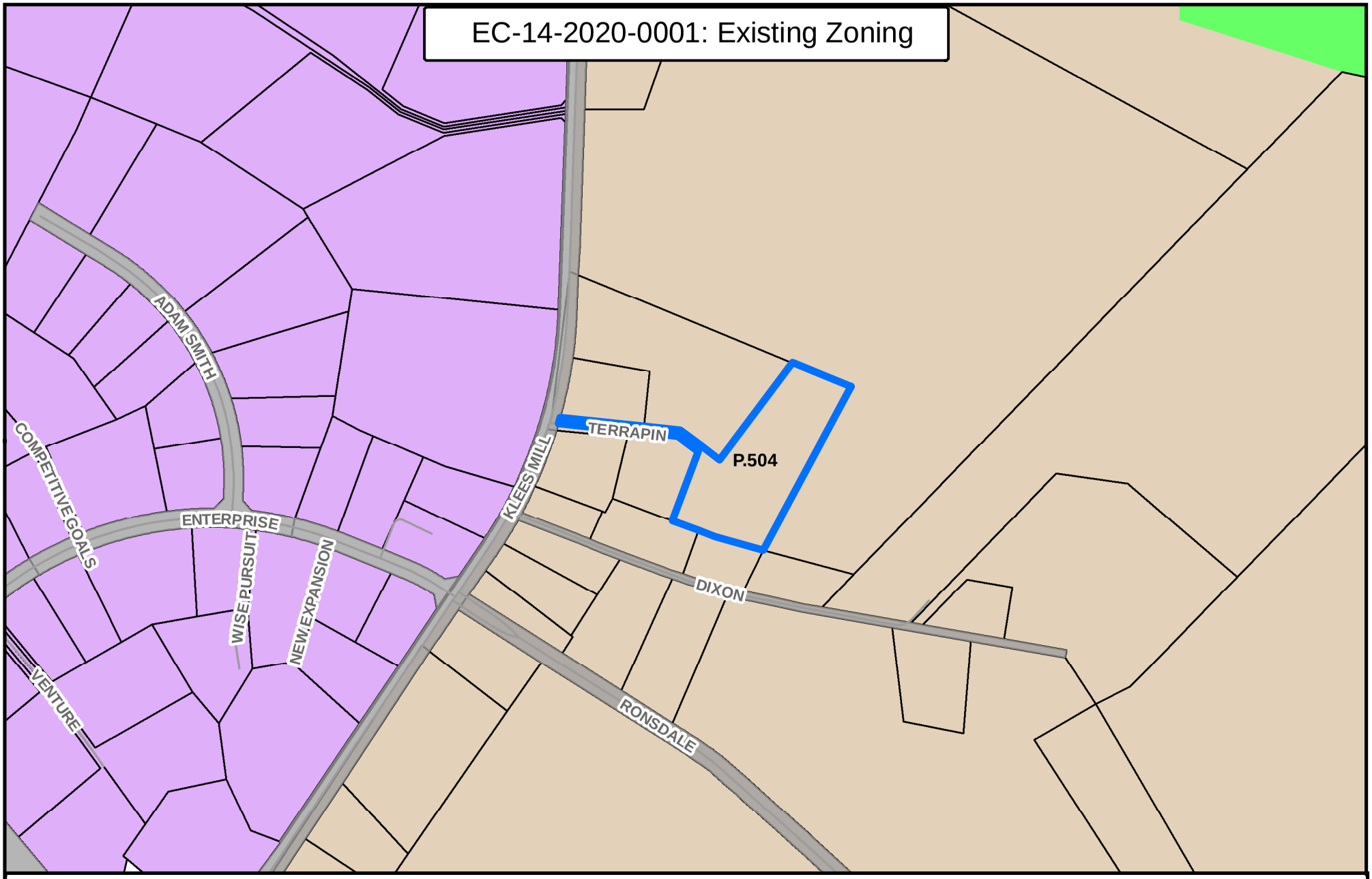
- Agriculture
- Resource Conservation
- Residential-Medium
- Employment Campus
- Industrial-Light
- School
- Transportation

0 180 360 720 Feet

N

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

EC-14-2020-0001: Existing Zoning



Legend

- EC-14-2020-001
- Roads
- Property Data

Existing Zoning

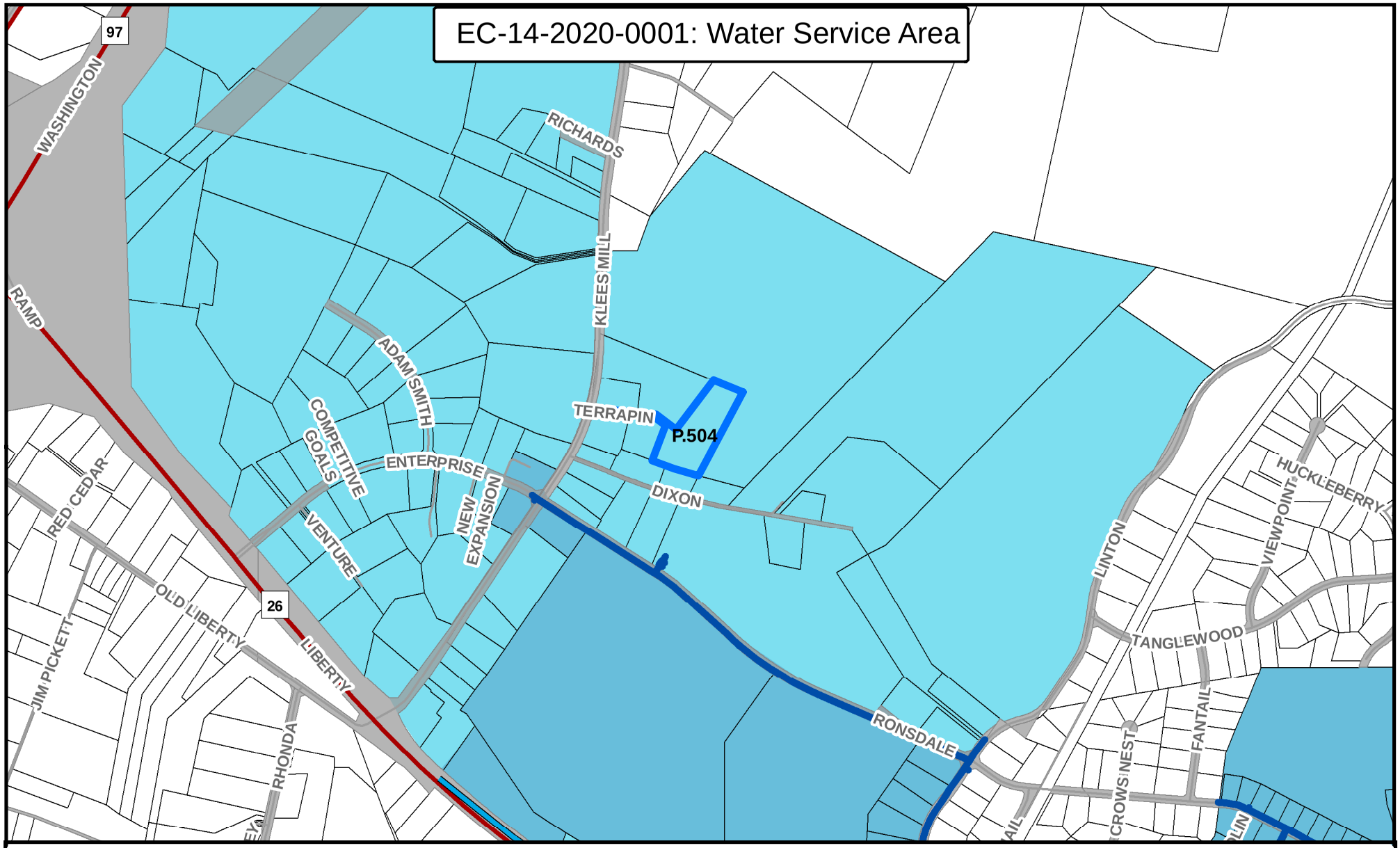
- Agriculture
- Conservation
- I-1

0 180 360 720 Feet

N

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

EC-14-2020-0001: Water Service Area



Legend

- EC-14-2020-001
- Major Roads
- Roads
- Water Mains
- Water Lines: Non-County Maintained

Water Service Area

- Existing
- Priority
- Future
- Long Range Future

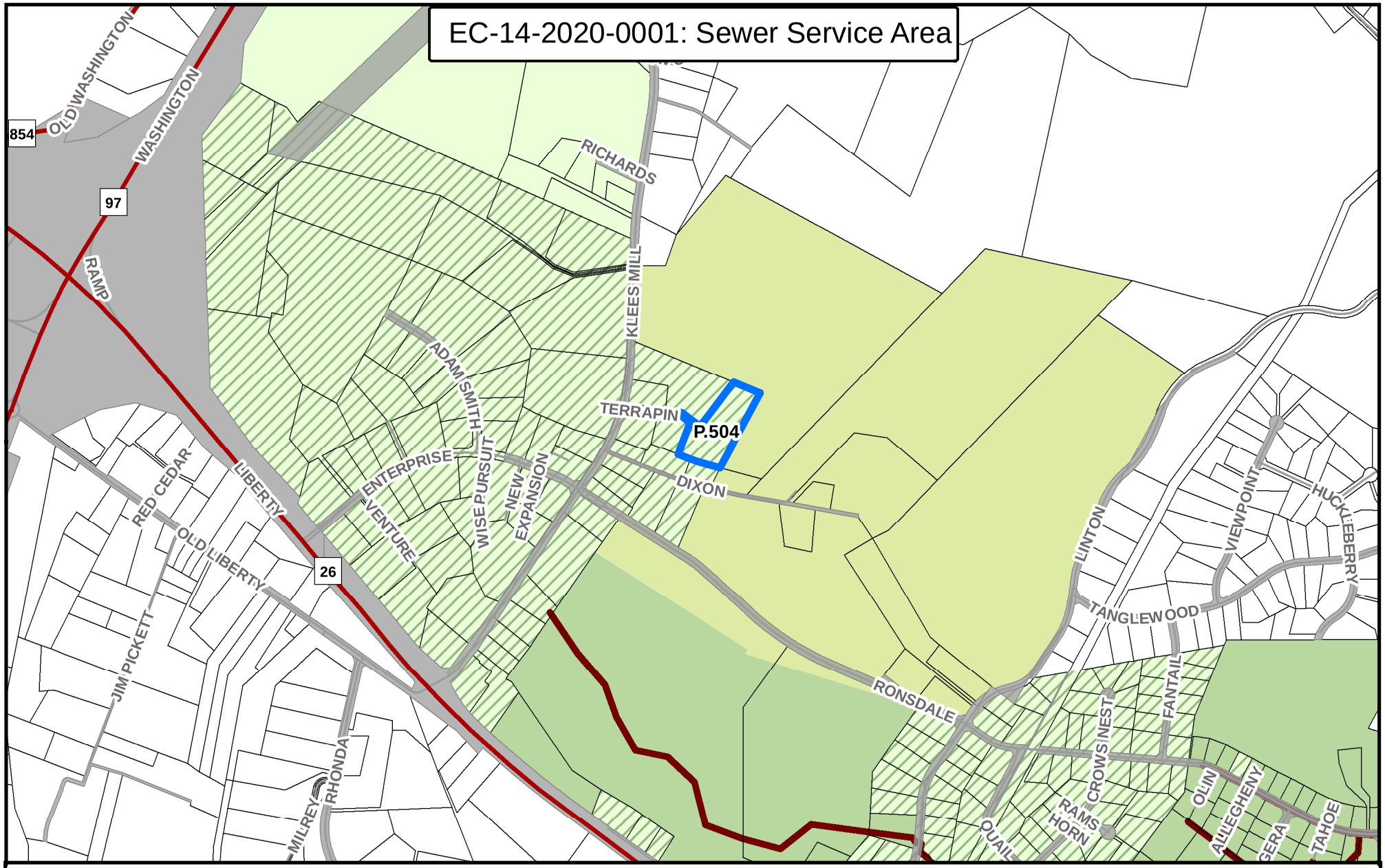
- Property Data

0 350 700 1,400 Feet

N

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

EC-14-2020-0001: Sewer Service Area



Legend

- EC-14-2020-001
- Major Roads
- Roads
- Sewer: Gravity Mains
- Property Data

Sewer Service Area

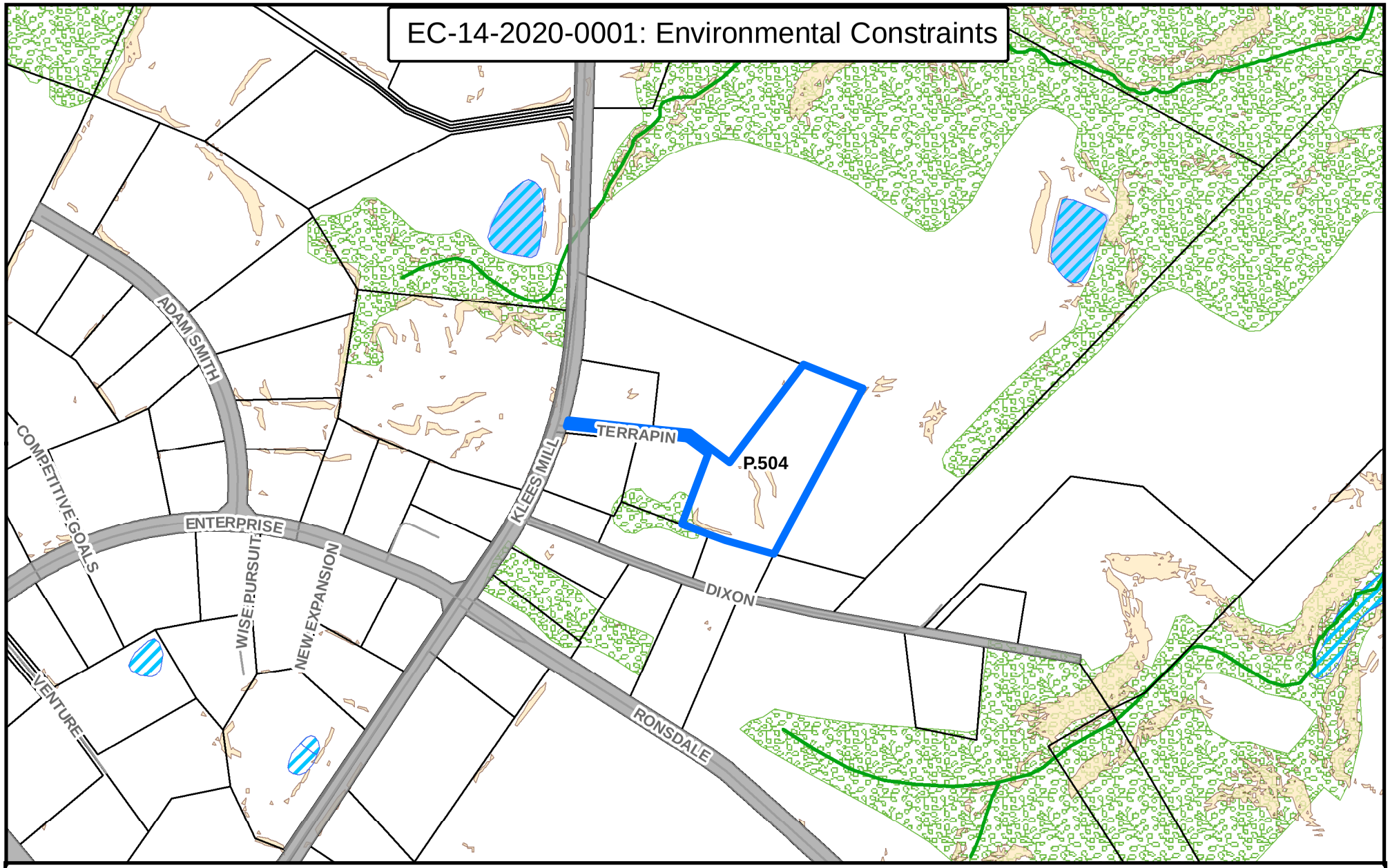
- Existing
- Priority
- Future
- Long Range

0 385 770 1,540 Feet

N

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

EC-14-2020-0001: Environmental Constraints



Legend

- EC-14-2020-001
- Roads
- Streams
- Property Data
- Wetlands
- Ponds - Reservoirs
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 180 360 720 Feet

N

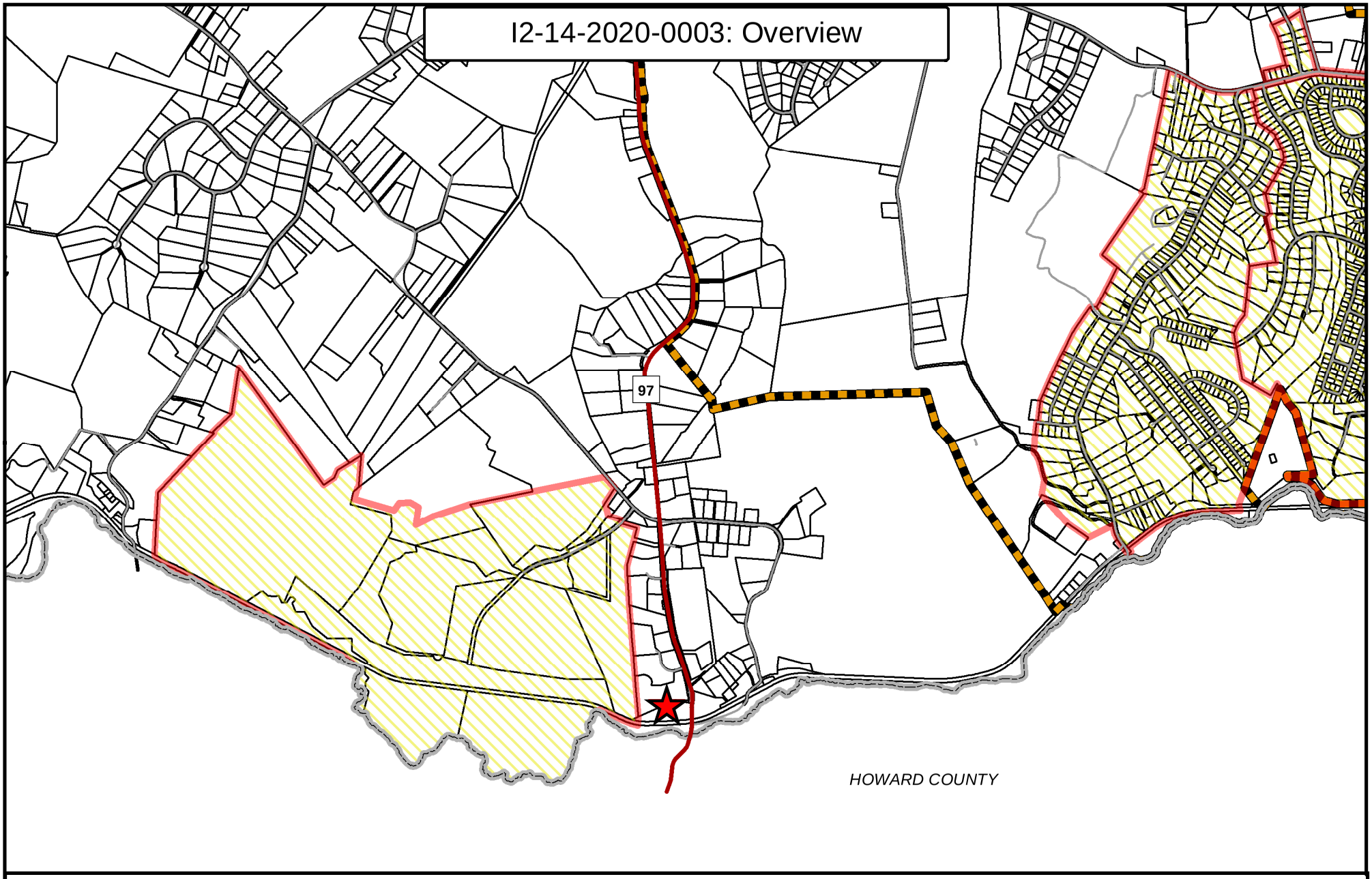
Created by the Carroll County Department of Planning 2/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

I2-14-2020-0003

I2-14-2020-0003: Overview



Legend

- I2-14-2020-0003
- Major Roads
- Roads
- Growth Area
- County Border
- Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles

Created by the Carroll County Department of Planning 2/20 (KC)

N

I2-14-2020-0003: Aerial

Legend

- I2-14-2020-0003
- County Border
- Roads
- Property Data

0 125 250 500 Feet

Created by the Carroll County Department of Planning 2/20 (KC)

N

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # _I2-14-2020-0003 Applicant Name __MICHAEL WEDEKIND_____

Property Address _8050 OLD WASHINGTON RD, WOODBINE, MD 21797_____

Current Zoning _AG_____ Requested Zoning __I-2_____

2. Description of Property

Site Address _____8050 OLD WASHINGTON RD, WOODBINE, MD 21797_____

Commissioner District _____4_____ Account ID: 0714016740

Parcel __0074_____ Map _____0077_____

Total Acreage of Parcel __5.58_____ Area to be Rezoned: ___5.58_____

Current Use: Vacant Improved or Unimproved: __Unimproved___

Current Zoning: _____AG_____ Requested Zoning: ___I-2_____

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

Existing Land Uses:	No improvements on the property
Land Use Plan Designation:[1]	Industrial Heavy

Zoning History Summary

In 1965 the property was originally zoned Ag, until 1983 when the northern portion of the larger property was rezoned to IG and subdivided into various industrial parcels. This 5.58 acre parcel was not included in those earlier rezonings. This is the only remaining piece of agriculture zoned land north of the river; the rest of the land is in I-2 zoning.

[1] Per 2014 Carroll County Master Plan as amended 2019.

Existing Zoning and Land Use in Adjacent Area (See maps of the property and the surrounding area):

	Zoning	Land Use (existing & future)
North	I-2	Industrial Heavy
South	Ag	Conservation
East	Conservation	Resource Conservation, large lot residential
West	I-2 and Ag	Industrial Heavy, Resource Conservation

4. Consistency with Master and Functional Plans:

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

This property is in 2014 Carroll County Master Plan as amended 2019 and just outside the industrial Priority Funding Area and Freedom Designated Growth Area and Community Planning Area. It is consistent with the FLU in the 2014 CCMP as amended in 2019.

B. Applicable Master Plan Goals and Objectives

This property meets the following goals and implementation strategies from the 2014 CCMP as amended 2019:

GOAL 13: Promote a healthy economy and additional employment opportunities by: (a) supporting the retention and expansion of existing businesses including agribusiness through sensible land use policies; (b) focusing on development and redevelopment of existing vacant and underutilized commercial and industrial properties; (c) providing land appropriately located and zoned for a variety of types and intensities of new economic development activities; and (d) maintaining a desirable balance between economic development and residential development.

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.

Chapter 15 Strategy R – Continue to facilitate commercial development to be consistent with the character and needs of each particular community.

C. Water Service Area and Service

No Planned Service

D. Sewer Service Area Service

No Planned Service

5. Environmental Constraints

This site is constrained with a significant amount of forested land on-site. There is a significant amount of steep slopes on this parcel, making the property's development potential constrained. There is also a small amount of flood-plain along the southern edge of the property.

6. Historic Resources Identified

Not onsite, however there are several historic structures located nearby as well as the Patapsco Valley State Park, which also identified in the historical records.

7. Public Safety Assessment

In the Sykesville District, Adequate for Fire and EMS.

8. Ag Preservation and Applicable Preservation Area

None

9. Assessment Summary

This request is consistent with the 2014 Amended Carroll County Master Plan, both the Future Land Use as expressed in the plan and the plan's goals and recommendations. There are many environmental constraints on this property, making it not ideal for heavy industrial development, but rather development that supports the surrounding industrial land. This is the last piece of property in this industrial block section that is not zoned for heavy industry and completes the industrial corridor.

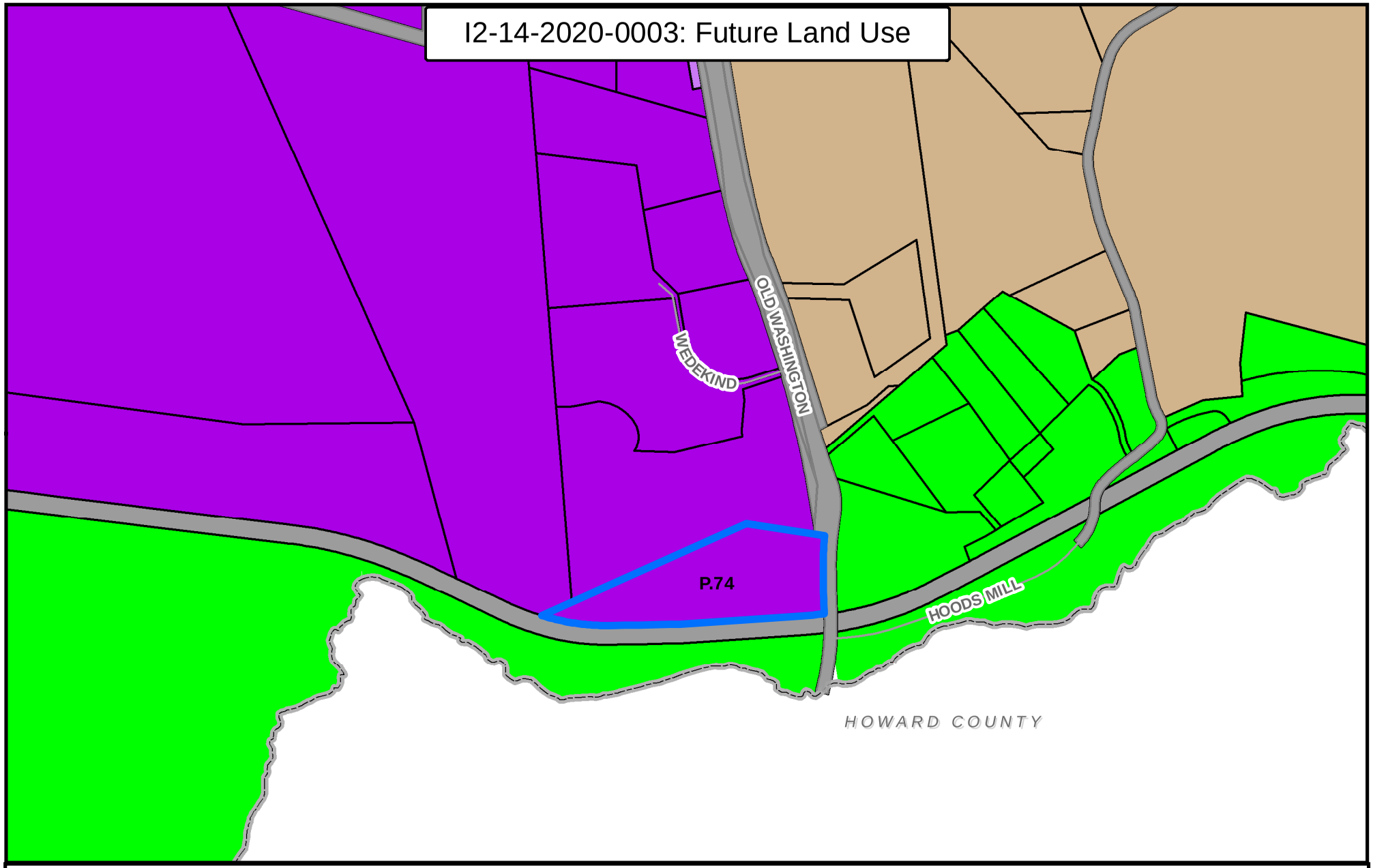
10. Recommendations

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

11. Appendixes

See attachments for individual assessments.

I2-14-2020-0003: Future Land Use



Legend

- I2-14-2020-0003
- Roads
- County Border
- Property Data

Future Land Use

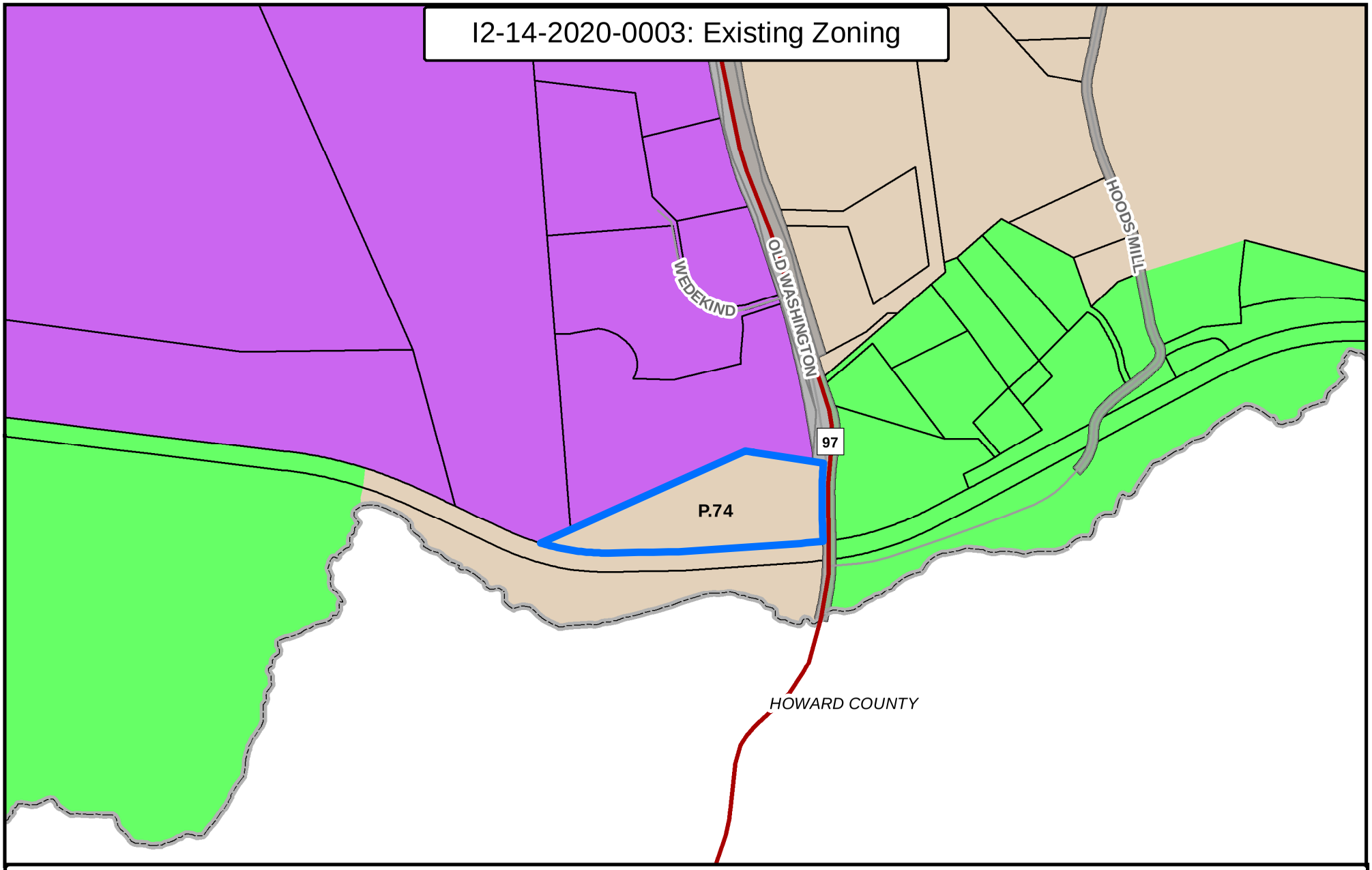
- Agriculture
- Resource Conservation
- Industrial-Heavy
- Industrial-Light
- Transportation

0 180 360 720 Feet

Created by the Carroll County Department of Planning 2/20 (KC)

N

I2-14-2020-0003: Existing Zoning



Legend

- I2-14-2020-0003
- Major Roads
- Roads
- County Border
- Property Data

Existing Zoning

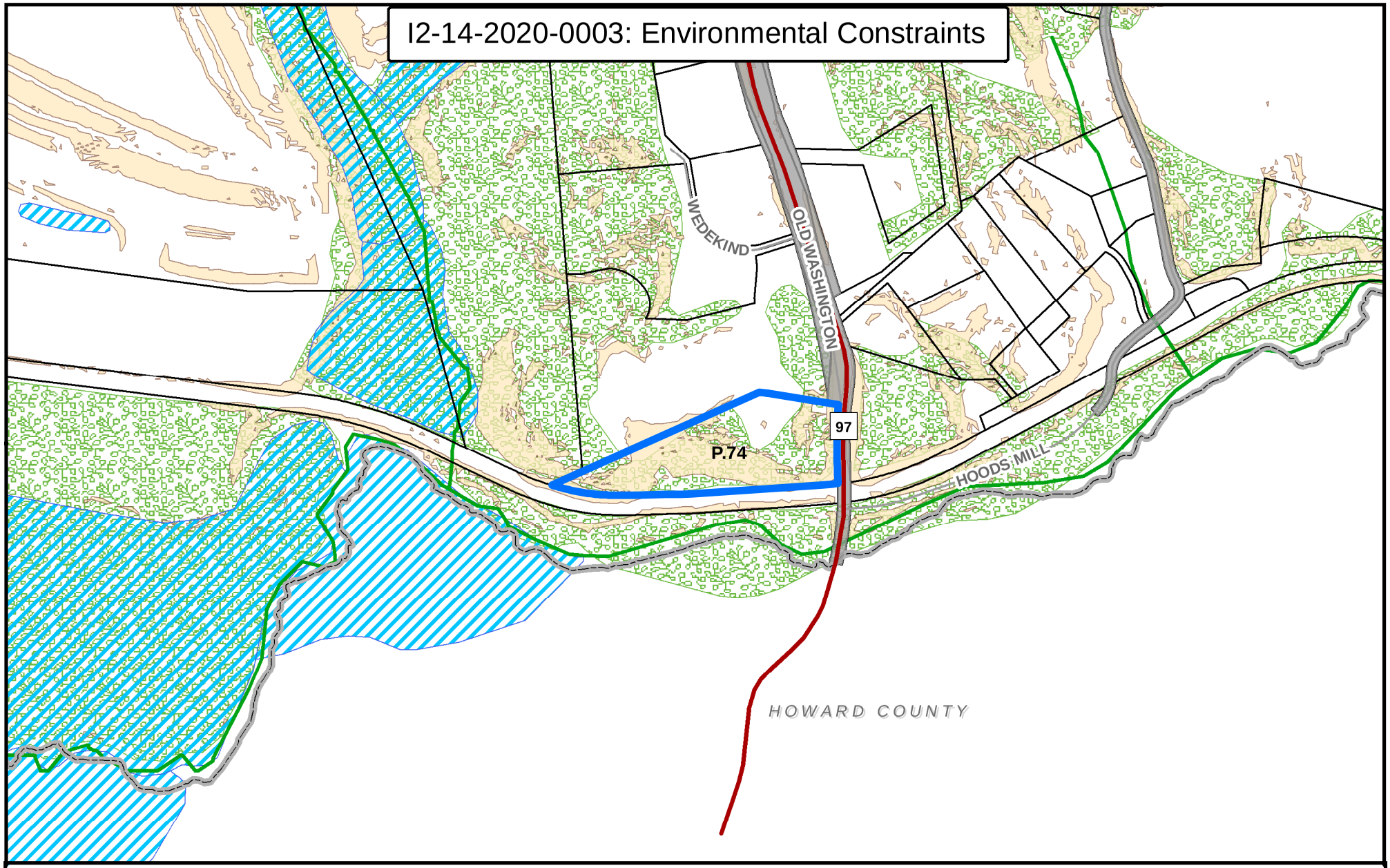
- Agriculture
- Conservation
- I-2

0 180 360 720 Feet

N

Created by the Carroll County Department of Planning 2/20 (KC)

I2-14-2020-0003: Environmental Constraints



Legend

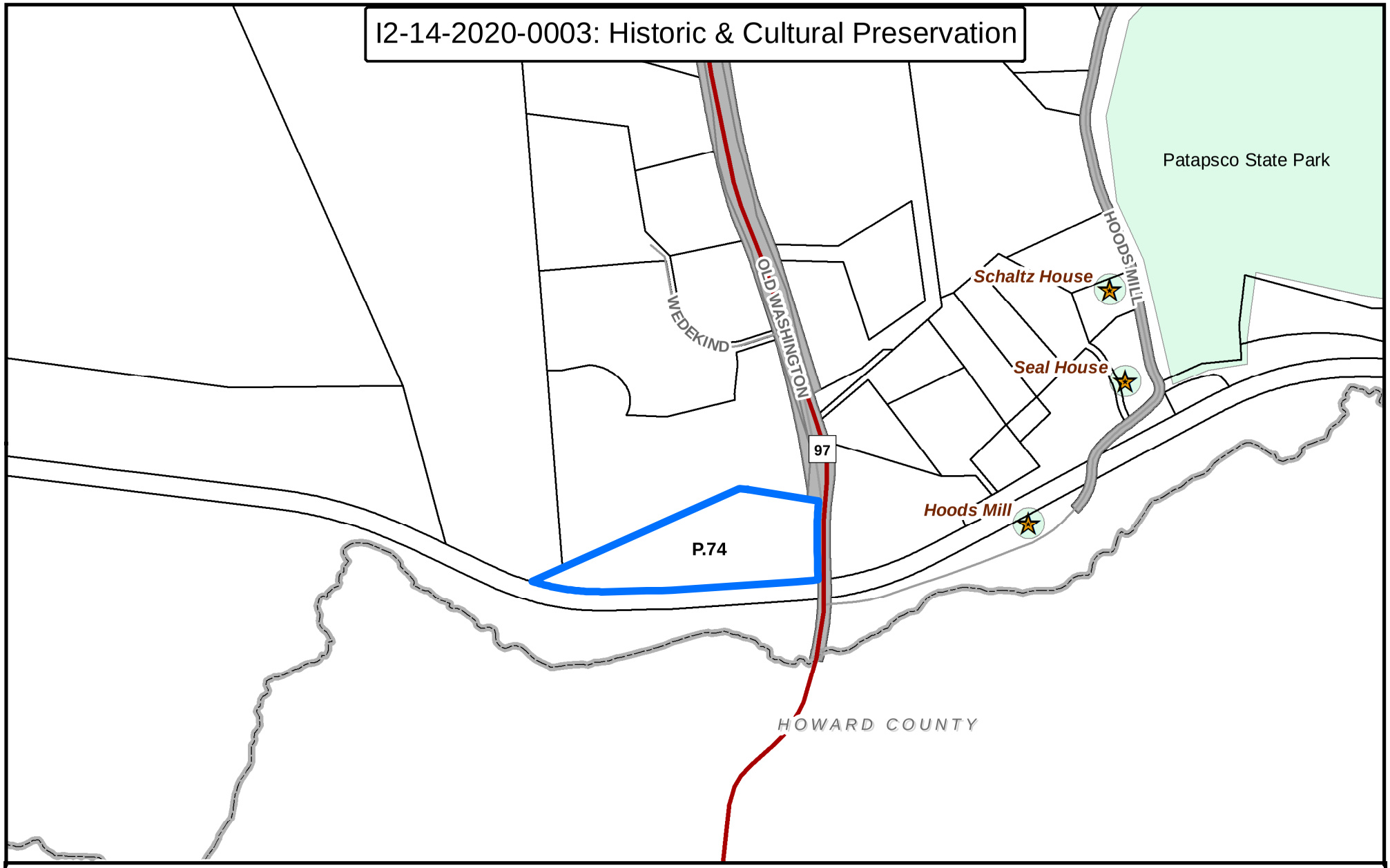
- I2-14-2020-0003
- Major Roads
- Roads
- Streams
- County Border
- Property Data
- Wetlands
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 180 360 720 Feet

N

Created by the Carroll County Department of Planning 2/20 (KC)

I2-14-2020-0003: Historic & Cultural Preservation



Legend

- I2-14-2020-0003
- Historic Site Points
- Major Roads
- Roads
- County Border
- Property Data
- Historic District

0 180 360 720 Feet

N

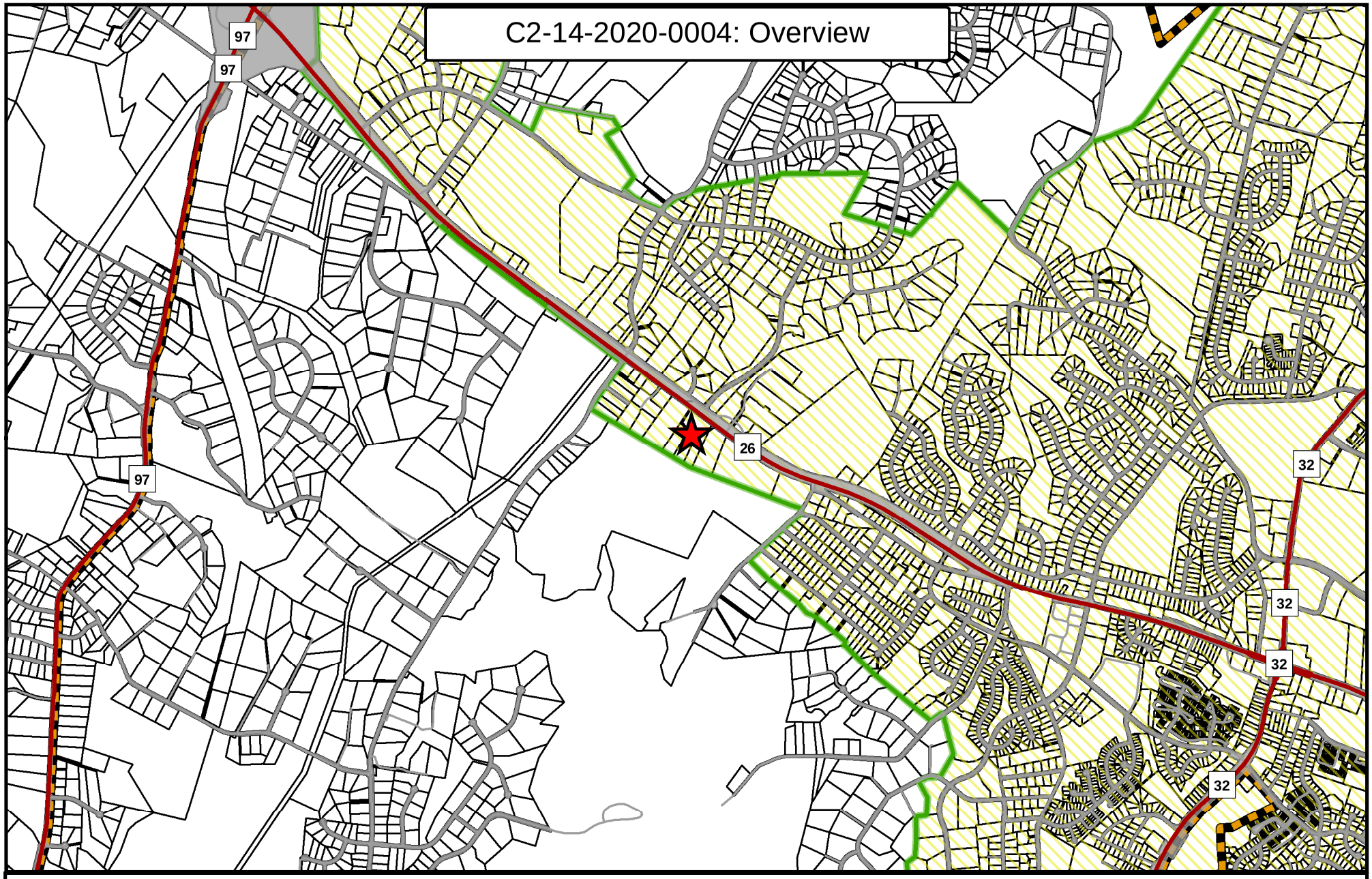
Created by the Carroll County Department of Planning 2/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-14-2020-0004

C2-14-2020-0004: Overview



Legend

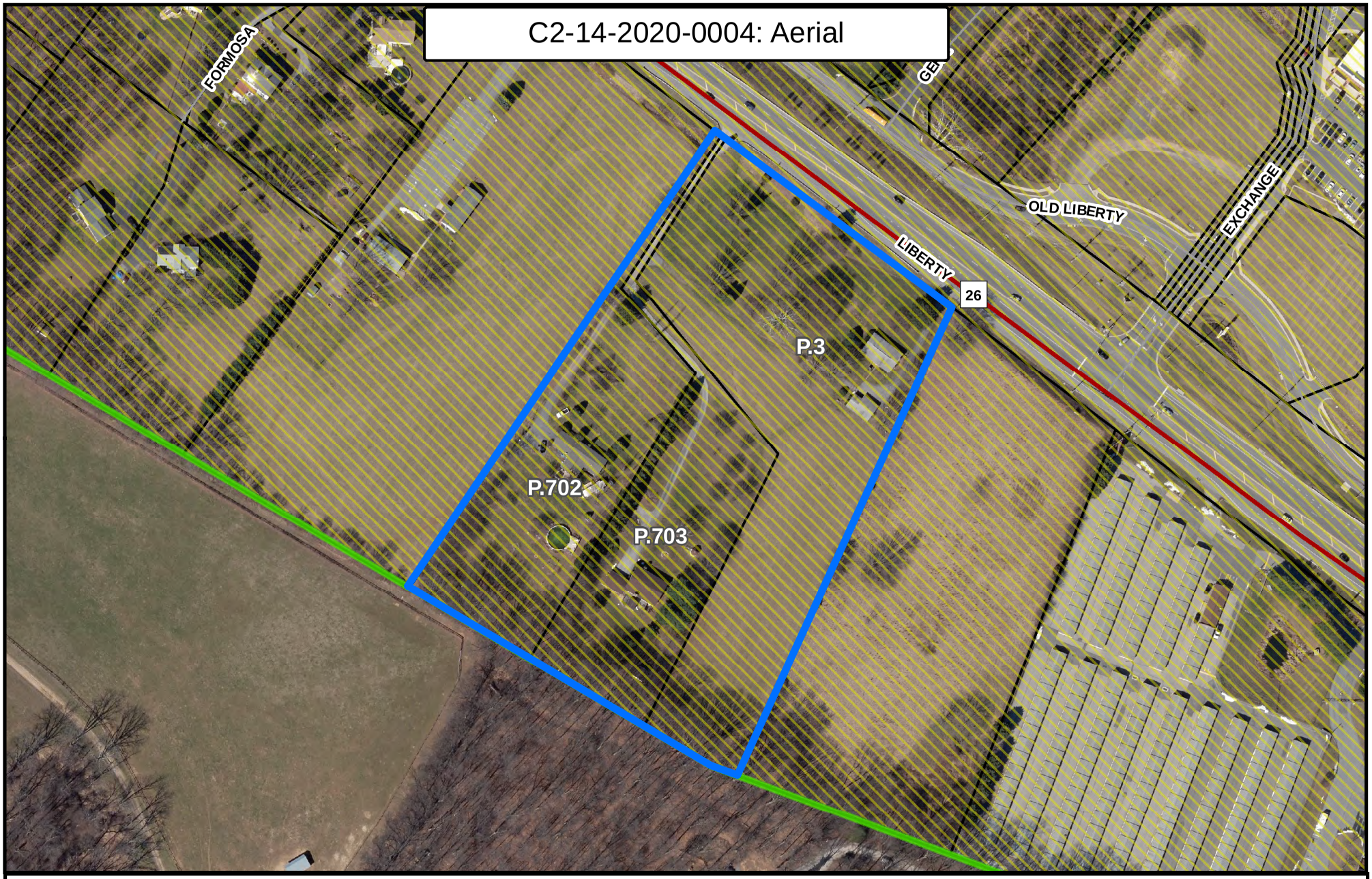
- C2-14-2020-0004
- Major Roads
- Roads
- Growth Area
- Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles

N

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

C2-14-2020-0004: Aerial



Legend

- C2-14-2020-0004
- Major Roads
- Roads
- Property Data
- Priority Funding Areas

0 125 250 500 Feet

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

N

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED _06/04/2020_
PLANNER INITIALS _LDE____

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # _C2-14-2020-0004 Applicant Name __DEBORAH STOCKDALE_____

Property Address _373 LIBERTY ROAD, SYKESVILLE, MD 21784_____

Current Zoning _R-20,000_____ Requested Zoning __C-2_____

2. Description of Property

Site Address ____411, 373 and 371 LIBERTY ROAD, SYKESVILLE, MD 21784_____

Commissioner District _____5_____ Account ID: 0714007091, 0714039686, 0714007091_____Parcels __0003, 0702, 0703_____Map _____0073_____

Total Acreage of Parcel __8.03_____ Area to be Rezoned: ___8.03_____

Current Use: Residences Improved or Unimproved: ____Improved_____

Current Zoning: _____R-20,000_____ Requested Zoning: ___C-2_____

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

Existing Land Uses:	These 3 properties consist of private residences.
Land Use Plan Designation:[1]	Commercial Medium

Zoning History Summary

These properties were zoned AG between 1965 and 1977 and were rezoned to R-20,000 after adoption of the 1977 Freedom Mini Plan.

[1] Per 2018 Freedom Community Comprehensive Plan

Existing Zoning and Land Use in Adjacent Area (See map of the property and the surrounding area):

	Zoning	Land Use (existing/future)
North	AG	Low Density Residential/R-L
South	Conservation	Conservation/Resource Conservation
East	C-2 and I-1	Commercial and Industrial/C-M
West	R-20,000	Residential Medium/C-M

4. Consistency with Master and Functional Plans:

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

These properties are in 2018 Freedom Community Comprehensive Plan, the Priority Funding Area and Freedom Designated Growth Area. They have a Future Land Use designation of Commercial Medium. 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)

A mixture of Existing and Priority service, however the properties are not currently served by water.

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

Long Range but can hook into the sewer system on the north side of MD 26.

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. There is a large block (181 acres) of Maryland Environmental Trust land directly to the south of these properties. This offers a protective buffer to the Piney Run Reservoir.

9. Assessment Summary

This request is consistent with the 2018 Freedom Community Comprehensive Plan and the 2014 Amended Carroll County Master Plan. The future land use as expressed in the plan, its situation within the Freedom designated growth area and its proximity to future water and sewer make this site an ideal candidate for C-2 zoning. The future land use is consistent with this zoning designation.

There are no zoning violations on the property.

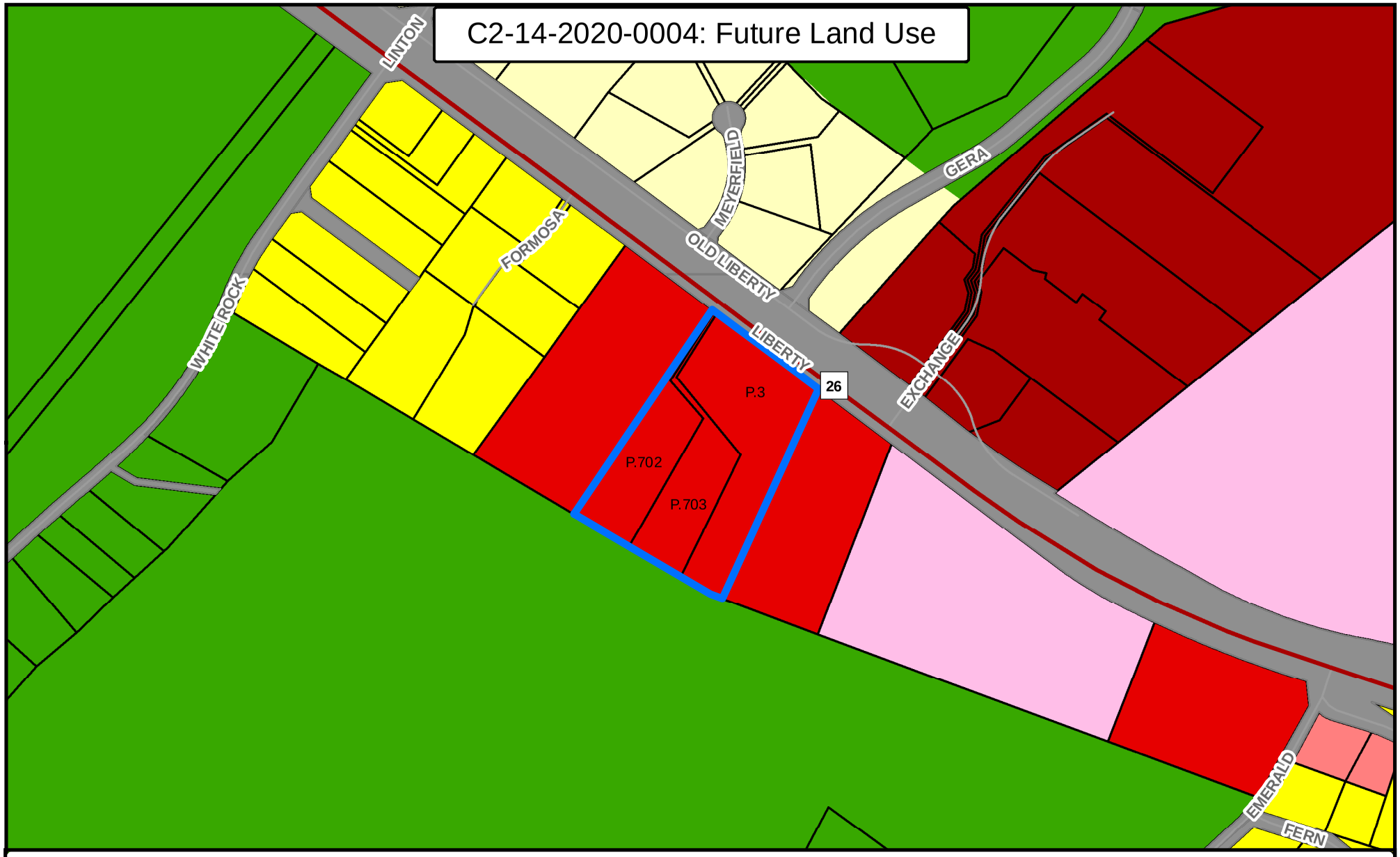
10. Recommendations

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

11. Appendixes

See attachments for individual assessments.

C2-14-2020-0004: Future Land Use



Legend

- C2-14-2020-0004
- Major Roads
- Roads
- Growth Area
- Property Data

Freedom Future Land Use

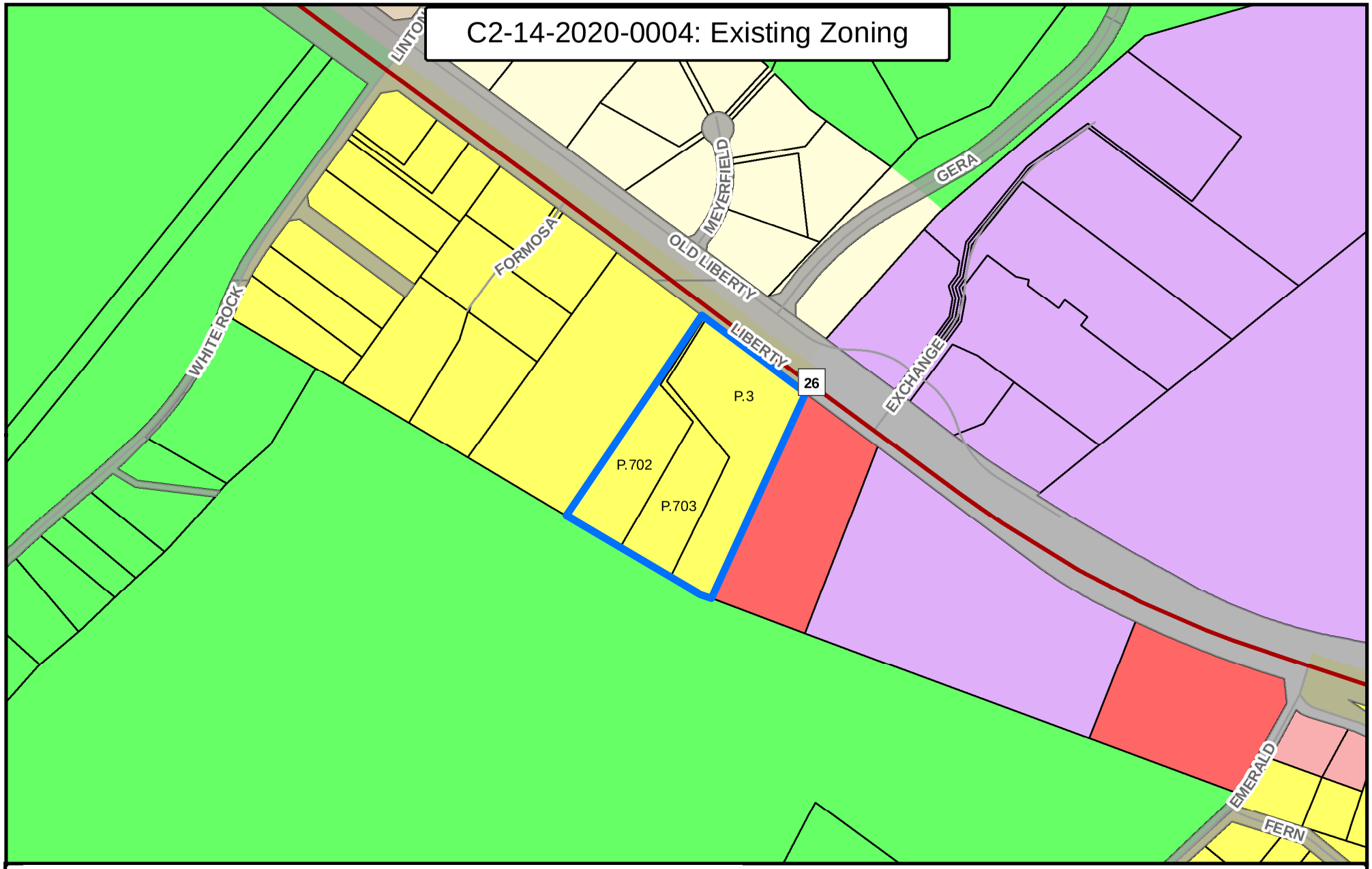
- Resource Conservation
- Residential-Low
- Residential-Medium
- Commercial-Low
- Commercial-Medium
- Commercial-High
- Industrial-Light
- Transportation

0 180 360 720 Feet

N

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

C2-14-2020-0004: Existing Zoning



Legend

- C2-14-2020-0004
- Major Roads
- Roads
- Growth Area
- Property Data

Existing Zoning

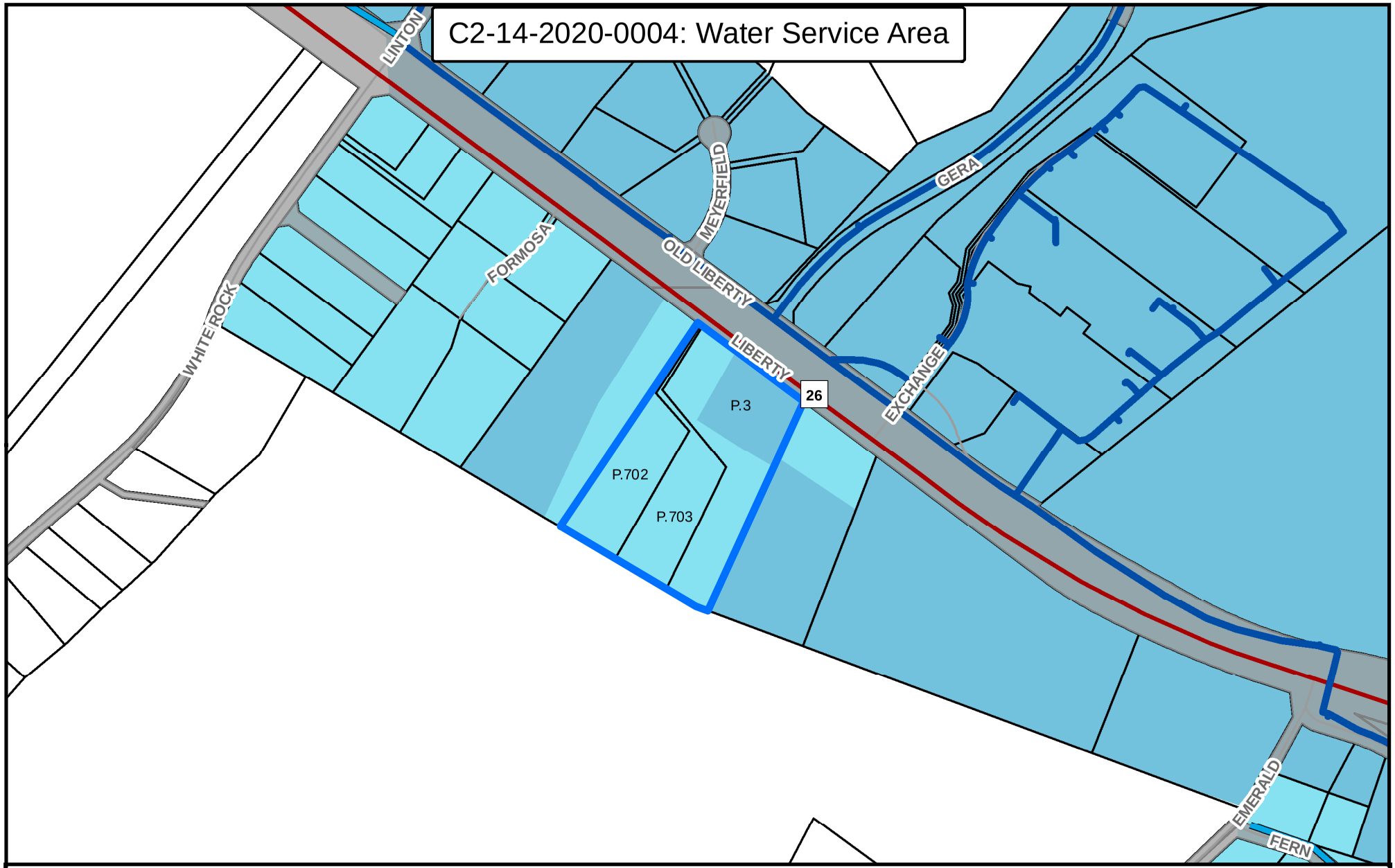
- Agriculture
- Conservation
- R-40,000
- R-20,000
- C-1
- C-2
- I-1

0 180 360 720 Feet

N

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

C2-14-2020-0004: Water Service Area



Legend

- C2-14-2020-0004
- Major Roads
- Roads
- Water Mains
- Water Lines: Non-County Maintained

WaterServiceArea

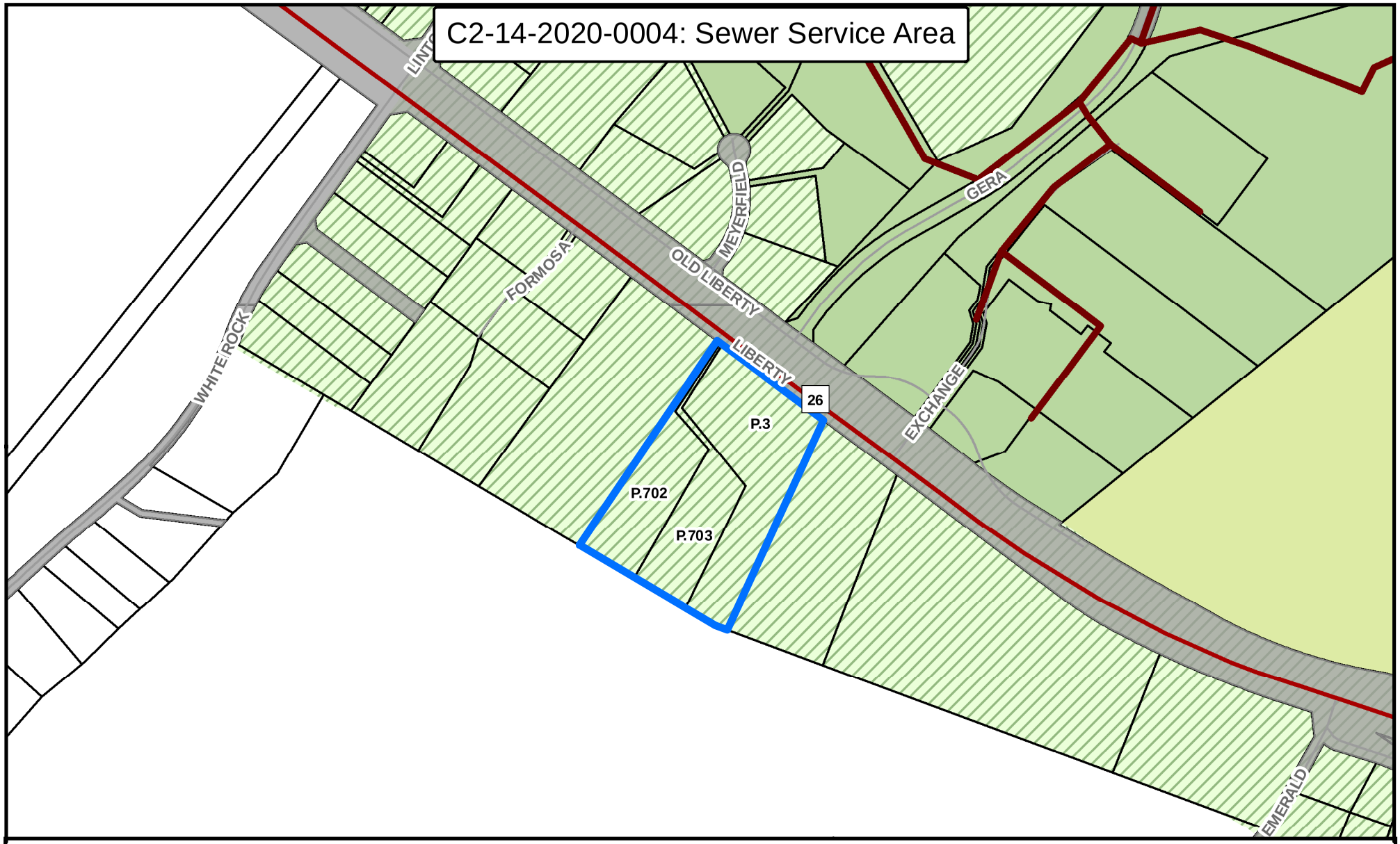
- Existing
- Priority
- Property Data

0 180 360 720 Feet

N

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

C2-14-2020-0004: Sewer Service Area



Legend

- C2-14-2020-0004
- Major Roads
- Roads
- Sewer: Gravity Mains
- Sewer Lines: Non-County Maintained

Sewer Service Area

- Existing
- Priority
- Future
- Long Range

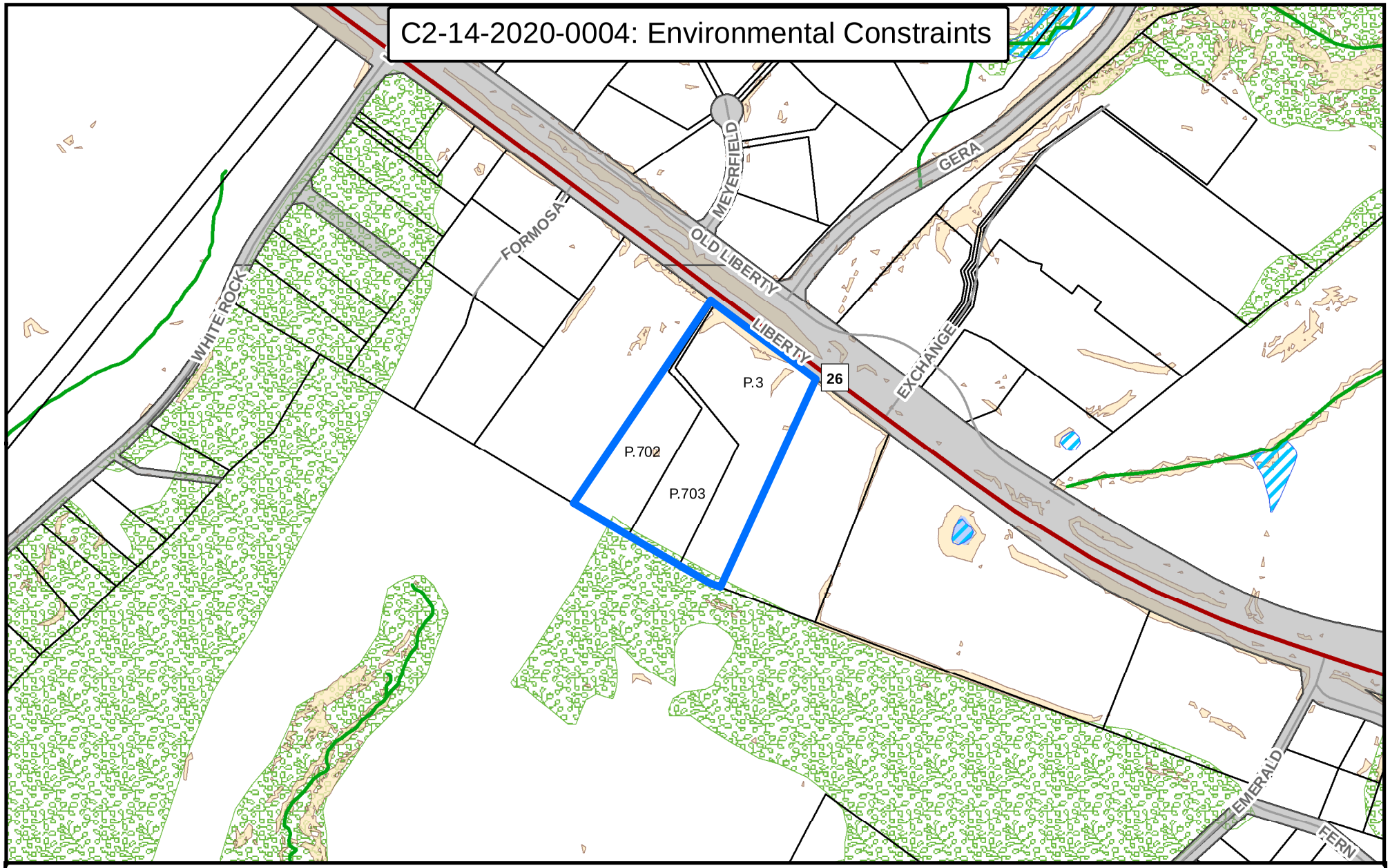
- Property Data

0 180 360 720 Feet

N

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

C2-14-2020-0004: Environmental Constraints



Legend

- C2-14-2020-0004
- Major Roads
- Roads
- Streams
- Property Data
- Wetlands
- Ponds - Reservoirs
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 180 360 720 Feet

N

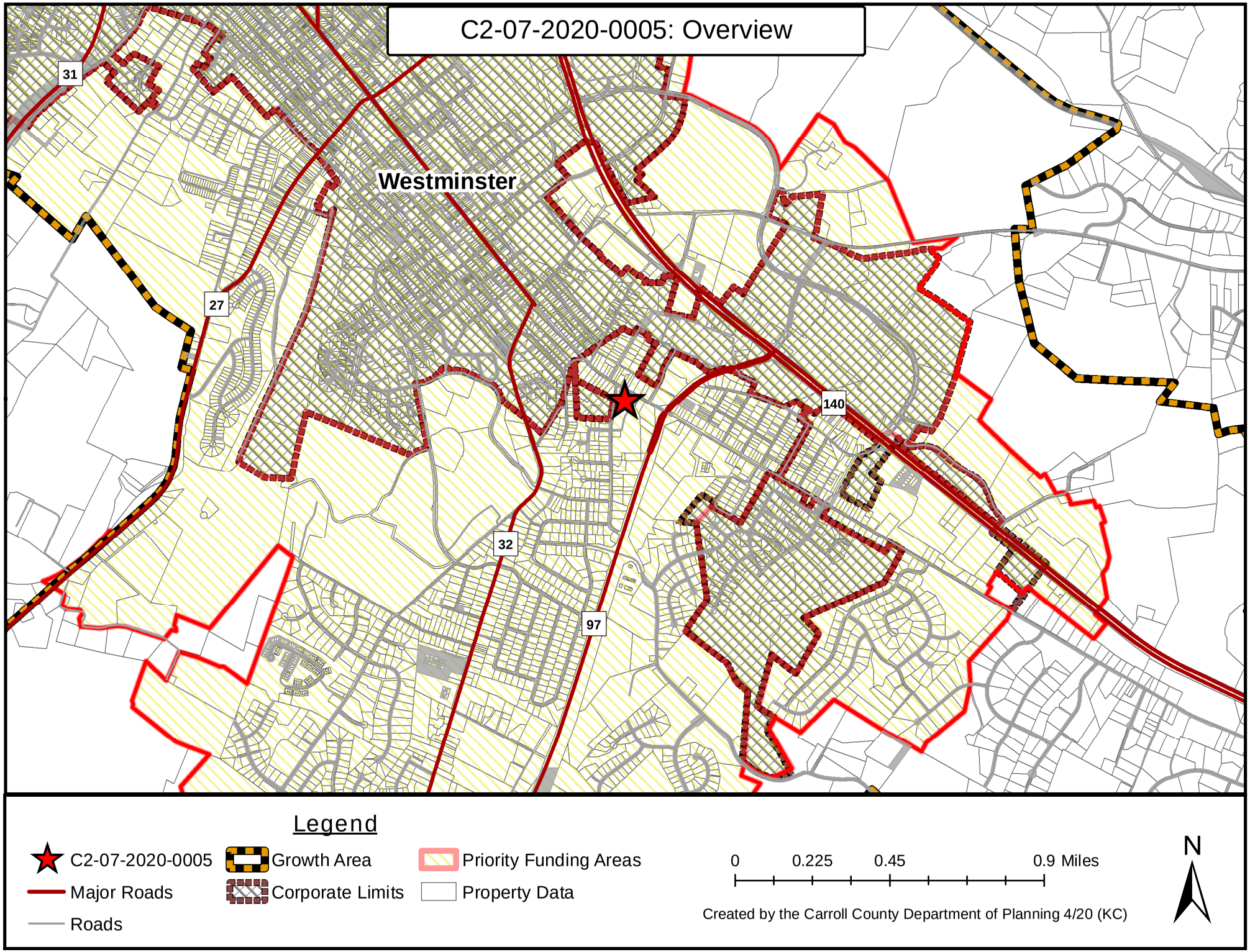
Created by the Carroll County Department of Planning 3/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

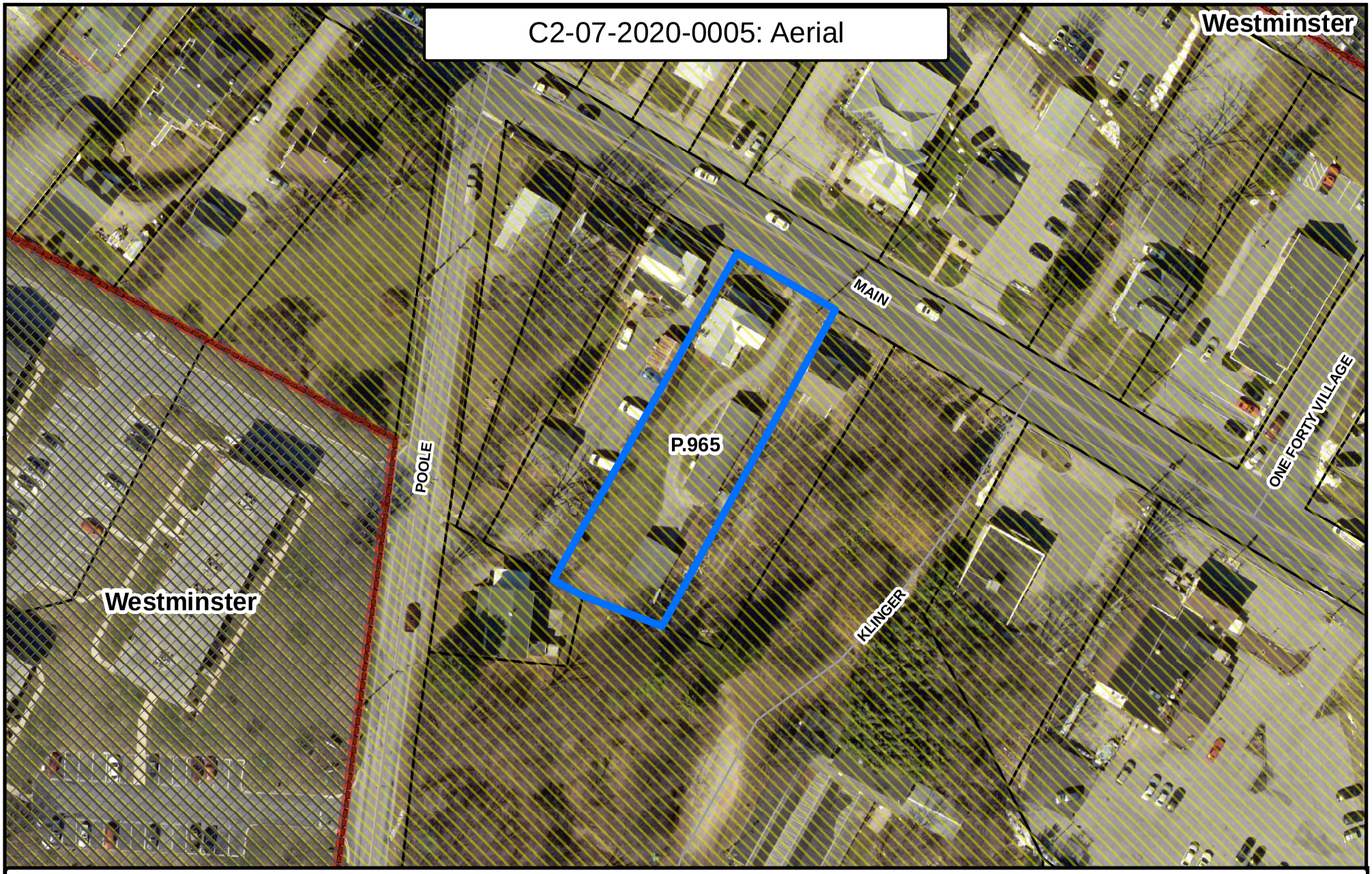
COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-07-2020-0005

C2-07-2020-0005: Overview



C2-07-2020-0005: Aerial



Legend

- C2-07-2020-0005
- Roads
- Property Data
- Priority Funding Areas
- Corporate Limits

0 55 110 220 Feet

N

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

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED _6/9/20___
PLANNER INITIALS __CTS____

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # _C2-07-2020-0005_____ Applicant Name: Hale & Helen Stonesifer_____

Property Address __438 E. Main St. Westminster MD 21157_____

Current Zoning _R-10,000_____ Requested Zoning _____C-2_____

2. Description of Property

Site Address ____438 E. Main St. Westminster MD 21157_____

Commissioner District ___03_____ Account ID: _0707032390_____

Parcel ____0965_____ Map _____0046_____

Total Acreage of Parcel ____11,880 SF_____Area to be Rezoned: ____11,880 SF_____

Current Use: _____Residential_____ Improved or Unimproved: ____Improved_____

Current Zoning: _____R-20,000_____Requested Zoning: _____C-2_____

3. Land Use and Zoning Considerations

Existing Land Uses:	Residential
Land Use Plan Designation:[1]	Suburban Residential

Zoning History Summary

This property has been in the R-20,000 District since 1965. There have been no previous zoning requests or violations on this property.

[1]In 2007 the City of Westminster collaborated with Carroll County to adopt the 2007 Westminster Environs Community Comprehensive Plan. The Westminster Environs Plan includes the approved 2007 Land Use Designation and Growth Area Boundary Map for the Westminster Environs. In 2009, the City of Westminster adopted the City of Westminster Comprehensive Plan incorporating these FLU designations and boundaries.

Existing Zoning and Land Use in Adjacent Area (See maps of the property and the surrounding area):

	Zoning	Land Use (Westminster Plan)
North	C-2	Commercial
South	C-2	Commercial
East	C-2	Commercial
West	R-10,000	Suburban Residential

4. Consistency with Master and Functional Plans:

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

This property is located in the Westminster MGA, with a FLU designation of Suburban Residential. It is surrounded by Commercially designated and utilized land to the north, south and east. The property to the west is used for commercial purposes. The street is a mixture of general service commercial uses, such as hair salon, health service and surveyor, and several residential homes.

B. Applicable Master Plan Goals and Objectives

This request is consistent with the economic development goals of the 2007 Westminster Environs Community Comprehensive Plan:

"Provide sites for commercial development which will meet the diverse business needs of the resident population"

"Promote commercial development that is clustered in appropriate locations"

This request is also consistent with the following visions which were included in the 2009 Westminster Plan:

Growth Areas – *"Growth is concentrated in existing population and business centers, growth areas adjacent to those centers, or strategically selected new centers"*

Infrastructure - *Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.*

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

Existing

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

Existing

5. Environmental Constraints

None

6. Historic Resources Identified

None on the property or immediate vicinity

7. Public Safety Assessment

In Westminster District: Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

No

9. Assessment Summary

This property is surrounded by C-2 Zoned land and property used for commercial purposes. It is in close proximity to the commercial corridor on Malcolm Drive. It also has the necessary existing water and sewer infrastructure to support conversion from residential to commercial use.

The Purpose and Intent of the C-2 District is: "*to provide locations for a diverse range of medium intensity retail, service and professional office uses needed by a larger population than those provided for in the C-1 District.*" The location of this property is consistent with the purpose of the C-2 District.

Commercial zoning on this property is consistent with the economic development goals of the 2007 Westminster Environs Community Comprehensive Plan and the visions in the 2009 Westminster Plan. Although this property has a different future land use designation than these Plans, it is anticipated that an update to the Westminster Plan will reconsider this designation. The size, location and use of this property is consistent with the purpose of the C-2 District. It is also consistent with the longstanding commercial uses in the vicinity.

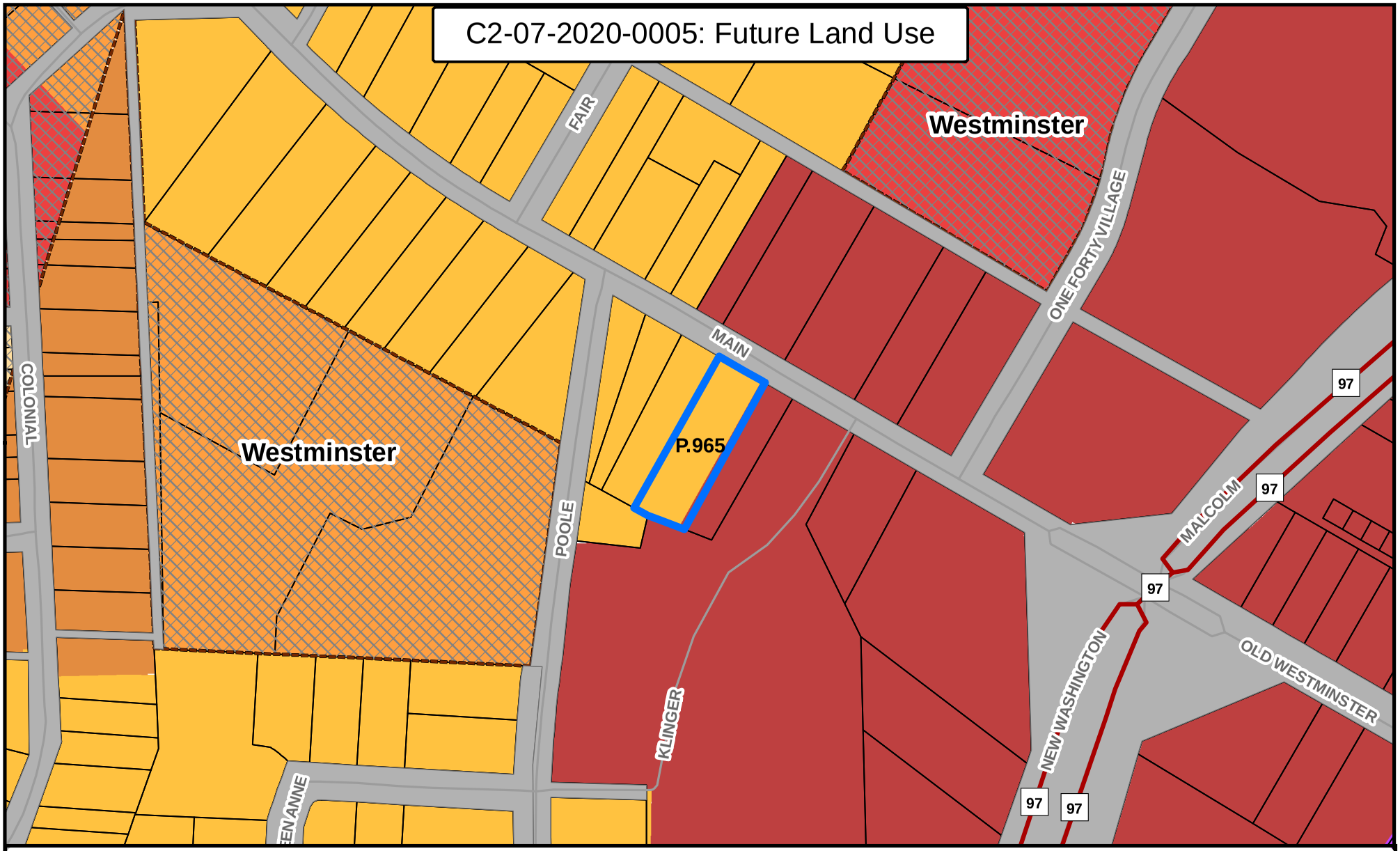
10. Recommendations

Department of Planning Recommendation:	Favorable
Planning Commission Recommendation:	

11. Appendixes

See attachments for individual assessments.

C2-07-2020-0005: Future Land Use



Legend

- C2-07-2020-0005
- Major Roads
- Roads
- Corporate Limits
- Property Data

Westminster GAB Future Land Use

- Suburban Residential
- Urban Residential
- Commercial
- Industrial

Westminster Future Land Use

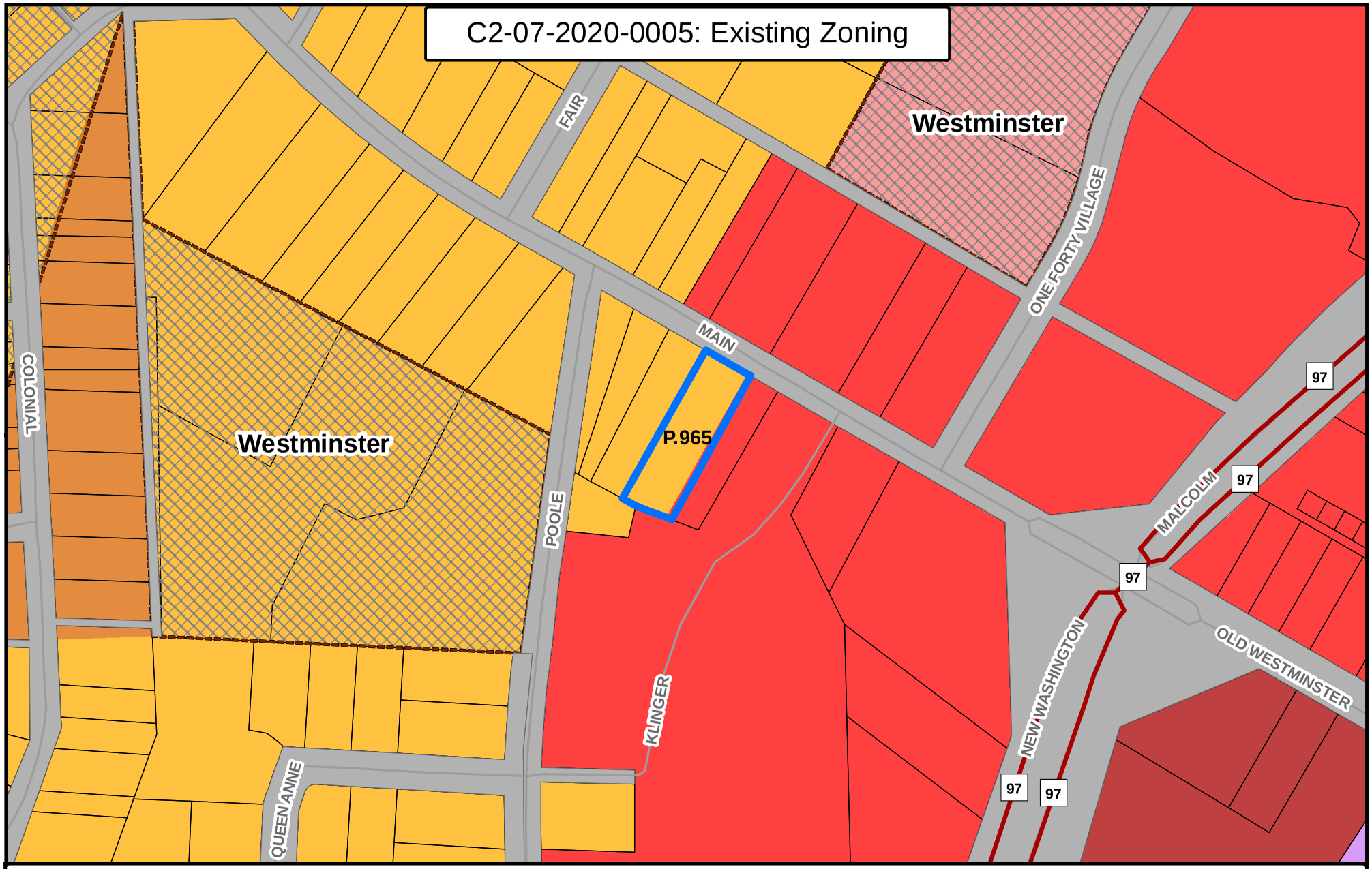
- Commercial
- Suburban Residential
- Urban Residential

0 85 170 340 Feet

N

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

C2-07-2020-0005: Existing Zoning



Legend

- C2-07-2020-0005
- Major Roads
- Roads
- Corporate Limits
- Property Data

County Zoning

- R-10,000
- R-7,500
- C-2
- C-3
- I-1

Westminster Zoning

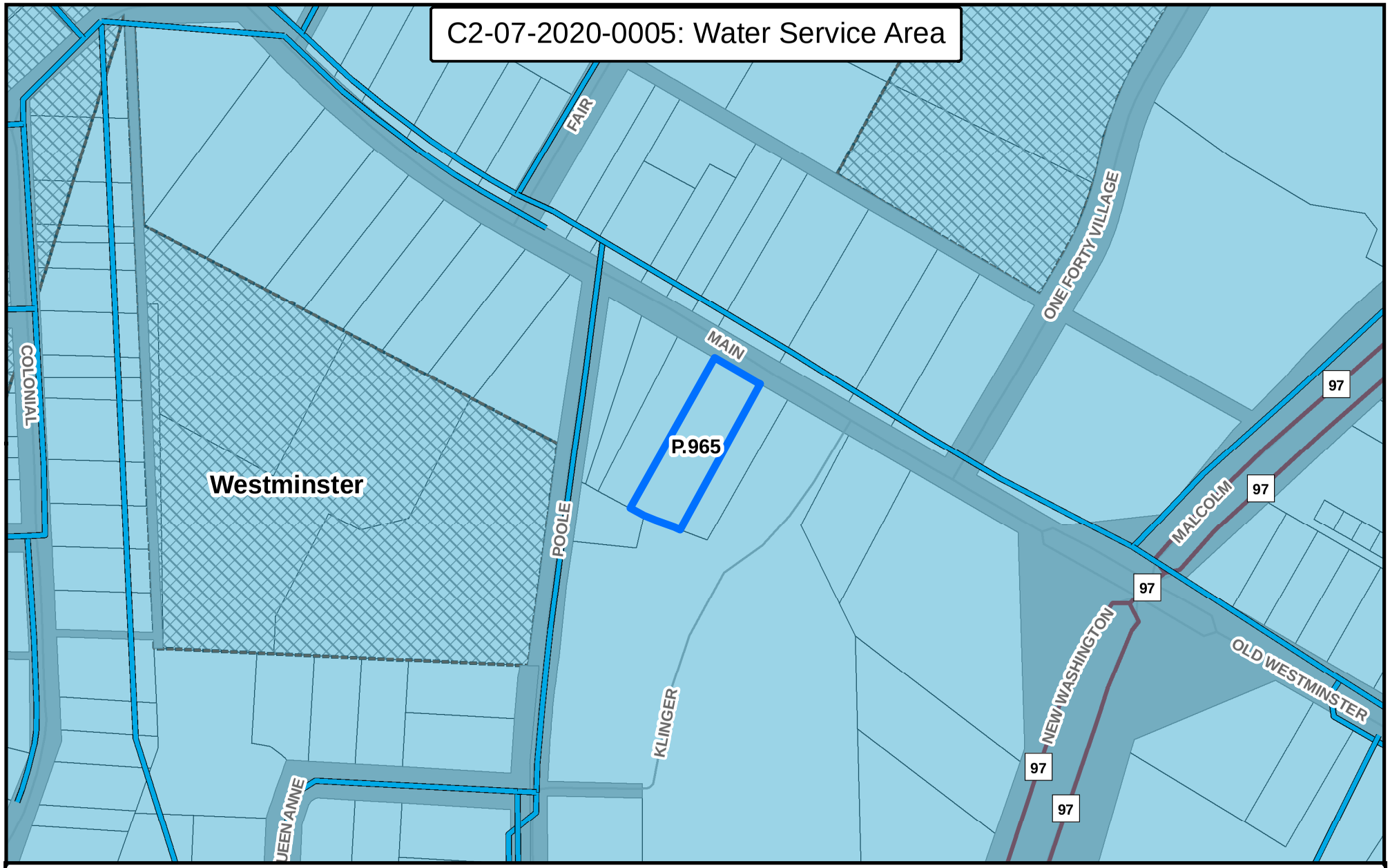
- B
- R-7,500

0 85 170 340 Feet

N

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

C2-07-2020-0005: Water Service Area



Legend

- C2-07-2020-0005
- Major Roads
- Roads
- Water Lines: Non-County Maintained

Water Service Area

- Existing
- Corporate Limits
- Property Data

0 80 160 320 Feet

N

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

C2-07-2020-0005: Sewer Service Area

Legend

- C2-07-2020-0005
- Major Roads
- Roads
- Sewer Lines: Non-County Maintained

Sewer Service Area

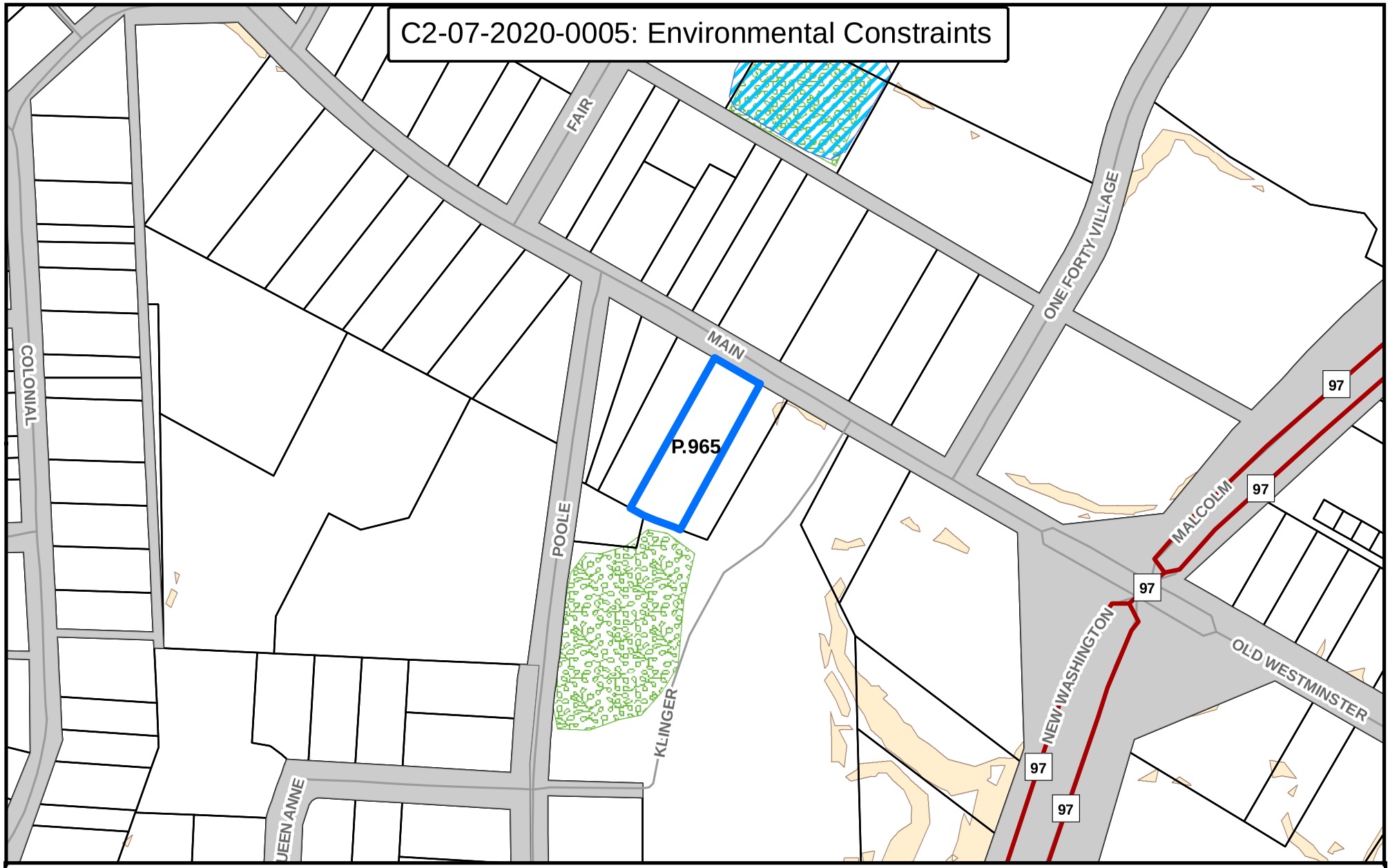
- Existing
- Corporate Limits
- Property Data

0 80 160 320 Feet

N

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

C2-07-2020-0005: Environmental Constraints



Legend

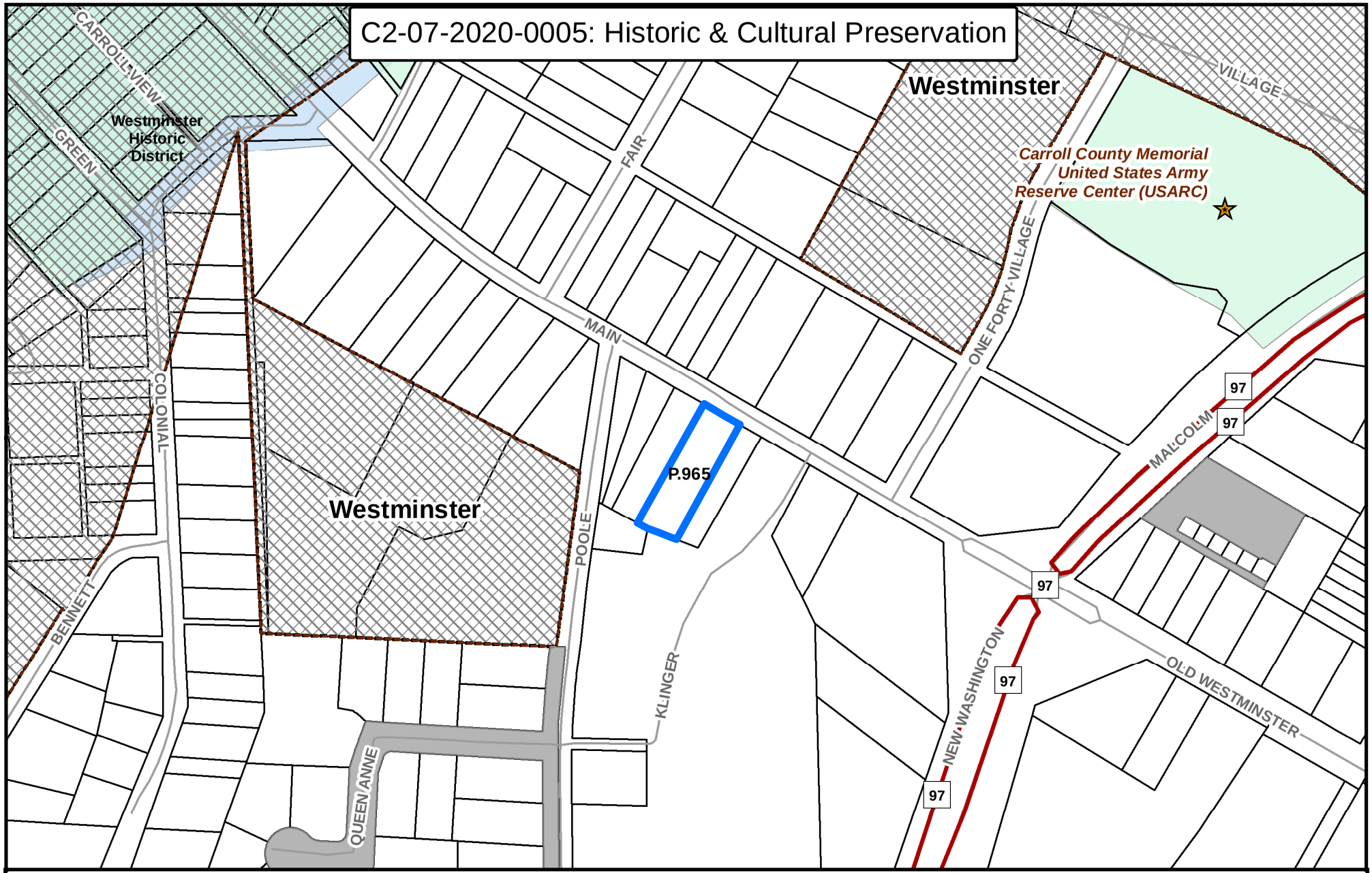
- C2-07-2020-0005
- Major Roads
- Roads
- Property Data
- Wetlands
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 85 170 340 Feet

N

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

C2-07-2020-0005: Historic & Cultural Preservation



Legend

- C2-07-2020-0005
- Historic Site Points
- Major Roads
- Roads
- Corporate Limits
- Property Data
- Historic District
- National Register of Historic Places

0 85 170 340 Feet

N

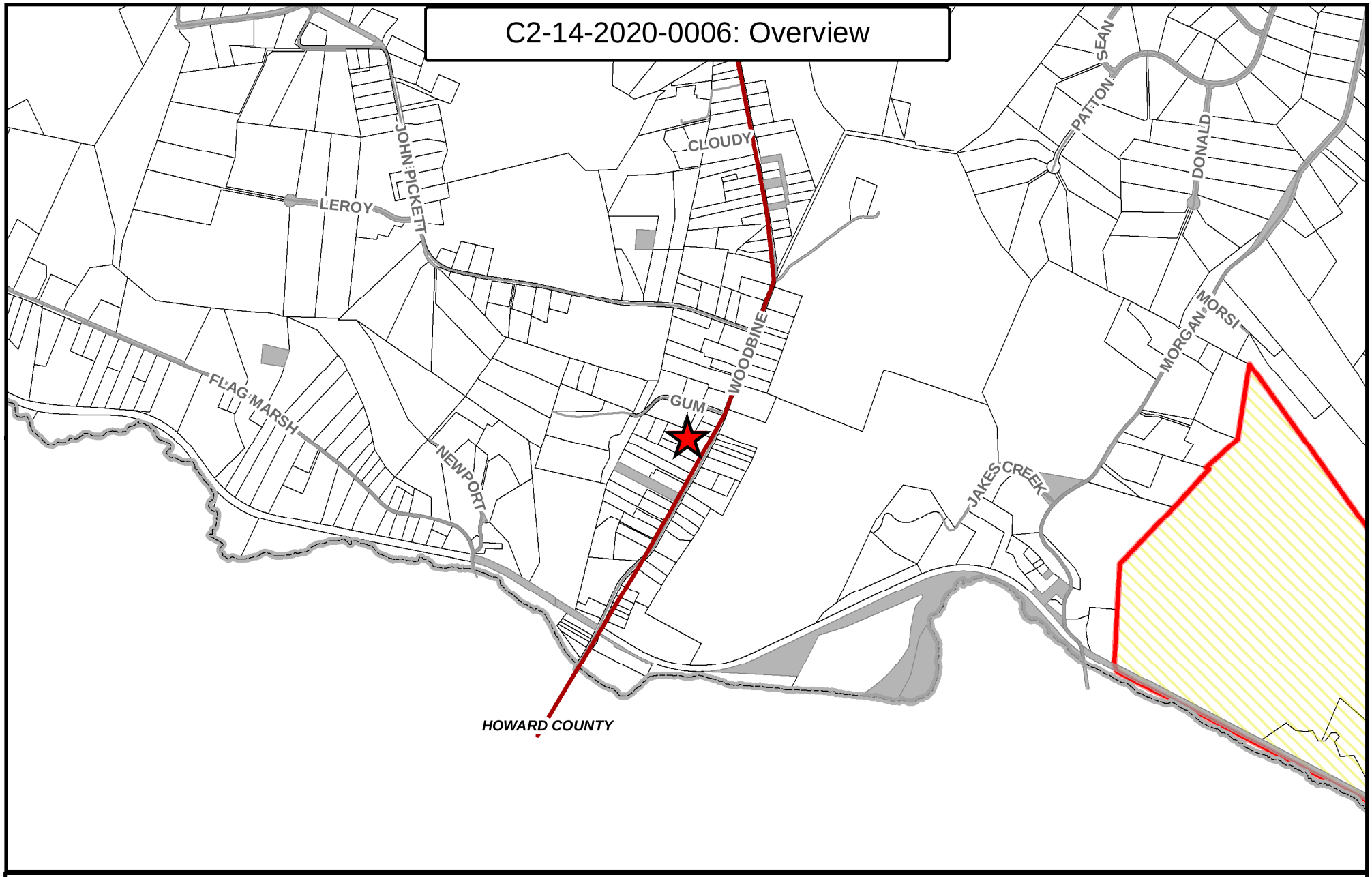
Created by the Carroll County Department of Planning 4/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-14-2020-0006

C2-14-2020-0006: Overview



Legend

- C2-14-2020-0006
- Major Roads
- Roads
- County Border
- Priority Funding Areas
- Property Data

0 0.15 0.3 0.6 Miles

Created by the Carroll County Department of Planning 2/20 (KC)

N

C2-14-2020-0006: Aerial

Legend

C2-14-2020-0006

Roads

Property Data

0 90 180 360 Feet

Created by the Carroll County Department of Planning 2/20 (KC)

N

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED ___5/27/20__
PLANNER INITIALS ____ML___

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # __C2-14-2020-0006_____ Applicant Name _____Sarah Eveler_____

Property Address _____7606 Woodbine Rd, Woodbine Md_21797_____

Current Zoning __C-1_____ Requested Zoning __C-2 or C-3_____

2. Description of Property

Site Address _____7606 Woodbine Rd. Woodbine Md. 21797_____

Commissioner District _____04_____ Account ID: _____0714015086_____

Parcel _____137_____ Map _____77_____

Total Acreage of Parcel _____1.4095_____ Area to be Rezoned: ___1.4095___

Current Use: __Automobile Service_____Improved or Unimproved: _Improved_

Current Zoning: _____C-1_____ Requested Zoning: _____C-2 or C-3_____

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

Existing Land Uses:	Automobile Service
Land Use Plan Designation:[1]	Village Commercial/Industrial

Zoning History Summary

This property was originally zoned Agriculture, was rezoned to the B-L District in 1975, changed to B-NR when the B-L converted to the B-NR in 2006, and again changed by comprehensive rezoning to the C-1 District on December 12, 2019.

Existing Zoning and Land Use in Adjacent Area (See map of the property and the surrounding area):

	Zoning	Land Use
North	Agriculture	Residential
South	C-1	Landscape Business
East	Agriculture and C-1	Residential, small shopping center and post office
West	Agriculture	Residential

4. Consistency with Master and Functional Plans:

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

Future Land Use of Village Commercial/Industrial – In the Rural Village of Woodbine, a main stretch of Woodbine Road approximately 1.7 miles long. The Smart Growth Act of 1997 allowed counties to certify Rural Villages as Priority Funding Areas (PFAs) if they are designated in the Comprehensive Plan. Rural Villages are small, unincorporated minor growth centers with identifiable edges to define the area. The line is drawn around the aggregation of residential and commercial properties that are logically interconnected.

C-2 zoning is consistent with the future land use designation in the Carroll County Master Plan. It is also consistent with the following Economic Development Implementation Strategies "Facilitate the expansion of existing businesses through the periodic comprehensive review of the … zoning maps…", "In Rural Villages, encourage small neighborhood commercial development that is consistent with local character …", and "Continue to facilitate commercial development to be consistent with the character and needs of each particular community".

B. Applicable Master Plan Goals and Objectives

Consistent with the Chapter 15 Goal: Promote a healthy economy and additional employment opportunities by: (a) supporting the retention and expansion of existing businesses including agribusiness through sensible land use policies; (b) focusing on development and redevelopment of existing vacant and underutilized commercial and industrial properties; (c) providing land appropriately located and zoned for a variety of types and intensities of new economic development activities; and (d) maintaining a desirable balance between economic development and residential development.

C. Water Service Area and Service lines in proximity

No Planned Service

D. Sewer Service Area Service lines in proximity

No Planned Service

5. Environmental Constraints

Minimal. See attached map

6. Historic Resources Identified

None

7. Public Safety Assessment

Winfield District, adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

No

9. Assessment Summary

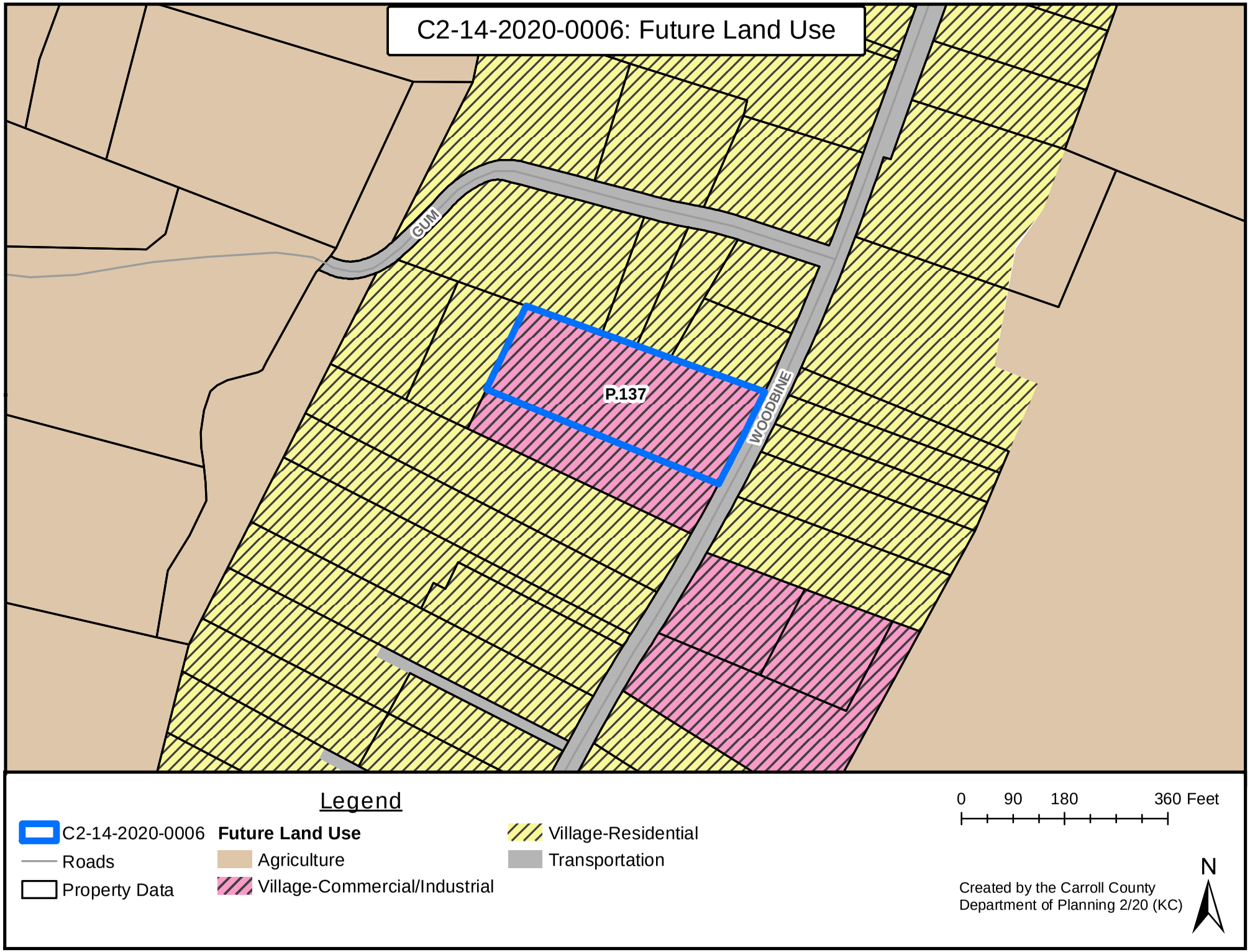
This property was previously in the BL, and then B-NR Districts, and has been used periodically as an automobile service and vehicle repair business. As it was not in use at the time of the 2019 comprehensive rezoning, it was placed from the B-NR to the C-1 District, where automobile service is a conditional use. The BZA approved the request for a conditional use in February 2020, Case #6218, for automobile service. However, vehicle repair, which has in the past been part of this business, is not permitted in the C-1 District. This property fronts on a Major Collector and is 1.4095 acres in size, which is comparable to other C-2-zoned properties throughout the County. C-2 is consistent with the Village-Commercial/Industrial land use designation in the County Master Plan, the economic development goals of the Plan, the purpose of the Rural Village as set forth in the Smart Growth Act of 1997, and the character of the area.

10. Recommendations

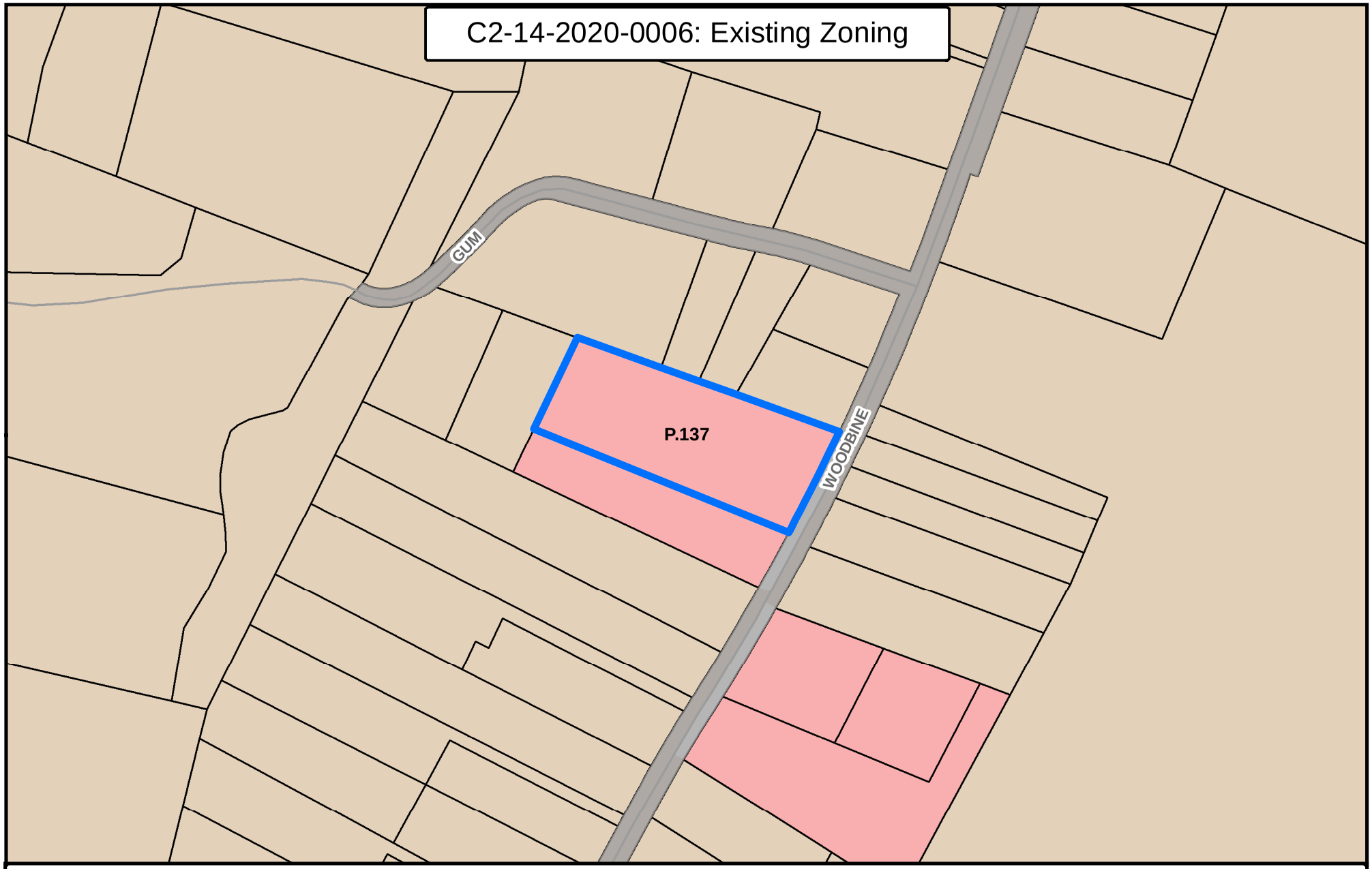
Department of Planning Recommendation: (Favorable or Unfavorable)	Favorable for C-2
Planning Commission Recommendation: (Favorable or Unfavorable)	

11. Appendixes

See attachments for individual assessments.


C2-14-2020-0006: Future Land Use
GUM
WOODBINE
P.137
Legend
C2-14-2020-0006
Roads
Property Data
Future Land Use
Agriculture
Village-Commercial/Industrial
Village-Residential
Transportation
0
90
180
360 Feet
N
Created by the Carroll County
Department of Planning 2/20 (KC)

C2-14-2020-0006: Existing Zoning



Legend

- C2-14-2020-0006
- Roads
- Property Data

Existing Zoning

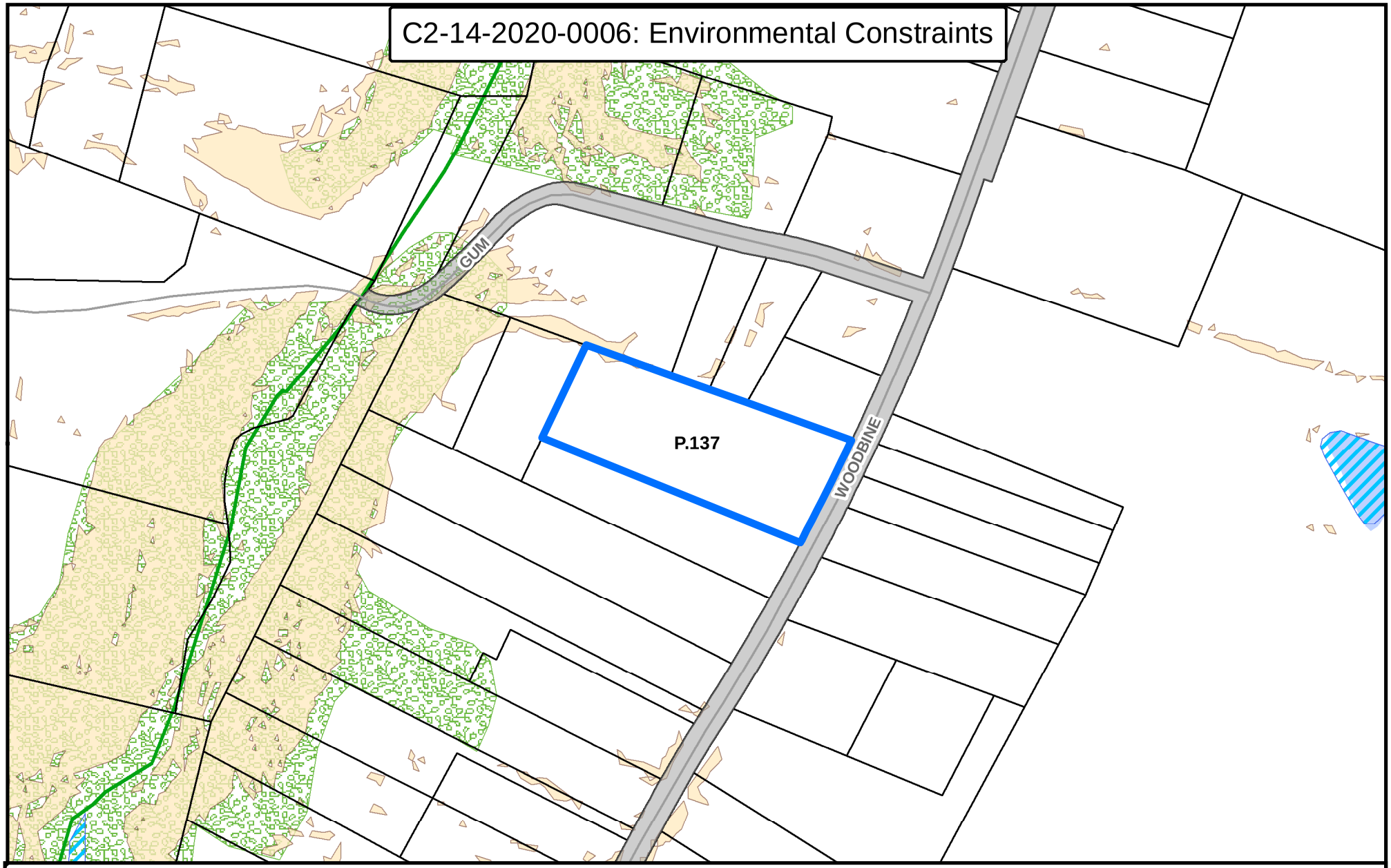
- Agriculture
- C-1

0 90 180 360 Feet

N

Created by the Carroll County Department of Planning 2/20 (KC)

C2-14-2020-0006: Environmental Constraints



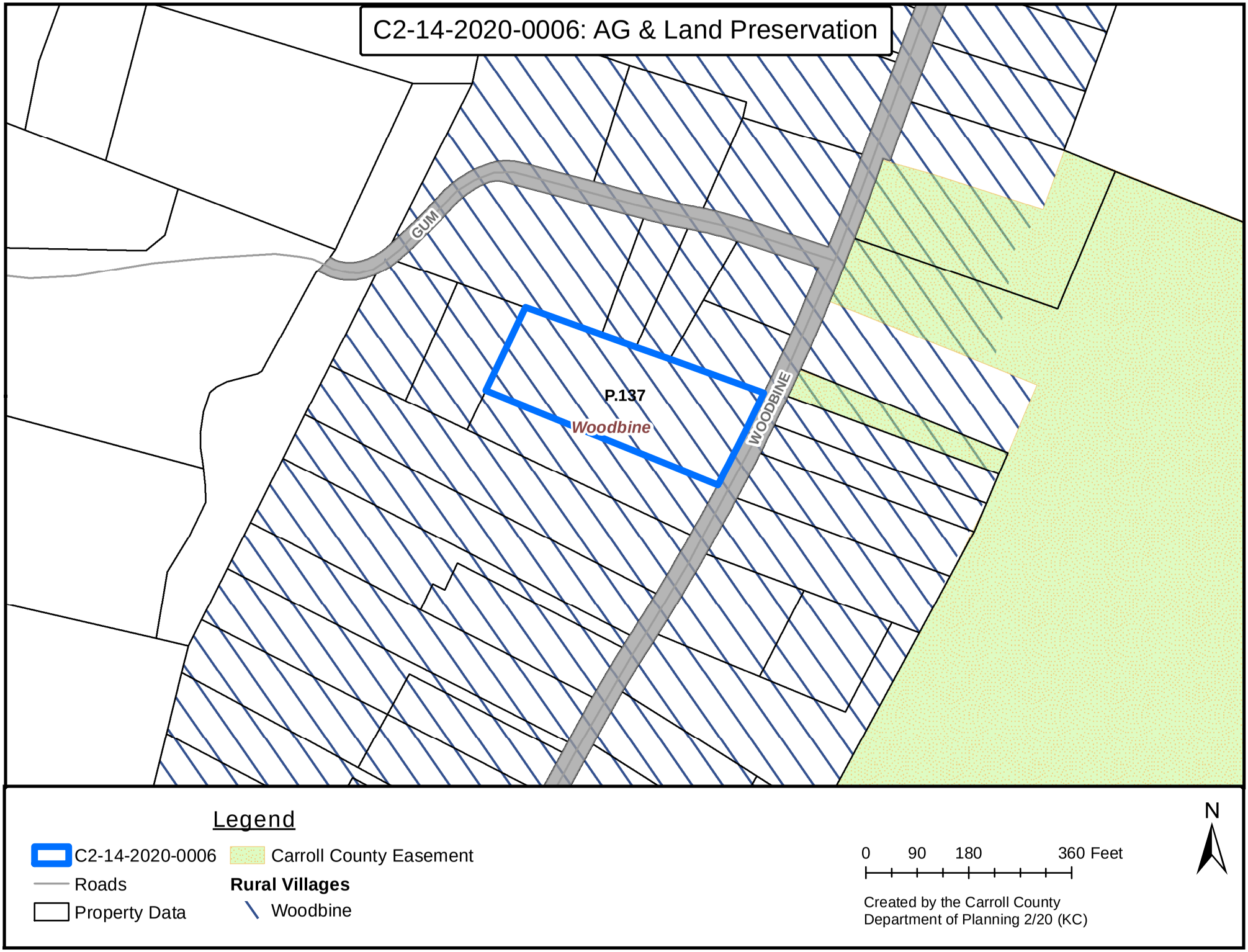
Legend

- C2-14-2020-0006
- Roads
- Streams
- Property Data
- Wetlands
- Ponds - Reservoirs
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 90 180 360 Feet

N

Created by the Carroll County Department of Planning 2/20 (KC)

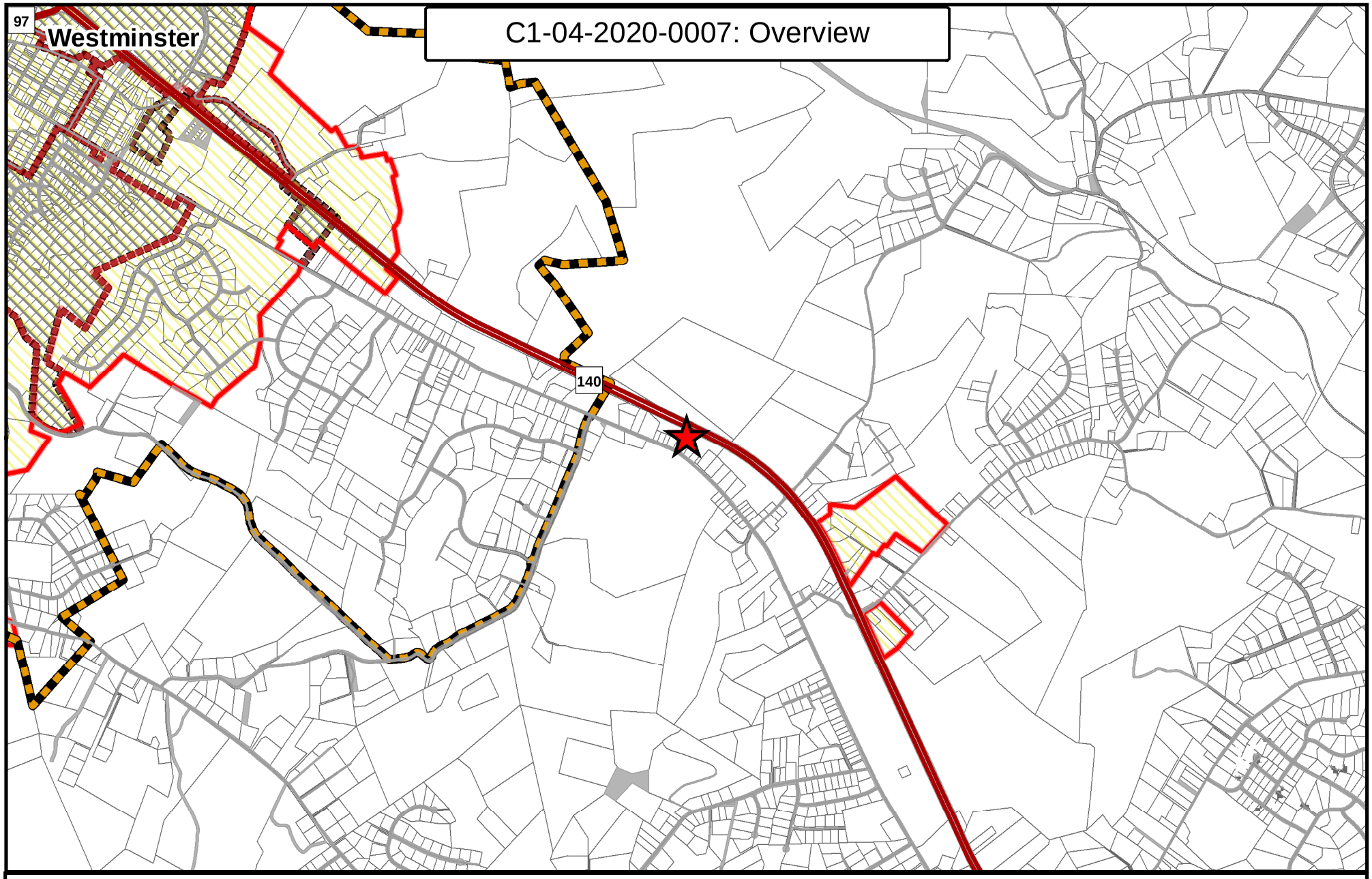

C2-14-2020-0006: AG & Land Preservation
GUM
WOODBINE
P.137
Woodbine
Legend
C2-14-2020-0006
Roads
Property Data
Carroll County Easement
Rural Villages
Woodbine
0
90
180
360 Feet
N
Created by the Carroll County
Department of Planning 2/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C1-04-2020-0007

C1-04-2020-0007: Overview



Legend

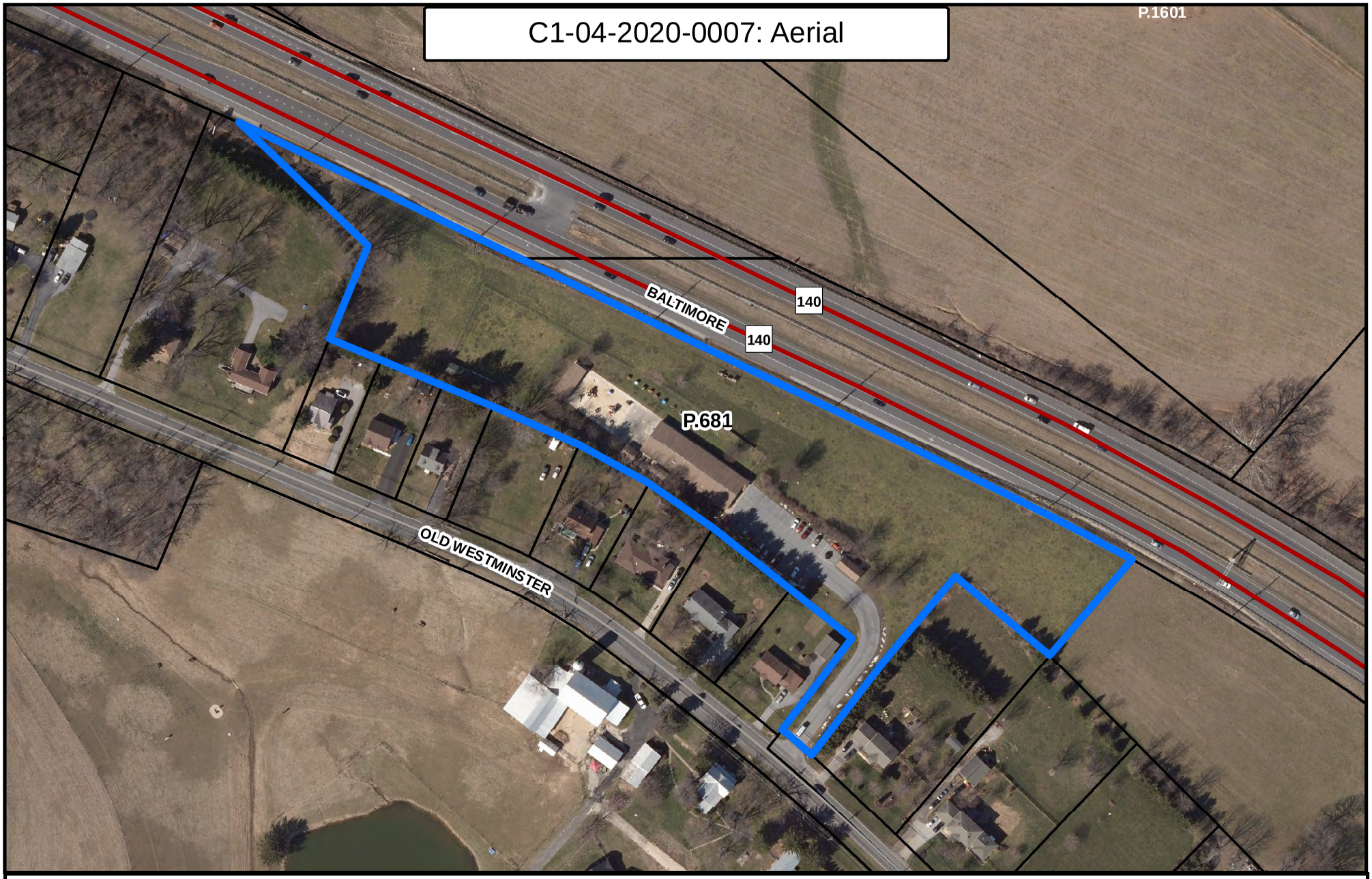
- C1-04-2020-0007
- Major Roads
- Roads
- Growth Area
- Corporate Limits
- Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles

N

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

C1-04-2020-0007: Aerial



Legend

- C1-04-2020-0007
- Property Data
- Major Roads
- Roads

0 125 250 500 Feet

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

N

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 6/3/2020
PLANNER INITIALS WPW

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # C1-04-2020-0007 Applicant Name: Christine Blubaugh on behalf of Playtime Corp.

Property Address: 1550 Old Westminster Pike, Westminster, MD 21157

Current Zoning: AG Requested Zoning: C-1

2. Description of Property

Site Address 1550 Old Westminster Pike, Westminster MD, 21157

Commissioner District 2

Parcel 0681 Map 0052

Total Acreage of Parcel 4.87 acres Area to be Rezoned: 4.87 acres

Current Zoning: AG Requested Zoning: C-1

3. Land Use and Zoning Considerations

Existing Land Uses:	Commercial (Day Care Center)
Land Use Plan Designation:[1]	Agriculture

Zoning History Summary

This property has been in the Agricultural zoning district since 1965. It has been in operation as a day care center, a principal permitted use in the Ag district, for many years.

[1] Per 2014 Carroll County Master Plan as amended 2019.

Existing Zoning and Land Use in Adjacent Area (See map of the property and surrounding area):

	Zoning	Land Use
North	Agriculture	Agriculture
South	Agriculture	Agriculture
East	Agriculture	Large Lot Residential
West	Agriculture	Large Lot Residential

4. Consistency with Master and Functional Plans:

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

This property is in the 2014 Carroll County Master Plan as amended 2019. It has a Future Land Use designation of Agricultural. This request is not consistent with the Future Land Use Designation.

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 13, 14 and 15 in the Plan.

Goal 13 Promote a healthy economy and additional employment opportunities by… providing land appropriately located and zoned for a variety of types and intensities of new economic development activities; and (d) maintaining a desirable balance between economic development and residential development.

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

Not within planned water service area.

D. Sewer Service Area Service

Not within planned sewer service area.

5. Environmental Constraints

Minimal environmental restraints, steep slopes cover less than 1% of the property.

6. Historic Resources Identified (see worksheet and map)

None on property; 20 in the vicinity.

7. Public Safety Assessment

In Reese District: Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

In the Upper Patapsco 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. In addition, it is in the Upper Patapsco Rural Legacy Area.

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 surrounded by Ag-zoned land and large-lot residential properties. This was not envisioned by the 2014 Plan or the 2019 Amendment.

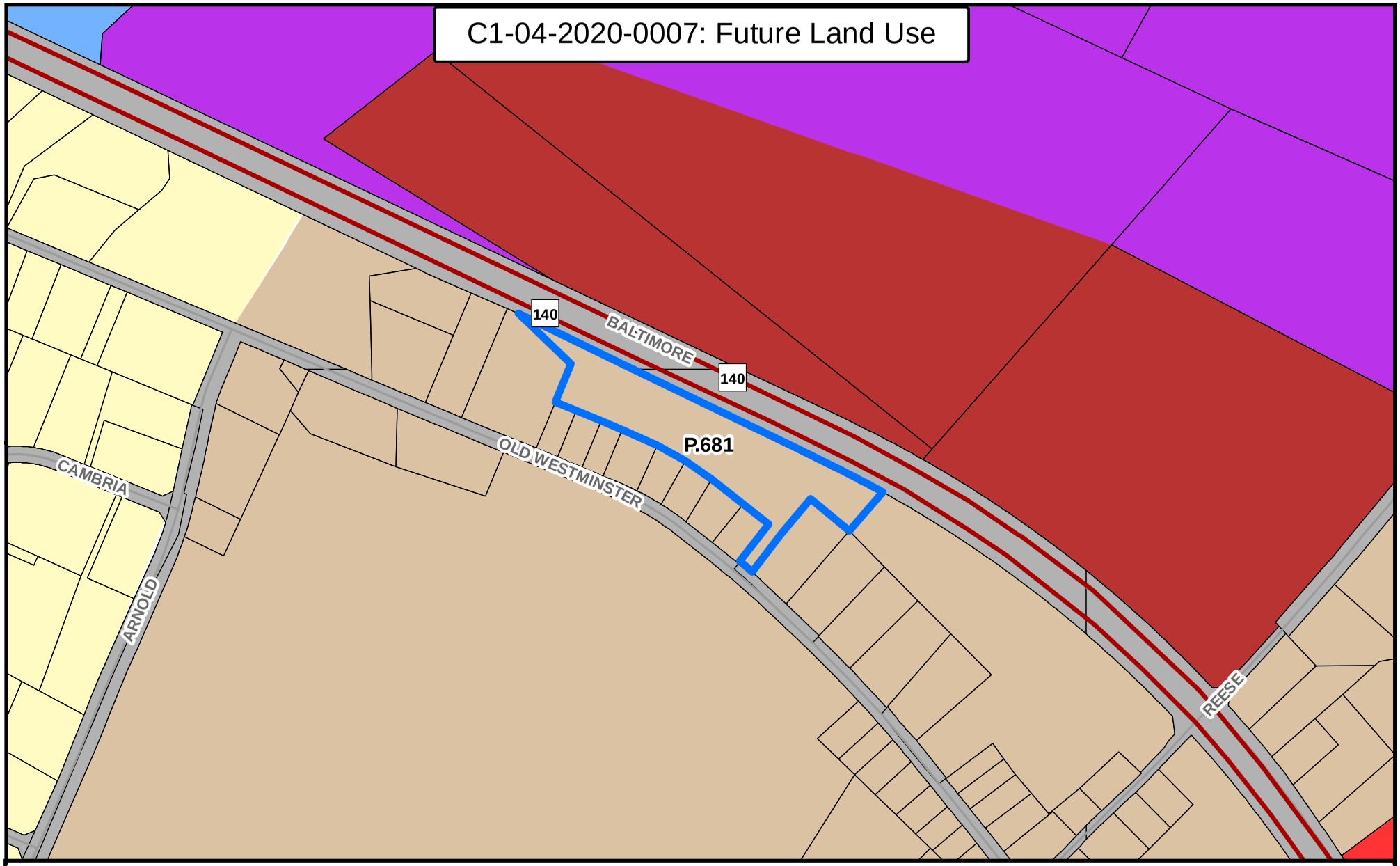
10. Recommendations

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

11. Appendixes

See attachments for individual assessments.

C1-04-2020-0007: Future Land Use



Legend

- C1-04-2020-0007
- Major Roads
- Roads
- Property Data

County Future Land Use

- Agriculture
- Commercial-High
- Commercial-Medium
- Industrial-Heavy
- Transportation

Westminster GAB Future Land Use

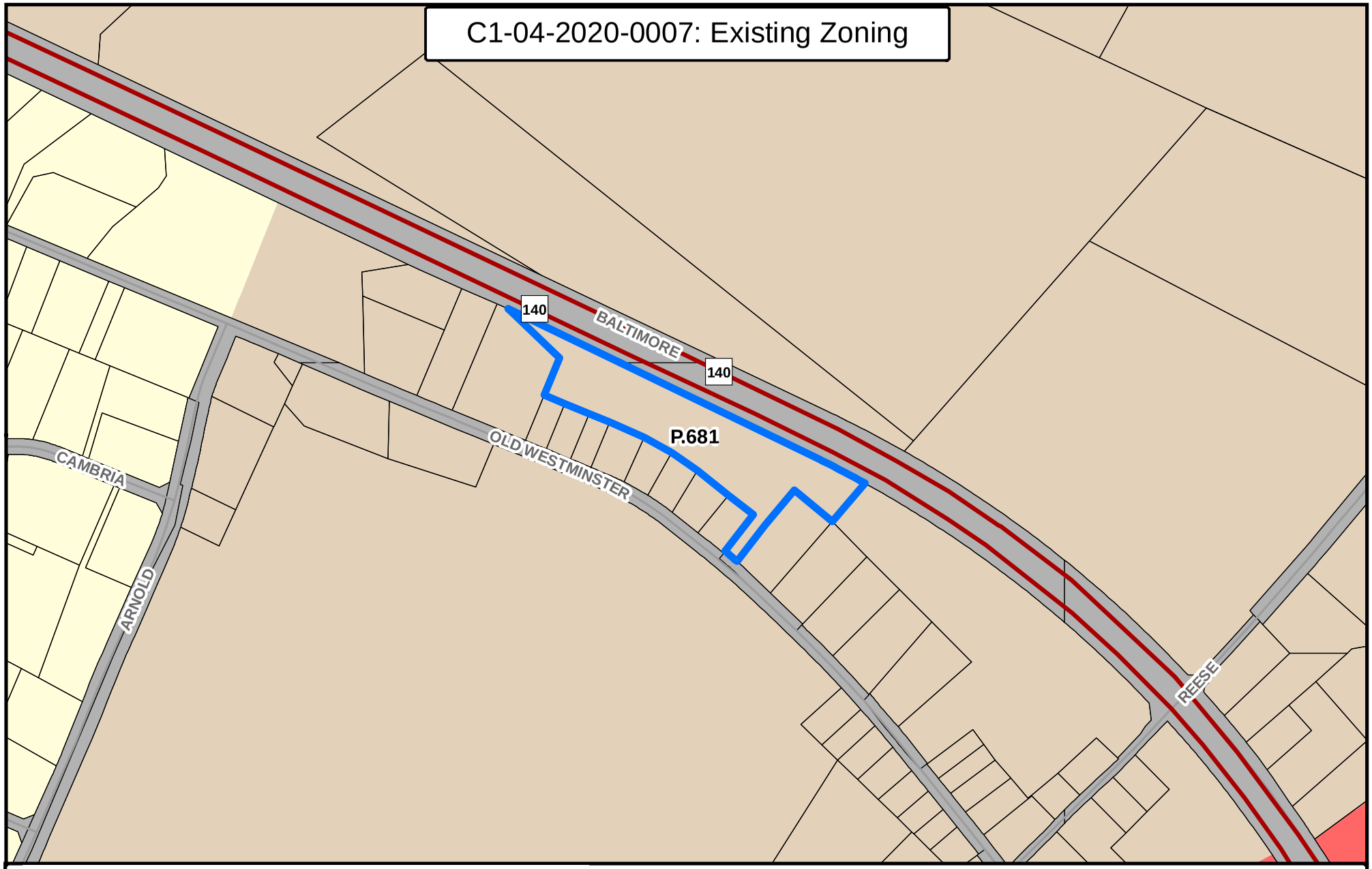
- Low Density Residential
- Employment Campus

0 185 370 740 Feet

N

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

C1-04-2020-0007: Existing Zoning



Legend

- C1-04-2020-0007
- Major Roads
- Roads
- Property Data

Existing Zoning

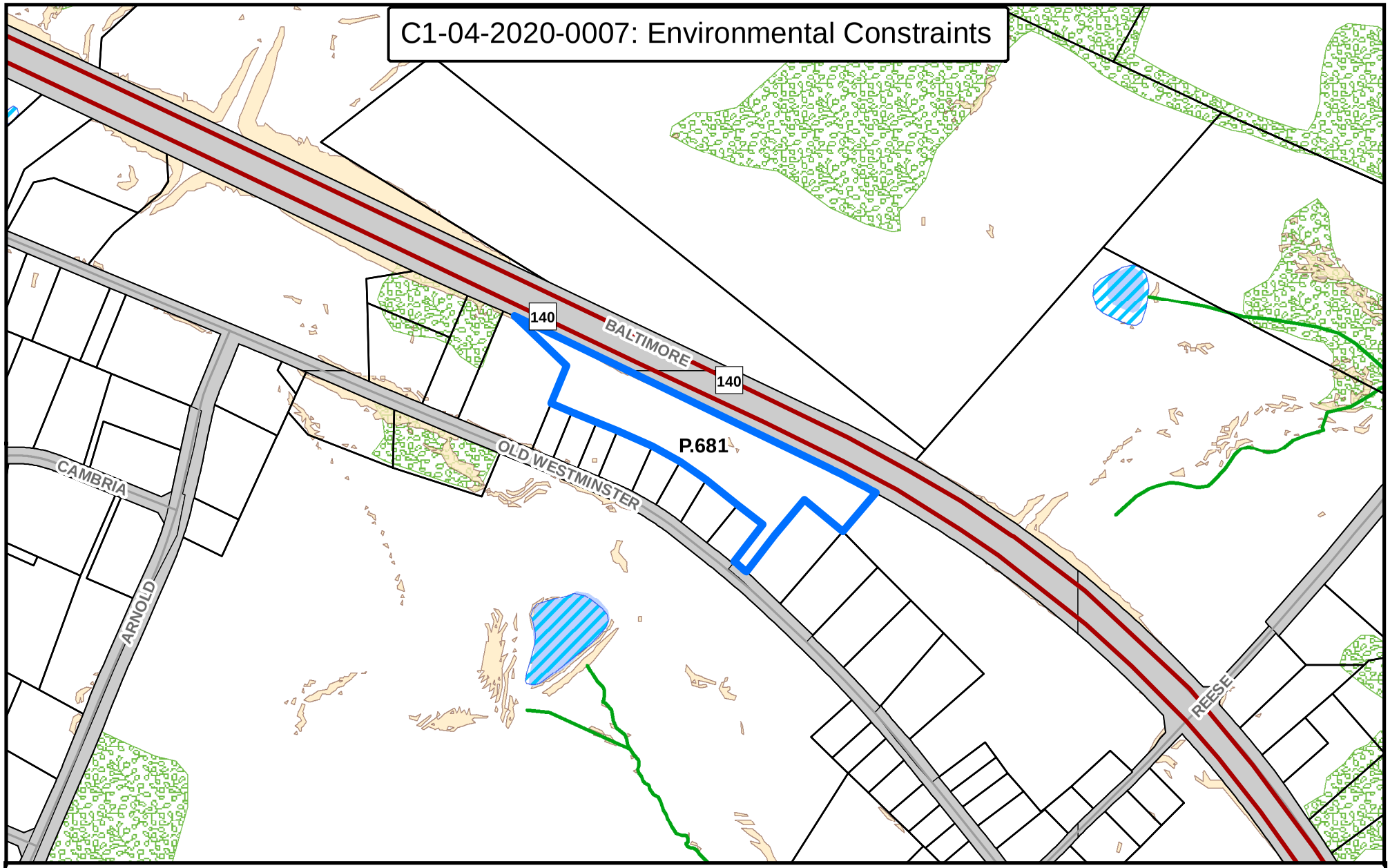
- Agriculture
- R-40,000
- C-2

0 185 370 740 Feet

N

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

C1-04-2020-0007: Environmental Constraints



Legend

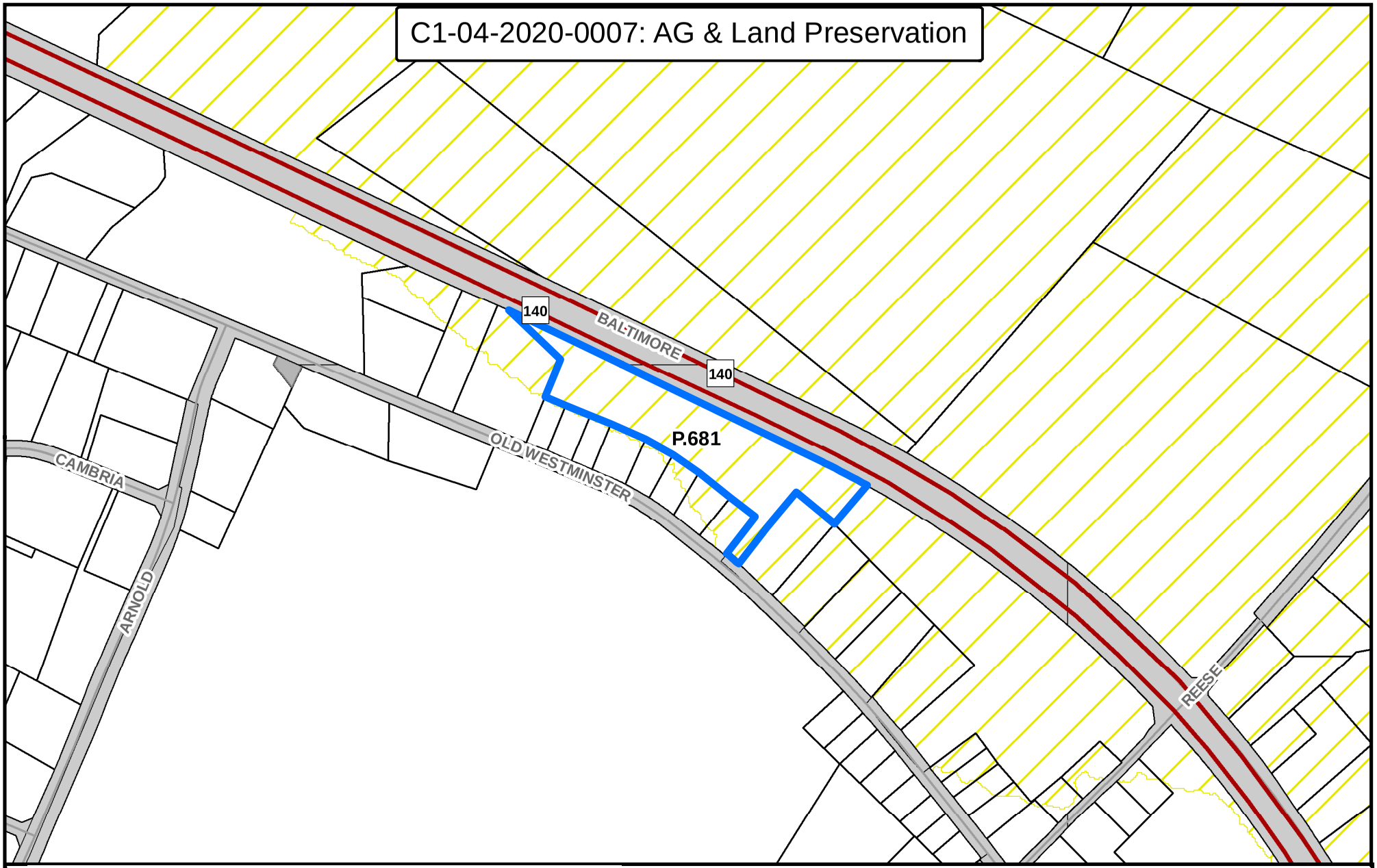
- C1-04-2020-0007
- Major Roads
- Roads
- Streams
- Property Data
- Wetlands
- Ponds - Reservoirs
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 187.5 375 750 Feet

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

N

C1-04-2020-0007: AG & Land Preservation



Legend

- C1-04-2020-0007
- Major Roads
- Roads
- Property Data
- Upper Patapsco Rural Legacy Area

0 195 390 780 Feet

N

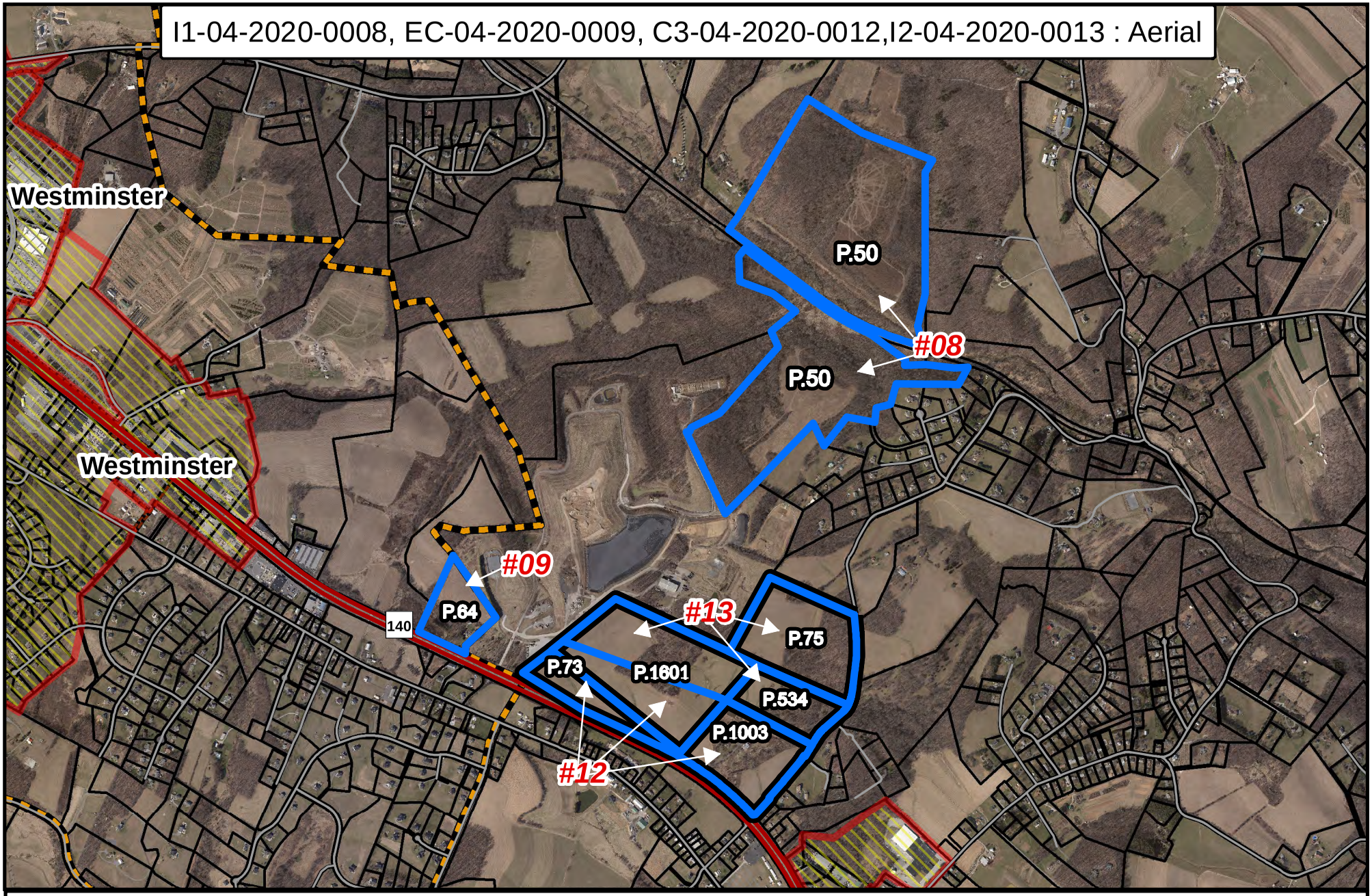
Created by the Carroll County Department of Planning 3/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

I1-04-2020-0008

I1-04-2020-0008, EC-04-2020-0009, C3-04-2020-0012,I2-04-2020-0013 : Aerial



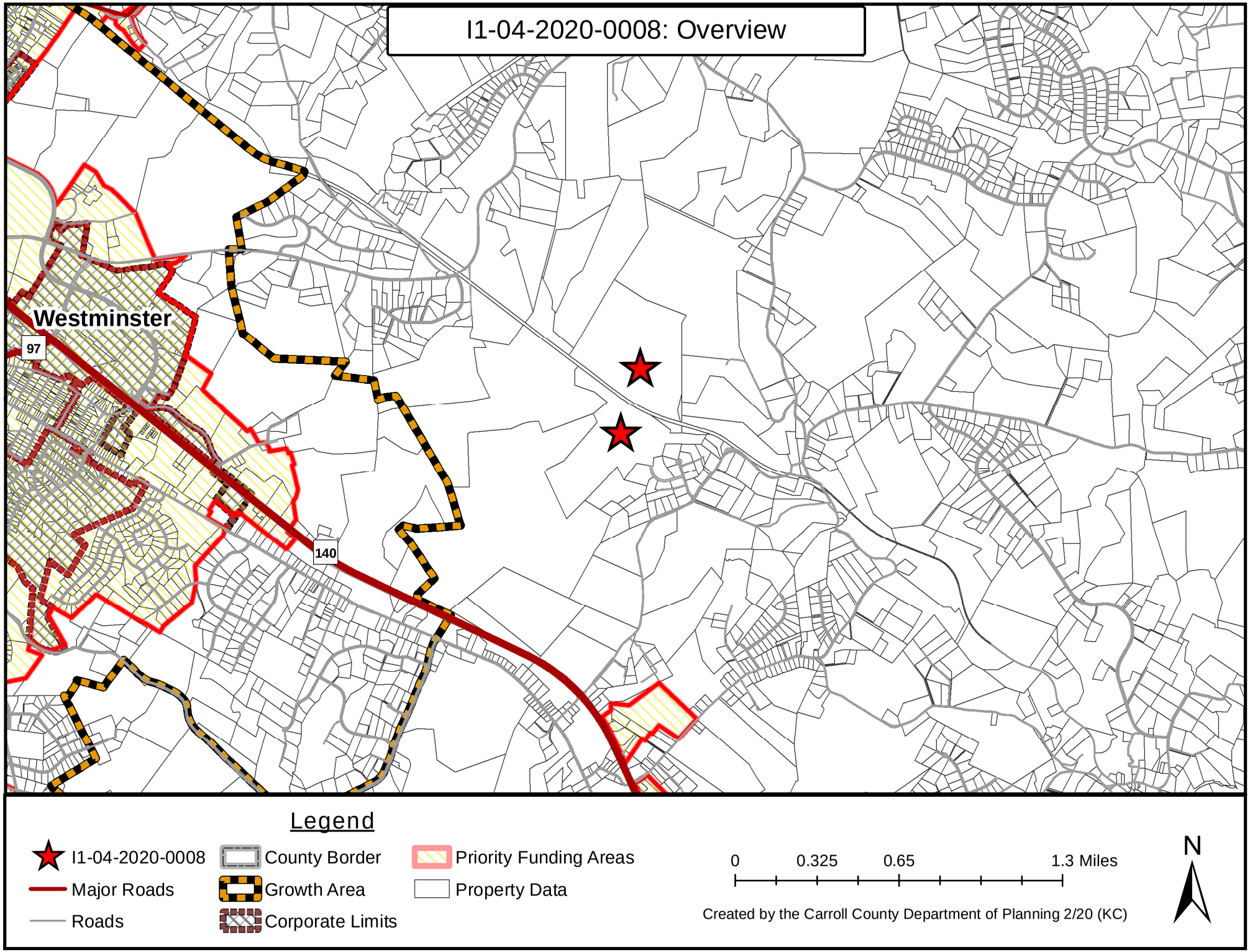
Legend

- #8,#9,#12,#13
- Major Roads
- Roads
- Property Data
- Priority Funding Areas
- Growth Area
- Corporate Limits

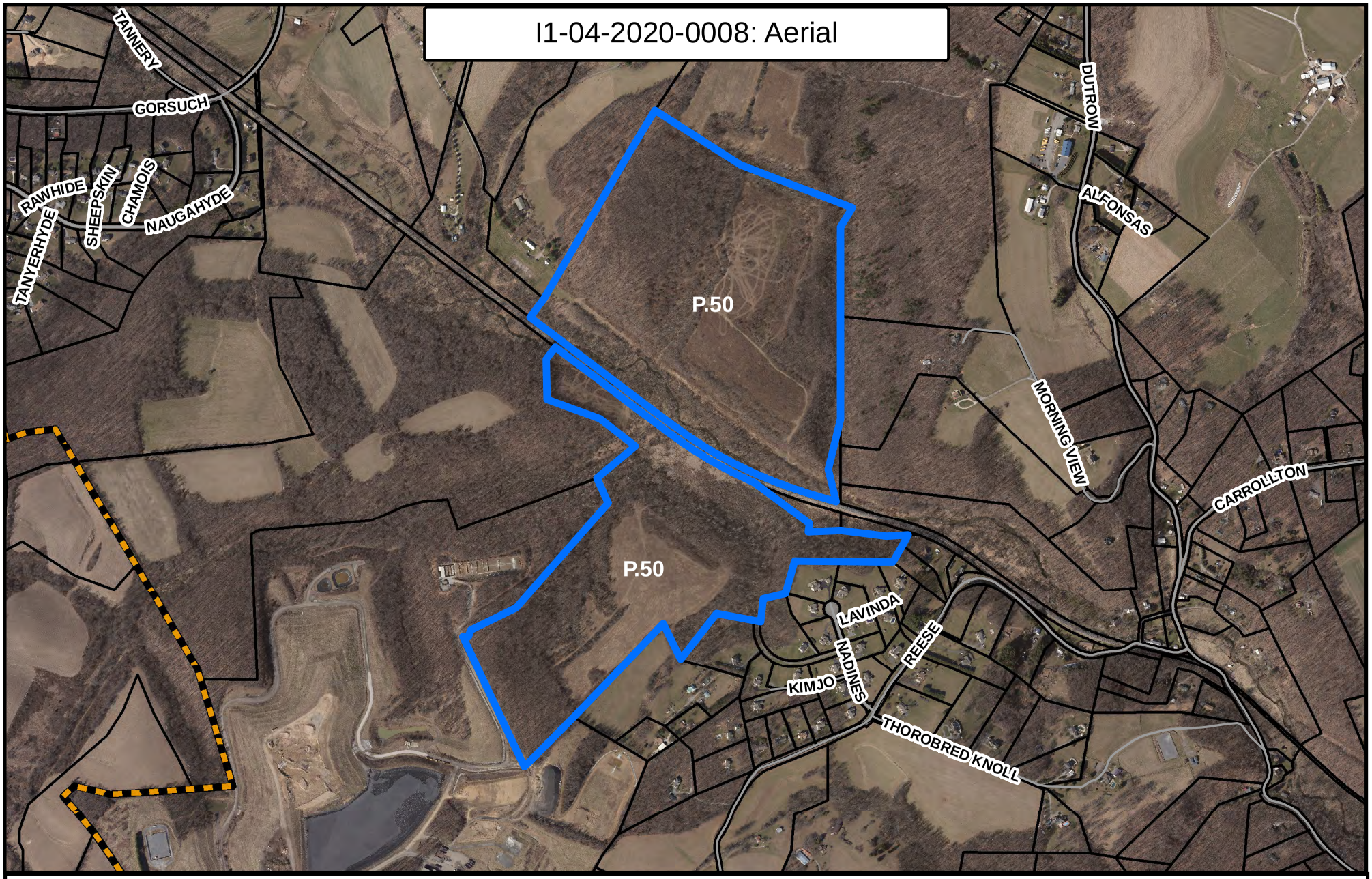
0 850 1,700 3,400 Feet

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

N


I1-04-2020-0008: Overview
Westminster
97
140
Legend
I1-04-2020-0008
Major Roads
Roads
County Border
Growth Area
Corporate Limits
Priority Funding Areas
Property Data
0
0.325
0.65
1.3 Miles
N
Created by the Carroll County Department of Planning 2/20 (KC)

I1-04-2020-0008: Aerial



Legend

- I1-04-2020-0008
- Roads
- Property Data
- Growth Area

0 600 1,200 2,400 Feet

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

N

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 06/05/20
PLANNER INITIALS CAS

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request #: I1-04-2020-0008 Applicant Name: K&P Resource Recovery, LLC

Property Address: 2074 Reese Rd, Westminster, MD 21157 (Parcel 0050)

Current Zoning: "A" Agriculture & "C" Conservation

Requested Zoning: "I-1" Light Industrial

---

2. Description of Property

Property Address: 2074 Reese Rd, Westminster, MD 21157

Commissioner District: 2 Account ID: 07-04-024656

Parcel: 0050 Map: 0047

Total Acreage of Parcel: 169.76 acres Area to be Rezoned: 153 acres

Current Use (SDAT): Residential Improved or Unimproved: Unimproved

Current Zoning: "A" Agriculture & "C" Conservation

Requested Zoning: "I-1" Light Industrial

3. Land Use and Zoning Considerations

Existing Land Uses:	No improvements on the property.
Land Use Plan Designation:[1]	Resource Conservation and Light Industrial, 2014 Carroll County Master Plan as amended 2019 (2014 CCMP) North of the rail line there is approximately • 17 acres designated as Resource Conservation • 79 acres designated as Light Industrial South of the rail line there is approximately • 18 acres designated as Resource Conservation • 56 acres designated as Light Industrial

[1] 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):

	Zoning	Land Use
North	"A" Agriculture "C" Conservation	2014 CCMP: Agriculture
South	"A" Agriculture	2014 CCMP: Agriculture, Heavy Industrial
East	"A" Agriculture "C" Conservation	2014 CCMP: Agriculture, Conservation
West	"A" Agriculture "C" Conservation	2014 CCMP: Agriculture, Conservation, Heavy Industrial

Zoning History Summary

This property has been zoned Agriculture and Conservation since 1965.

4. Consistency with Master and Functional Plans:

A. Applicable Master Plan Land Use, (MGA, Rural Village Designation, etc.)

The requested "I-1" Light Industrial zoning is consistent with the future land use designation of Light Industrial and inconsistent with the land use designation of Resource Conservation in the 2014 CCMP. This property is outside of the Westminster municipal growth area.

B. Applicable Master Plan Goals and Objectives

This request is consistent with Goal 13 from the 2014 CCMP:
"Promote a healthy economy and additional employment opportunities by…focusing on development and redevelopment of existing vacant and underutilized commercial and industrial properties; providing land appropriately located and zoned for a variety of types and intensities of new economic development activities; and maintaining a desirable balance between economic development and residential development."

Also consistent with the following Implementation Strategy from the 2014 CCMP:
"Zone adequate commercial, industrial, and employment campus lands to increase the non-residential tax base; along major roadway corridors encourage the assembly of small, separate adjoining parcels of developable and into single larger parcels…"

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

W-7 No Planned Water Service

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

S-7 No Planned Sewer Service

5. Environmental Constraints

A stream branch of the Liberty Reservoir spans the site from east to west. The site around the stream encompasses wetlands and is within the FEMA floodplain. To the south of the stream is Maryland Midland rail line and to the north of the stream is BGE overhead Transmission Lines, both spanning the site from east to west. Neither the rail line nor the transmission lines are within the FEMA floodplain.

Slopes greater than 25% are present bordering the property and floodplain area, and 66% of the site has forest cover. The full site is located within the North Branch Patapsco River Tier II Catchment Area.

6. Historic Resources Identified

No historic sites were identified on the property. Nine historic sites were identified within a ½ mile radius.

7. Public Safety Assessment

EMS is adequate, there are no deficiencies at the time of this assessment. Fire is adequate for Late and Failed and is approaching inadequate for Response Time.

8. Ag Preservation and Applicable Preservation Area

Upper Patapsco Rural Legacy Area. There is a MALPF Easement directly north of the property.

9. Assessment Summary

This request is consistent with the 2014 CCMP. The future land use as expressed in the plan and its proximity to future water and sewer make this site an ideal candidate for Industrial Light Zoning. The future land use is consistent with this zoning designation. Both environmental constraints and utility corridors which split this property into north and south may pose as a challenge to development; these challenges will be addressed at the time of site plan review. Conservation Zoning should buffer the stream and floodplains to the south as it currently does to the north, and as expressed on the land use map.

10. Recommendations

Department of Planning Recommendation:

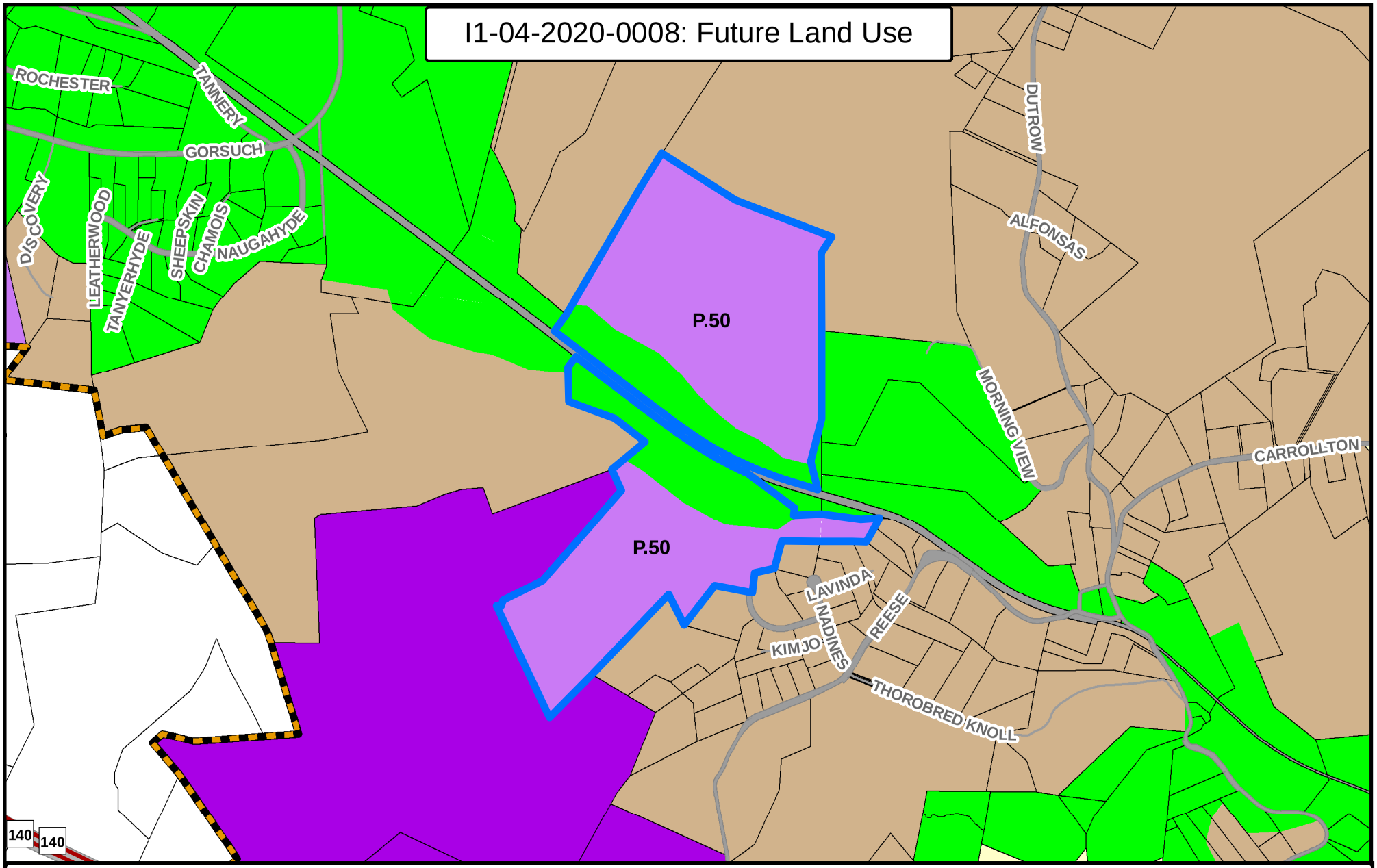
Favorable with the following amendment to the request: follow Land Use from the 2014 CCMP as amended 2019 to rezone the property. Approximately 17 acres north of the rail line remain Conservation, and 18 acres south of the rail line be rezoned to Conservation. The remaining 135 acres to be rezoned to Light Industrial.

Planning Commission Recommendation:

11. Appendixes

See attachments for individual assessments.

I1-04-2020-0008: Future Land Use



Legend

- I1-04-2020-0008
- Major Roads
- Roads
- Growth Area
- Property Data

County Future Land Use

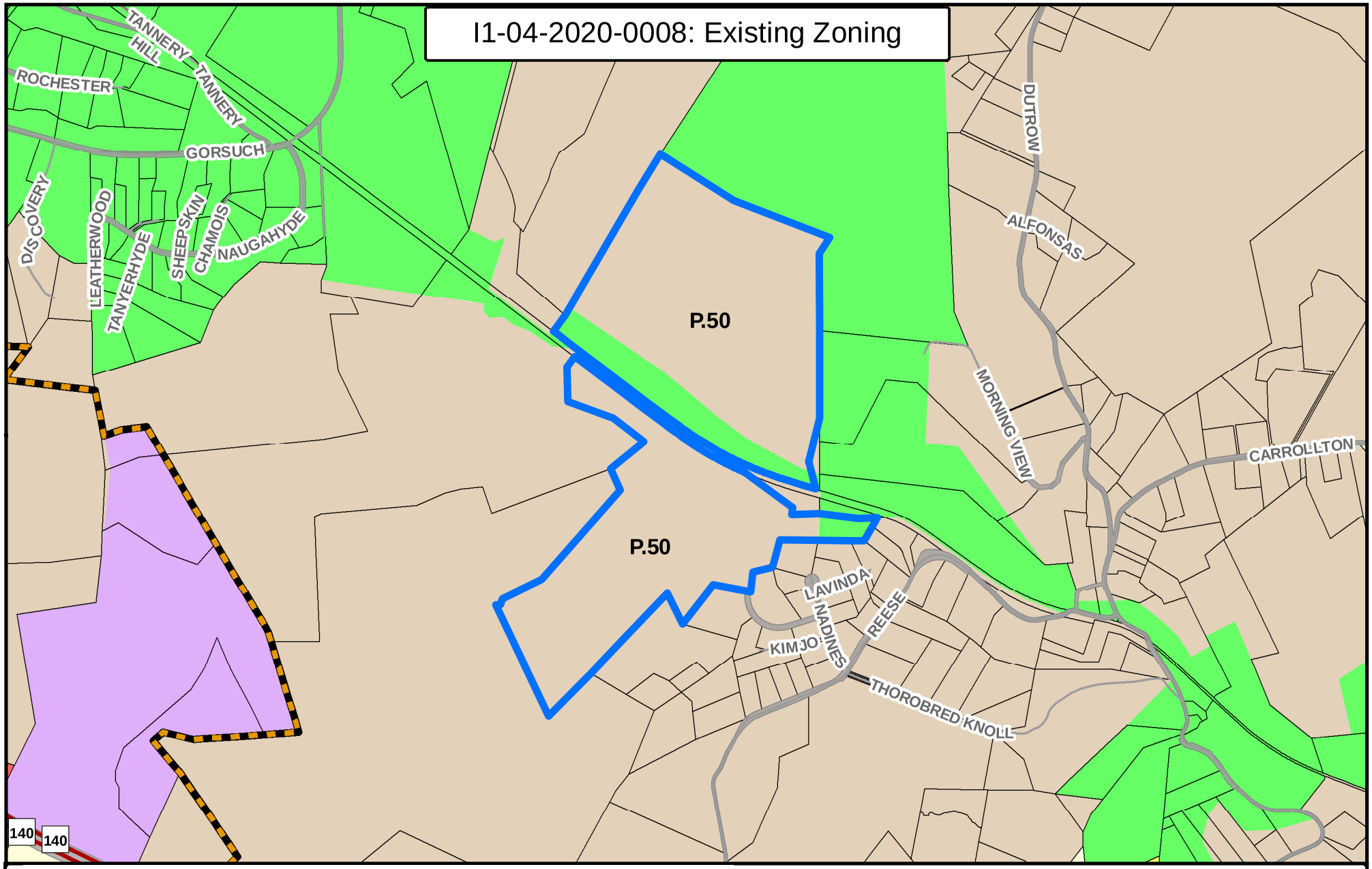
- Agriculture
- Resource Conservation
- Residential-Low Density
- Industrial-Heavy
- Industrial-Light
- Transportation

0 500 1,000 2,000 Feet

N

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

I1-04-2020-0008: Existing Zoning



Legend

- I1-04-2020-0008
- Major Roads
- Roads
- Growth Area
- Property Data

Existing Zoning

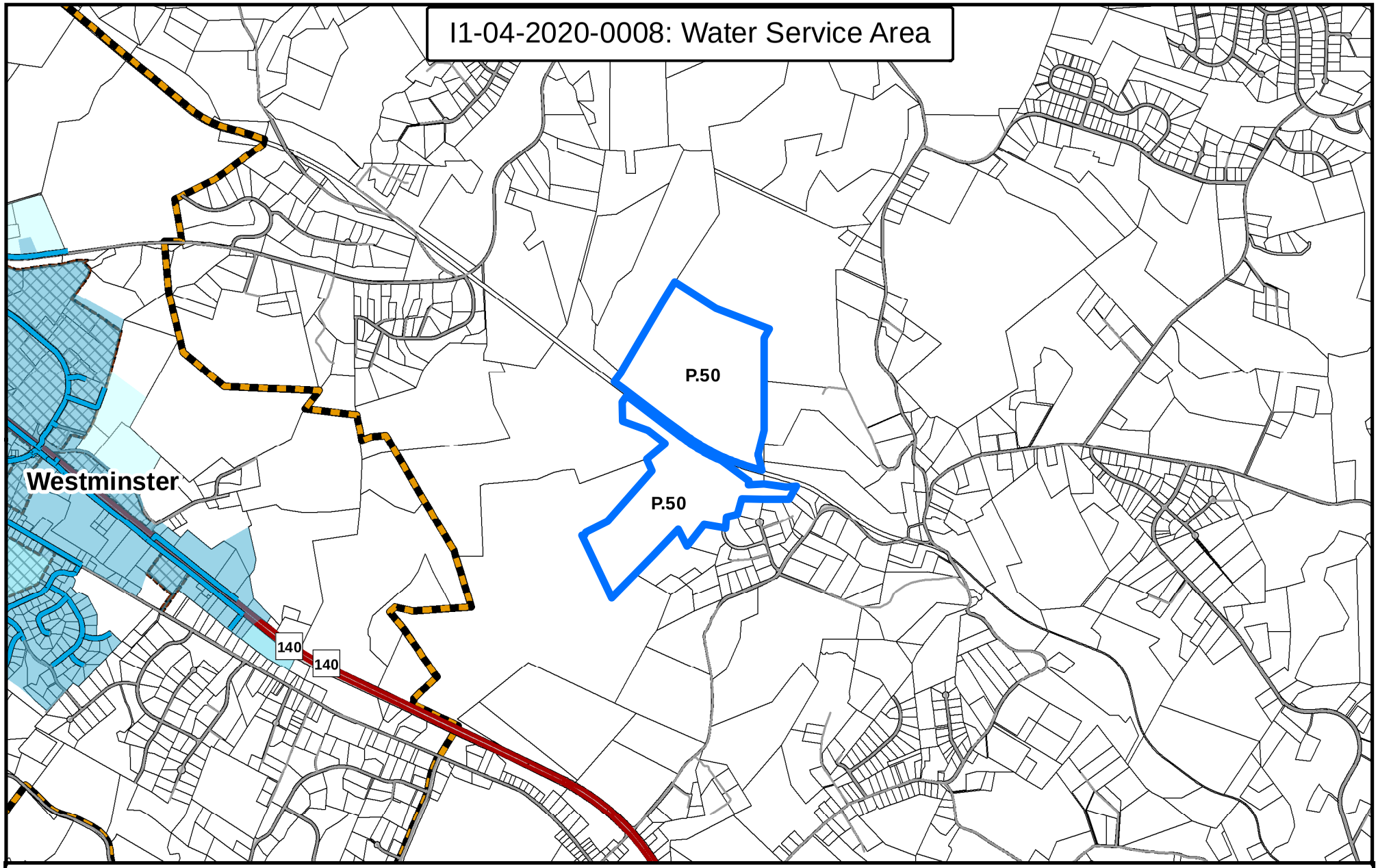
- Agriculture
- Conservation
- R-40,000
- R-20,000
- C-2
- I-1

0 500 1,000 2,000 Feet

N

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

I1-04-2020-0008: Water Service Area



Legend

- I1-04-2020-0008
- Major Roads
- Roads
- Water Lines: Non-County Maintained
- Growth Area
- Corporate Limits
- Property Data

Water Service Area

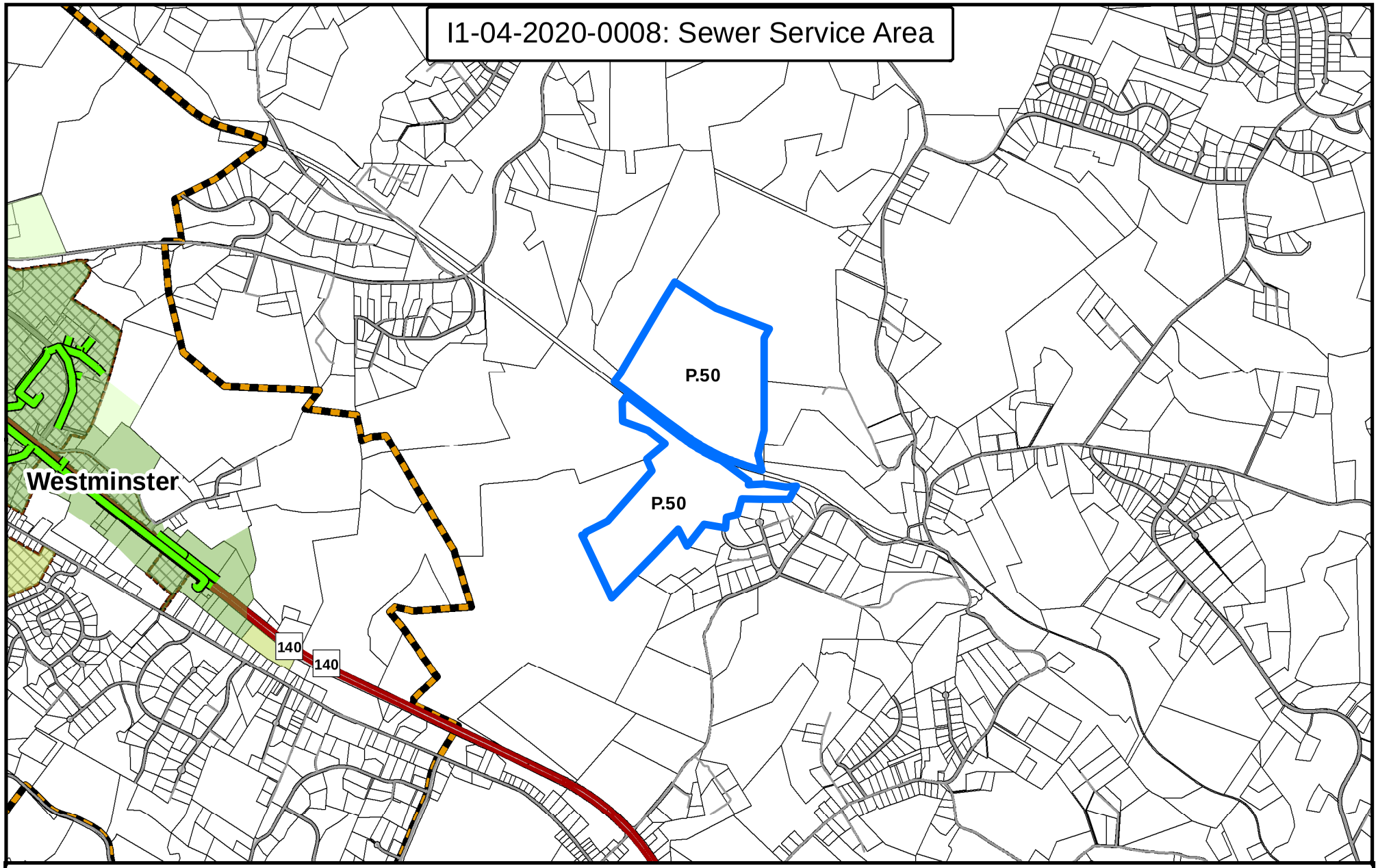
- Existing
- Priority
- Future

0 900 1,800 3,600 Feet

N

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

I1-04-2020-0008: Sewer Service Area



Legend

- I1-04-2020-0008
- Major Roads
- Roads
- Sewer Lines: Non-County Maintained
- Growth Area
- Corporate Limits
- Property Data

Sewer Service Area

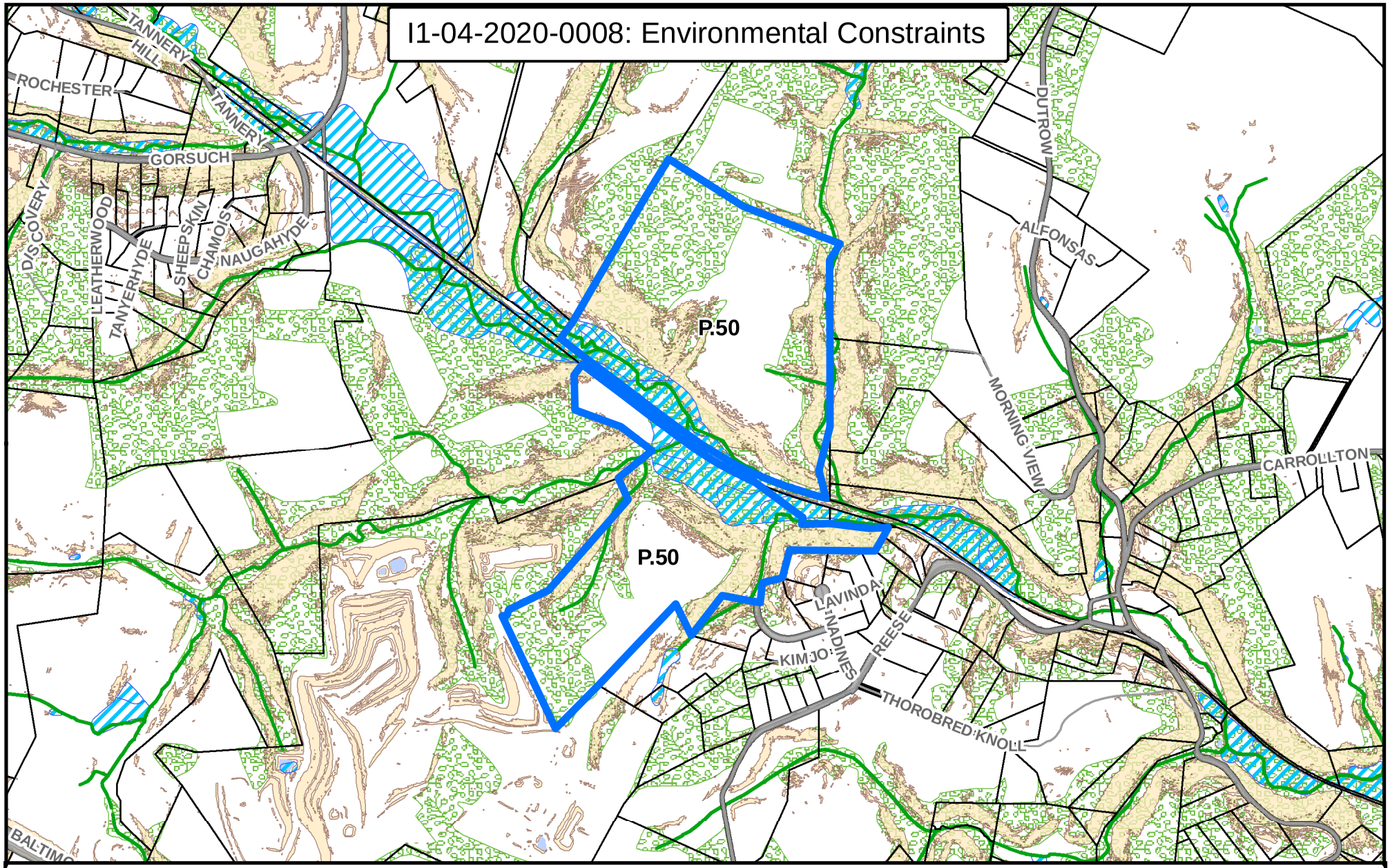
- Existing
- Priority
- Future

0 900 1,800 3,600 Feet

N

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

I1-04-2020-0008: Environmental Constraints



Legend

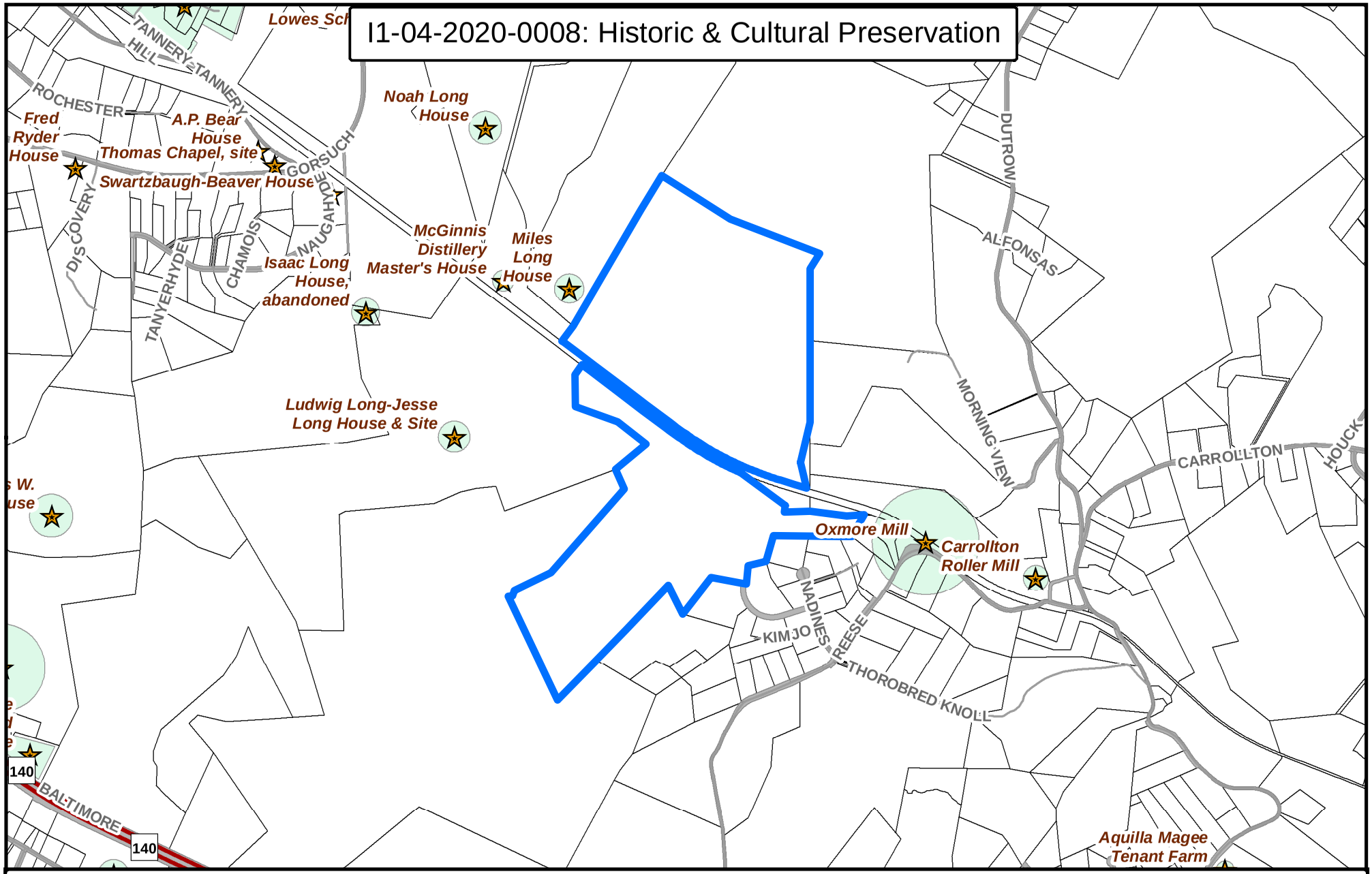
- I1-04-2020-0008
- Roads
- Streams
- Property Data
- Wetlands
- Ponds - Reservoirs
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 500 1,000 2,000 Feet

N

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

I1-04-2020-0008: Historic & Cultural Preservation



Legend

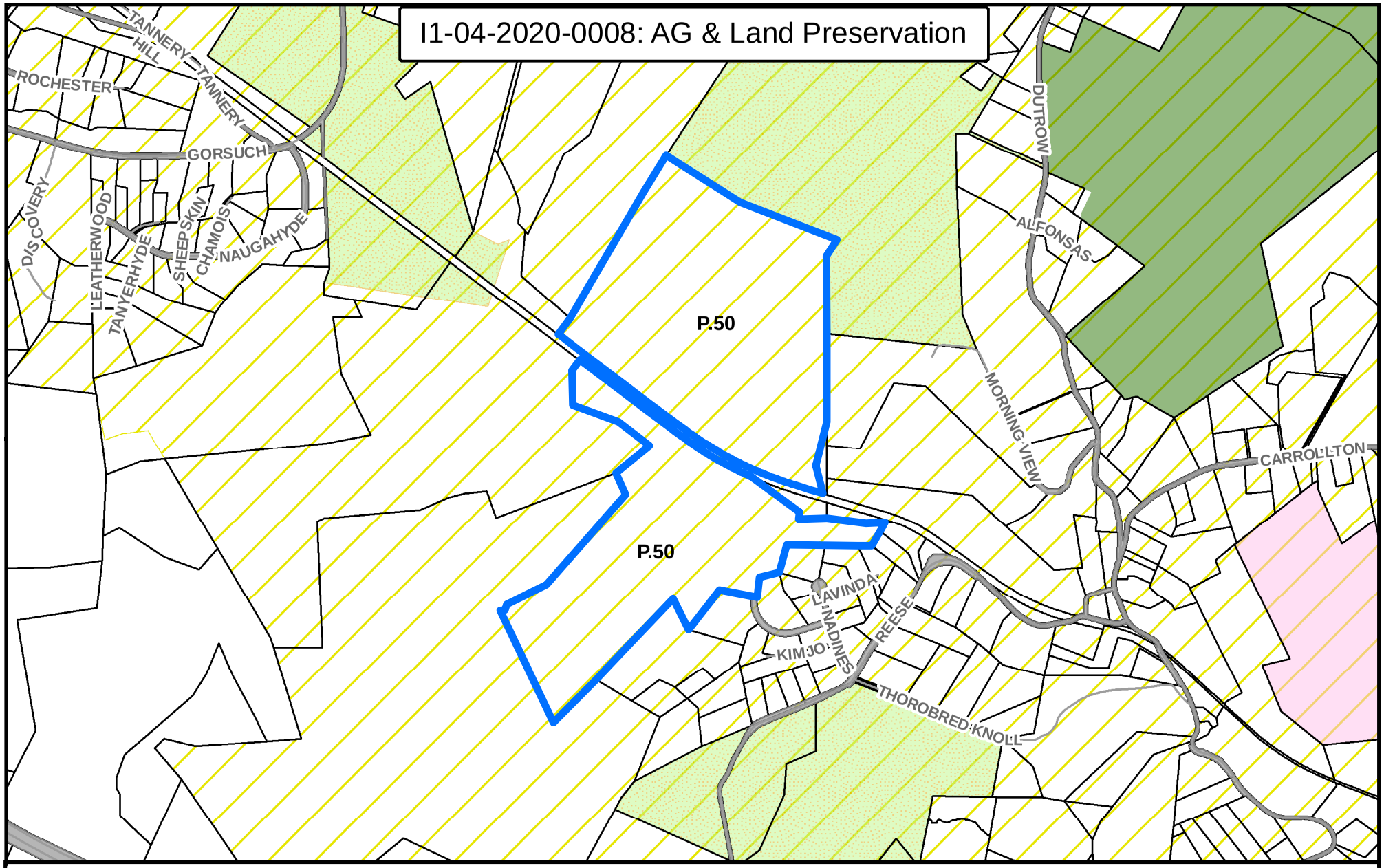
- I1-04-2020-0008
- Historic Site Points
- Major Roads
- Roads
- County Border
- Property Data
- Historic District

0 550 1,100 2,200 Feet

N

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

I1-04-2020-0008: AG & Land Preservation



Legend

- I1-04-2020-0008
- Roads
- Property Data
- Rural Legacy Easement
- MALPF Easement
- Carroll County Easement
- Upper Patapsco Rural Legacy Area

0 500 1,000 2,000 Feet

N

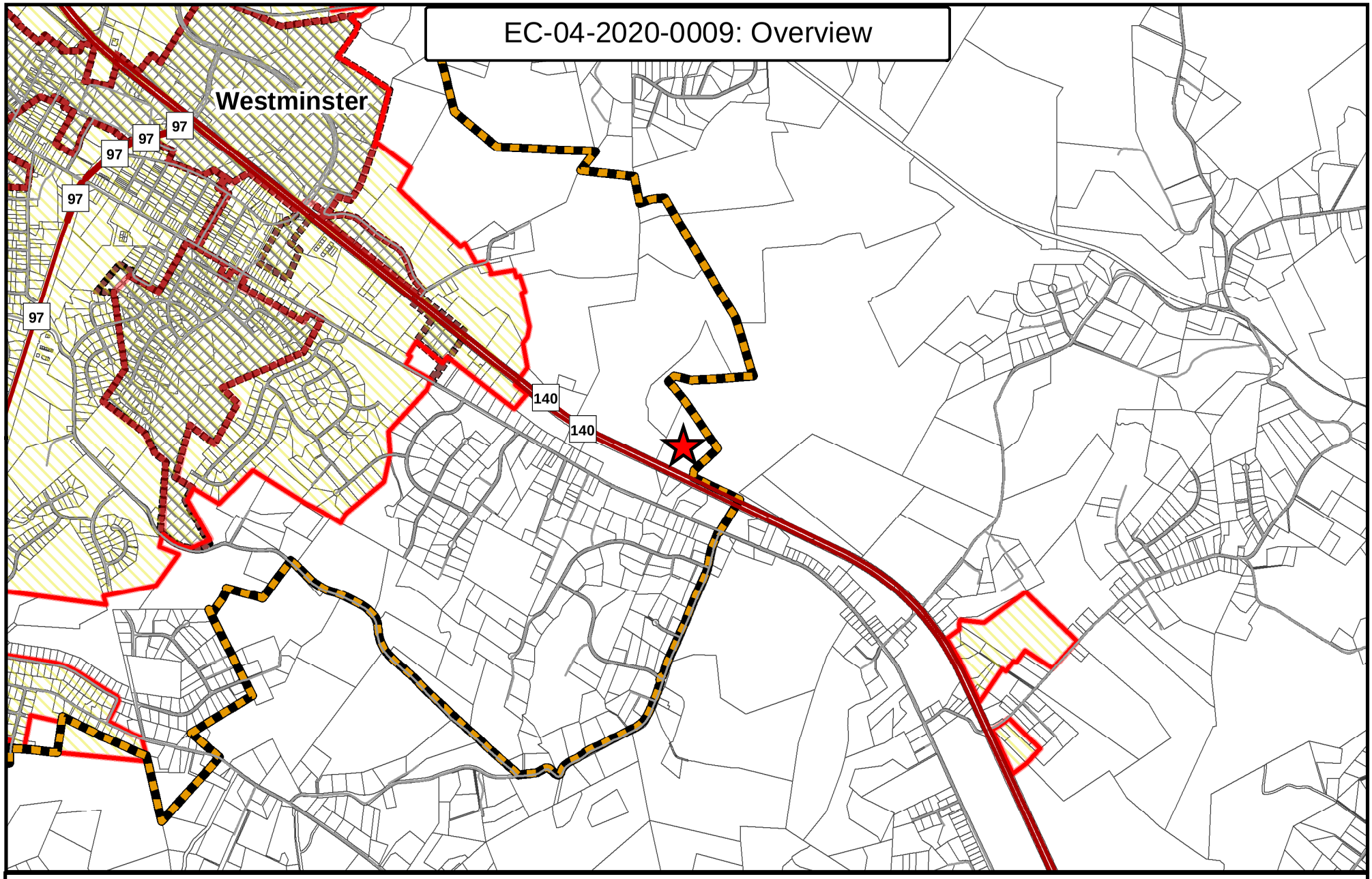
Created by the Carroll County Department of Planning 3/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

EC-04-2020-0009

EC-04-2020-0009: Overview



Legend

- EC-04-2020-0009
- Major Roads
- Roads
- Growth Area
- Corporate Limits
- Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles

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

N

EC-04-2020-0009: Aerial

Legend

- EC-04-2020-0009
- Major Roads
- Roads
- Property Data
- Growth Area

0 145 290 580 Feet

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

N

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 06/05/20
PLANNER INITIALS CAS

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request #: EC-04-2020-0009 Applicant Name: K&P Resource Recovery, LLC

Property Address: 1348 Baltimore Boulevard, Westminster, MD 21157 (Parcel 0064)

Current Zoning: "A" Agriculture Requested Zoning: "EC" Employment Campus

---

2. Description of Property

Property Address: 1348 Baltimore Boulevard, Westminster, MD 21157

Commissioner District: 2 Account ID: 07-04-026829

Parcel: 0064 Map: 0046

Total Acreage of Parcel: 12.08 acres Area to be Rezoned: 12.08 acres

Current Use (SDAT): Residential Improved or Unimproved: Improved

Current Zoning: "A" Agriculture Requested Zoning: "EC" Employment Campus

3. Land Use and Zoning Considerations

Existing Land Uses:	Residential
Land Use Plan Designation:[1]	Employment Campus, 2009 City of Westminster Comprehensive Plan (2009 CWCP) "The purpose of the Employment Campus District is to provide an implementation process that will encourage creative, well planned, mixed industrial and commercial development in a campus-like setting, including: consistent and uniform site layouts; architecture designed to attract business and light industry; employers that provide primarily higher paying jobs requiring highly skilled workers; and, businesses that are willing to construct buildings on campuses that are aesthetically pleasing and contribute significantly to the County's tax base."

[1] 2009 City of Westminster Comprehensive Plan.

Existing Zoning and Land Use in Adjacent Area (See map of the property and the surrounding area):

	Zoning	Land Use
North	"A" Agriculture "I-1" Industrial Light	2014 Carroll County Master Plan (2014 CCMP): Industrial Heavy 2009 CWCP: Employment Campus
South	"R-40,000" Residential	2009 CWCP: Low Density Residential
East	"A" Agriculture	2014 CCMP: Industrial Heavy
West	"I-1" Industrial Light	2009 CWCP: Employment Campus

Zoning History Summary

This property has been zoned Agriculture since 1965.

4. Consistency with Master and Functional Plans:

A. Applicable Master Plan Land Use (MGA, Rural Village Designation, etc.)

The requested "EC" Employment Campus zoning is consistent with the future land use designation of Employment Campus in the 2009 CWCP. This property is inside the Westminster municipal growth area. It also abuts the Carroll County Landfill.

B. Applicable Master Plan Goals and Objectives

This request meets the following goals from the 2009 CWCP:

Goal M5: Coordinate the integrated and sustainable development of the Business and Industrial Districts

Objective 2: Ensure that commercial and industrial activity is consistent with maintaining a high quality built and natural environment

a. Encourage industrial and commercial development that meets the community's vision for quality of environment and compatibility with Westminster land uses

Goal E2: Support a diversified and stable economic environment that will enhance the standard of living of all citizens, and be compatible with the Municipal Growth Element

Objective 3: Support the retention and expansion of existing businesses, while exploring opportunities for new business development

a. Create an environment which encourages entrepreneurs to engage in business and industrial activities

b. Attract businesses that can be competitive in the Westminster area and will strengthen the economy by providing good wages and benefits.

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

W-7 No Planned Water Service. The closest water line, north of MD 140, is approximately 2,700 feet away serving Caliber Collision.

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

S-7 No Planned Sewer Service. The closest sewer line, north of MD 140, is approximately 3,000 feet away serving the State Police Barracks.

5. Environmental Constraints

A stream branch of the Liberty reservoir enters the site from the northwest and navigates southeast for approximately 500 feet. Slopes greater than 25% cover the entire property line fronting MD 140. Some steep slopes and forest cover are located central and west, there are no notable slopes towards the north.

6. Historic Resources Identified

No historic sites were identified on the property. Eleven historic sites were identified within a ½ mile radius.

7. Public Safety Assessment

EMS is adequate, there are no deficiencies at the time of this assessment. Fire is adequate for Late and Failed and is approaching inadequate for Response Time.

8. Ag Preservation and Applicable Preservation Area

No Ag Preservation. Upper Patapsco Rural Legacy Area abuts the site to the north and east.

9. Assessment Summary

This request is consistent with the 2009 CWCP. The future land use as expressed in the plan, its situation within the Westminster municipal growth area and its proximity to future water and sewer make this site an ideal candidate for employment campus zoning. The future land use is consistent with this zoning designation. Sites to the north and west are zoned Light Industrial and have a land use of Employment Campus. Carroll County's Northern Landfill is situated directly to the north and east of the request.

10. Recommendations

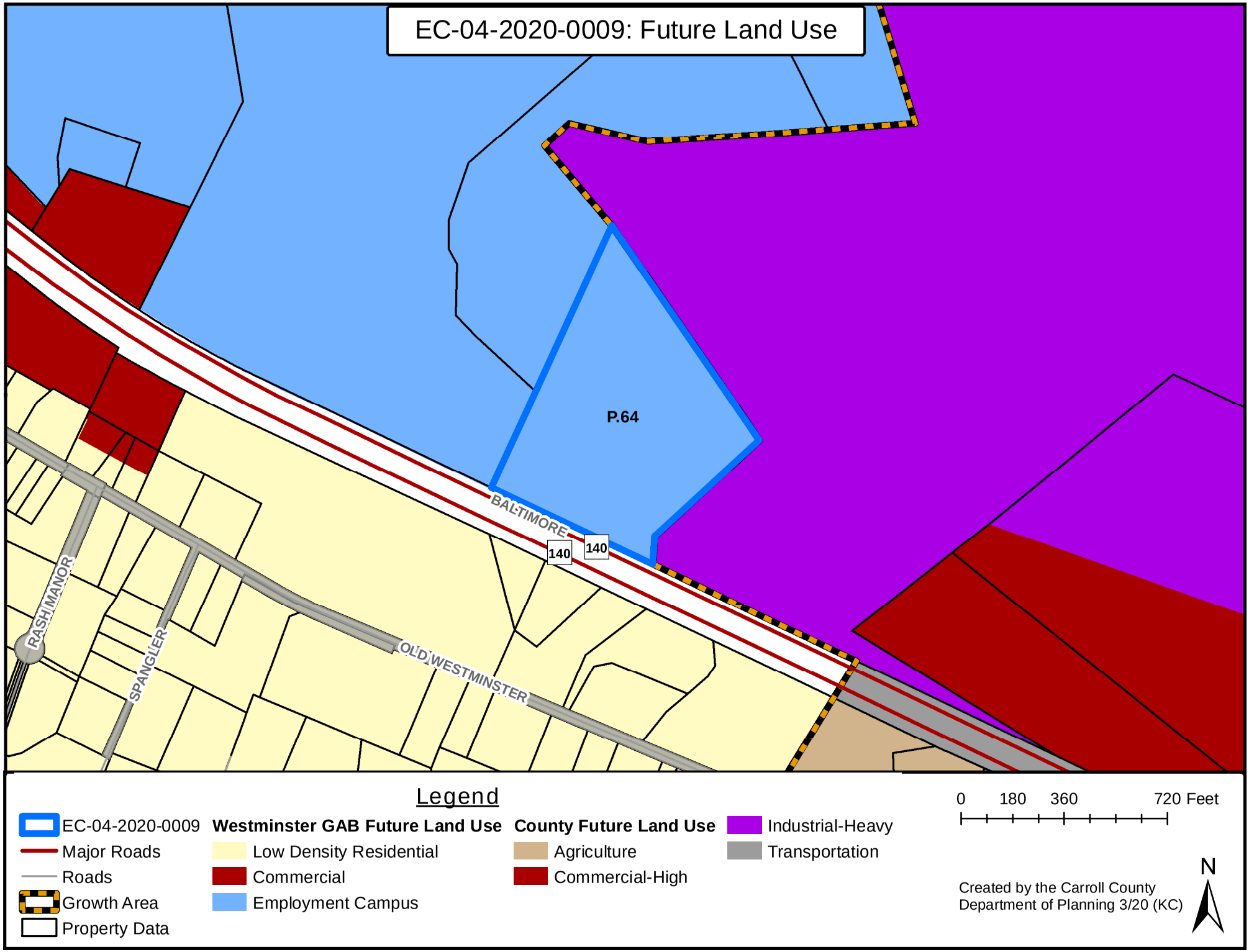
Department of Planning Recommendation: Favorable

Planning Commission Recommendation:

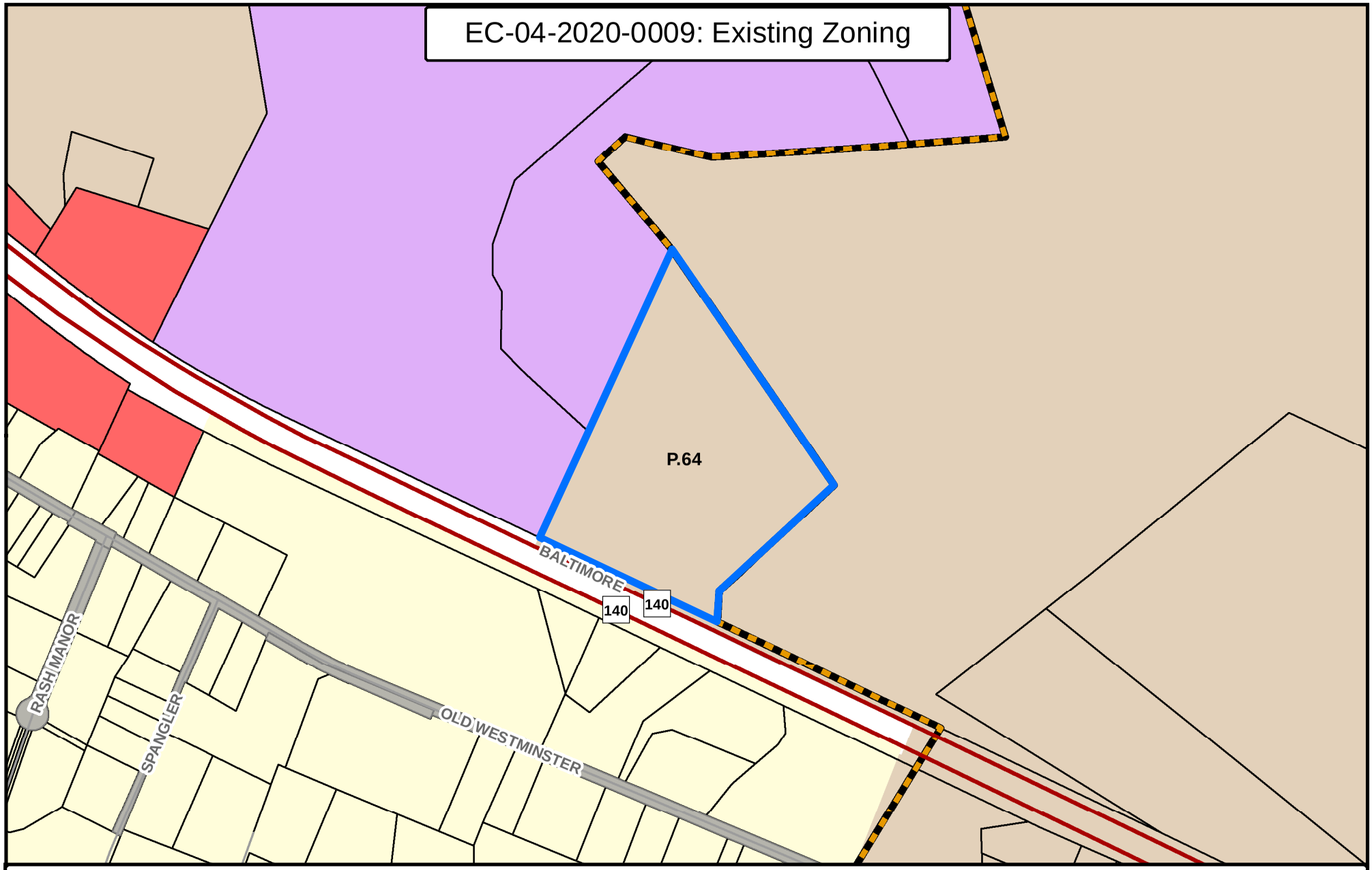
11. Appendixes

See attachments for individual assessments.

EC-04-2020-0009: Future Land Use



EC-04-2020-0009: Existing Zoning



Legend

- EC-04-2020-0009
- Major Roads
- Roads
- Growth Area
- Property Data

Existing Zoning

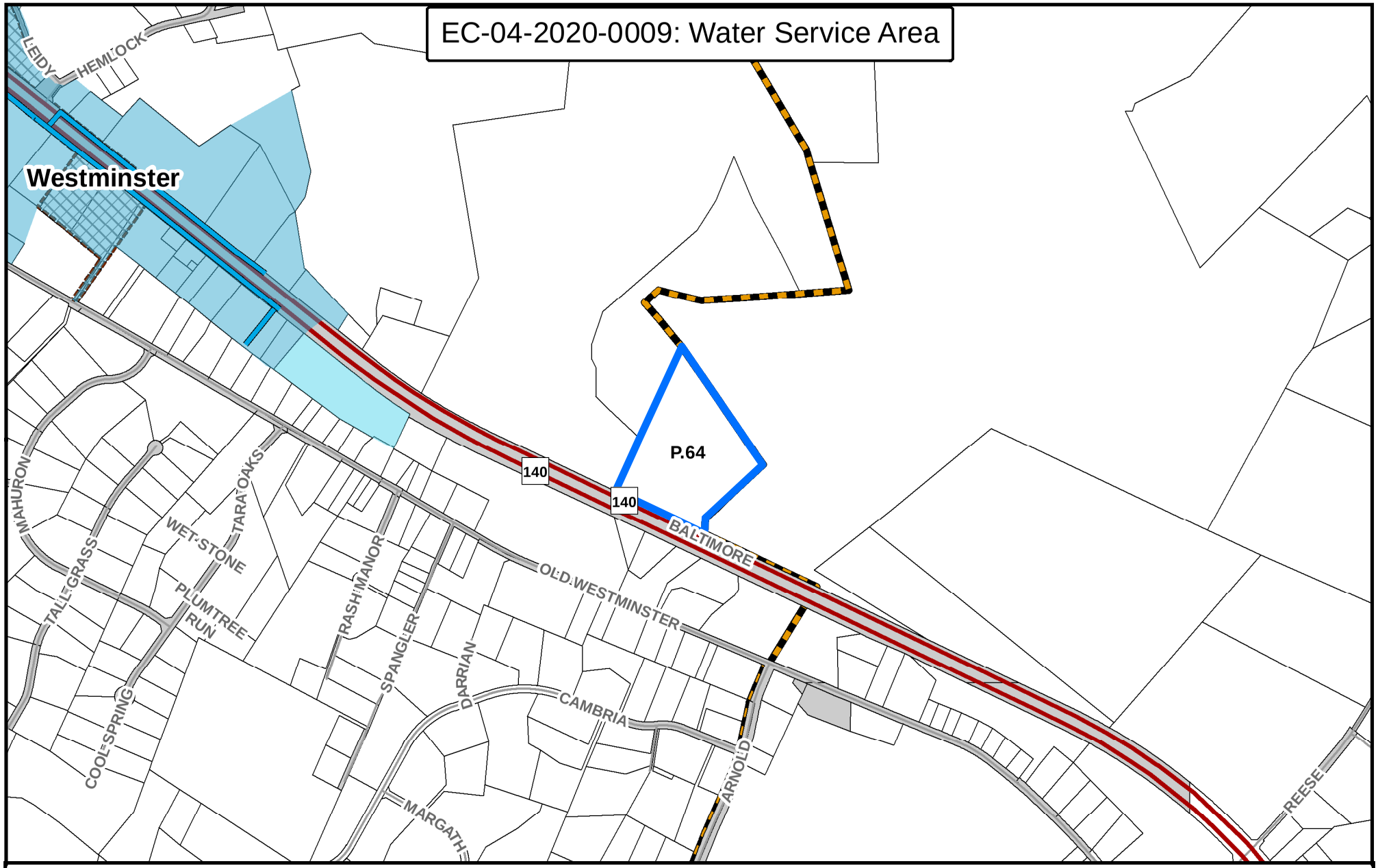
- Agriculture
- R-40,000
- C-2
- I-1

0 180 360 720 Feet

N

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

EC-04-2020-0009: Water Service Area



Legend

- EC-04-2020-0009
- Major Roads
- Roads
- Water Lines: Non-County Maintained
- Growth Area
- County Border
- Corporate Limits
- Property Data

Water Service Area

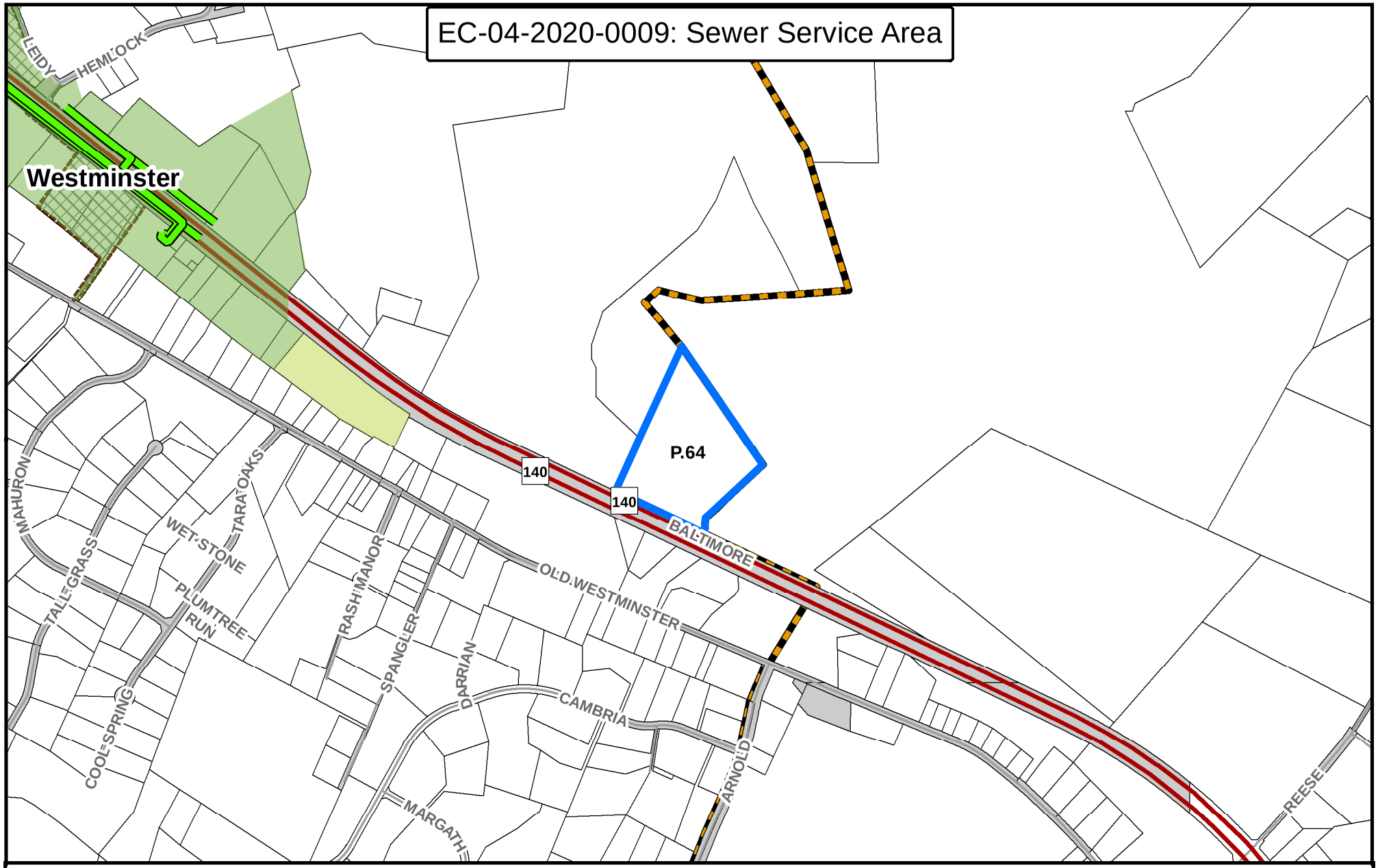
- Existing
- Priority
- Future

0 360 720 1,440 Feet

N

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

EC-04-2020-0009: Sewer Service Area



Legend

- EC-04-2020-0009
- Major Roads
- Roads
- Sewer Lines: Non-County Maintained
- Growth Area
- County Border
- Corporate Limits
- Property Data

Sewer Service Area

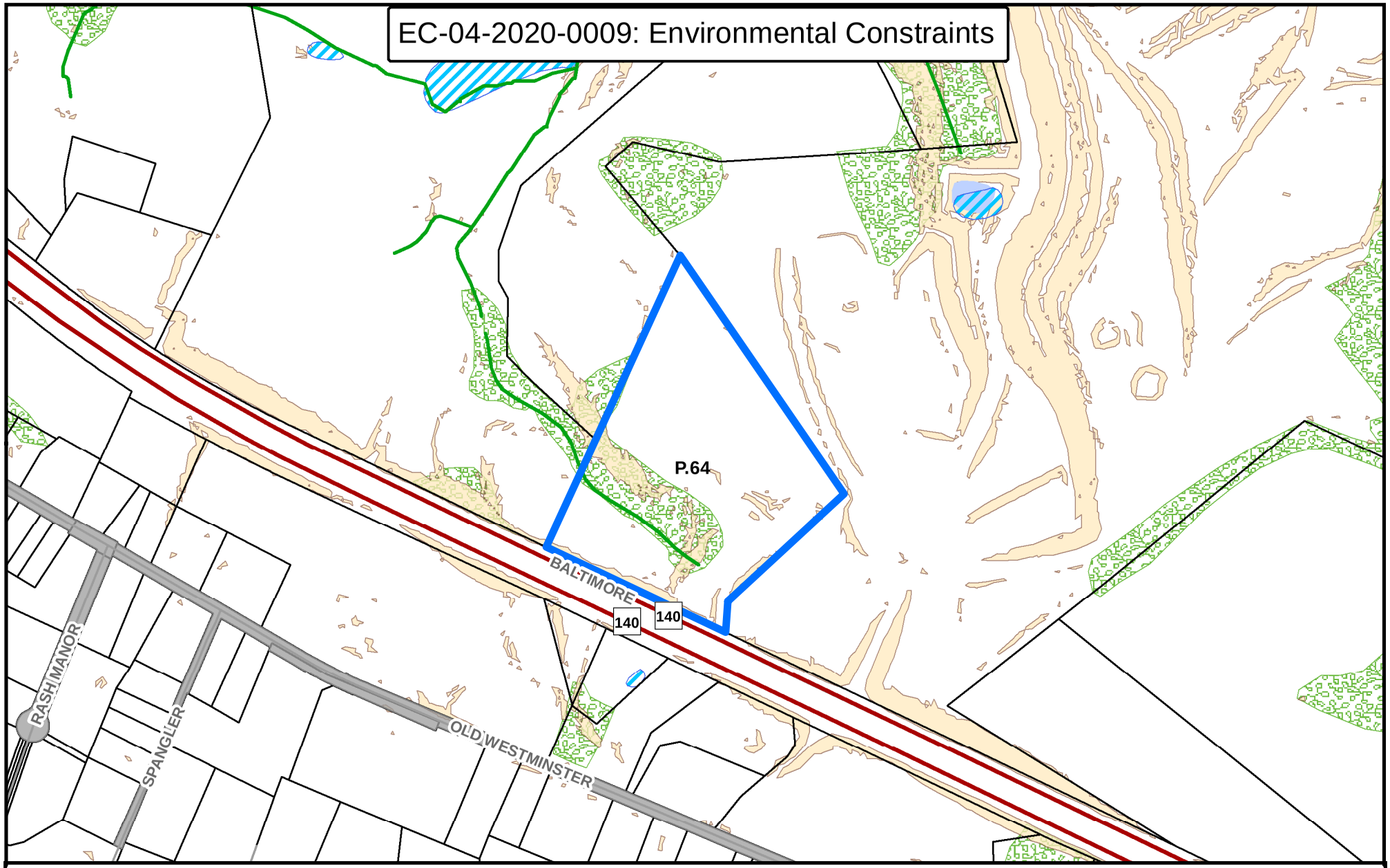
- Existing
- Priority

0 360 720 1,440 Feet

N

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

EC-04-2020-0009: Environmental Constraints



Legend

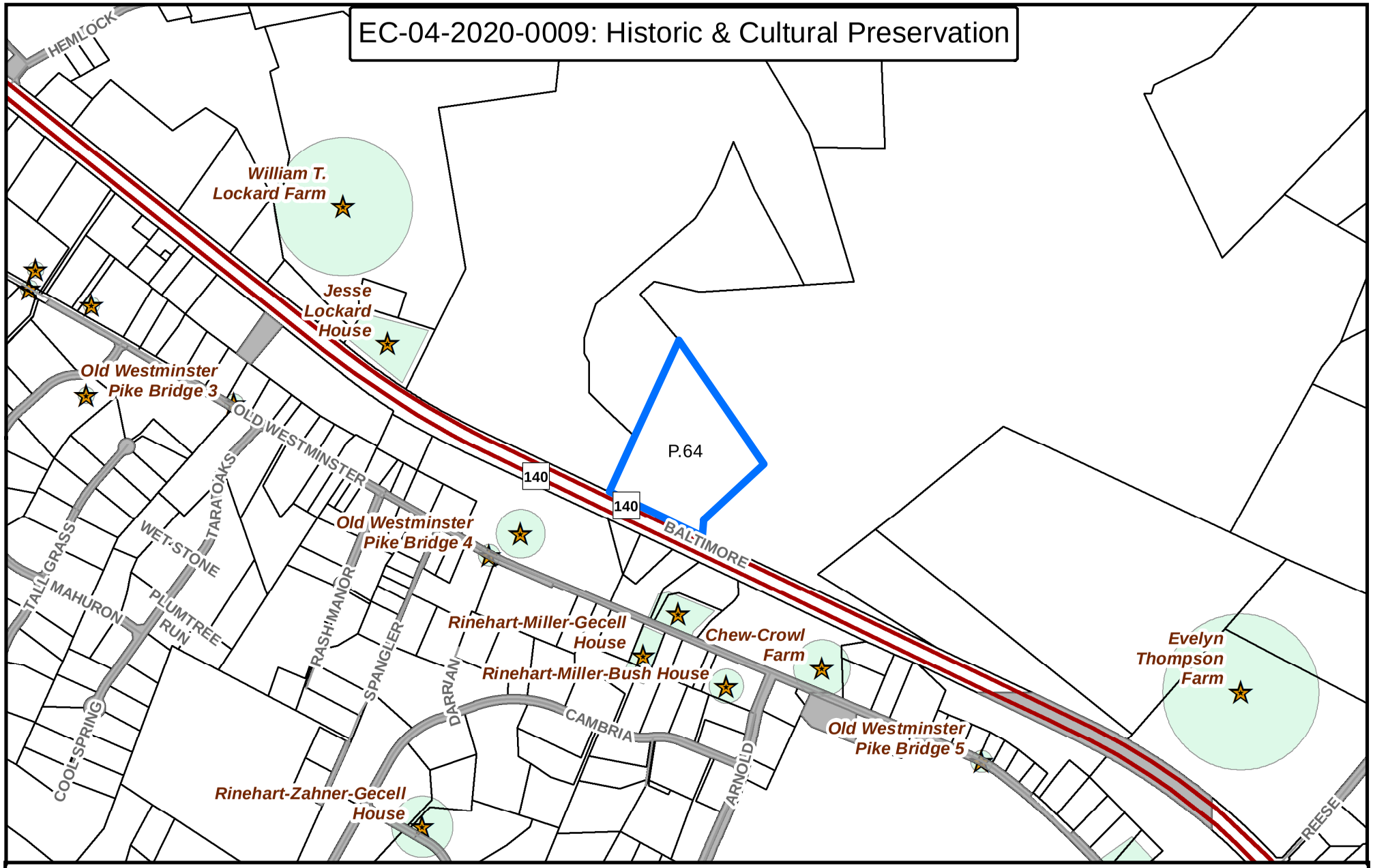
- EC-04-2020-0009
- Major Roads
- Roads
- Streams
- Property Data
- Wetlands
- Ponds - Reservoirs
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 180 360 720 Feet

N

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

EC-04-2020-0009: Historic & Cultural Preservation



Legend

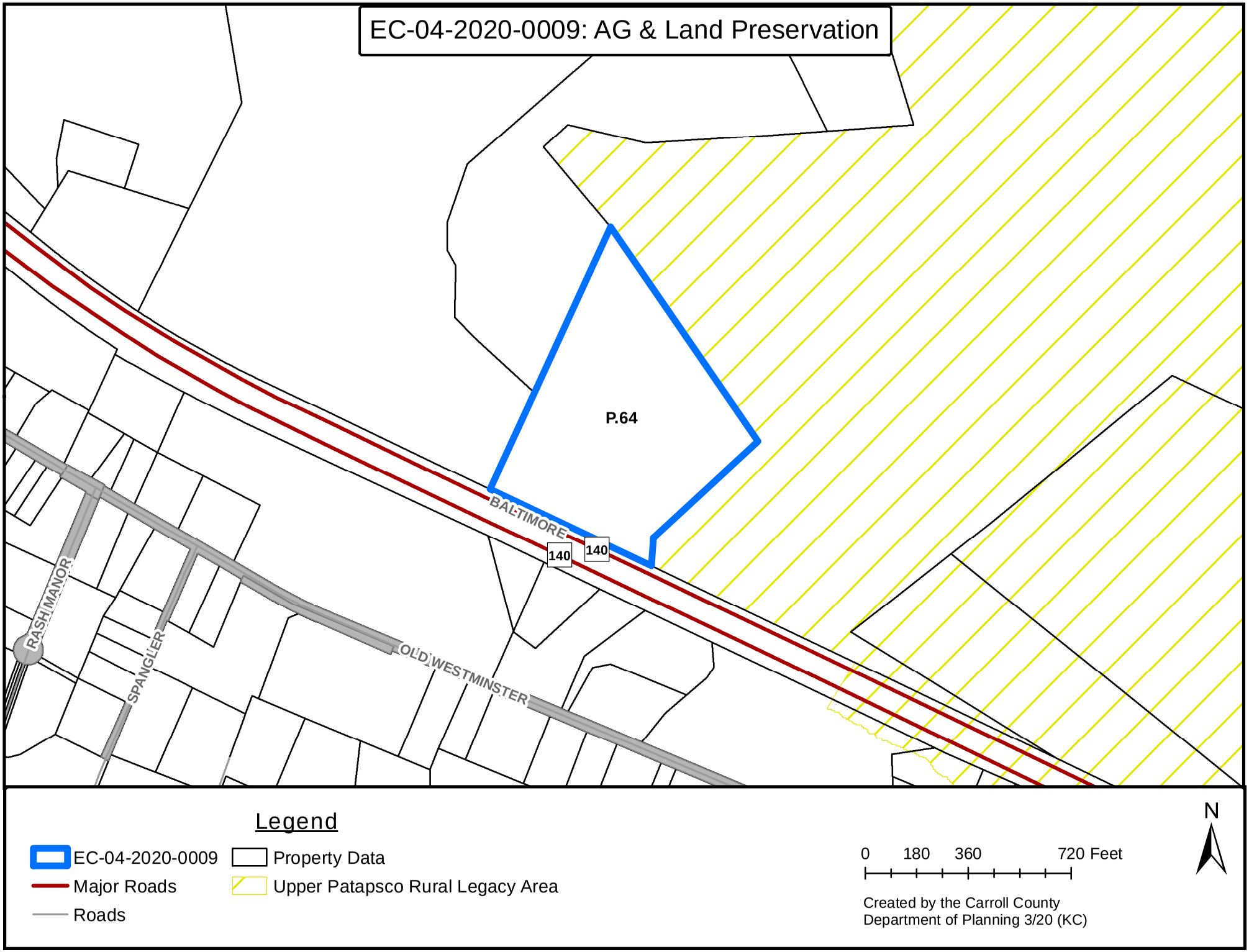
- EC-04-2020-0009
- Historic Site Points
- Major Roads
- Roads
- County Border
- Property Data
- Historic District

0 375 750 1,500 Feet

N

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

EC-04-2020-0009: AG & Land Preservation

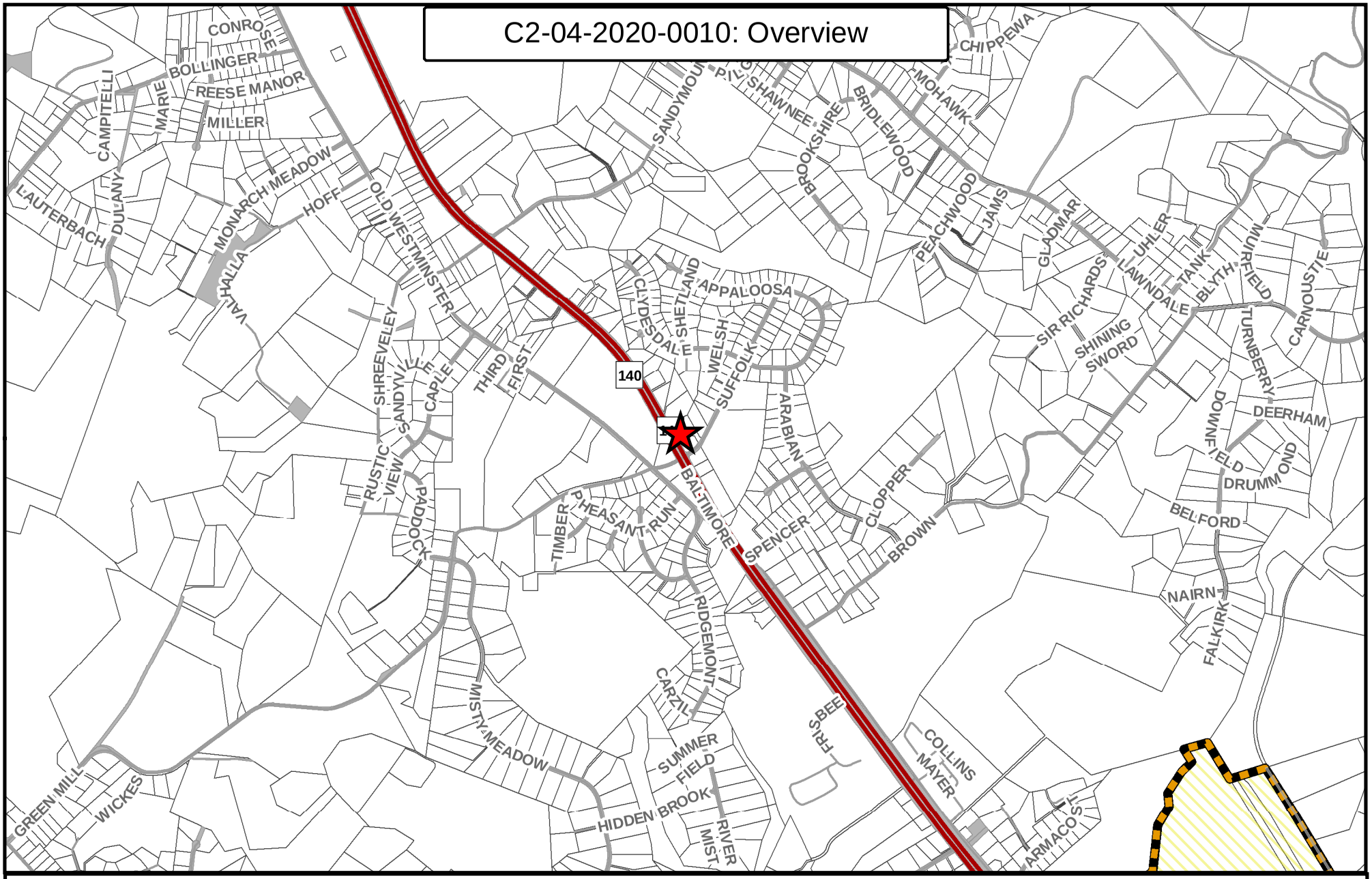


BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-04-2020-0010

C2-04-2020-0010: Overview



Legend

- C2-04-2020-0010
- Major Roads
- Roads
- Growth Area
- Priority Funding Areas
- Property Data

0 0.2 0.4 0.8 Miles

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

N

C2-04-2020-0010: Aerial

Legend

- C2-04-2020-0010
- Major Roads
- Roads
- Property Data

0 75 150 300 Feet

N

Created by the Carroll County Department of Planning 2/20 (KC)

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETE 5/27/20_____
PLANNER INITIALS __ML____

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1.Request

Request # _____C2-04-2020-0010_____ Applicant Name _____SMO Inc. _____

Property Address ____MD 140 at Suffolk Road_____

Current Zoning _____R-40,000____ Requested Zoning _____C-2____

2. Description of Property

Site Address __MD 140 at Suffolk Rd. _____

Commissioner District _____02_____ Account ID: __0704052781_____

Parcel _____Lot 5A_____ Map _____55_____

Total Acreage of Parcel _____.1381 acre_____ Area to be Rezoned: ____.1381 acre_____

Current Use: ____Undeveloped_____ Improved or Unimproved: _____Unimproved_____

Current Zoning: _____R-40,000_____ Requested Zoning: _____ C-2_____

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

Existing Land Uses:	Undeveloped
Land Use Plan Designation:[1]	Residential Low Density

Zoning History Summary

This property was originally zoned Agricultural in 1965. It was designated Low Density Residential and rezoned to the R-40,000 District in 1981.

[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):

	Zoning	Land Use
North	R-40,000	Commercial (outdoor advertising sign)
South	C-2	Commercial (retail store & fuel station)
East	R-40,000	Residential
West	C-2	Commercial (professional center)

4. Consistency with Master and Functional Plans:

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

The 2014 Carroll County Master Plan, as amended 2019, includes the following implementation strategy, "Along major roadway corridors encourage the assembly of small, separate adjoining parcels…" This property is adjacent to a commercial property and would further this strategy.

B. Applicable Master Plan Goals and Objectives

Consistent with Chapter 15 Goal – Promote a healthy economy and additional employment opportunities by supporting the retention and expansion of existing businesses…., focusing on the development and redevelopment of existing vacant and underutilized commercial and industrial properties.

C. Water Service Area and Service

No planned service

D. Sewer Service Area Service

No planned service

5. Environmental Constraints

Wetlands, Steep Slopes, Water Resources Protection easement (See attachment for detail)

6. Historic Resources Identified

None

7. Public Safety Assessment

In Reese District, approaching adequate for Fire, adequate for EMS

8. Ag Preservation and Applicable Preservation Area

None

9. Assessment Summary

This property fronts on an urban principal arterial, MD 140, in one of the most heavily traveled areas of the County. It is in the R-40,000 District, but is considerably less than one acre in size, making it undevelopable for residential purposes. It also has environmental constraints and an easement that make a good portion of the property unusable, unless used in conjunction with an adjacent property. The abutting property is in the C-2 District and is currently in use as a small retail store and fuel station. One of the implementation strategies for Economic Development in the County Master Plan is "along major roadway corridors, encourage the assembly of small, separate adjoining parcels to avoid piecemeal development…" The requested rezoning may allow the adjoining convenience store additional room to expand. This request is consistent with the goals and implementation strategies of the 2014 CCMP as amended 2019

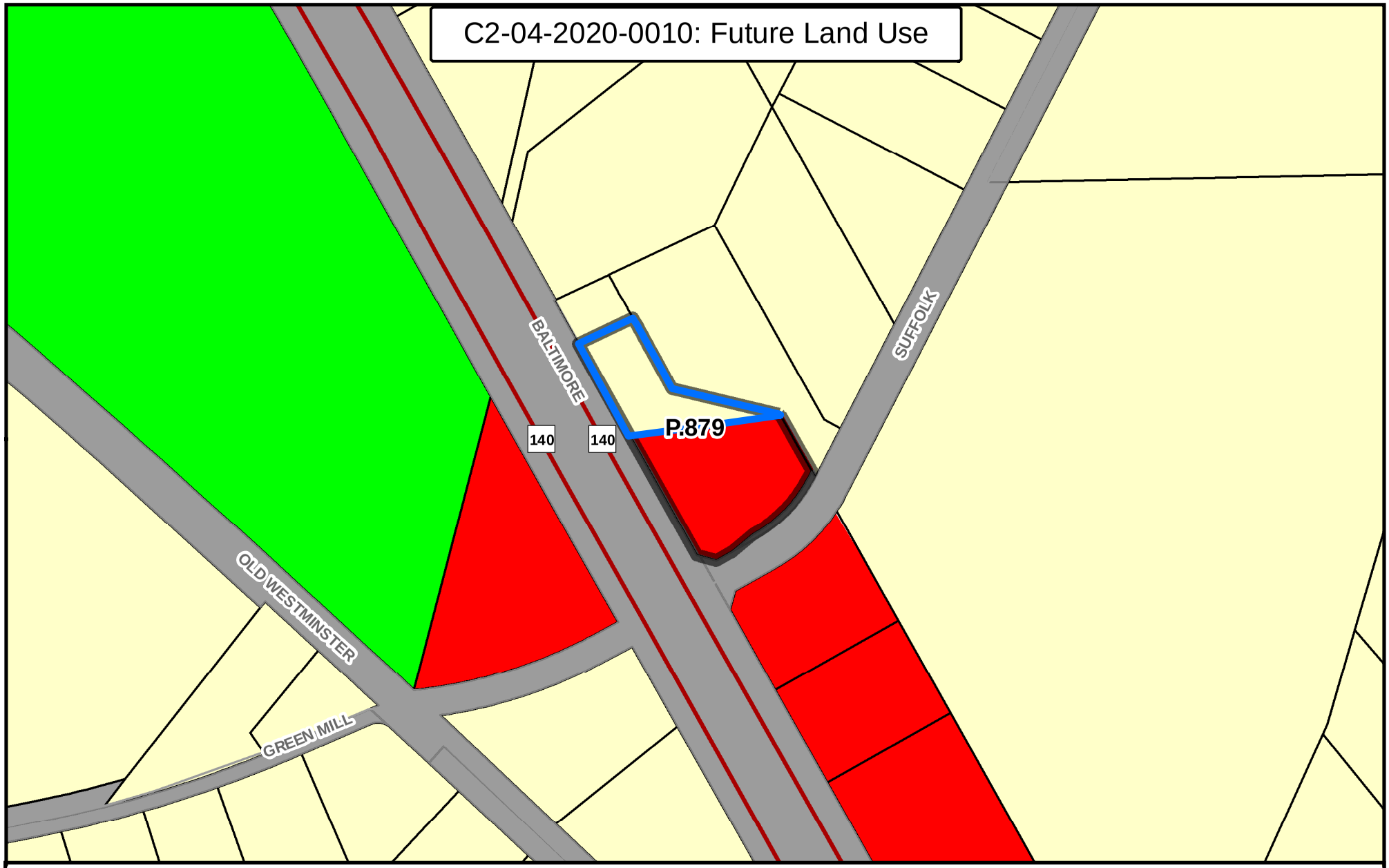
10. Recommendations

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

11. Appendixes

See attachments for individual assessments.

C2-04-2020-0010: Future Land Use



Legend

- C2-04-2020-0010
- Major Roads
- Roads
- Property Data

County Future Land Use

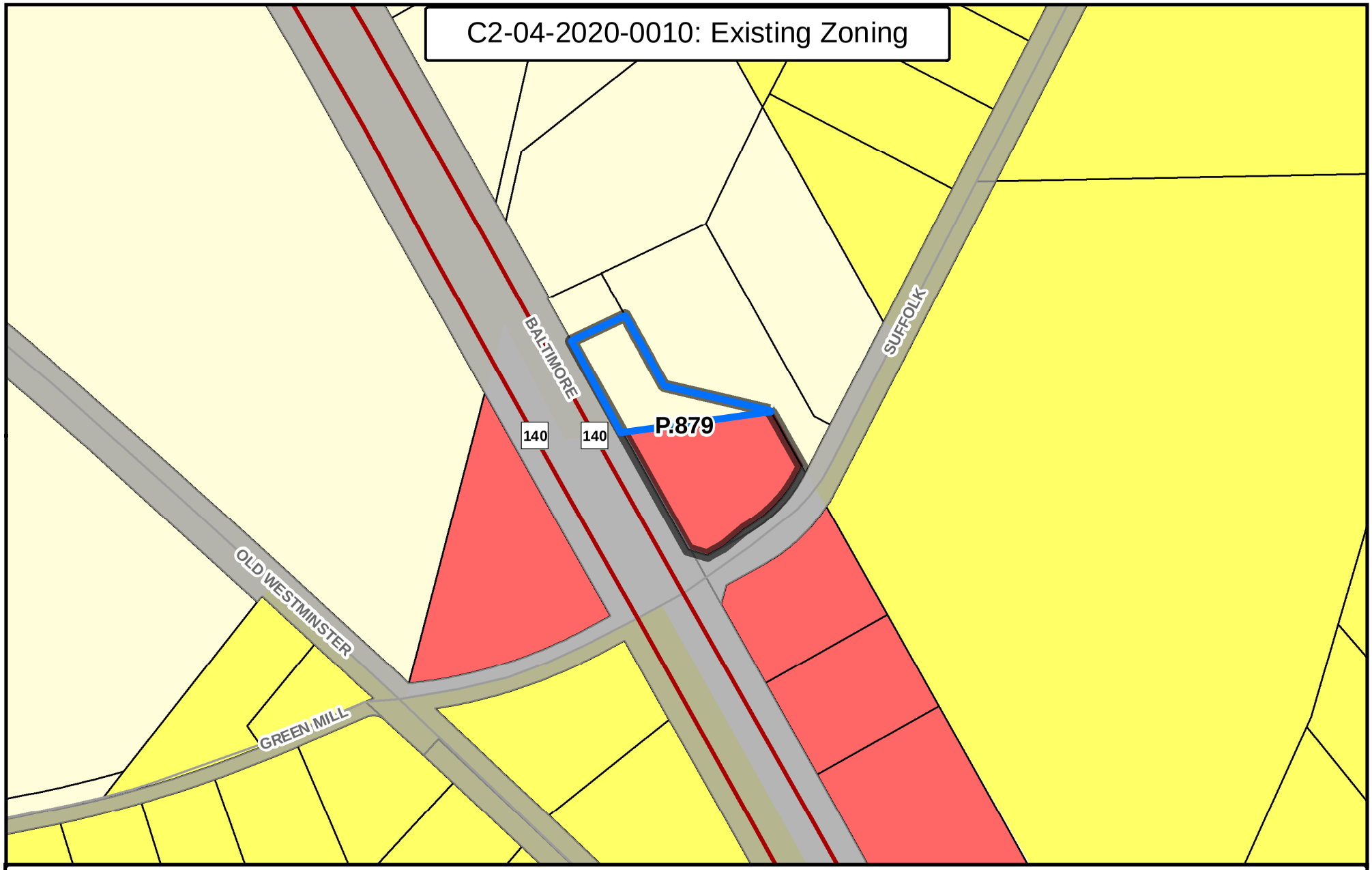
- Resource Conservation
- Residential-Low Density
- Commercial-Medium
- Transportation

0 85 170 340 Feet

N

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

C2-04-2020-0010: Existing Zoning



Legend

- C2-04-2020-0010
- Major Roads
- Roads
- Property Data

Existing Zoning

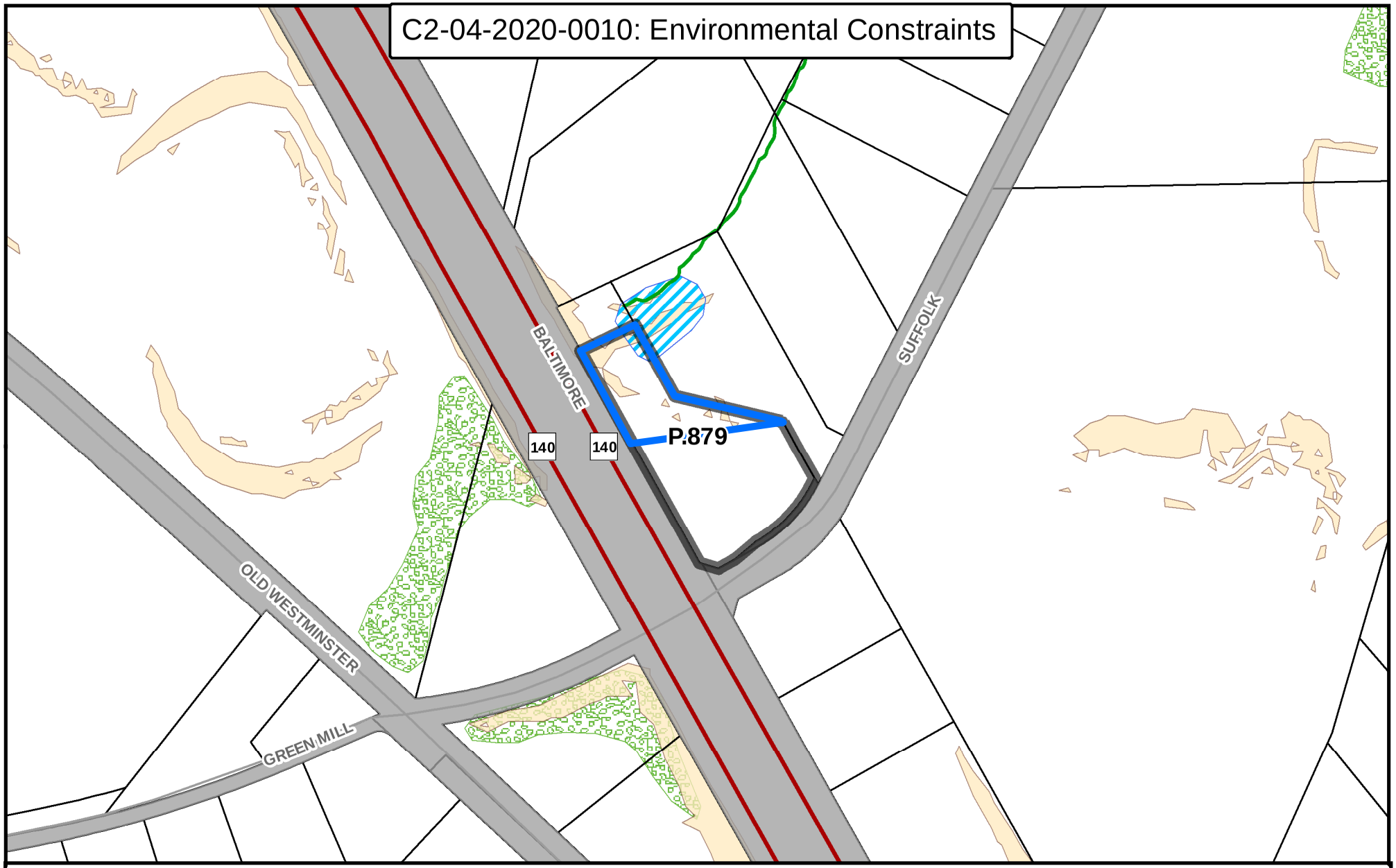
- R-40,000
- R-20,000
- C-2

0 85 170 340 Feet

N

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

C2-04-2020-0010: Environmental Constraints



Legend

- C2-04-2020-0010
- Major Roads
- Roads
- Streams
- Property Data
- Wetlands
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 85 170 340 Feet

N

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

C2-04-2020-0010 & C2-04-2020-0011: Aerial

Legend

C2-04-2020-0010 & C2-04-2020-0011

Major Roads

Roads

Property Data

0 45 90 180 Feet

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

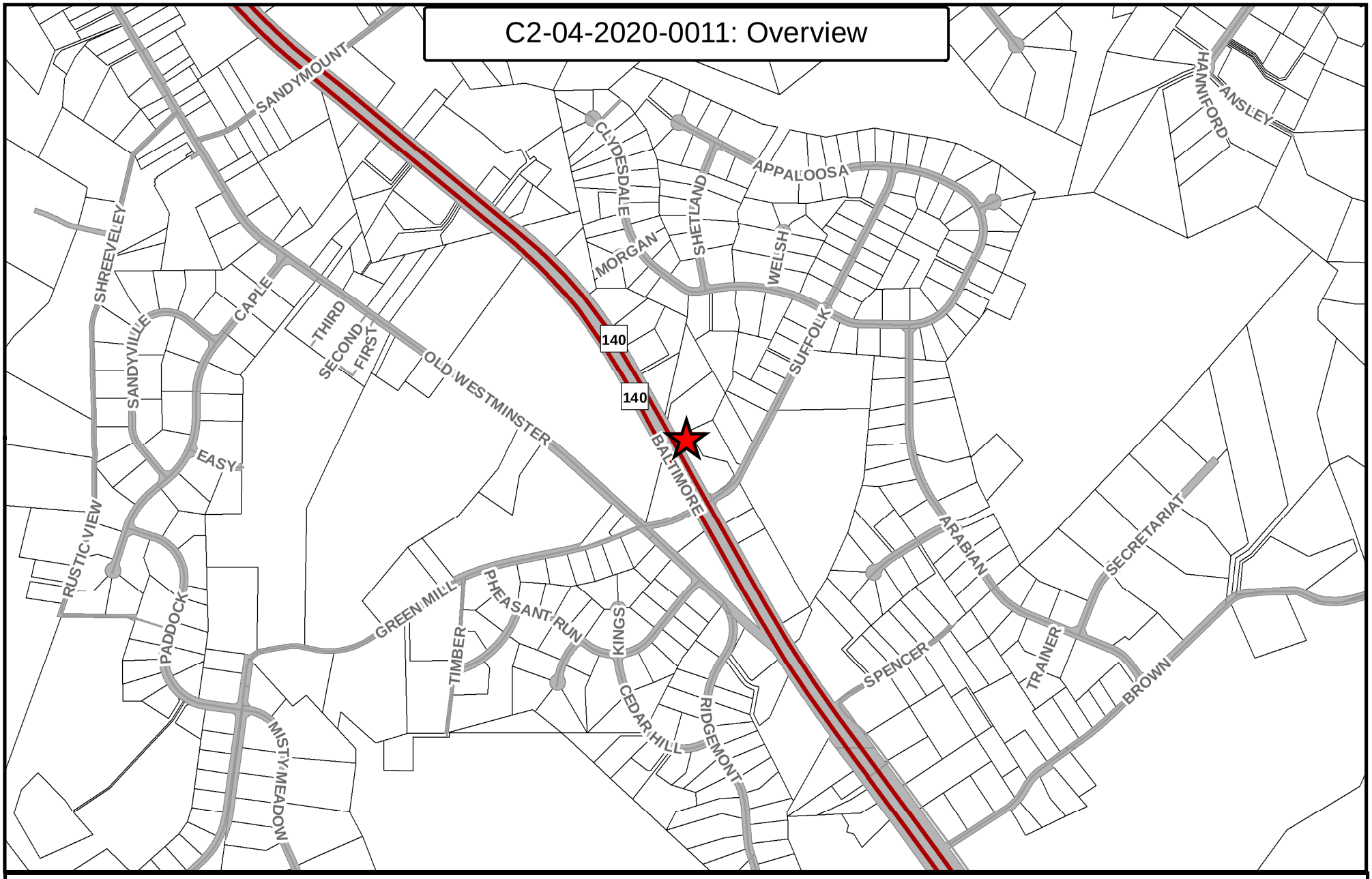
N

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-04-2020-0011

C2-04-2020-0011: Overview



Legend

- C2-04-2020-0011
- Major Roads
- Roads
- Property Data

0 0.1 0.2 0.4 Miles

N

Created by the Carroll County Department of Planning 2/20 (KC)

C2-04-2020-0011: Aerial

Legend

- C2-04-2020-0011
- Major Roads
- Roads
- Property Data

0 25 50 100 Feet

Created by the Carroll County Department of Planning 2/20 (KC)

N

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED ___5/28/20__
PLANNER INITIALS ____ML__

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # _____C2-04-2020-0011____Applicant Name _____Tevis Real Estate Inc _____

Property Address ____MD 140 at Suffolk Rd_____

Current Zoning ___R-40,000_____ Requested Zoning ___C-2_____

2. Description of Property

Site Address ____MD 140 at Suffolk Rd_____

Commissioner District _____02_____ Account ID: ___0704433141_____

Parcel ___Lot 5 Tract A_____ Map ___55_____

Total Acreage of Parcel _____5,930.48 sf_____ Area to be Rezoned: ___5,930.48 sf_____

Current Use: __Outdoor Advertising Sign _____Improved or Unimproved: __Improved_____

Current Zoning: _____R-40,000_____Requested Zoning: ___C-2_____

3. Land Use and Zoning Considerations (Please include applicable maps)

Existing Land Uses:	Commercial Billboard
Land Use Plan Designation:[1]	Residential Low Density

Zoning History Summary (see worksheet)

This property was originally zoned Agricultural in 1965. It was designated Low Density Residential and rezoned to the R-40,000 District in 1981.

[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):

	Zoning	Land Use
North	R-40,000	Residential
South	R-40,000 and C-2	Undeveloped (R-40,000) Retail store/fuel station (C-2)
East	R-40,000	Residential
West	R-40,000	Park

4. Consistency with Master and Functional Plans:

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

The 2014 Carroll County Master Plan, as amended 2019, includes the following implementation strategy, "Along major roadway corridors encourage the assembly of small, separate adjoining parcels…" This property is adjacent to adjacent to a commercial property and would further this strategy.

B. Applicable Master Plan Goals and Objectives

Consistent with Chapter 15 Goal – Promote a healthy economy and additional employment opportunities by supporting the retention and expansion of existing businesses…., focusing on the development and redevelopment of existing vacant and underutilized commercial and industrial properties.

C. Water Service Area and Service lines in proximity

No Planned Service

D. Sewer Service Area Service lines in proximity

No Planned Service

5. Environmental Constraints

Wetlands, Steep Slopes, Water Resources Protection easement (See attachment for detail)

6. Historic Resources Identified

None

7. Public Safety Assessment

In Reese District, adequate for EMS, approaching inadequate for fire

8. Ag Preservation and Applicable Preservation Area

None

9. Assessment Summary

This property fronts on an urban principal arterial, MD 140, in one of the most heavily traveled areas of the County. It is in the R-40,000 District, but is considerably less than one acre in size, making it undevelopable for residential purposes. It also has environmental constraints and an easement that make a good portion of the property unusable, unless used in conjunction with an adjacent property. The abutting property, also undevelopable for residential purposes, is in the R-40,000 District, and has also requested rezoning to the C-2 District. The property adjacent to that property is in the C-2 District and is currently in use as a small retail store and fuel station. One of the implementation strategies for Economic Development in the County Master Plan is "along major roadway corridors, encourage the assembly of small, separate adjoining parcels to avoid piecemeal development…" The requested rezoning may allow the adjoining convenience store additional room to expand. Furthermore, the existing use on this property, an outdoor advertising sign, is a nonconforming use and is not consistent with the Master Plan. This request is consistent with the goals and implementation strategies of the 2014 CCMP as amended 2019.

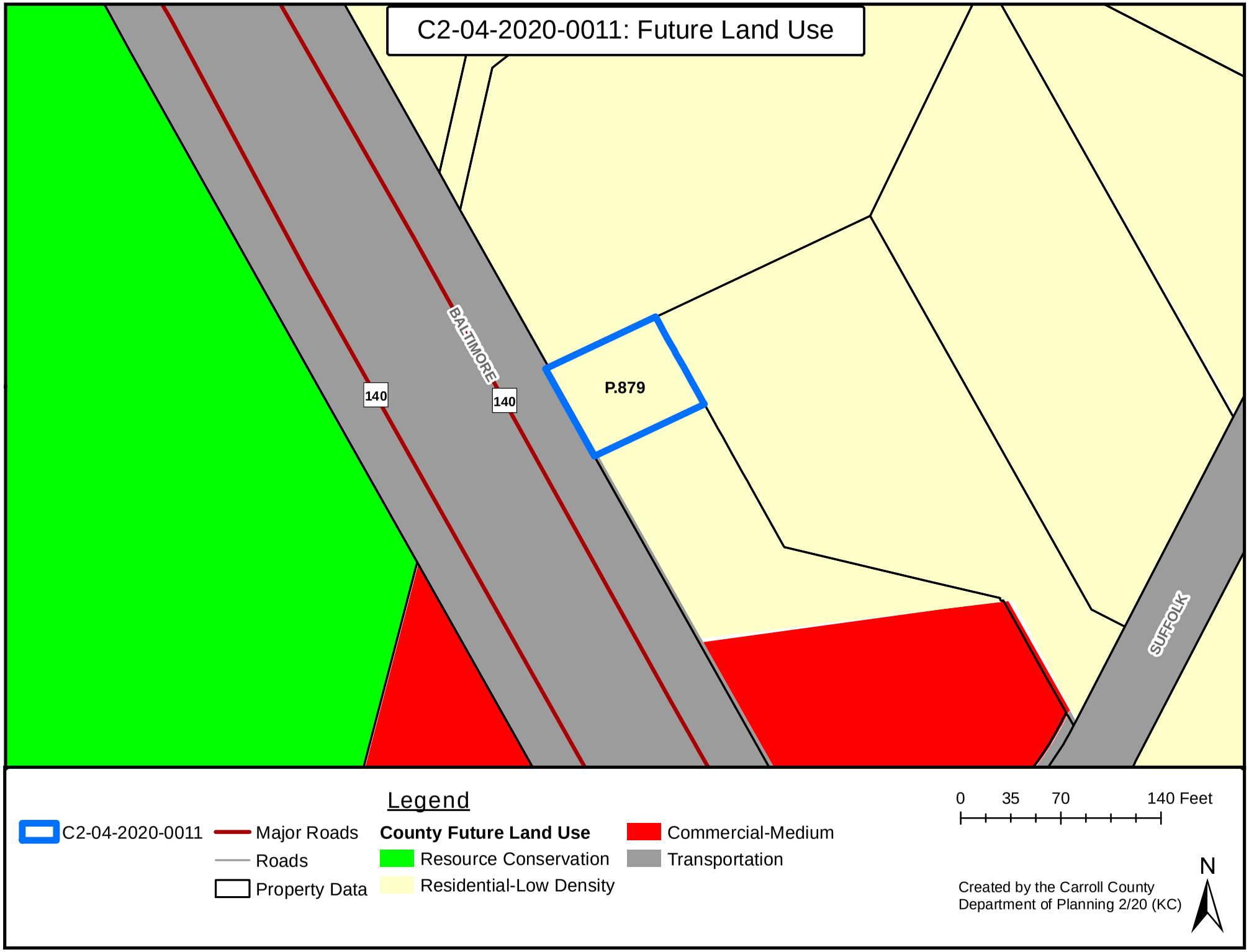
10. Recommendations

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

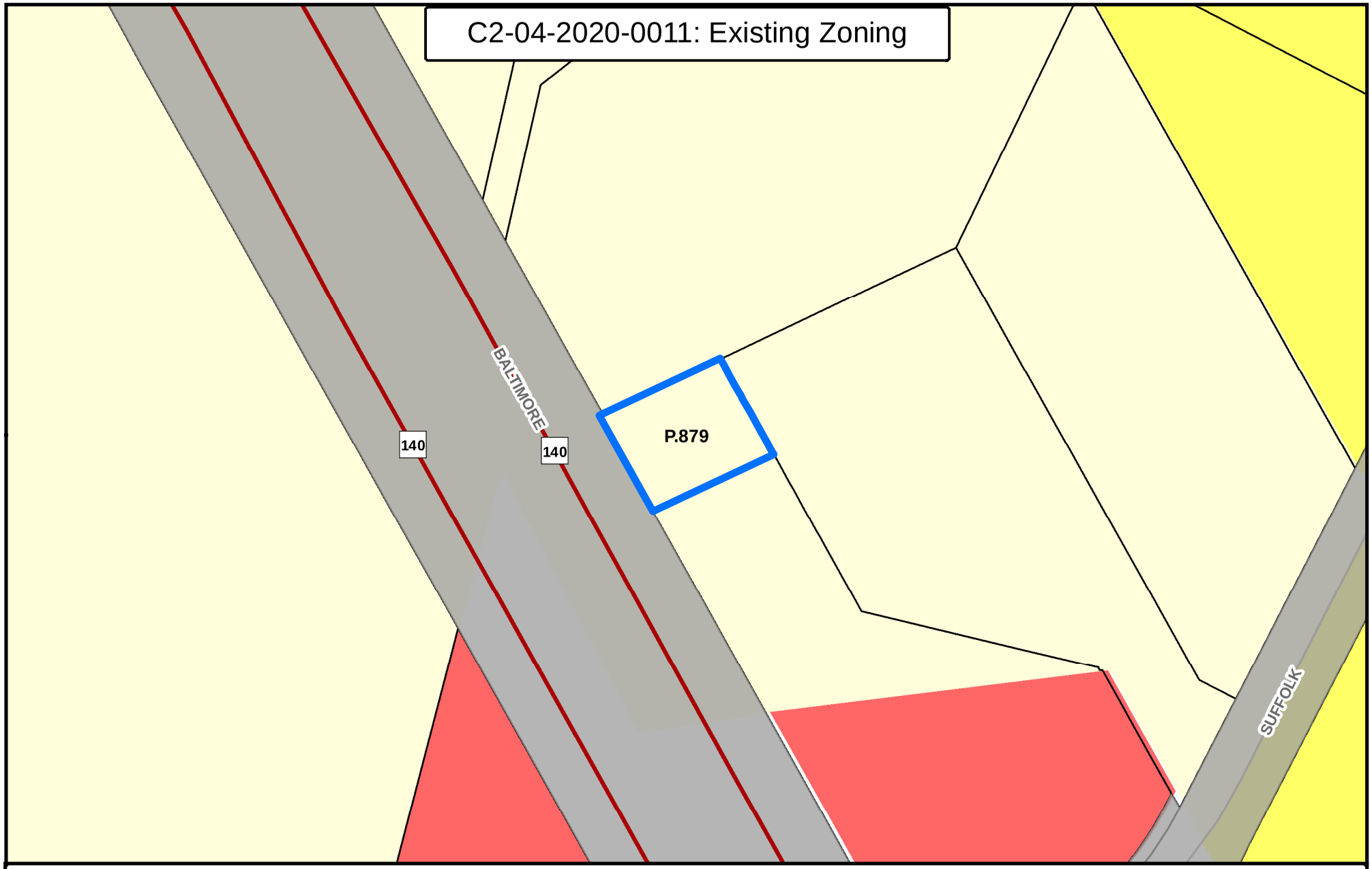
11. Appendixes

See attachments for individual assessments.

C2-04-2020-0011: Future Land Use



C2-04-2020-0011: Existing Zoning



Legend

- C2-04-2020-0011
- Major Roads
- Roads
- Property Data

Existing Zoning

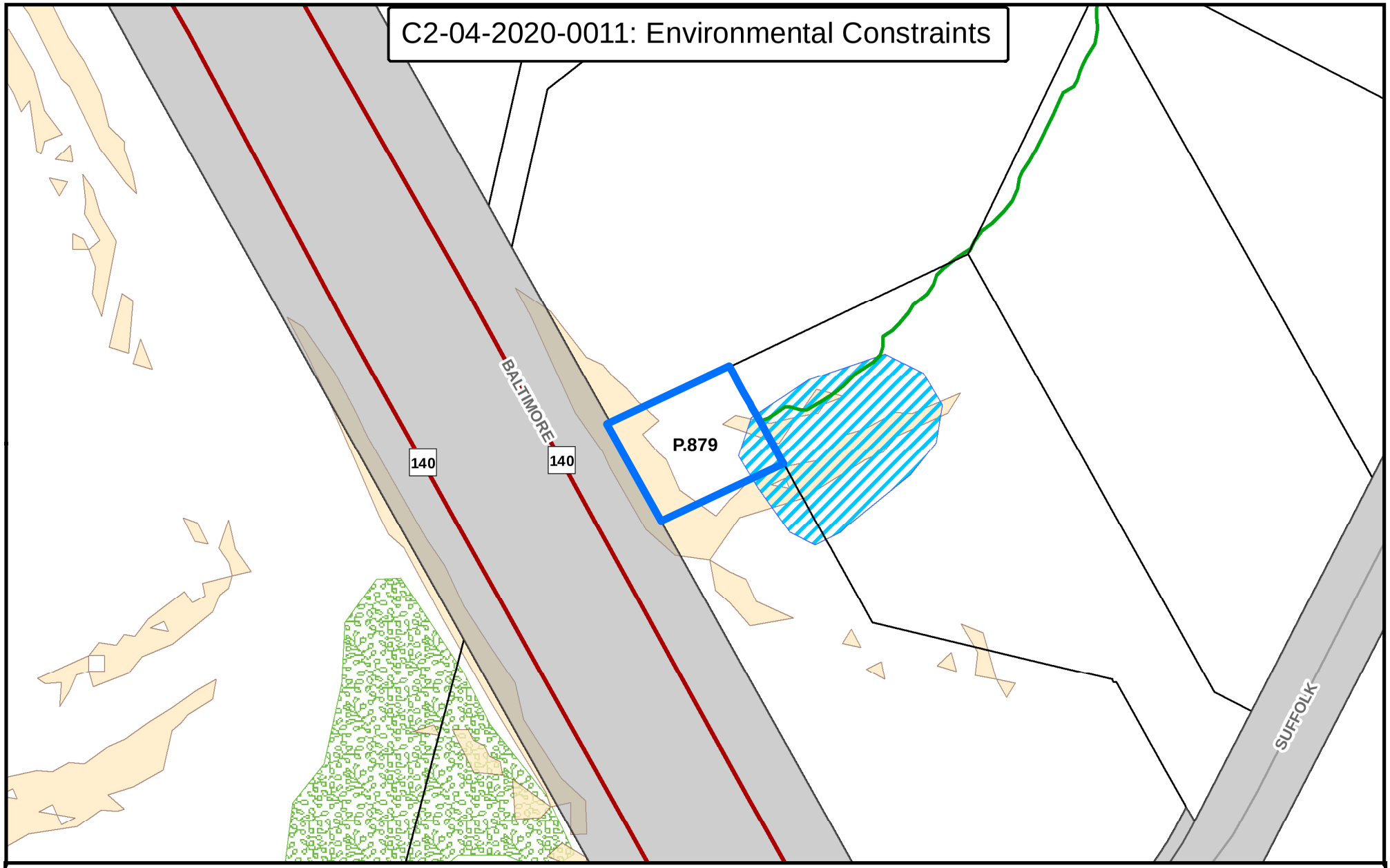
- R-40,000
- R-20,000
- C-2

0 35 70 140 Feet

N

Created by the Carroll County Department of Planning 2/20 (KC)

C2-04-2020-0011: Environmental Constraints



Legend

- C2-04-2020-0011
- Major Roads
- Roads
- Streams
- Property Data
- Wetlands
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 35 70 140 Feet

N

Created by the Carroll County Department of Planning 2/20 (KC)

C2-04-2020-0010 & C2-04-2020-0011: Aerial

Legend

C2-04-2020-0010 & C2-04-2020-0011

Major Roads

Roads

Property Data

0 45 90 180 Feet

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

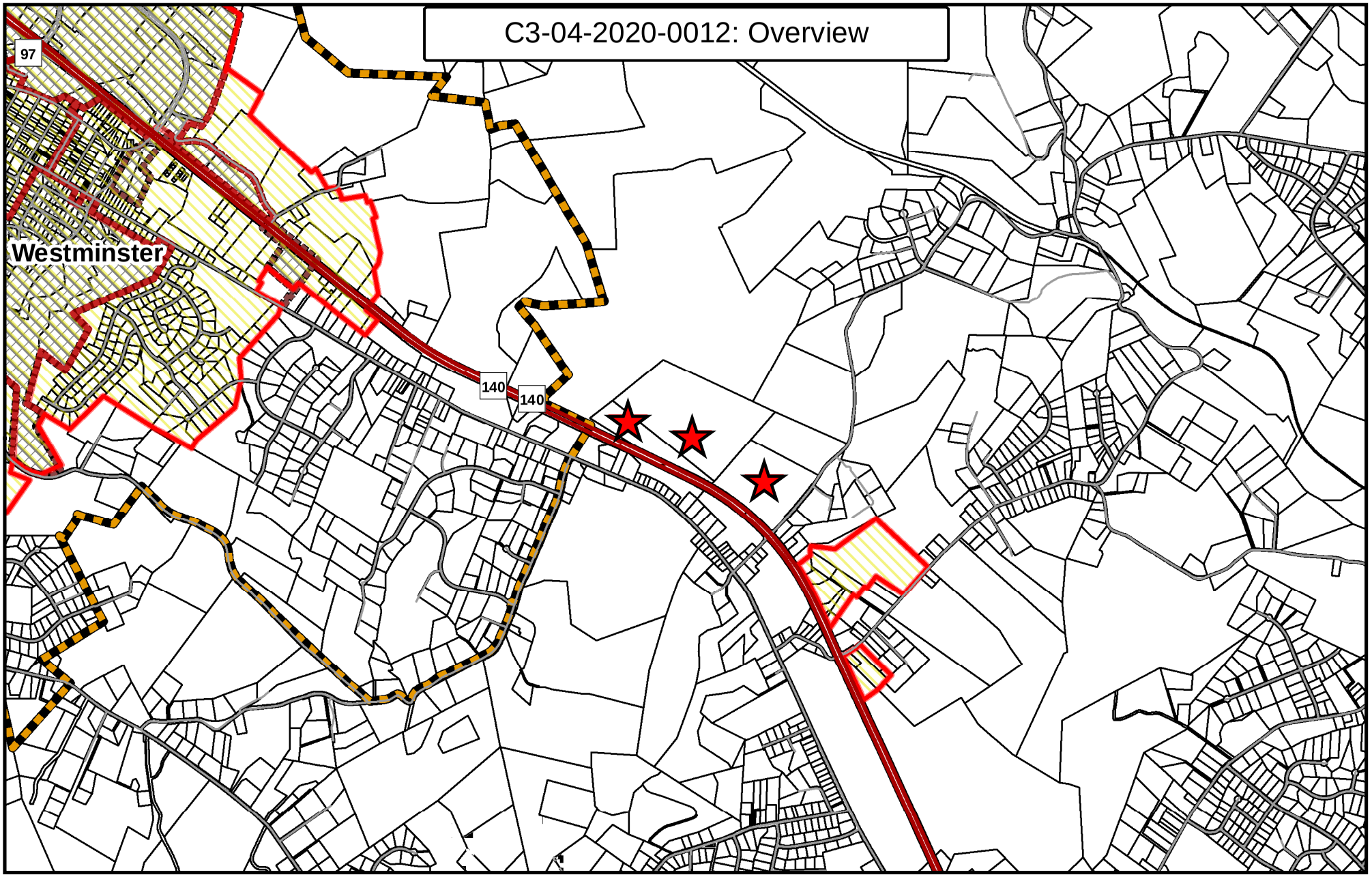
N

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C3-04-2020-0012

C3-04-2020-0012: Overview



Legend

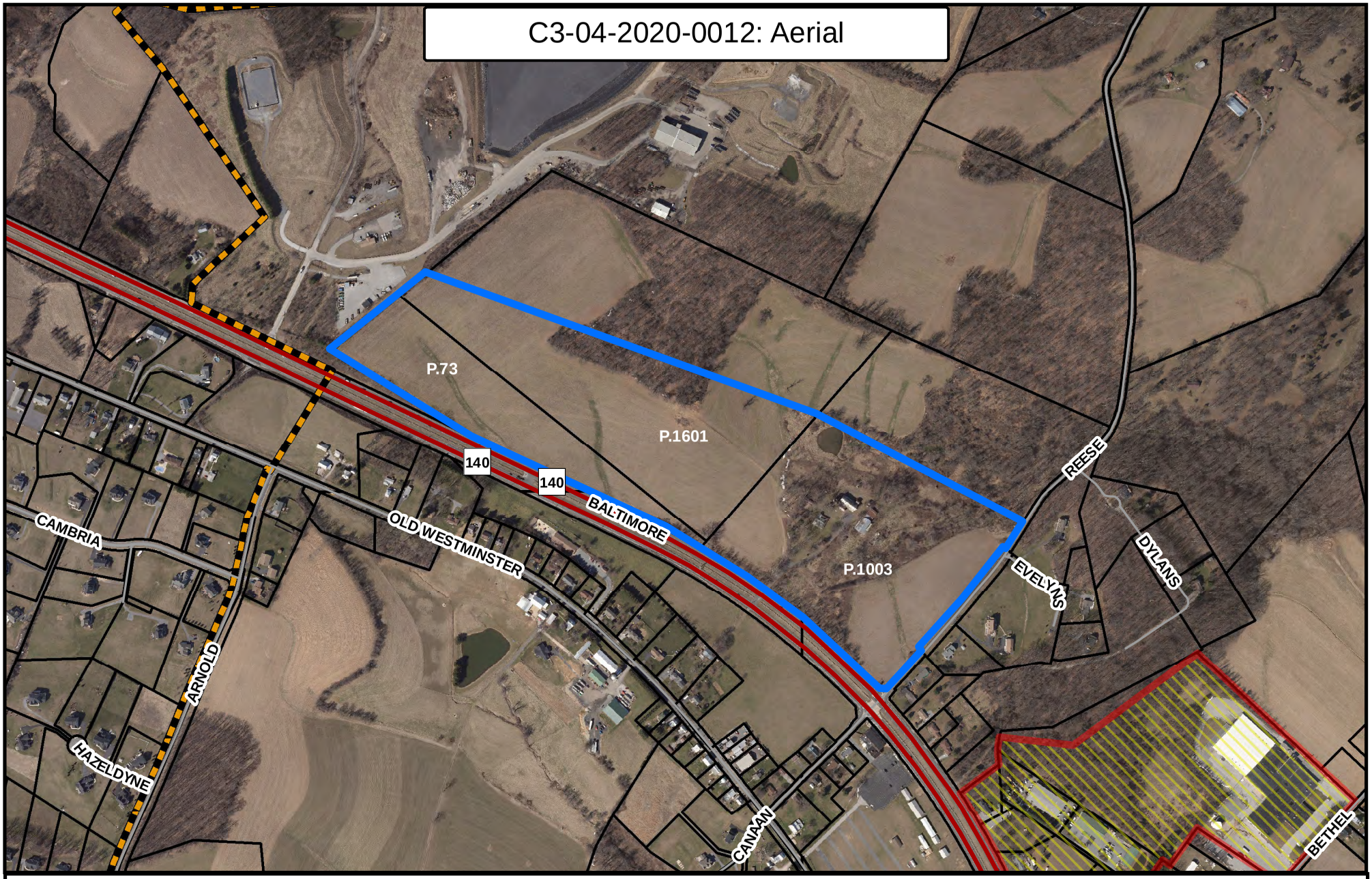
- C3-04-2020-0012
- Major Roads
- Roads
- Property Data
- Corporate Limits
- Growth Area
- Priority Funding Areas

0 0.25 0.5 1 Miles

N

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

C3-04-2020-0012: Aerial



Legend

- C3-04-2020-0012
- Major Roads
- Roads
- Property Data
- Priority Funding Areas
- Growth Area

0 405 810 1,620 Feet

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

N

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 06/05/20
PLANNER INITIALS CAS

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request #: C3-04-2020-0012 Applicant Name: K&P Resource Recovery, LLC

Property Address:

1. 1640 Baltimore Blvd, Westminster, MD 21157 (Parcel 1003)
2. Baltimore Blvd, Westminster, MD 21157 (Parcel 0073)
3. Baltimore Blvd, Westminster, MD 21157 (P/O Parcel 1601)

Current Zoning: "A" Agriculture Requested Zoning: "C-3" Commercial High

---

2. Description of Property

Property Address: 1640 Baltimore Boulevard, Westminster, MD 21157	
Commissioner District: 2	Account ID: 07-04-075935
Parcel: 1003	Map: 0053
Total Acreage of Parcel: 20.10 acres	Area to be Rezoned: 20.10 acres
Current Use (SDAT): Residential	Improved or Unimproved: Improved
Current Zoning: "A" Agriculture	Requested Zoning: "C-3" Commercial High
Property Address: Baltimore Blvd, Westminster, MD 21157	
Commissioner District: 2	Account ID: 07-04-024648
Parcel: 0073	Map: 46
Total Acreage of Parcel: 14.686 acres	Area to be Rezoned: 14.686 acres
Current Use (SDAT): Agriculture	Improved or Unimproved: Unimproved
Current Zoning: "A" Agriculture	Requested Zoning: "C-3" Commercial High
Property Address: Baltimore Blvd, Westminster, MD 21157	
Commissioner District: 2	Account ID: 07-04-075951
Parcel: 1601	Map: 46
Total Acreage of Parcel: 51.4033 acres	Area to be Rezoned: 22.58 acres
Current Use (SDAT): Agriculture	Improved or Unimproved: Unimproved

Current Zoning: "A" Agriculture	Requested Zoning: "C-3" Commercial High

3. Land Use and Zoning Considerations

Existing Land Uses:

Agriculture and Residential

Land Use Plan Designation:[1]

Commercial High, 2014 Carroll County Master Plan as amended 2019 (2014 CCMP)

Existing Zoning and Land Use in Adjacent Area (See map of the property and the surrounding area):

	Zoning	Land Use
North	Agriculture	2014 CCMP: Industrial Heavy
South	Agriculture	2014 CCMP: Agriculture
East	Agriculture	2014 CCMP: Agriculture
West	Agriculture, R-40,000	2014 CCMP: Industrial Heavy 2009 City of Westminster Comprehensive Plan (2009 CWCP): Low Density Residential

Zoning History Summary

This property has been zoned Agriculture since 1965. There were two requests to rezone to the "I-R" Industrial-Restricted District in 2000 and 2001, which were withdrawn and denied. These requests were made prior to the future land use designation of Commercial High on the property.

[1] 2014 Carroll County Master Plan as amended 2019.

4. Consistency with Master and Functional Plans:

A. Applicable Master Plan Land Use (MGA, Rural Village Designation, etc.)

The requested "C-3" Commercial High zoning is consistent with the future land use designation of Commercial High in the 2014 CCMP. This property is immediately outside the Westminster municipal growth area. It also abuts the Carroll County Landfill.

B. Applicable Master Plan Goals and Objectives

This request is consistent with Goal 13 from the 2014 CCMP:
"Promote a healthy economy and additional employment opportunities by … focusing on the development and redevelopment of existing vacant and underutilized commercial and industrial properties, providing land appropriately located and zoned for a variety of types and intensities of new economic development activities..."

Also consistent with the following Implementation Strategies from the 2014 CCMP:
"Zone adequate commercial, industrial, and employment campus lands to increase the non-residential tax base; along major roadway corridors encourage the assembly of small, separate adjoining parcels of developable and into single larger parcels…"

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

W-7 No Planned Water Service

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

S-7 No Planned Sewer Service

5. Environmental Constraints

This property includes streams, wetlands and >25% steep slopes.

6. Historic Resources Identified

Historic Site CARR-1351, Everly Thompson Farm was identified on Parcel 0073. One historic district and twenty-three historic sites were identified within a ½ mile radius.

7. Public Safety Assessment

EMS is adequate, there are no deficiencies at the time of this assessment. Fire is adequate.

8. Ag Preservation and Applicable Preservation Area

Upper Patapsco Rural Legacy Area. There is a MALPF easement to the northeast of the property, separated by Reese Road.

9. Assessment Summary

This C-3 District request for this property is consistent with the Future Land Use designation in the 2014 CCMP. The Purpose of the C-3 District (Section 158.078.01 of the County Code) is "to provide locations for high-intensity, large-scale retail businesses and destinations of a regional nature, planned business parks, clusters of commercial development, wholesale businesses, offices, and certain light processing operations. The district is also intended to provide locations for compatible institutional and recreational uses and some of the medium-intensity uses associated with the C-2 District. Uses in this district should be located in proximity to transportation infrastructure and major corridors." This property is located on MD140, one of the most heavily travelled corridors in the County. It is of sufficient size to be developed consistently with the Purpose of the C-3 District, with uses permitted in Section 158.082 of the County Code. Infrastructure, access and environmental constraints would be addressed at the time of site plan review.

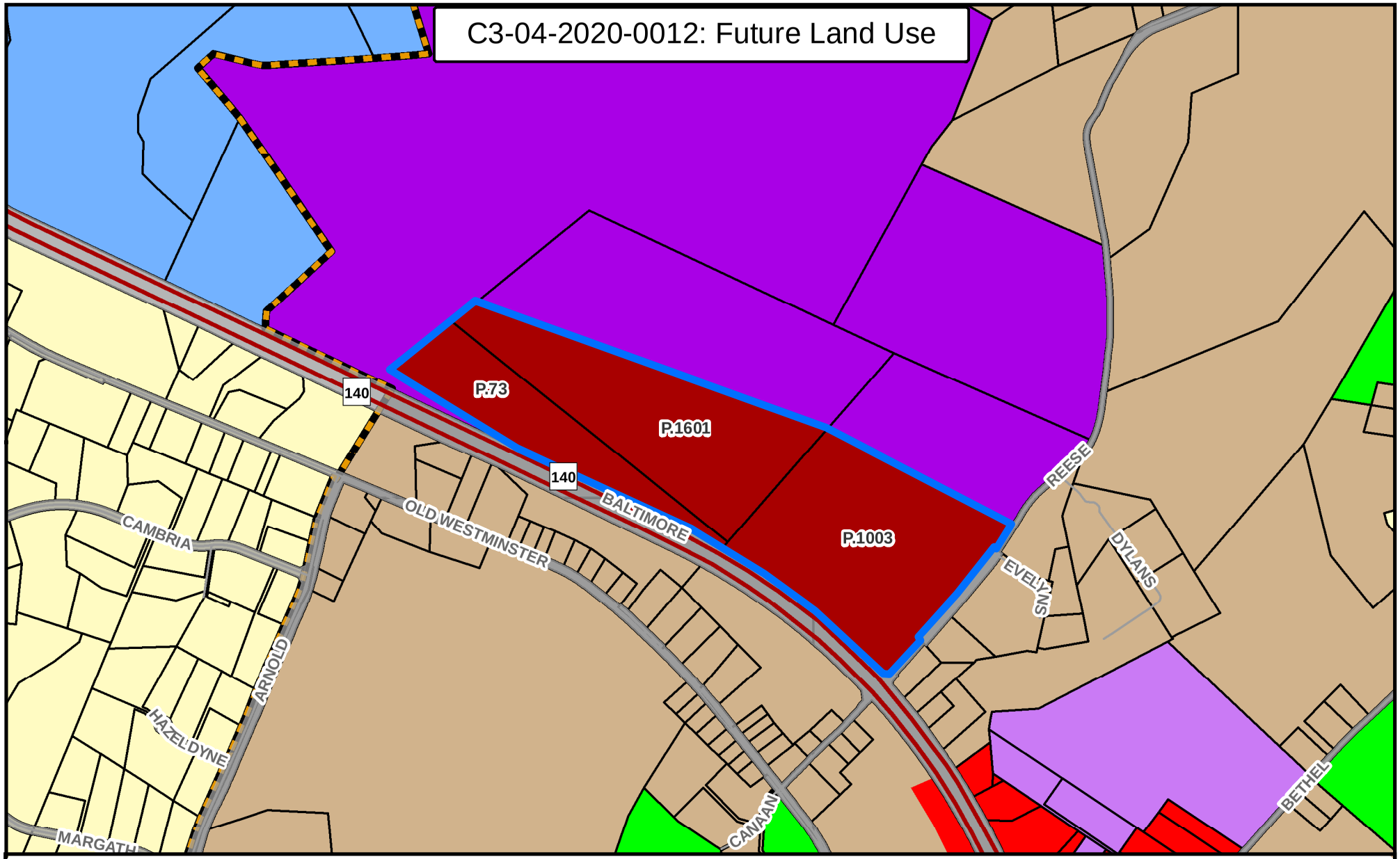
10. Recommendations

Department of Planning Recommendation:	Favorable
Planning Commission Recommendation:	

11. Appendixes

See attachments for individual assessments.

C3-04-2020-0012: Future Land Use



Legend

- C3-04-2020-0012
- Major Roads
- Roads
- Growth Area
- Property Data

Westminster GAB Future Land Use

- Conservation
- Low Density Residential
- Employment Campus

County Future Land Use

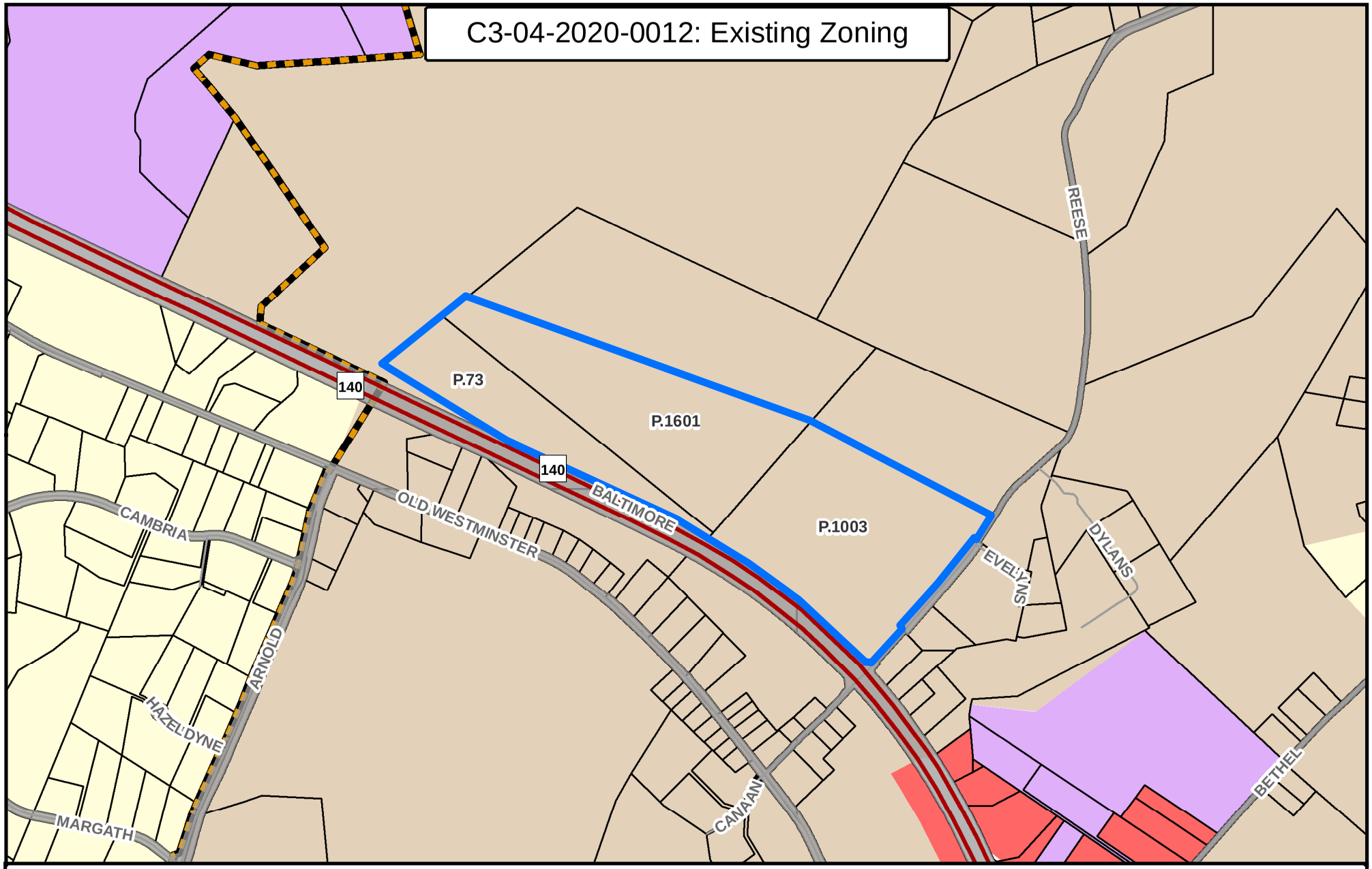
- Agriculture
- Resource Conservation
- Residential-Low Density
- Commercial-High
- Commercial-Medium
- Industrial-Heavy
- Industrial-Light
- Transportation

0 320 640 1,280 Feet

N

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

C3-04-2020-0012: Existing Zoning



Legend

- C3-04-2020-0012
- Major Roads
- Roads
- Growth Area
- Property Data

Existing Zoning

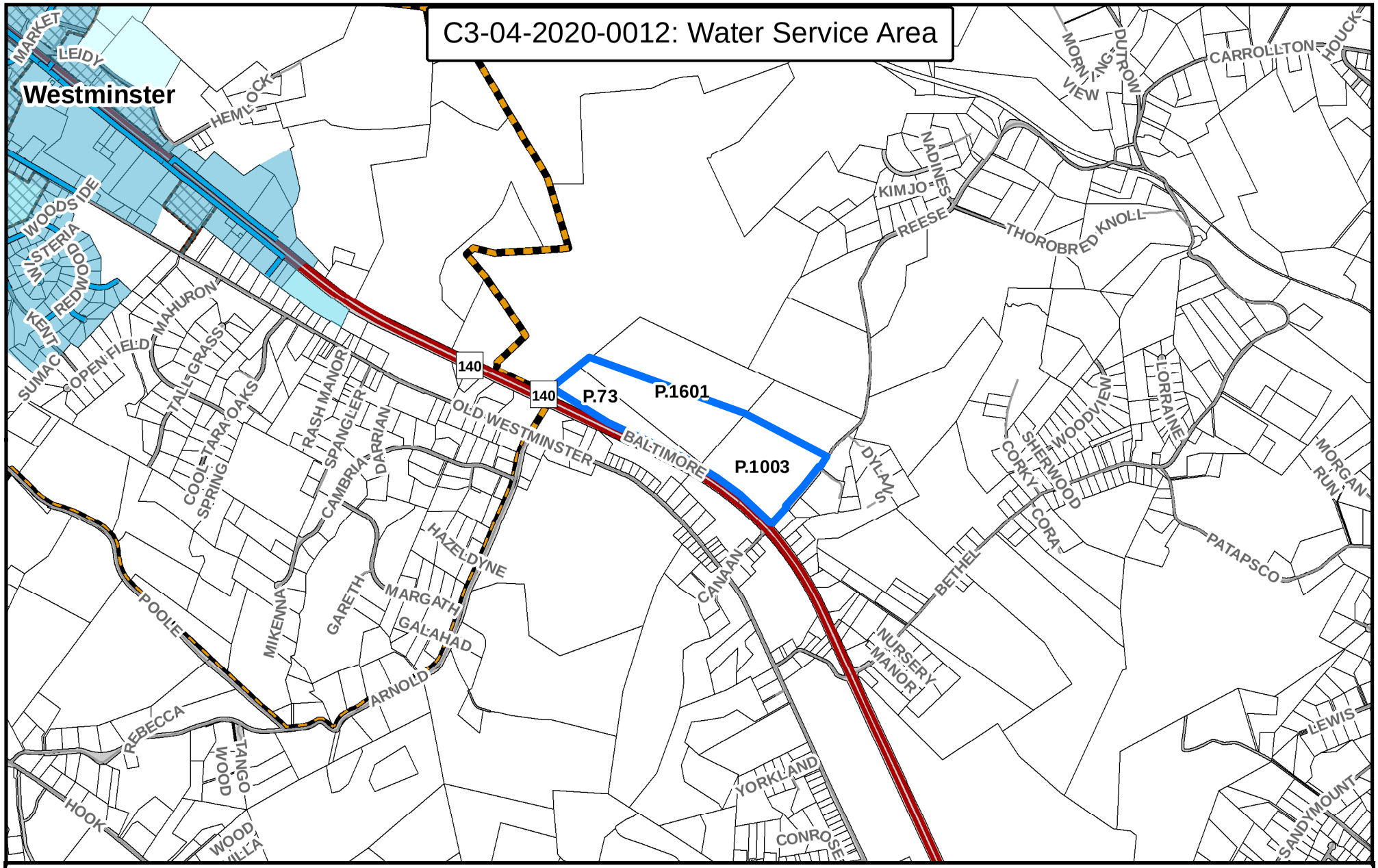
- Agriculture
- R-40,000
- C-2
- I-1

0 345 690 1,380 Feet

N

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

C3-04-2020-0012: Water Service Area



Legend

- C3-04-2020-0012
- Major Roads
- Roads
- Water Lines: Non-County Maintained
- Growth Area
- County Border
- Corporate Limits
- Property Data

Water Service Area

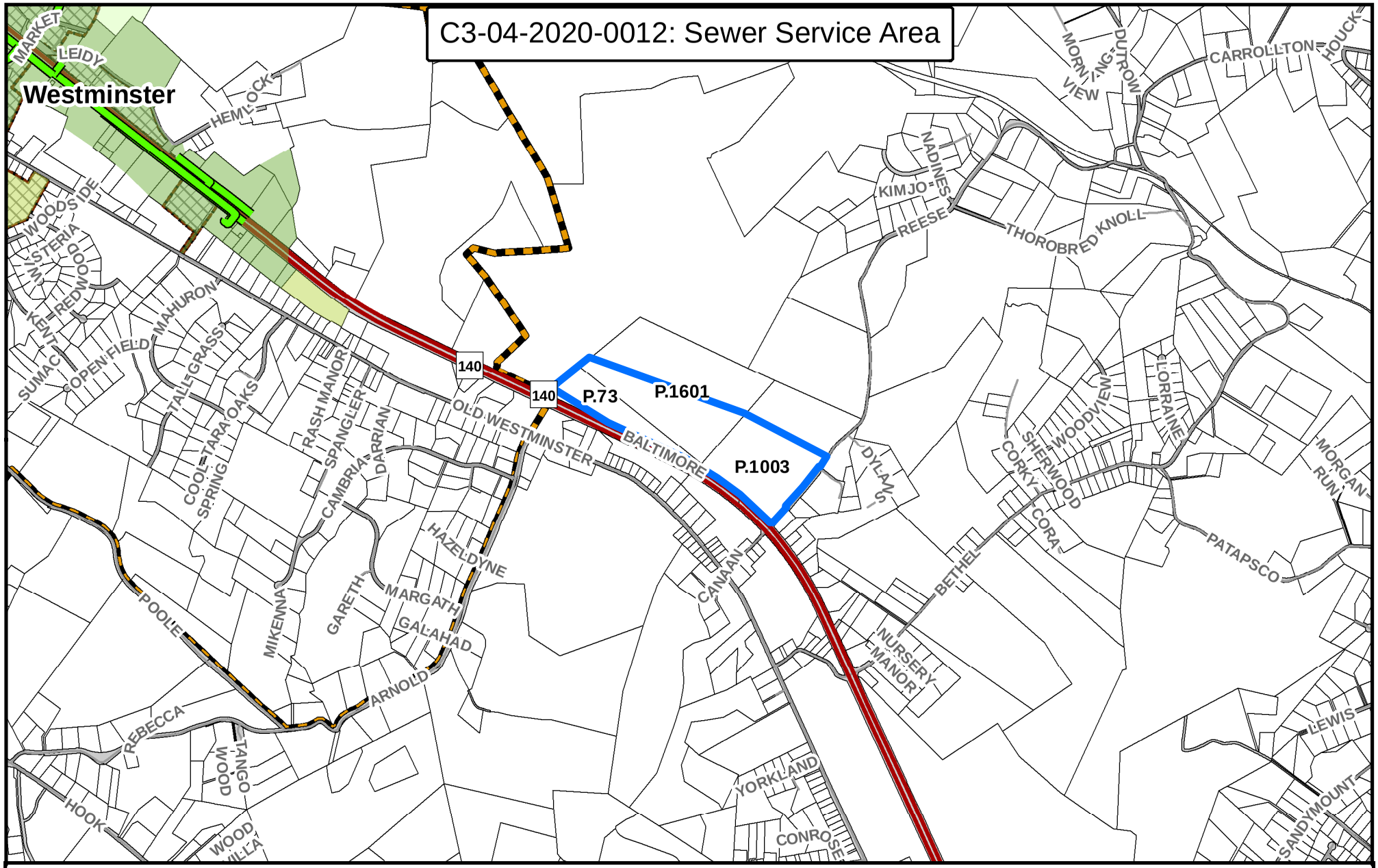
- Existing
- Priority
- Future

0 700 1,400 2,800 Feet

N

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

C3-04-2020-0012: Sewer Service Area



Legend

- C3-04-2020-0012
- Major Roads
- Roads
- Sewer Lines: Non-County Maintained
- Growth Area
- County Border
- Corporate Limits
- Property Data

Sewer Service Area

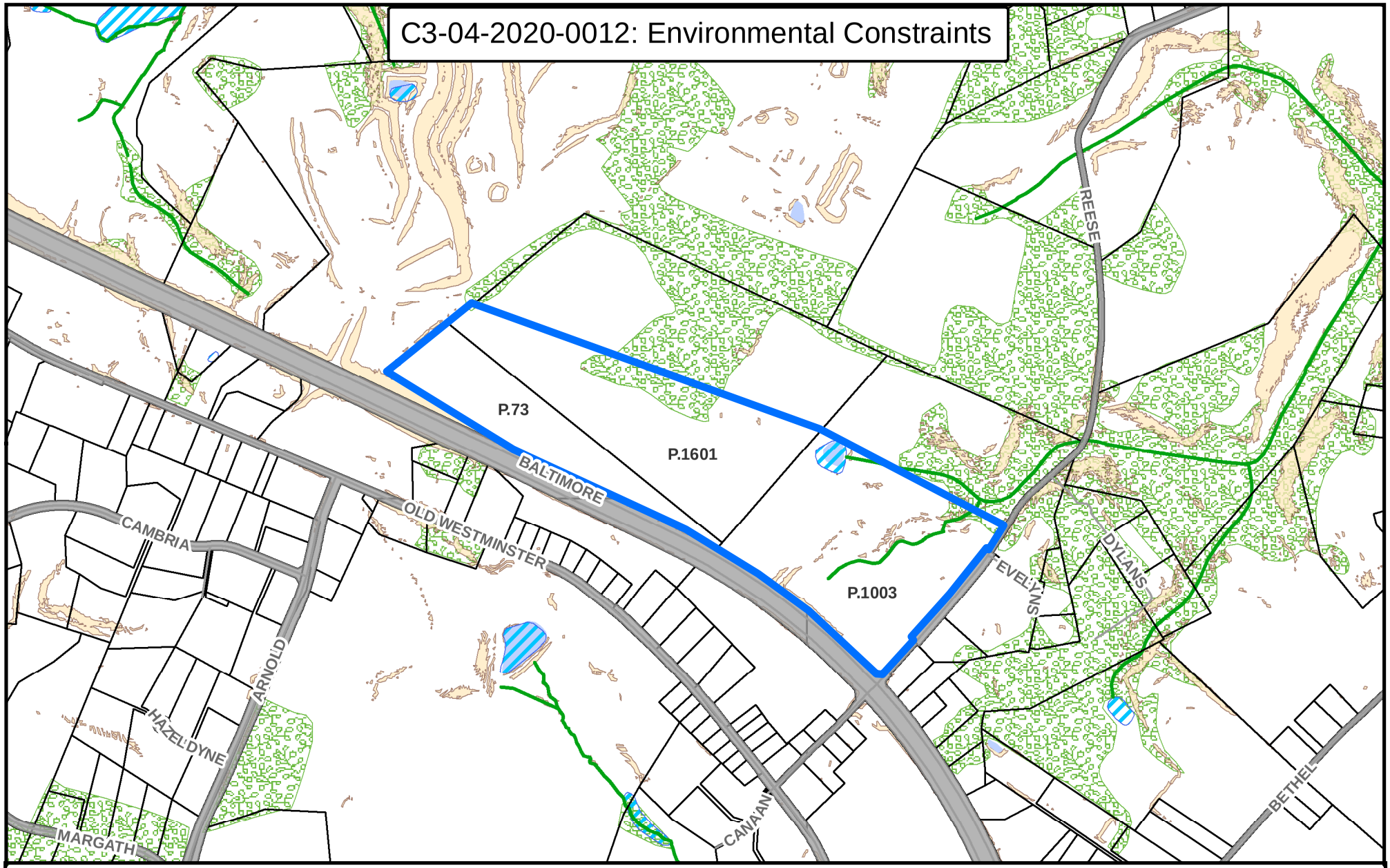
- Existing
- Priority
- Future

0 700 1,400 2,800 Feet

N

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

C3-04-2020-0012: Environmental Constraints



Legend

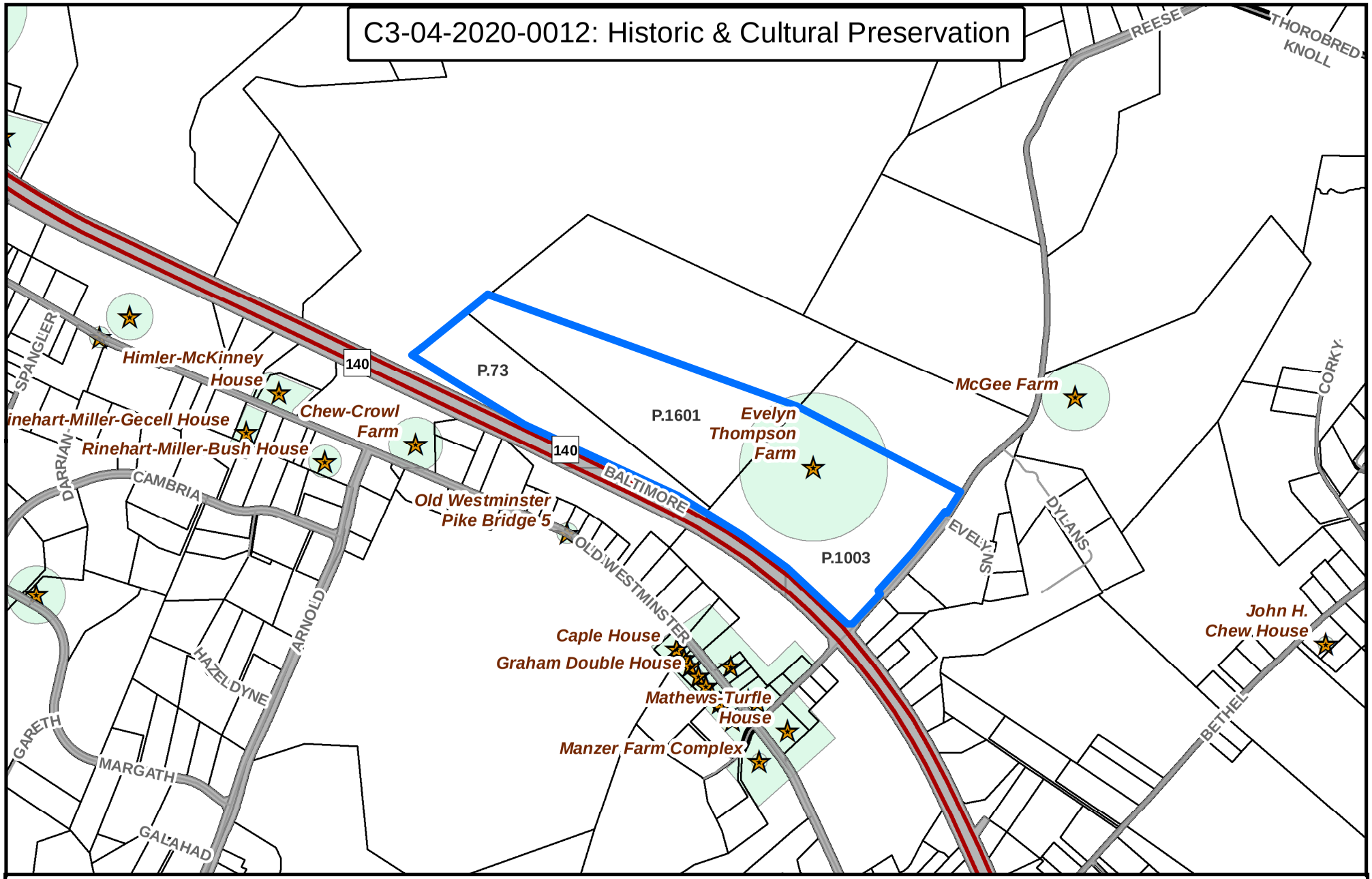
- C3-04-2020-0012
- Roads
- Streams
- Property Data
- Wetlands
- Ponds - Reservoirs
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 345 690 1,380 Feet

N

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

C3-04-2020-0012: Historic & Cultural Preservation



Legend

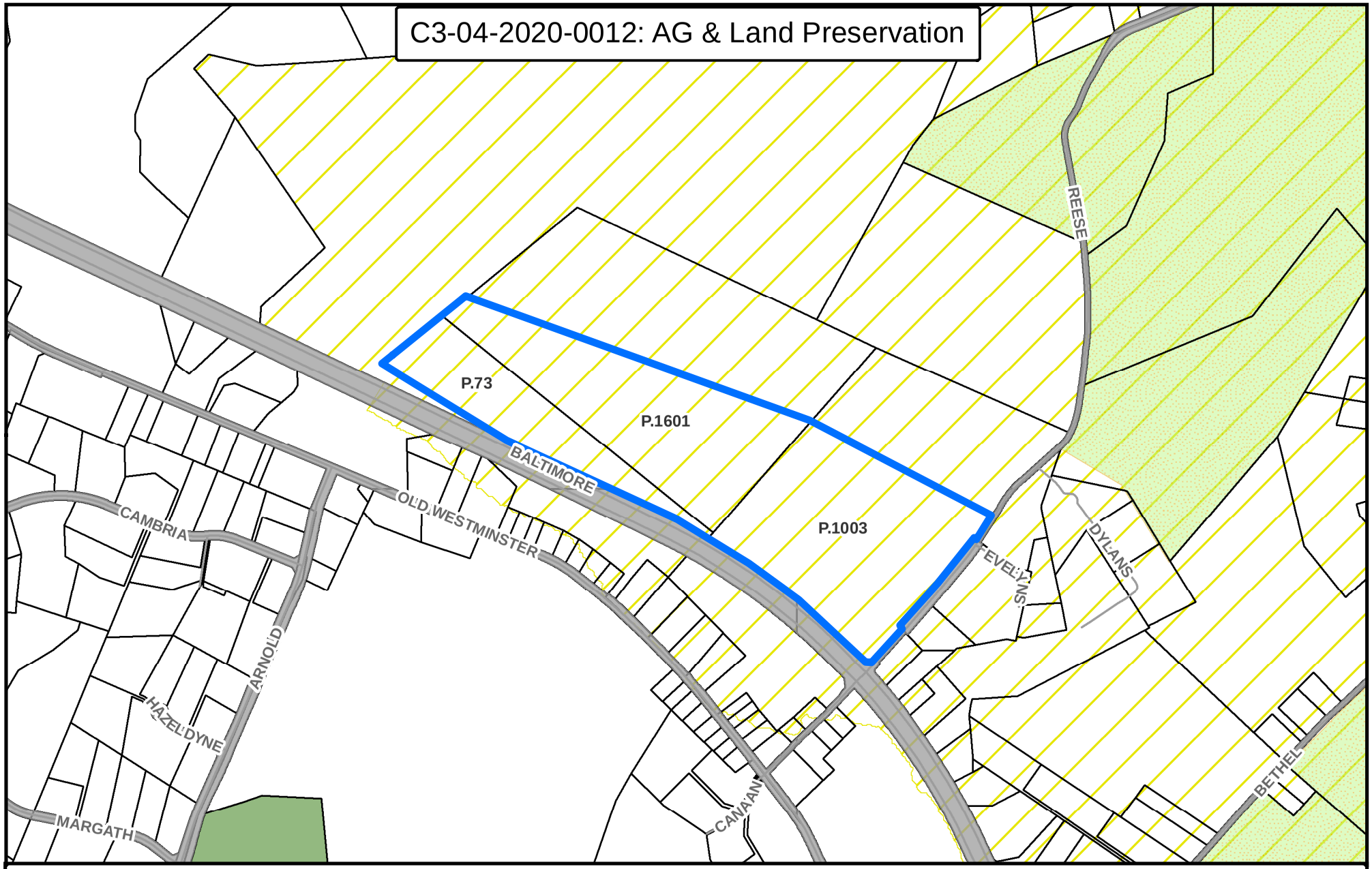
- C3-04-2020-0012
- Historic Site Points
- Major Roads
- Roads
- Property Data
- Historic District

0 385 770 1,540 Feet

N

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

C3-04-2020-0012: AG & Land Preservation



Legend

- C3-04-2020-0012
- Roads
- Property Data
- MALPF Easement
- Carroll County Easement
- Upper Patapsco Rural Legacy Area

0 345 690 1,380 Feet

N

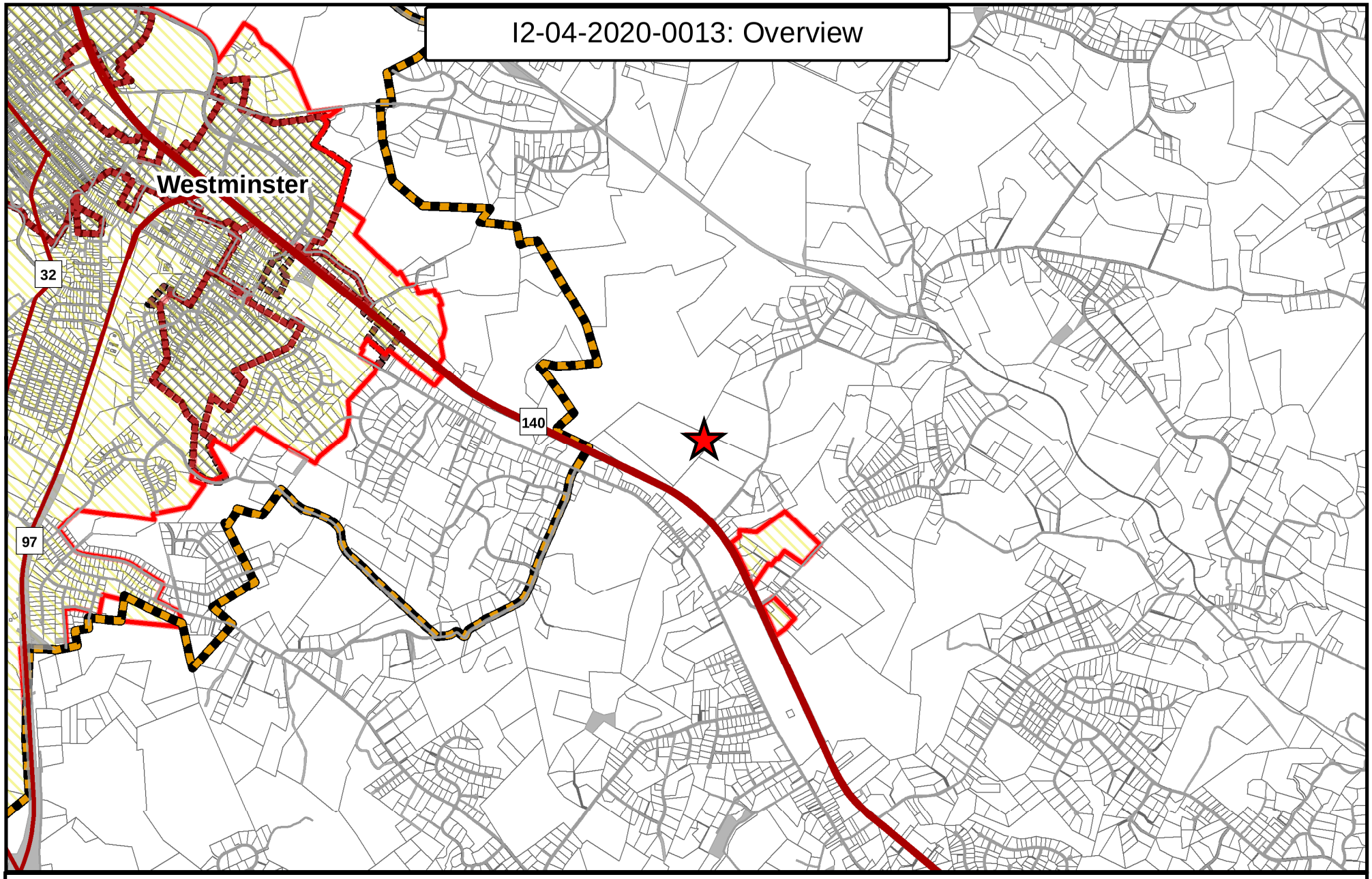
Created by the Carroll County Department of Planning 3/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

I2-04-2020-0013

I2-04-2020-0013: Overview



Legend

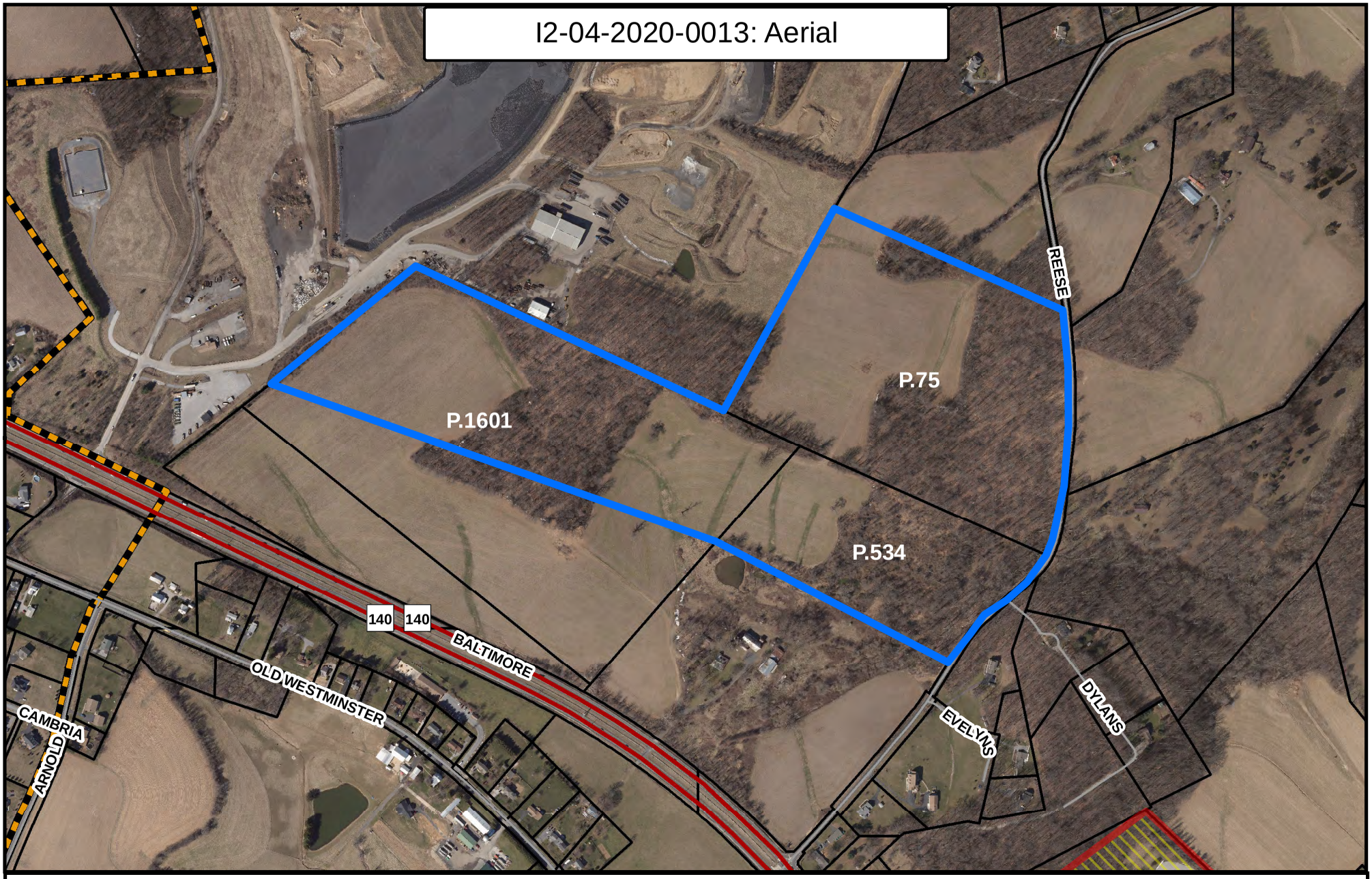
- I2-04-2020-0013
- Major Roads
- Roads
- Growth Area
- Corporate Limits
- Priority Funding Areas
- Property Data

0 0.375 0.75 1.5 Miles

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

N

I2-04-2020-0013: Aerial



Legend

- I2-04-2020-0013
- Major Roads
- Roads
- Property Data
- Priority Funding Areas
- Growth Area

0 375 750 1,500 Feet

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

N

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 06/05/20
PLANNER INITIALS CAS

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request #: I2-04-2020-0013 Applicant Name: K&P Resource Recovery, LLC

Property Address:
1. Reese Rd, Westminster, MD 21157 (Parcel 0534)
2. Reese Rd, Westminster, MD 21157 (Parcel 0075)
3. Baltimore Blvd, Westminster, MD 21157 (P/O Parcel 1601)

Current Zoning: "A" Agriculture Requested Zoning: "I-2" Heavy Industrial

---

2. Description of Property

Property Address: Reese Rd, Westminster, MD 21157	
Commissioner District: 2	Account ID: 07-04-075943
Parcel: 0534	Map: 0047
Total Acreage of Parcel: 20.10 acres	Area to be Rezoned: 20.10 acres
Current Use (SDAT): Agriculture	Improved or Unimproved: Unimproved
Current Zoning: "A" Agriculture	Requested Zoning: "I-2" Heavy Industrial
Property Address: Reese Rd, Westminster, MD 21157	
Commissioner District: 2	Account ID: 07-04-024664
Parcel: 0075	Map: 47
Total Acreage of Parcel: 30.988 acres	Area to be Rezoned: 30.988 acres
Current Use (SDAT): Agriculture	Improved or Unimproved: Unimproved
Current Zoning: "A" Agriculture	Requested Zoning: "I-2" Heavy Industrial
Property Address: Reese Rd, Westminster, MD 21157	
Commissioner District: 2	Account ID: 07-04-075951
Parcel: 1601	Map: 46
Total Acreage of Parcel: 51.4033 acres	Area to be Rezoned: 28.82 acres
Current Use (SDAT): Agriculture	Improved or Unimproved: Unimproved
Current Zoning: "A" Agriculture	Requested Zoning: "I-2" Heavy Industrial

3. Land Use and Zoning Considerations

Existing Land Uses:	No improvements on the property.
Land Use Plan Designation:[1]	Industrial Heavy, 2014 Carroll County Master Plan as amended 2019 (2014 CCMP)

Existing Zoning and Land Use in Adjacent Area (See map of the property and the surrounding area):

	Zoning	Land Use
North	Agriculture	2014 CCMP: Industrial Heavy, Agriculture
South	Agriculture	2014 CCMP: Commercial High, Agriculture
East	Agriculture	2014 CCMP: Agriculture
West	Agriculture	2014 CCMP: Industrial Heavy

Zoning History Summary

This property has been zoned Agriculture since 1965. There were two requests to rezone to the "I-R" Industrial-Restricted District in 2000 and 2001, which were withdrawn and denied. These requests were made prior to the future land use designation of Industrial High on the property.

[1] 2014 Carroll County Master Plan as amended 2019.

4. Consistency with Master and Functional Plans:

A. Applicable Master Plan Land Use (MGA, Rural Village Designation, etc.)

The requested "I-2" Heavy Industrial zoning is consistent with the future land use designation of Industrial Heavy in the 2014 CCMP. This property is outside of the Westminster municipal growth area. It is in proximity to the Carroll County Landfill.

B. Applicable Master Plan Goals and Objectives

This request is consistent with Goal 13 from the 2014 CCMP:
"Promote a healthy economy and additional employment opportunities by: … focusing on development and redevelopment of existing vacant and underutilized commercial and industrial properties; providing land appropriately located and zoned for a variety of types and intensities of new economic development activities; and maintaining a desirable balance between economic development and residential development."

Also consistent with the following Implementation Strategy from the 2014 CCMP:
"Zone adequate commercial, industrial, and employment campus lands to increase the non-residential tax base; along major roadway corridors encourage the assembly of small, separate adjoining parcels of developable and into single larger parcels…"

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

W-7 No Planned Water Service

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

S-7 No Planned Sewer Service

5. Environmental Constraints

Liberty Reservoir stream flows through the property; almost one-half (45%) of the requested area is forested; greater than 25% steep slopes; North Branch Patapsco River 1 Tier II Catchment Area.

6. Historic Resources Identified

No historic sites were identified on the property. Twenty-four historic sites were identified within a ½ mile radius.

7. Public Safety Assessment

EMS is adequate, there are no deficiencies at the time of this assessment. Fire is adequate for Late and Failed and is approaching inadequate for Response Time.

8. Ag Preservation and Applicable Preservation Area

Upper Patapsco Rural Legacy Area. There is a MALPF easement to the northeast of the property, separated by Reese Road.

9. Assessment Summary

The request for rezoning of this property to the I-2 Zoning District is consistent with the future land use designation of Industrial Heavy in the 2014 CCMP. As stated in Section 158.080 of the Carroll County Code, "It is intended that properties in this district be located with access to major thoroughfares…" MD140 is one of the most heavily travelled Principal Arterials in the County, providing access to the Baltimore Region. Development of this property for a specific heavy industrial use would be subject to review for access to MD140, considerable environmental constraints, and water and sewer infrastructure adequate to serve the use.

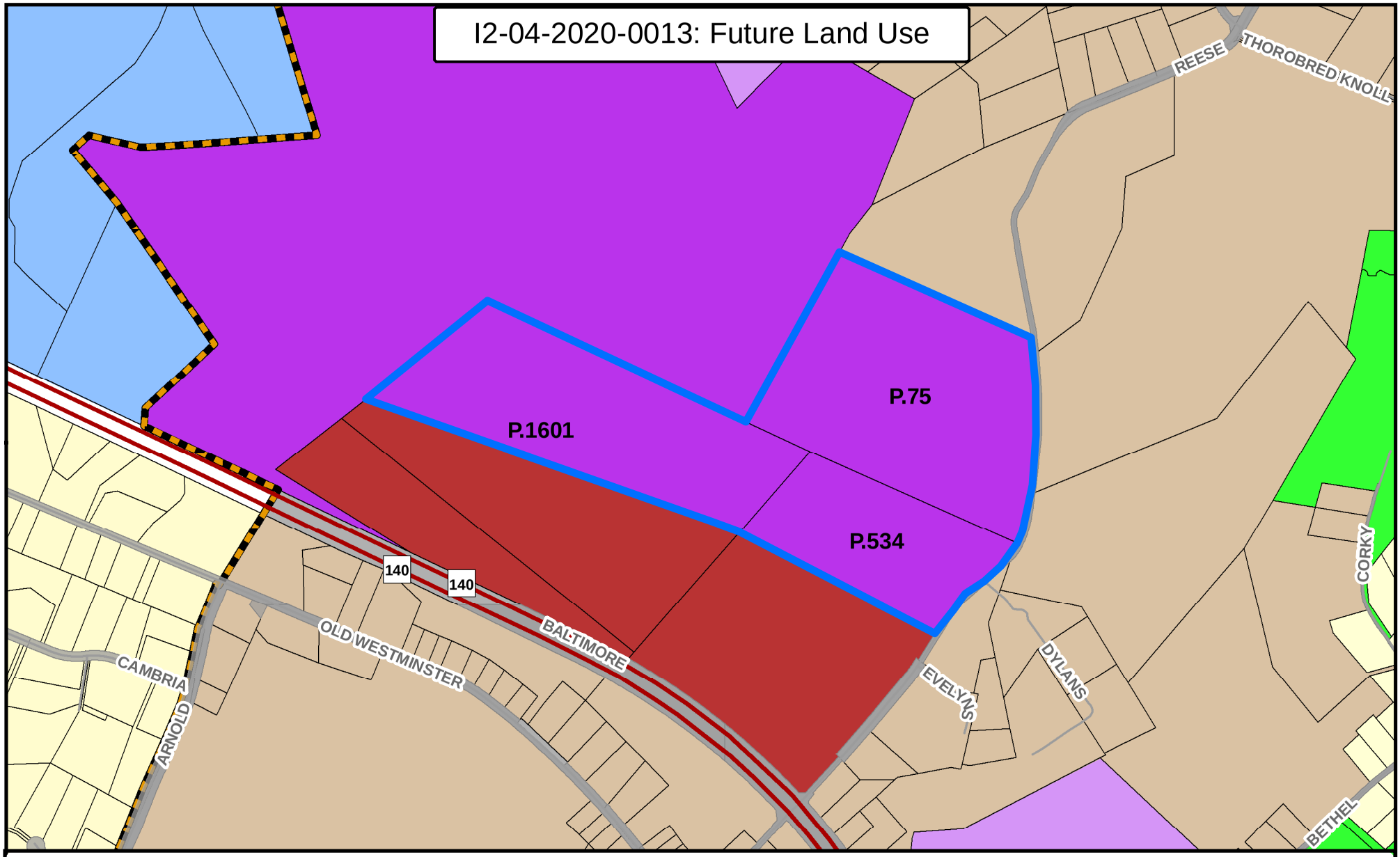
10. Recommendations

Department of Planning Recommendation:	Favorable
Planning Commission Recommendation:	

11. Appendixes

See attachments for individual assessments.

I2-04-2020-0013: Future Land Use



Legend

- I2-04-2020-0013
- Major Roads
- Roads
- Growth Area
- Property Data

County Future Land Use

- Agriculture
- Resource Conservation
- Residential-Low Density
- Commercial-High
- Commercial-Medium
- Industrial-Heavy
- Industrial-Light
- Transportation

Westminster GAB Future Land Use

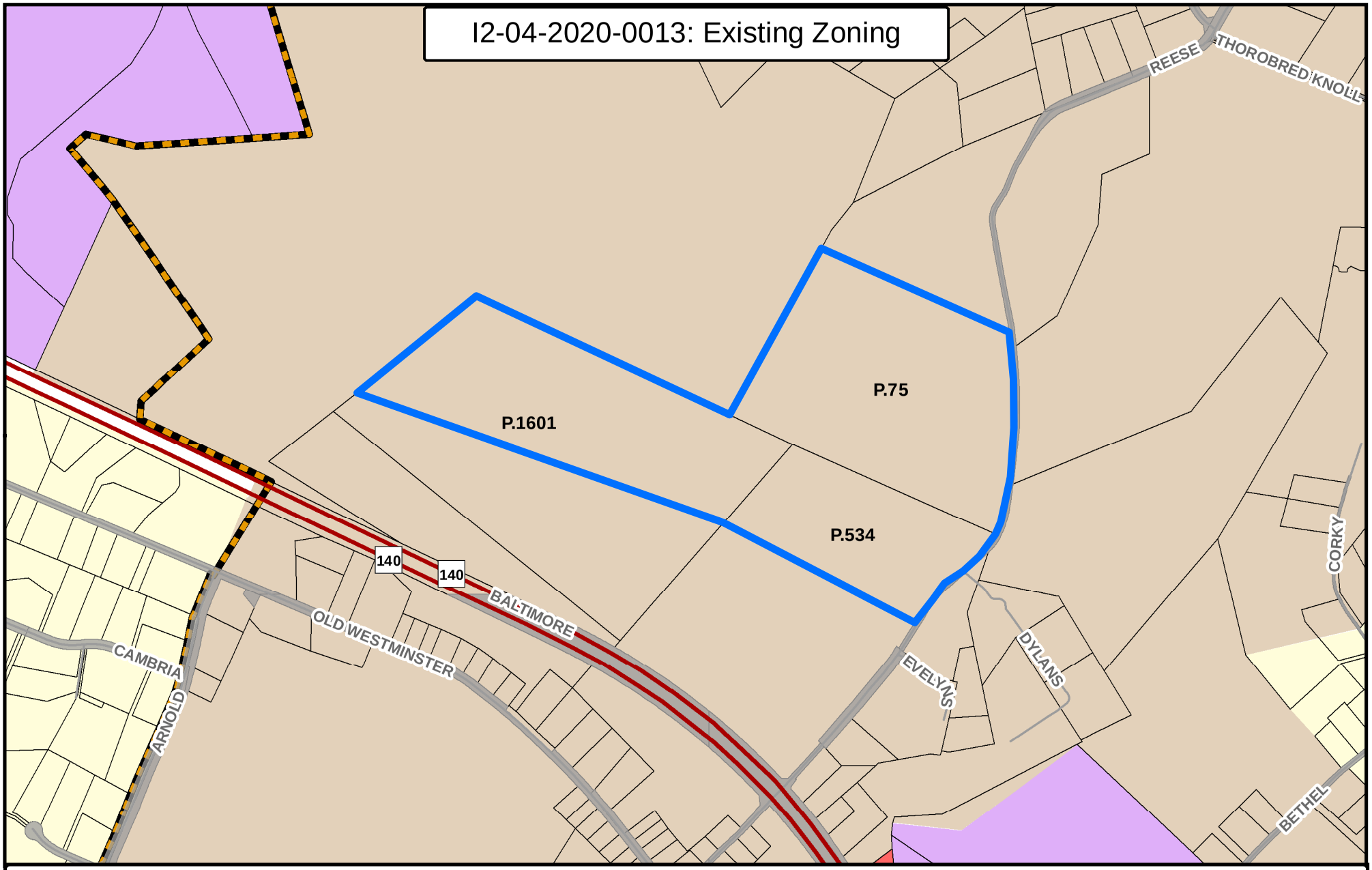
- Low Density Residential
- Employment Campus

0 315 630 1,260 Feet

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

N

I2-04-2020-0013: Existing Zoning



Legend

- I2-04-2020-0013
- Major Roads
- Roads
- Growth Area
- Property Data

Existing Zoning

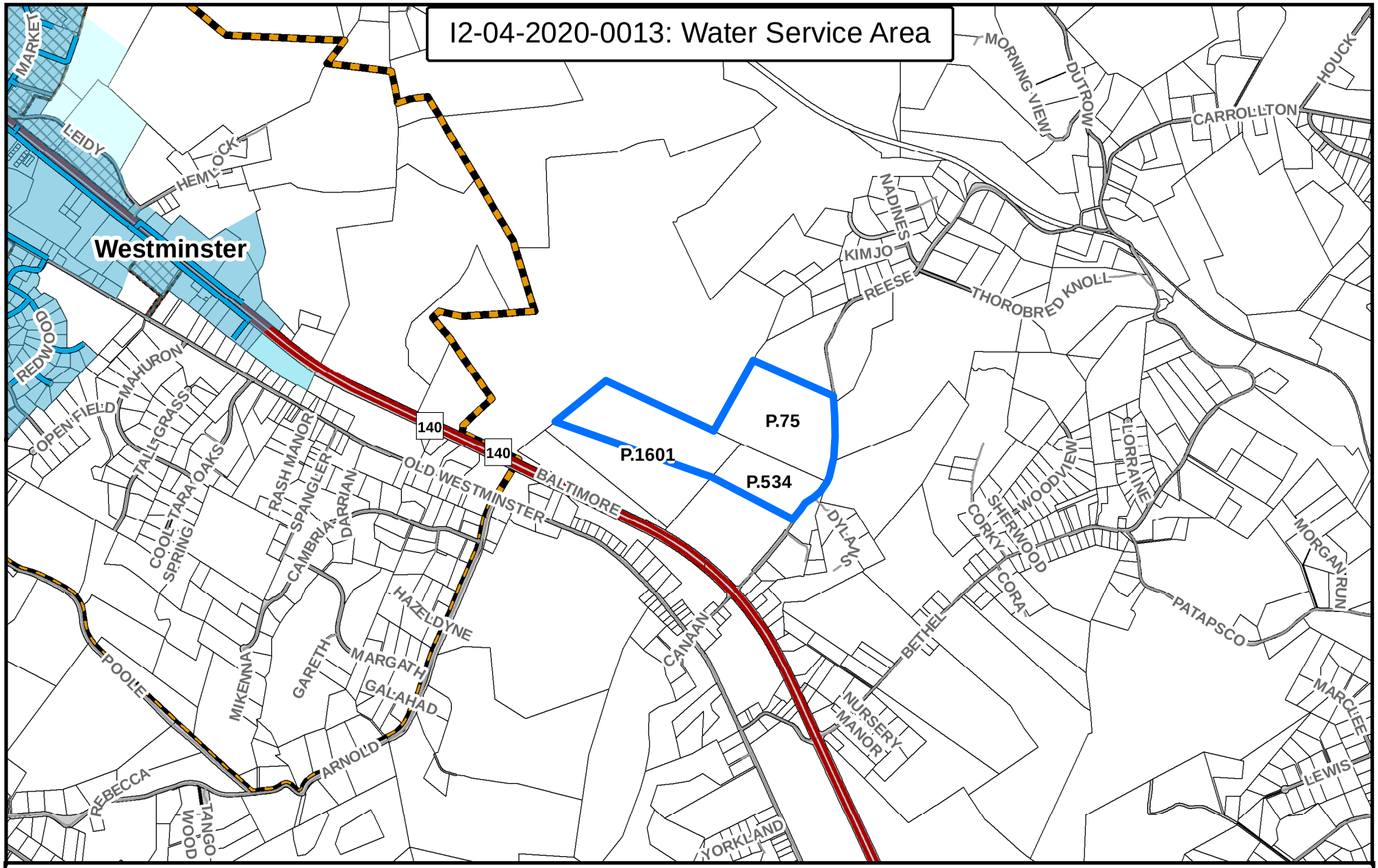
- Agriculture
- R-40,000
- C-2
- I-1

0 315 630 1,260 Feet

N

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

I2-04-2020-0013: Water Service Area



Legend

- I2-04-2020-0013
- Major Roads
- Roads
- Water Lines: Non-County Maintained
- Growth Area
- Corporate Limits
- Property Data

Water Service Area

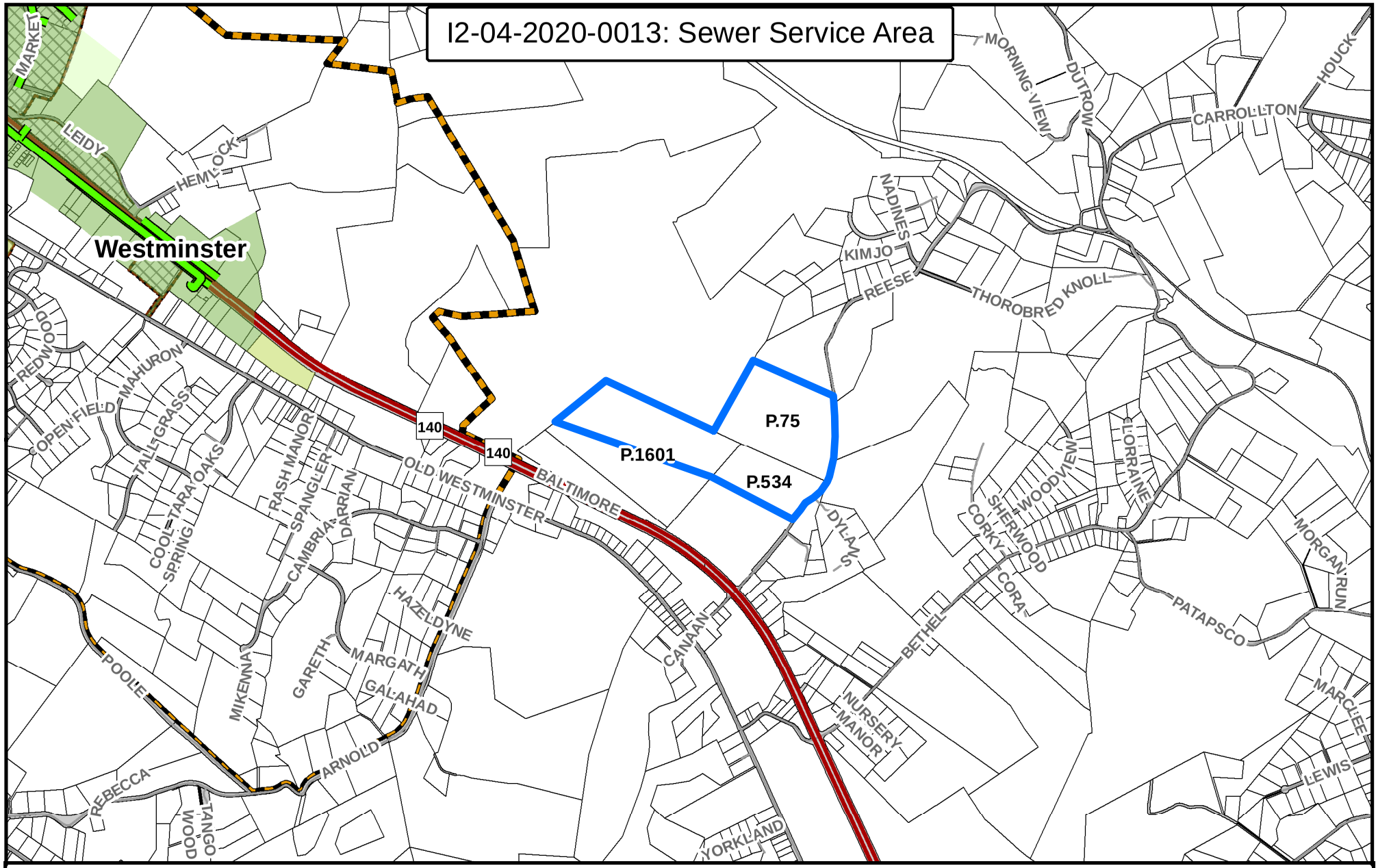
- Existing
- Priority
- Future

0 700 1,400 2,800 Feet

N

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

I2-04-2020-0013: Sewer Service Area



Legend

- I2-04-2020-0013
- Major Roads
- Roads
- Sewer Lines: Non-County Maintained
- Growth Area
- Corporate Limits
- Property Data

Sewer Service Area

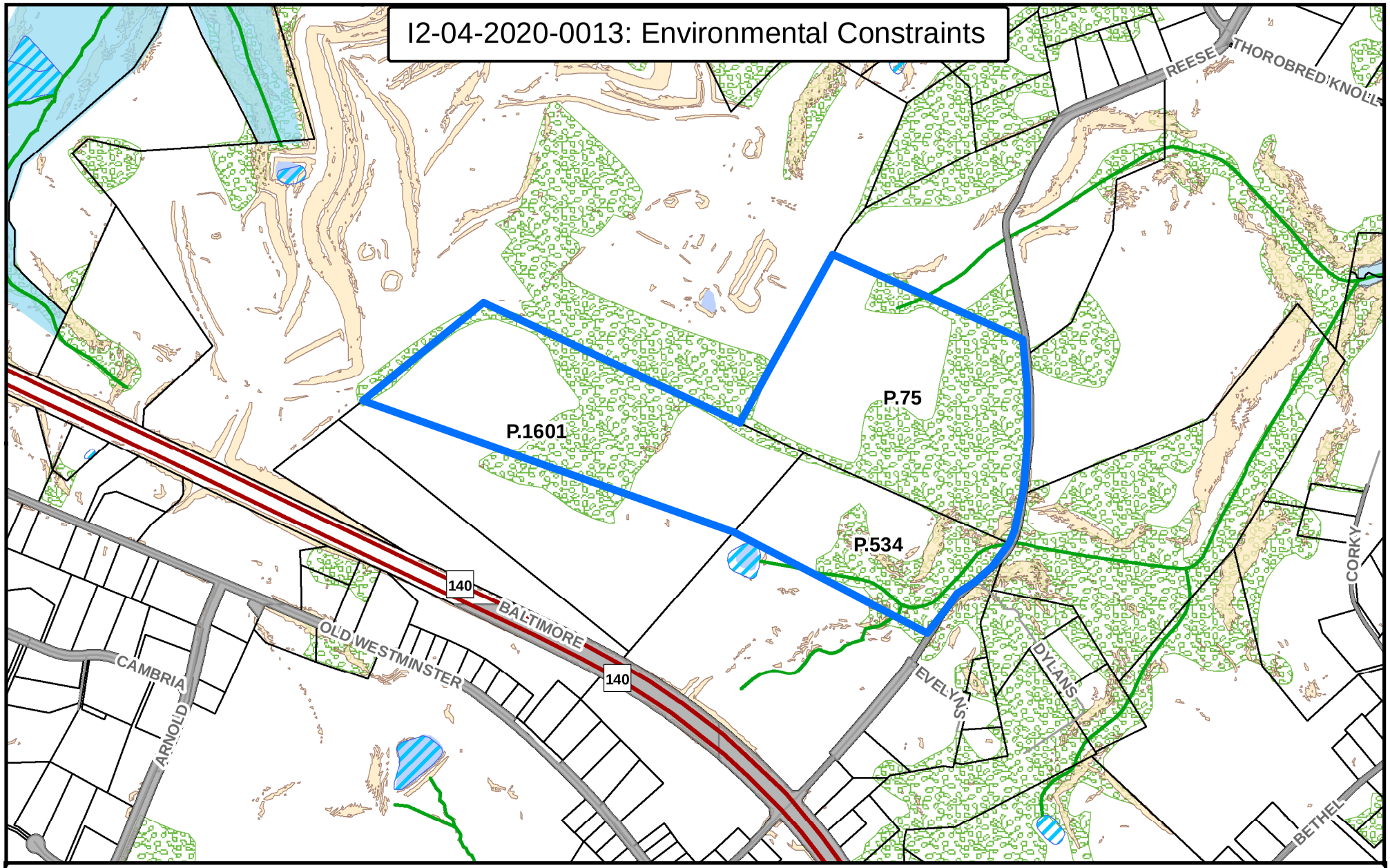
- Existing
- Priority
- Future

0 700 1,400 2,800 Feet

N

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

I2-04-2020-0013: Environmental Constraints



Legend

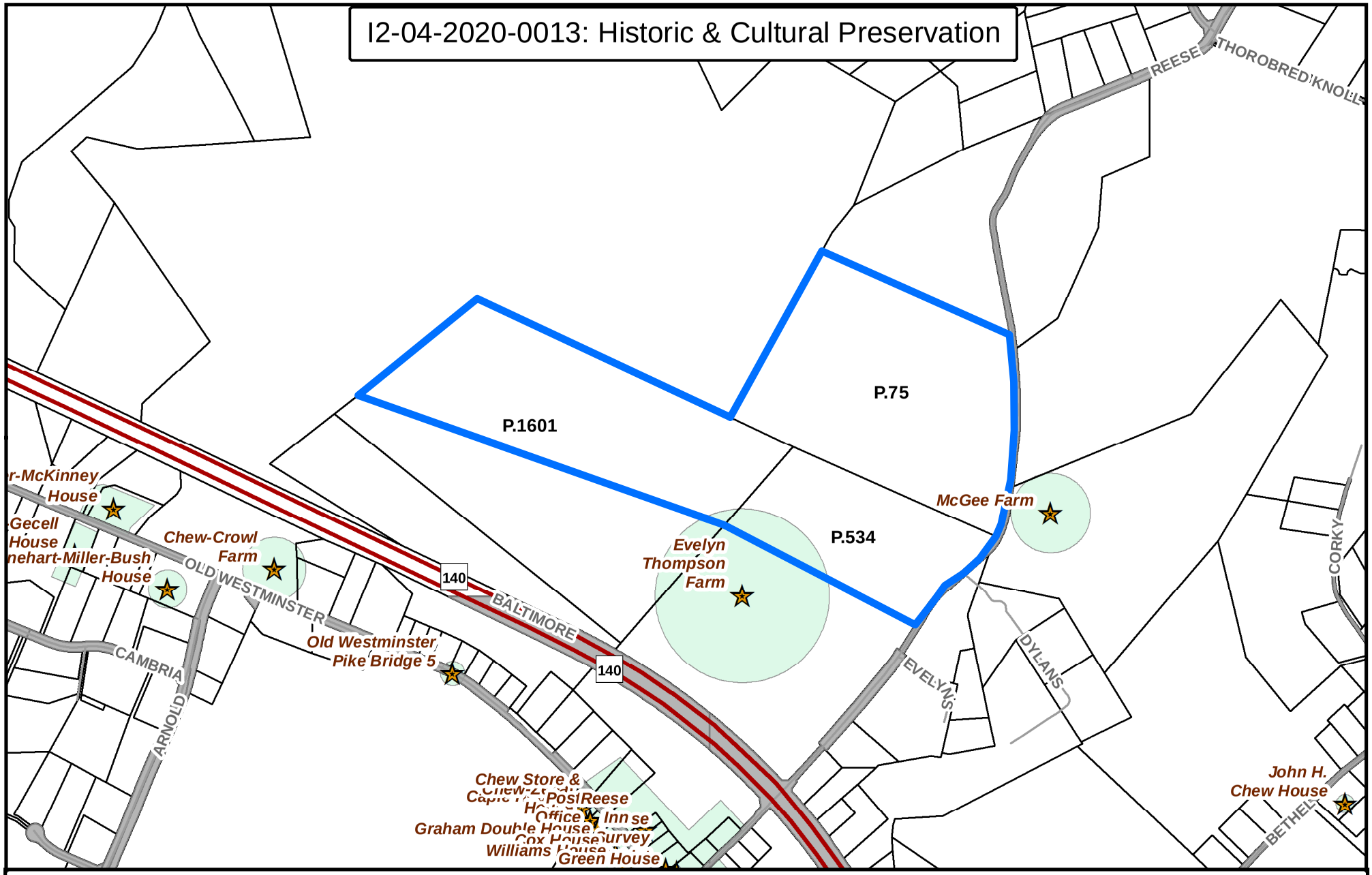
- I2-04-2020-0013
- Major Roads
- Roads
- Streams
- Wetlands
- FEMA Floodplain
- Ponds - Reservoirs
- Water Resource Protection Easement
- Steep Slopes Lidar (25% or greater)
- Forest Cover
- Property Data

0 315 630 1,260 Feet

N

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

I2-04-2020-0013: Historic & Cultural Preservation



Legend

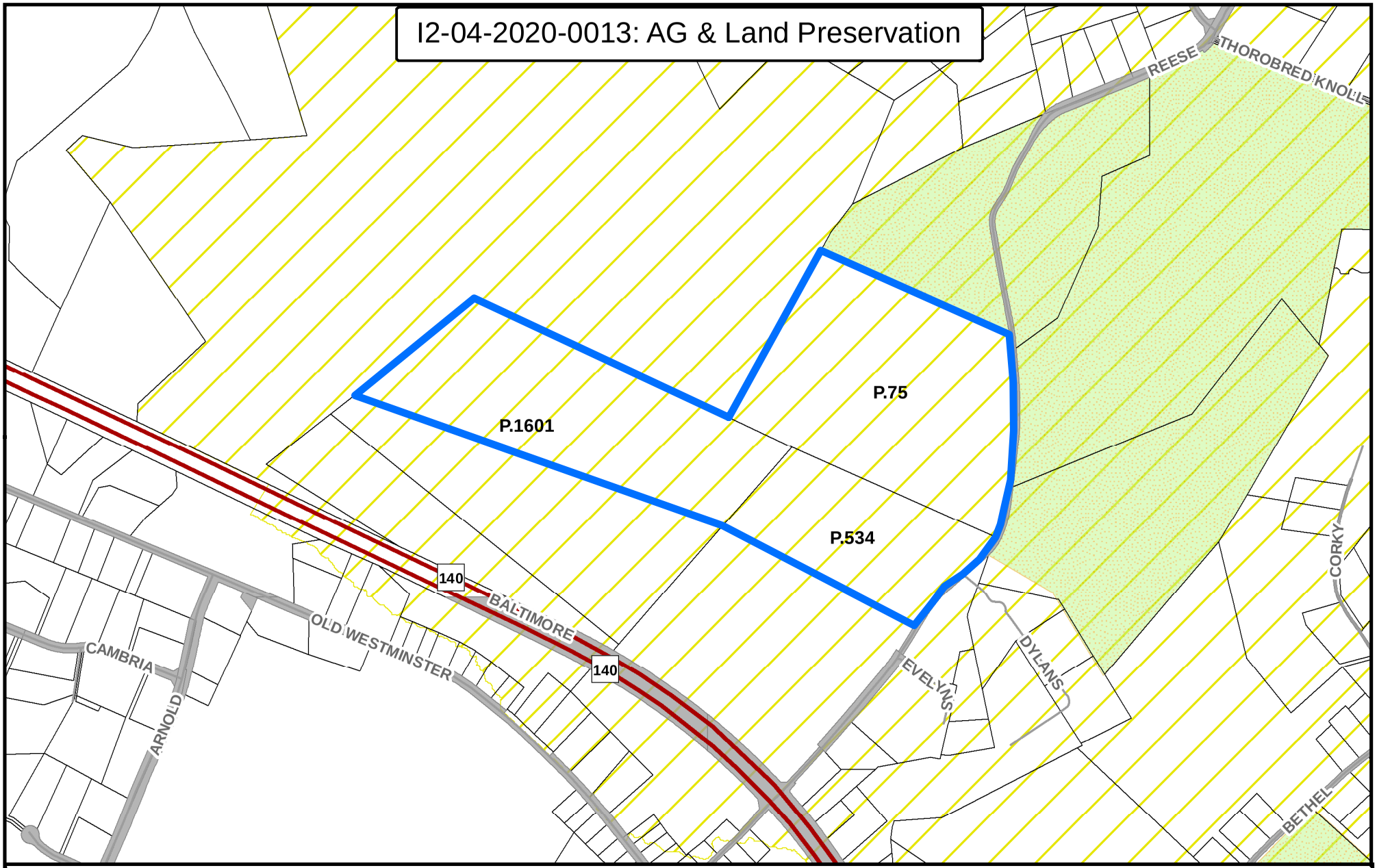
- I2-04-2020-0013
- Historic Site Points
- Major Roads
- Roads
- Property Data
- Historic District

0 315 630 1,260 Feet

N

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

I2-04-2020-0013: AG & Land Preservation



Legend

- I2-04-2020-0013
- Major Roads
- Roads
- Property Data
- Carroll County Easement
- Upper Patapsco Rural Legacy Area

0 315 630 1,260 Feet

N

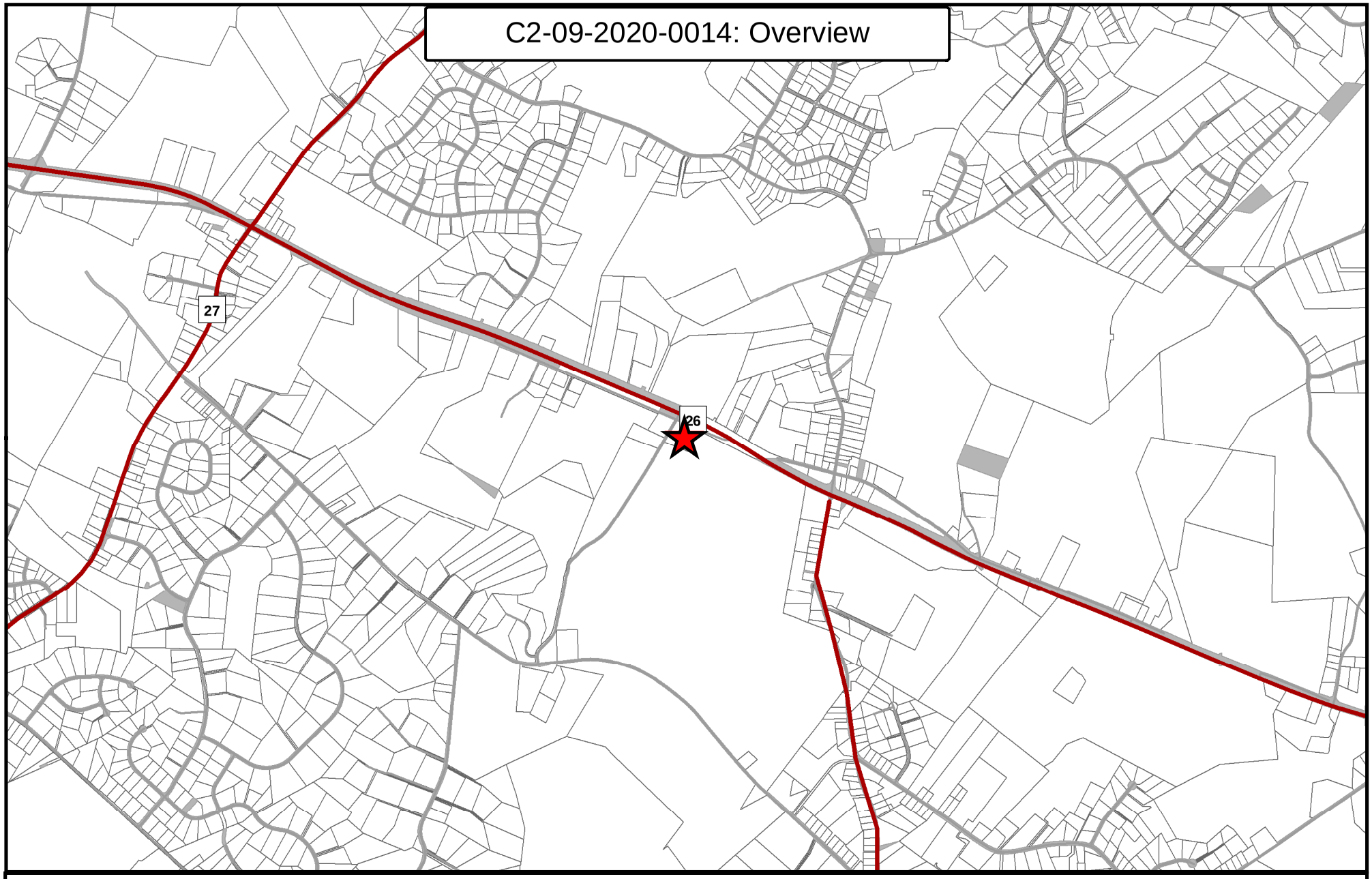
Created by the Carroll County Department of Planning 3/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-09-2020-0014

C2-09-2020-0014: Overview



Legend

- C2-09-2020-0014
- Major Roads
- Roads
- Property Data

0 0.25 0.5 1 Miles

N

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

C2-09-2020-0014: Aerial

Legend

- C2-09-2020-0014
- Major Roads
- Roads
- Property Data

0 65 130 260 Feet

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

N

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED _06/04/2020_
PLANNER INITIALS _LDE_____

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1.Request

Request # _C2—09-2020-0014 Applicant Name __MAD PROPERTIES ENTERPRISES, LLC c/o MARSHA HENLEY_

Property Address _1835 &1839 OLD WEST LIBERTY RD, WESTMINSTER, MD 21157____

Current Zoning _AG_____ Requested Zoning __C-2_____

2. Description of Property

Site Address 1835 &1839 OLD WEST LIBERTY RD, WESTMINSTER, MD 21157_____

Commissioner District ____4_____Account IDs: 0709003819 & 0709000488_____

Parcels __0068 & 0067_____Map __0061_____

Total Acreage of Parcels __1.69____Area to be Rezoned: ___1.69_____

Current Use: Residential & Commercial_____ Improved or Unimproved: ___Improved_____

Current Zoning: _____AG_____ Requested Zoning: ___C-2_____

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

Existing Land Uses:	Residence, Commercial (Heating and Air Conditioning business)
Land Use Plan Designation:[1]	Agriculture

Zoning History Summary

This property has been in the Ag District since 1965. It has been in commercial use as a nonconforming use and has received BZA approvals for expansions and substitution of other uses throughout the years. There are no zoning violations on the property.

[1] Per 2014 Carroll County Master Plan as amended 2019.

Existing Zoning and Land Use in Adjacent Area (See maps of the property and the surrounding area):

	Zoning	Land Use (existing & future)
North	Agricultural	Agricultural
South	Agricultural	Agricultural
East	Agricultural	Agricultural
West	Agricultural	Agricultural

4. Consistency with Master and Functional Plans:

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

This property is in the 2014 CCMP as amended 2019. It has a Future Land Use designation of Agricultural and is outside of the Rural Village of Winfield, which houses the commercial amenities for the surrounding area. The Smart Growth Act of 1997 allowed counties to certify Rural Villages as Priority Funding Areas (PFAs) if they are designated in the Comprehensive Plan. Rural Villages are small, unincorporated minor growth centers with identifiable edges to define the area. The line is drawn around the aggregation of residential and commercial properties that are logically interconnected.

This request is not consistent with the Future Land Use Designation.

B. Applicable Master Plan Goals and Objectives

This request is contrary to goals 13, 14 and 15 in the Carroll County Master Plan.

Goal 13 - Promote a healthy economy and additional employment opportunities by… providing land appropriately located and zoned for a variety of types and intensities of new economic development activities; and (d) maintaining a desirable balance between economic development and residential development.

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. [illegible]

No Planned Service

5. Environmental Constraints

Nothing of significance.

6. Historic Resources Identified

None

7. Public Safety Assessment

In the Winfield 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 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 nonconforming commercial use, and may continue as such indefinitely. Changing this property from Ag zoning to the C-2 zoning category would allow all the more intense commercial uses in Section 158.082 of the County Code on this property, which is outside of a nearby Rural Village and surrounded by Ag-zoned land. This was not envisioned by the 2014 Plan or the 2019 Amendment and is therefore not consistent with the Plan. The area for commercial activity in this part of the County is the Winfield Rural Village, which has defined identifiable edges. Also, the property is not a major road; it is off a small County Road which is not conducive to commercial traffic.

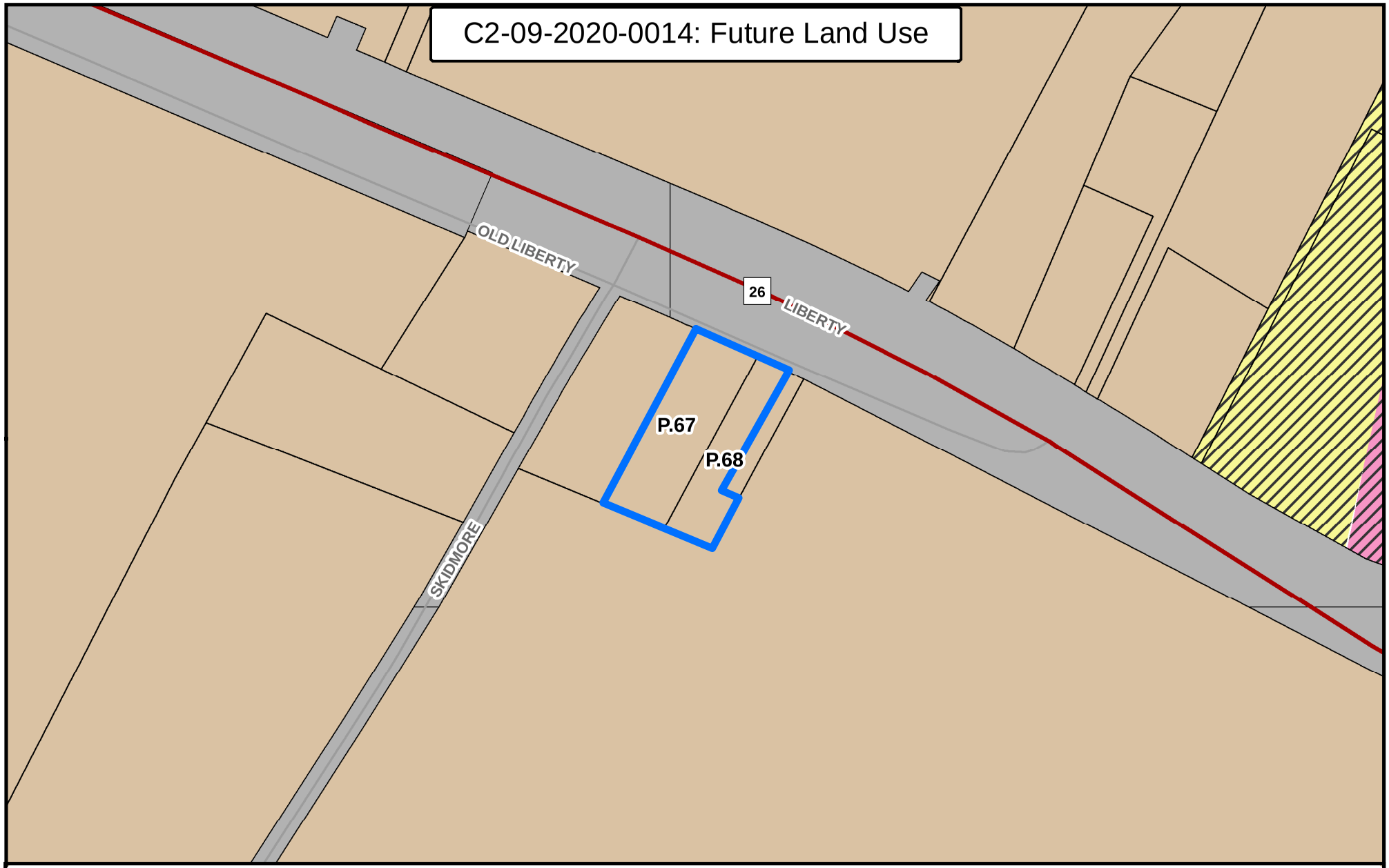
10. Recommendations

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

11. Appendixes

See attachments for individual assessments.

C2-09-2020-0014: Future Land Use



Legend

- C2-09-2020-0014
- Major Roads
- Roads
- Property Data

County Future Land Use

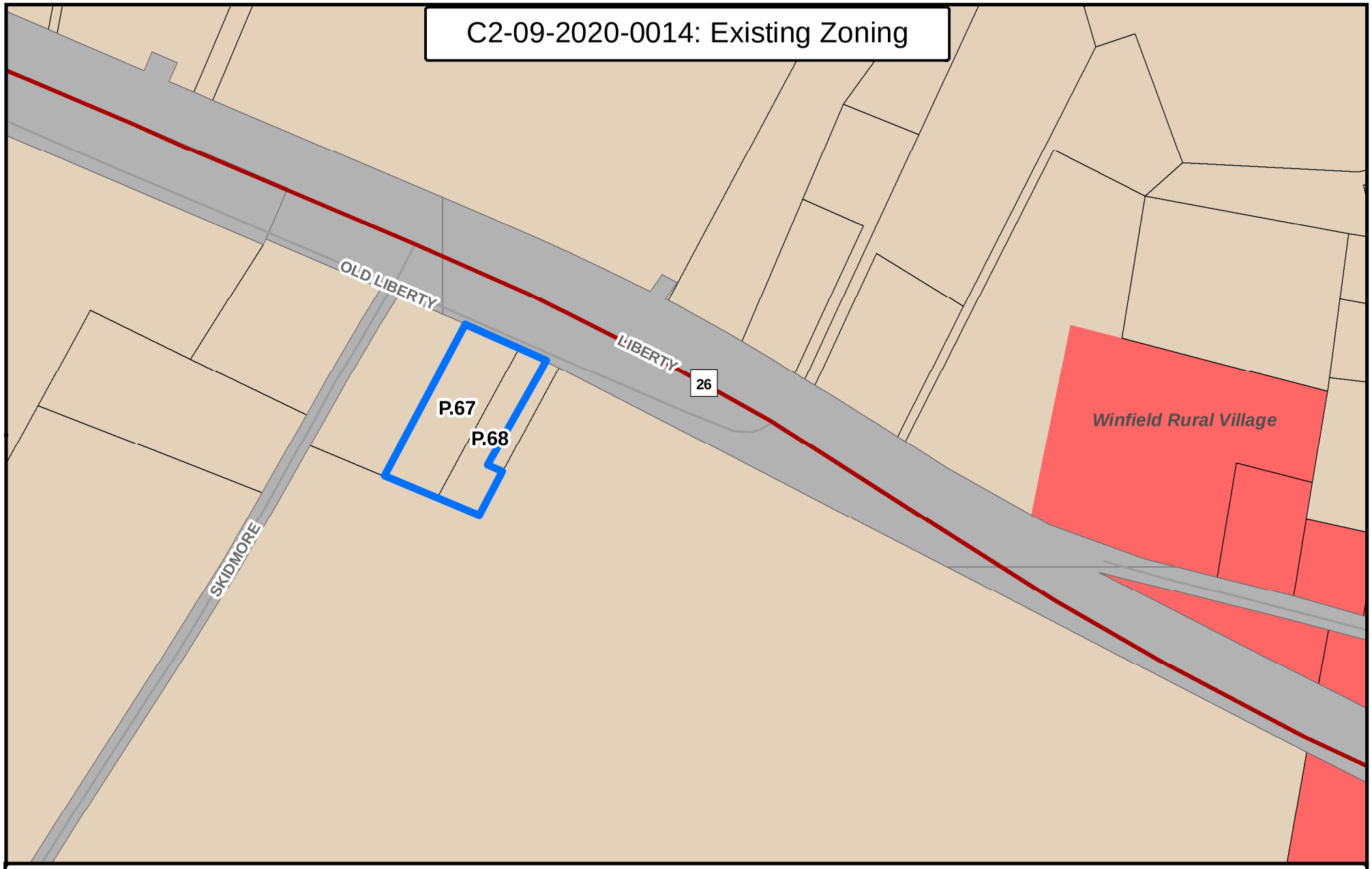
- Agriculture
- Village-Commercial/Industrial
- Village-Residential
- Transportation

0 115 230 460 Feet

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

N

C2-09-2020-0014: Existing Zoning



Legend

- C2-09-2020-0014
- Major Roads
- Roads
- Property Data

Existing Zoning

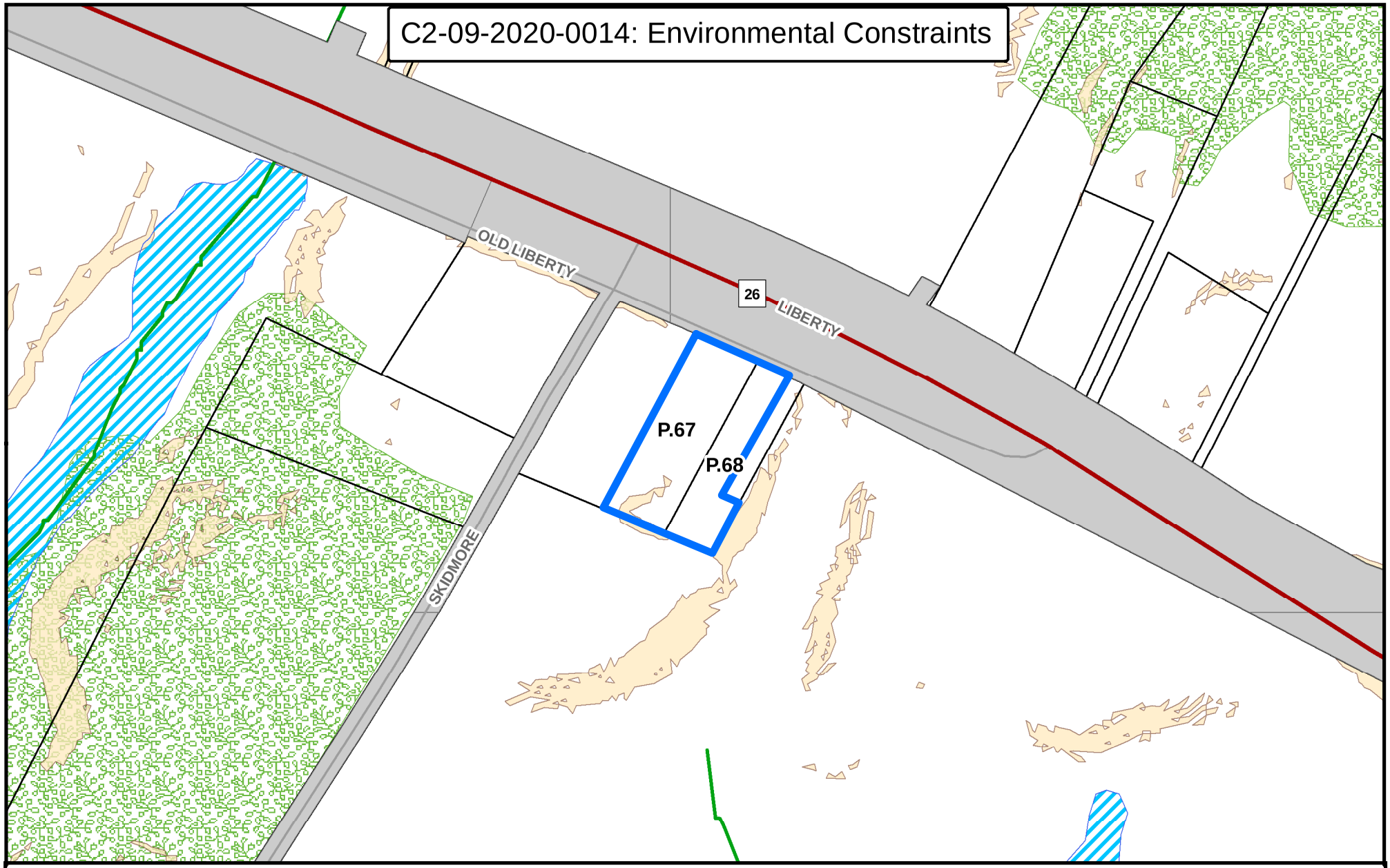
- Agriculture
- C-2

0 130 260 520 Feet

N

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

C2-09-2020-0014: Environmental Constraints



Legend

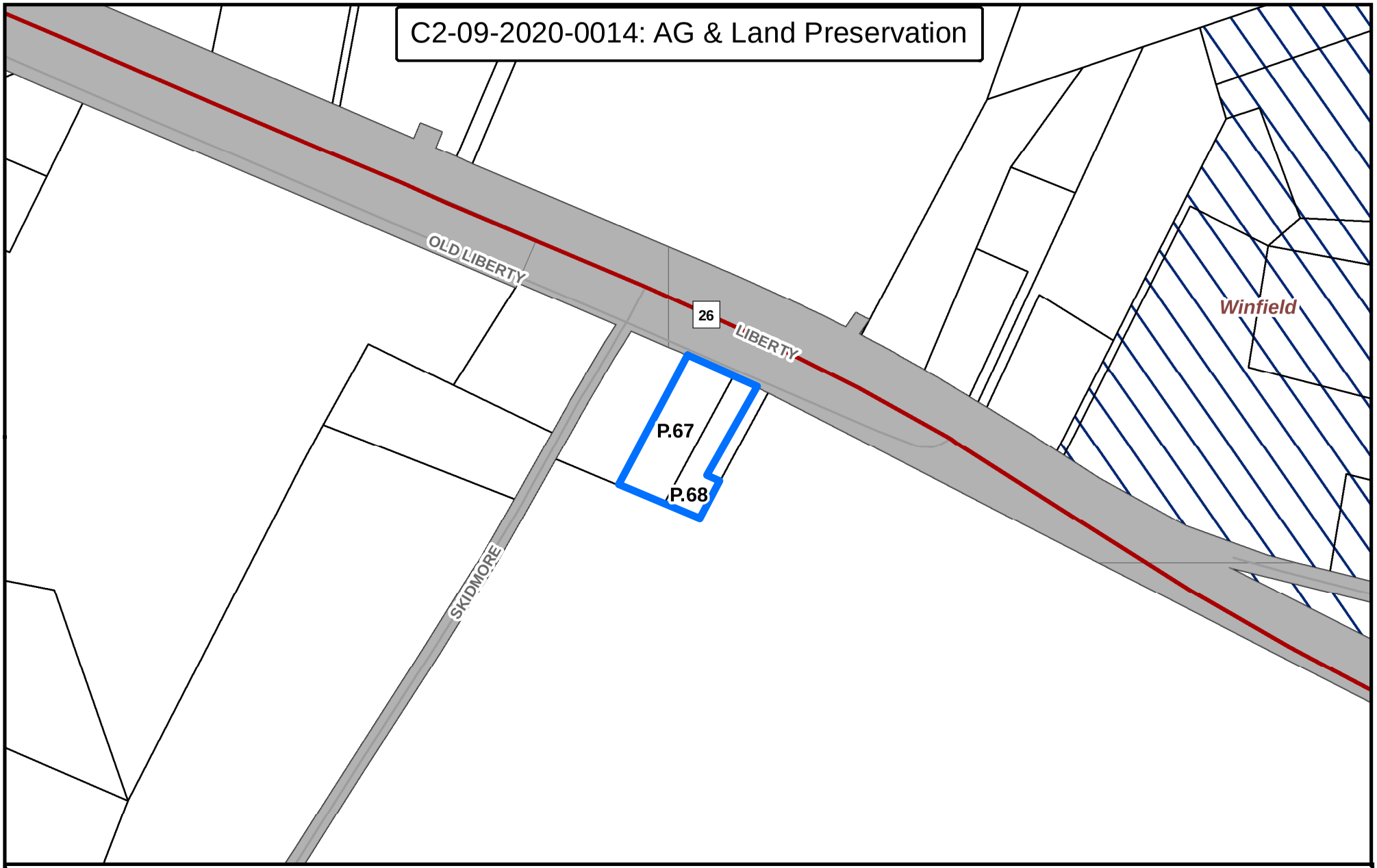
- C2-09-2020-0014
- Major Roads
- Roads
- Streams
- Property Data
- Wetlands
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 115 230 460 Feet

N

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

C2-09-2020-0014: AG & Land Preservation



Legend

- C2-09-2020-0014
- Major Roads
- Roads
- Property Data
- **Rural Village**
- Winfield

0 155 310 620 Feet

N

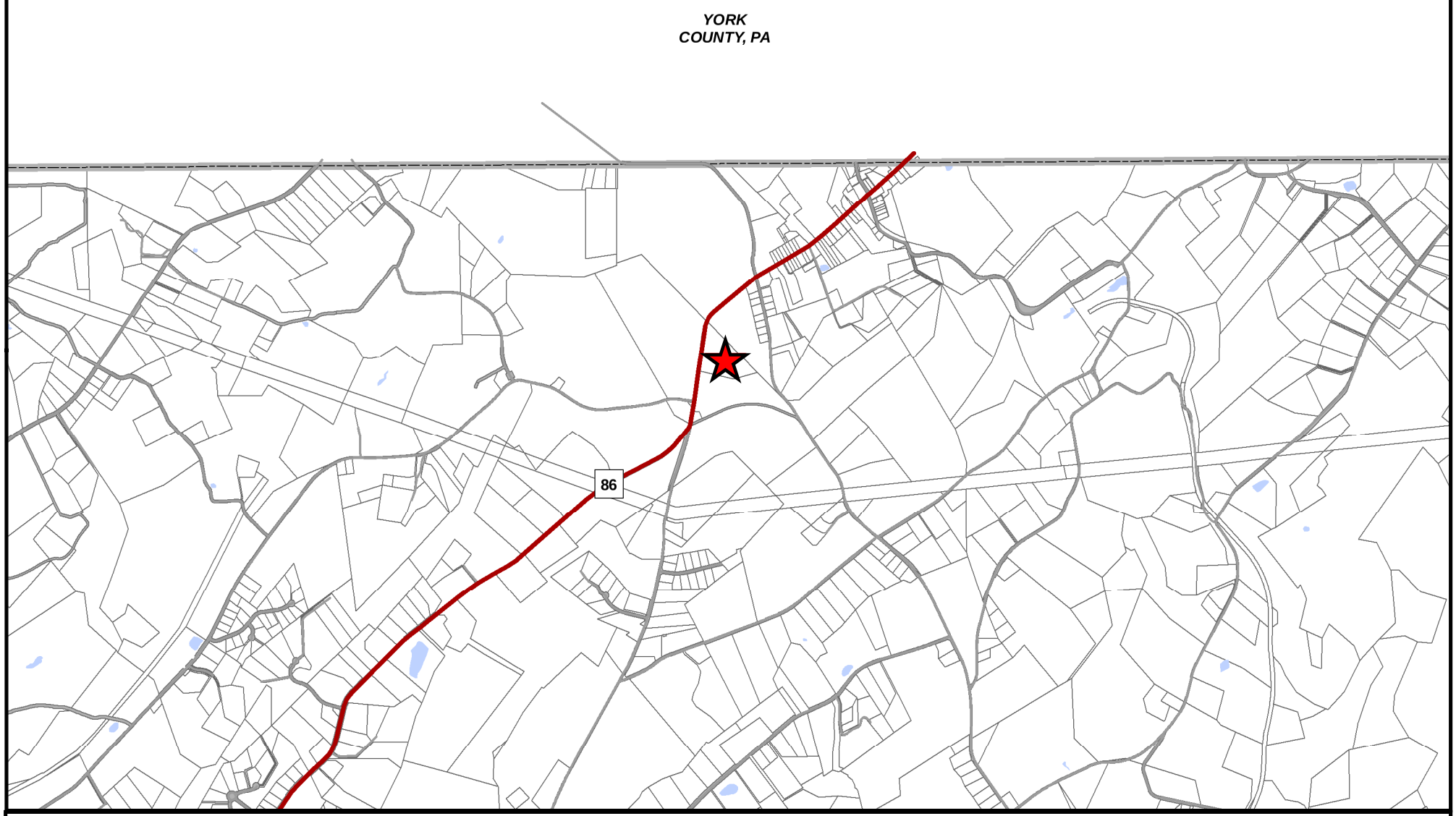
Created by the Carroll County Department of Planning 3/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-06-2020-0015

C2-06-2020-0015: Overview



Legend

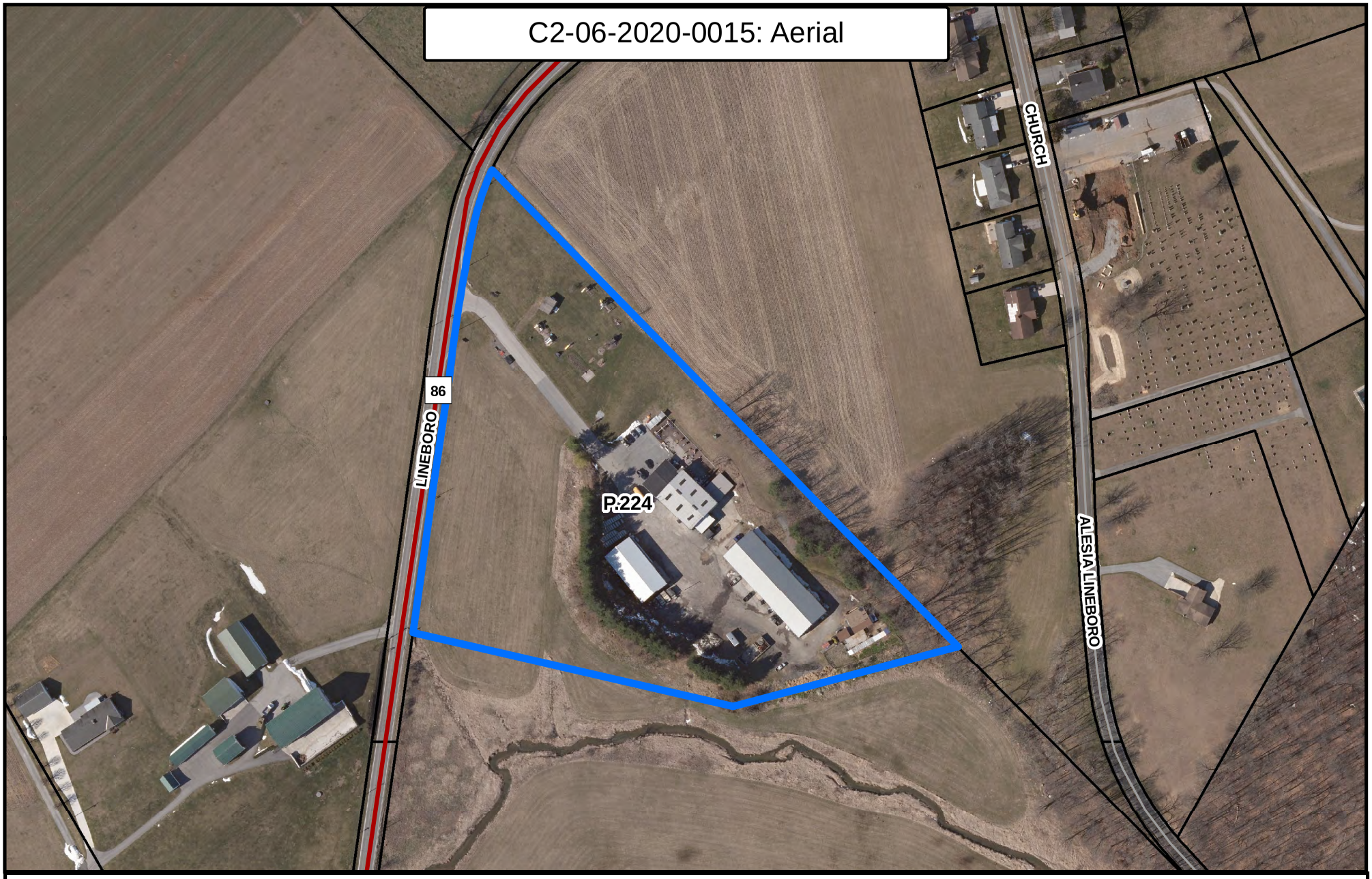
- C2-06-2020-0015
- Major Roads
- Roads
- County Border
- Property Data

0 0.25 0.5 1 Miles

N

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

C2-06-2020-0015: Aerial



Legend

- C2-06-2020-0015
- Property Data
- Major Roads
- Roads

0 130 260 520 Feet

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

N

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 6/3/2020
PLANNER INITIALS WPW

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # C2-06-2020-0015 Applicant Name: Clark Shaffer/on behalf of Mary Jane Graf, TR

Property Address: 4033 Lineboro Road, Manchester MD 21102

Current Zoning: AG Requested Zoning: C-2

2. Description of Property

Site Address 4033 Lineboro Rd., Manchester, MD 21102

Commissioner District 1

Parcel 0224 Map 0007

Total Acreage of Parcel 8.087 acres Area to be Rezoned: 8.087 acres

Current Zoning: AG Requested Zoning: C-2

3. Land Use and Zoning Considerations

Existing Land Uses:	Commercial (Daycare, Automobile Repair, Contractors office/storage)
Land Use Plan Designation:[1]	Village-Residential

Zoning History Summary (see worksheet)

This property has been in the Agricultural district since 1965. It has a long history of commercial uses, including contractor's equipment storage, garden supply, sale and repair of farm equipment, and day care center, which are permitted by right or for which conditional uses have been approved by the BZA. In 2019, it was found to have a vehicle repair business, which is not permitted in the AG District. This case is pending.

[1] Per 2014 Master Plan as amended 2019.

Existing Zoning and Land Use in Adjacent Area: (see map of property and surrounding area)

	Zoning	Land Use
North	Agriculture	Agriculture, Residential
South	Agriculture	Agriculture
East	Agriculture	Agriculture, Commercial
West	Agriculture	Agriculture

4. Consistency with Master and Functional Plans:

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

This property is in 2014 Carroll County Master Plan as amended 2019. It has a Future Land Use designation of Village Residential, as it is within the boundaries of the Lineboro Rural Village. The Village Commercial designated property is to the north on MD 86. This request is not consistent with the Future Land Use Designation.

B. Applicable Master Plan Goals and Objectives

Goals for Rural Villages were not specifically addressed in the 2014 CCMP as amended in 2019.

This request is consistent with the Following Implementation Strategy: *"In Rural Villages, encourage small neighborhood commercial development that is consistent with local character and that revitalizes historic properties."*

As articulated in the enabling legislation of the Smart Growth Act of 1997 the intent of Rural Villages is to support*: "… many small unincorporated communities in Maryland that are logical centers for rural development that supports the surrounding rural economy and landscape. "*
(https://planning.maryland.gov/Documents/OurProducts/Archive/72195/mg17-Designating-PFAs.pdf)

C. Water Service Area and Service lines in proximity

Not within planned water service area.

D. Sewer Service Area Service

Not within planned sewer service area.

5. Environmental Constraints

The 100-year Floodplain encroaches onto a small area in the southern portion of the property. There are two areas identified as steep slopes, the first area, closet to Lineboro Road, are berms which were built as shown on site plan S-90-025. The other area of steep slopes run halfway up and are adjacent to the northern property line.

6. Historic Resources Identified

None on the property There are thirty-nine records identified by the Maryland Cultural Resource Information System which fall within the ½ mile Area of Potential Effect (APE).

7. Public Safety Assessment

Lineboro District: approaching inadequate for Fire and EMS.

8. Ag Preservation and Applicable Preservation Area

There is a 106-acre parcel (split by MD 86), with a portion abutting this parcel to the north which is in a County Easement for Ag Preservation. This parcel also lies within the Little Pipe Creek Rural Legacy Area.

9. Assessment Summary

This property has a Future Land Use designation in the 2014 CCMP as amended 2019 of Village Residential, which is not consistent with the C-2 Zoning District. However, it has a long history of BZA approvals for allowable commercial uses in the AG district, such as contractor's storage, garden supply center, and farm machinery service and sales. The property is also currently the location of a day care center, a principal permitted use in the AG District.

The inclusion of this property in the Rural Village of Lineboro along MD 86 differentiates it from other requests for properties with inconsistent FLU designations. The Rural Village designation grew out of the State of Maryland's 1997 Smart Growth Areas Act. Lineboro is one of the County's 35 unincorporated traditional settlements. Historically, the Rural Villages were a concentration of residences and local businesses located on relatively small lots, grouped close together, surrounded by farms. Because of the nature of these villages, properties originally used for commercial purposes may now be residential, and vice versa. These areas were originally mixed use in nature and designating properties as only residential or only commercial is problematic as uses change over time.

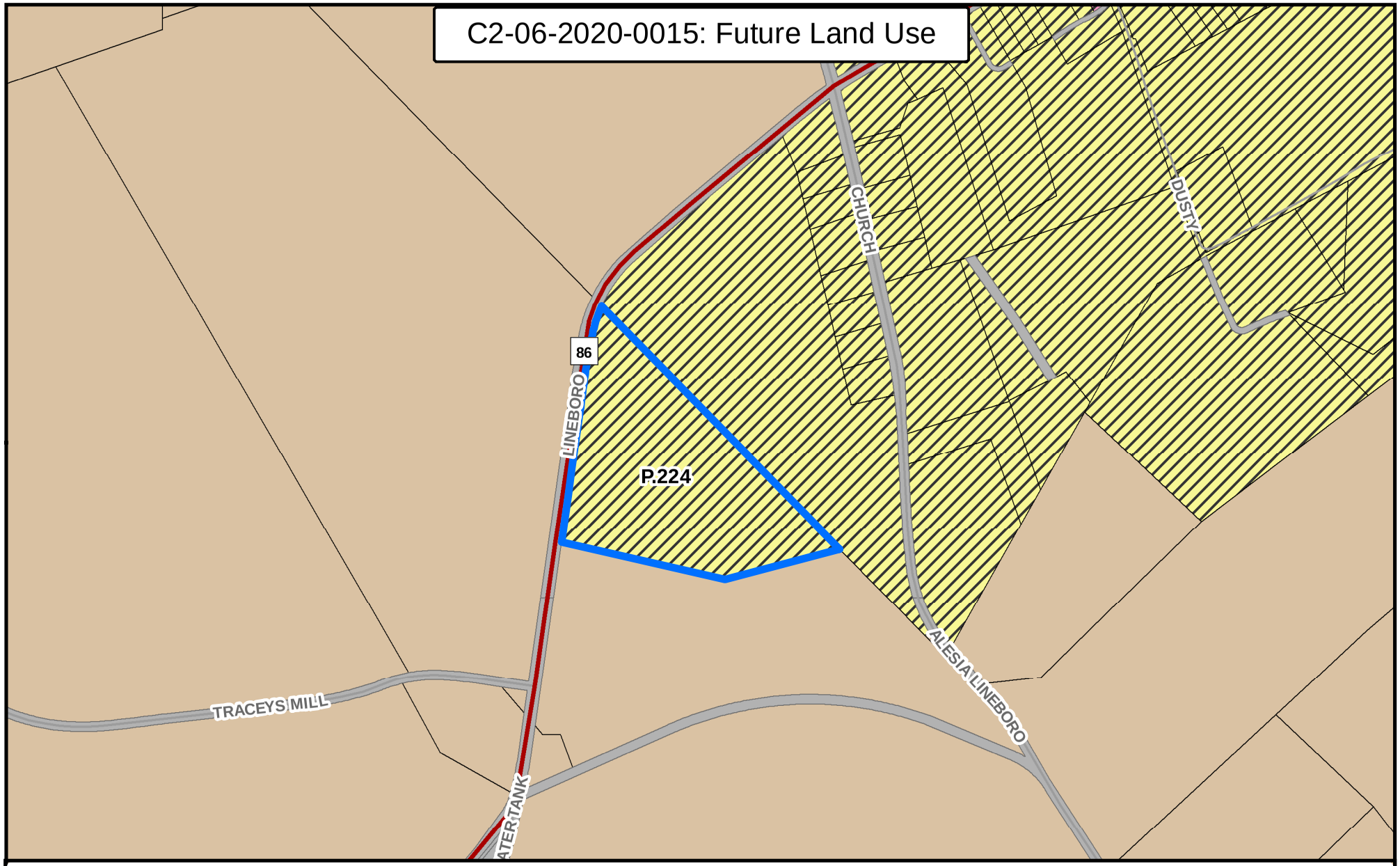
This property has a history of commercial use, has access to MD 86, and is 8 acres in size. It is appropriate that it continue to be used for commercial purposes.

10. Department of Planning Recommendation: (Favorable or Unfavorable)	Favorable
Planning Commission Recommendation: (Favorable or Unfavorable)	

11. Appendixes

See attachments for individual assessments.

C2-06-2020-0015: Future Land Use



Legend

- C2-06-2020-0015
- Major Roads
- Roads
- Property Data

County Future Land Use

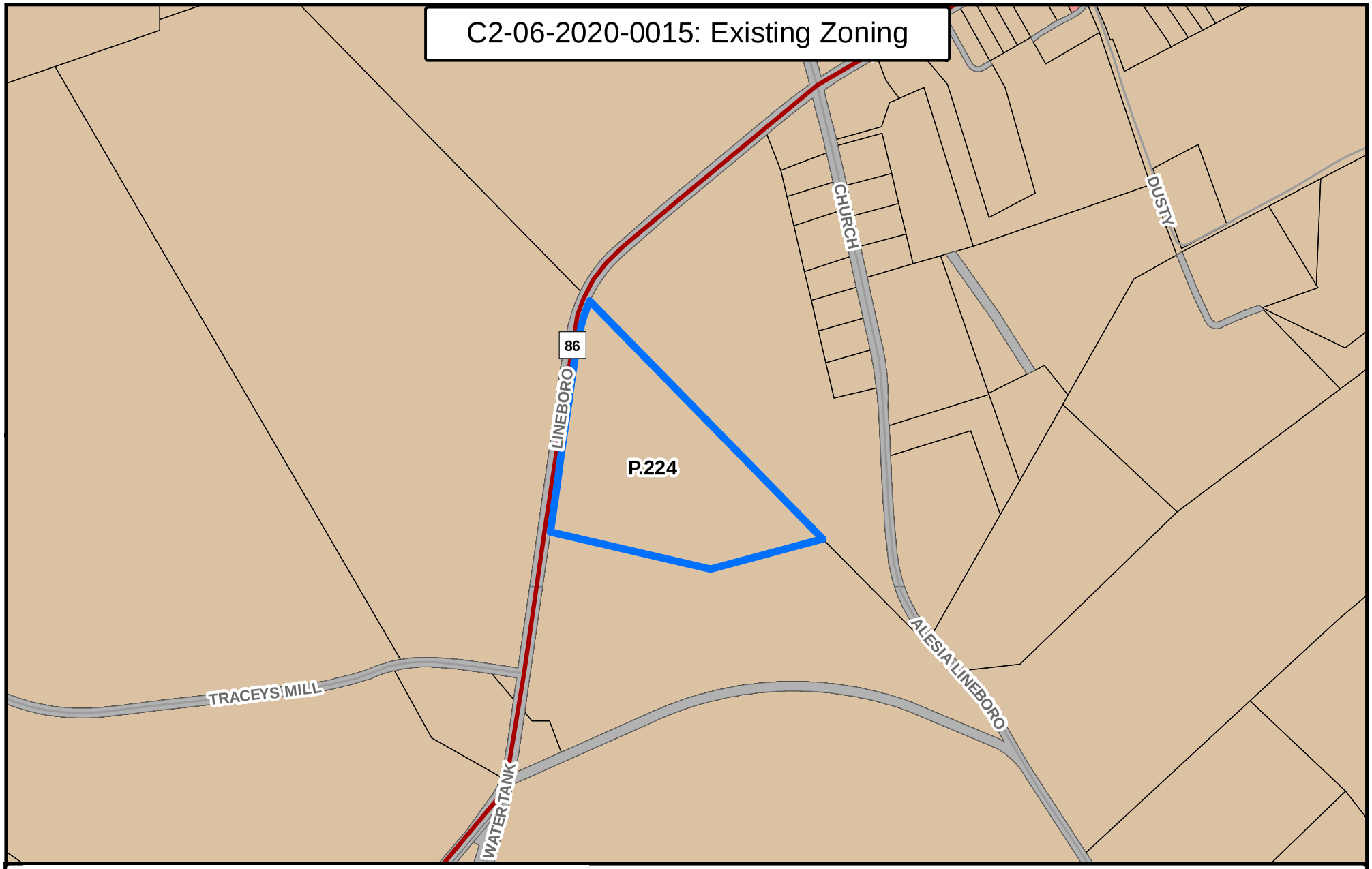
- Agriculture
- Village-Commercial/Industrial
- Village-Residential
- Transportation

0 195 390 780 Feet

N

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

C2-06-2020-0015: Existing Zoning



Legend

- C2-06-2020-0015
- Major Roads
- Roads
- Property Data

Existing Zoning

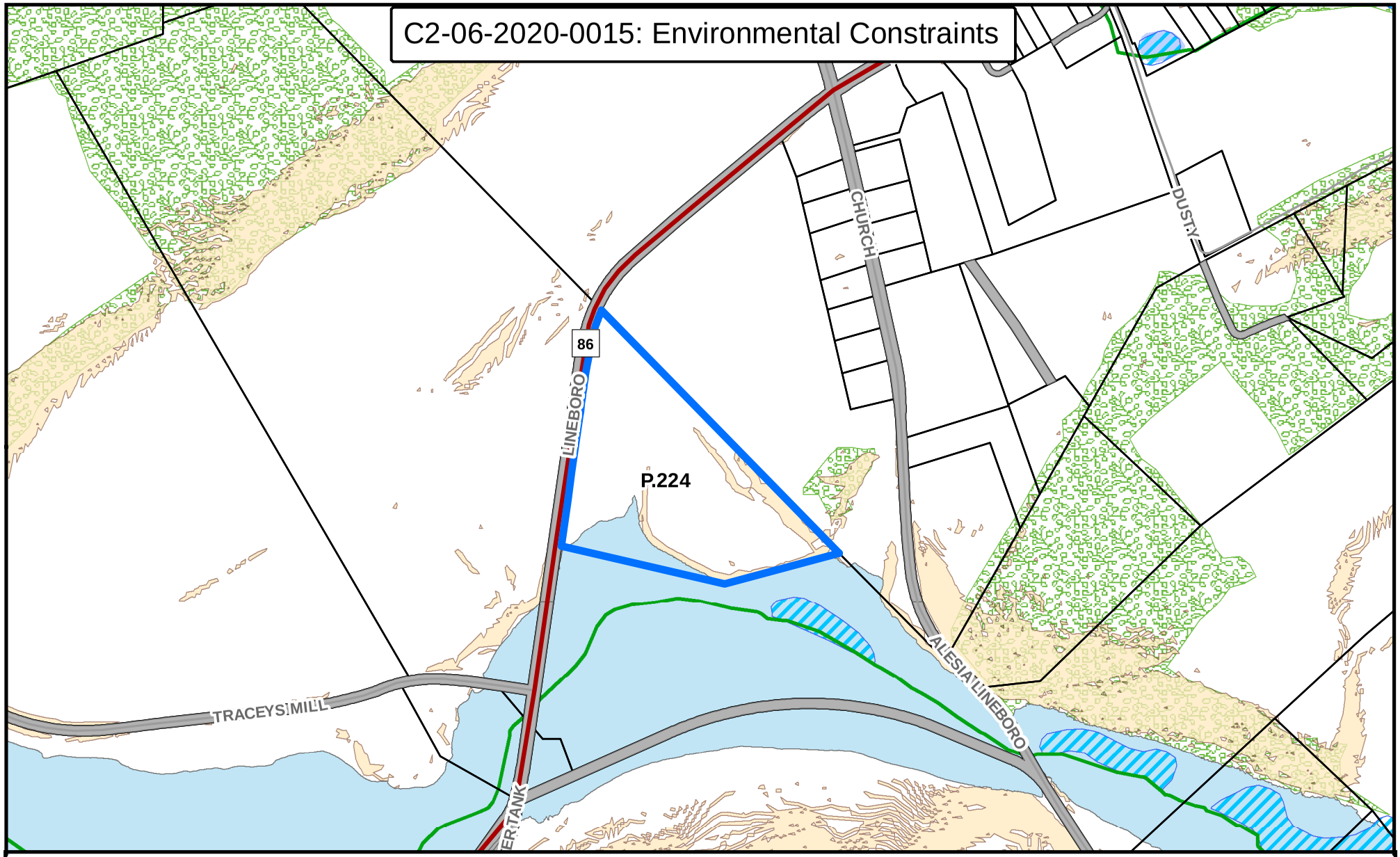
- Agriculture
- C-1

0 195 390 780 Feet

N

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

C2-06-2020-0015: Environmental Constraints



Legend

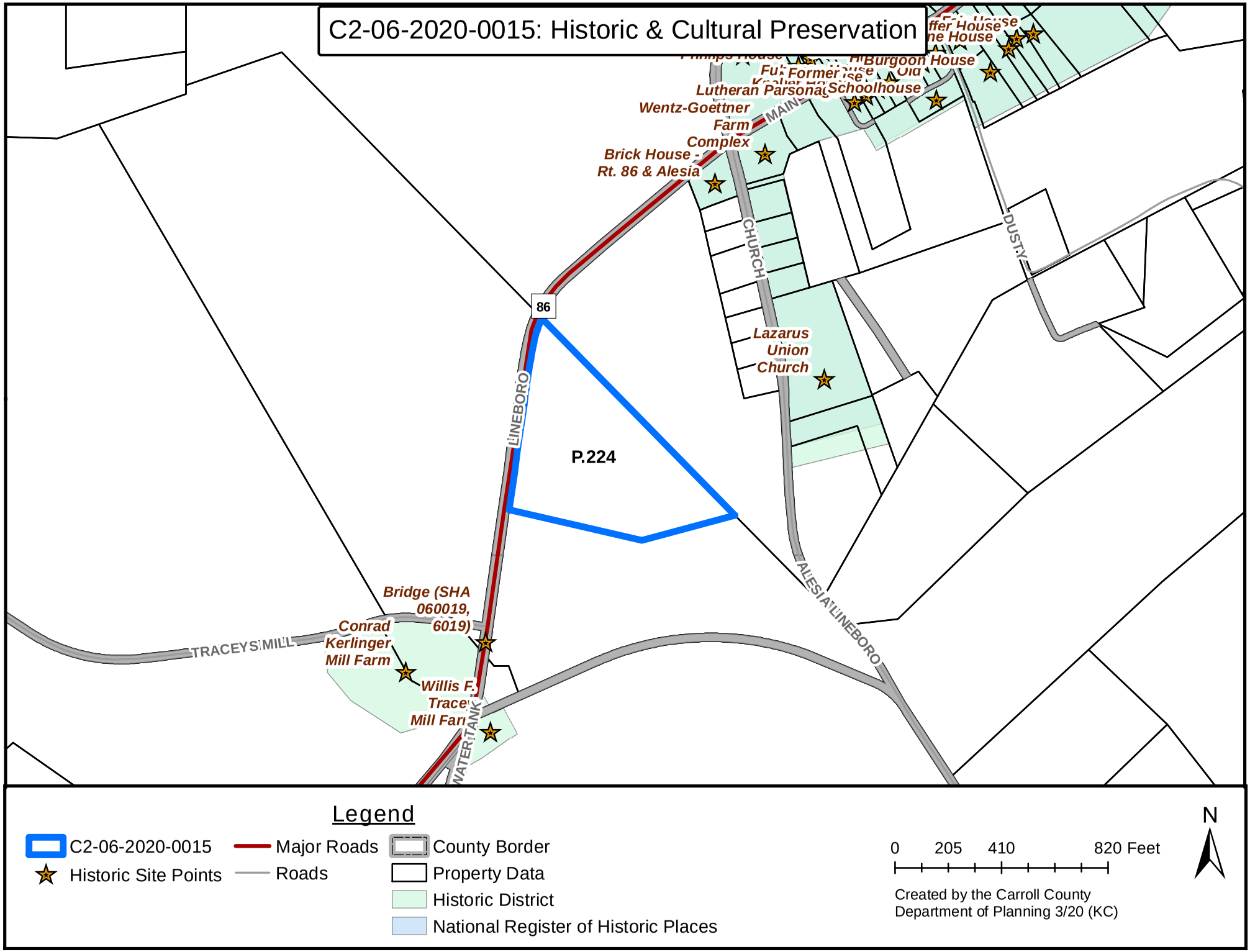
- C2-06-2020-0015
- Major Roads
- Roads
- Streams
- Property Data
- Wetlands
- FEMA Floodplain
- Ponds - Reservoirs
- Steep Slopes Lidar (25% or greater)
- Forest Cover

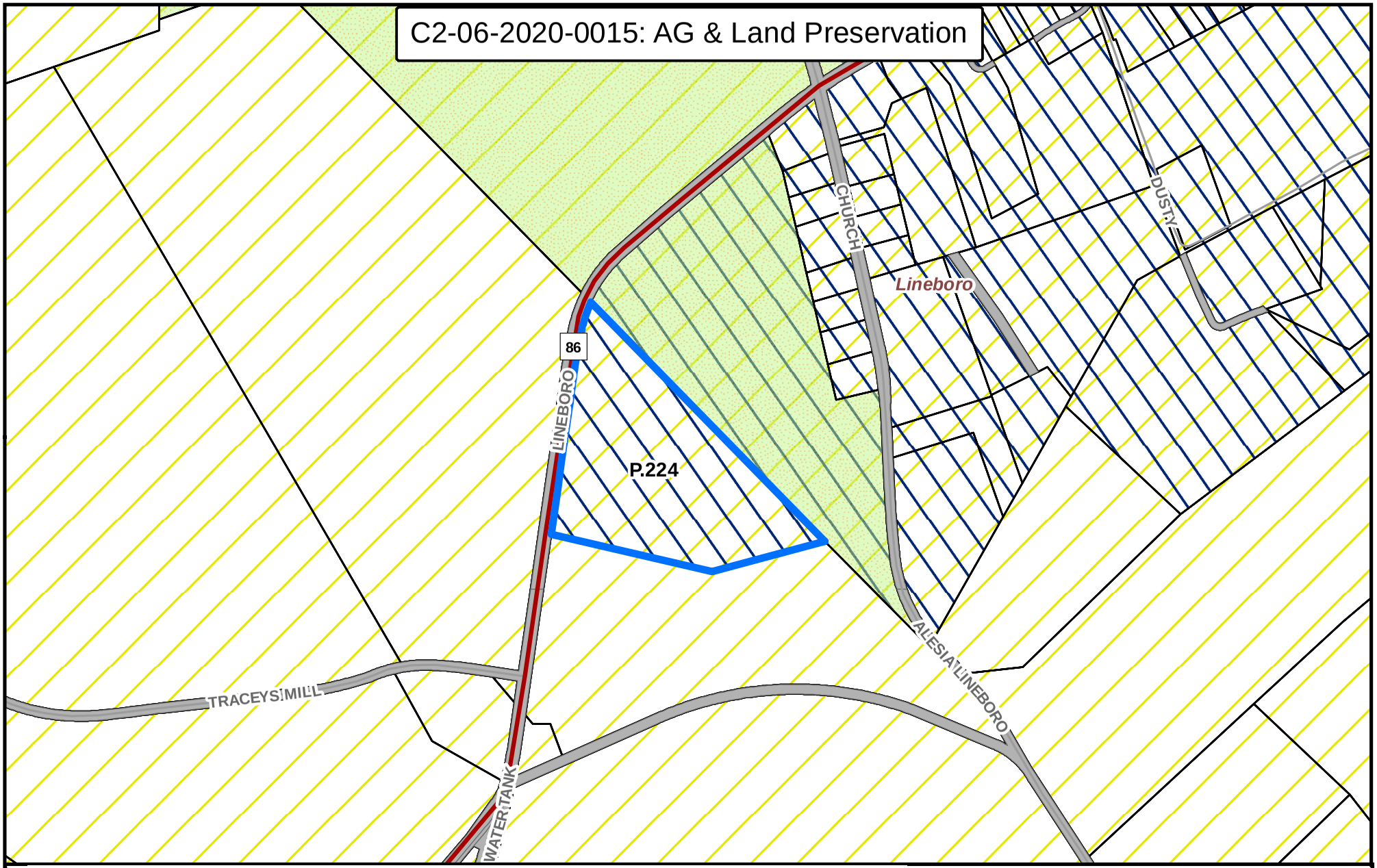
0 195 390 780 Feet

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

N

C2-06-2020-0015: Historic & Cultural Preservation





Legend

- C2-06-2020-0015
- Major Roads
- Roads
- Property Data
- Carroll County Easement

Rural Village

- Lineboro
- Upper Patapsco Rural Legacy Area

0 195 390 780 Feet

N

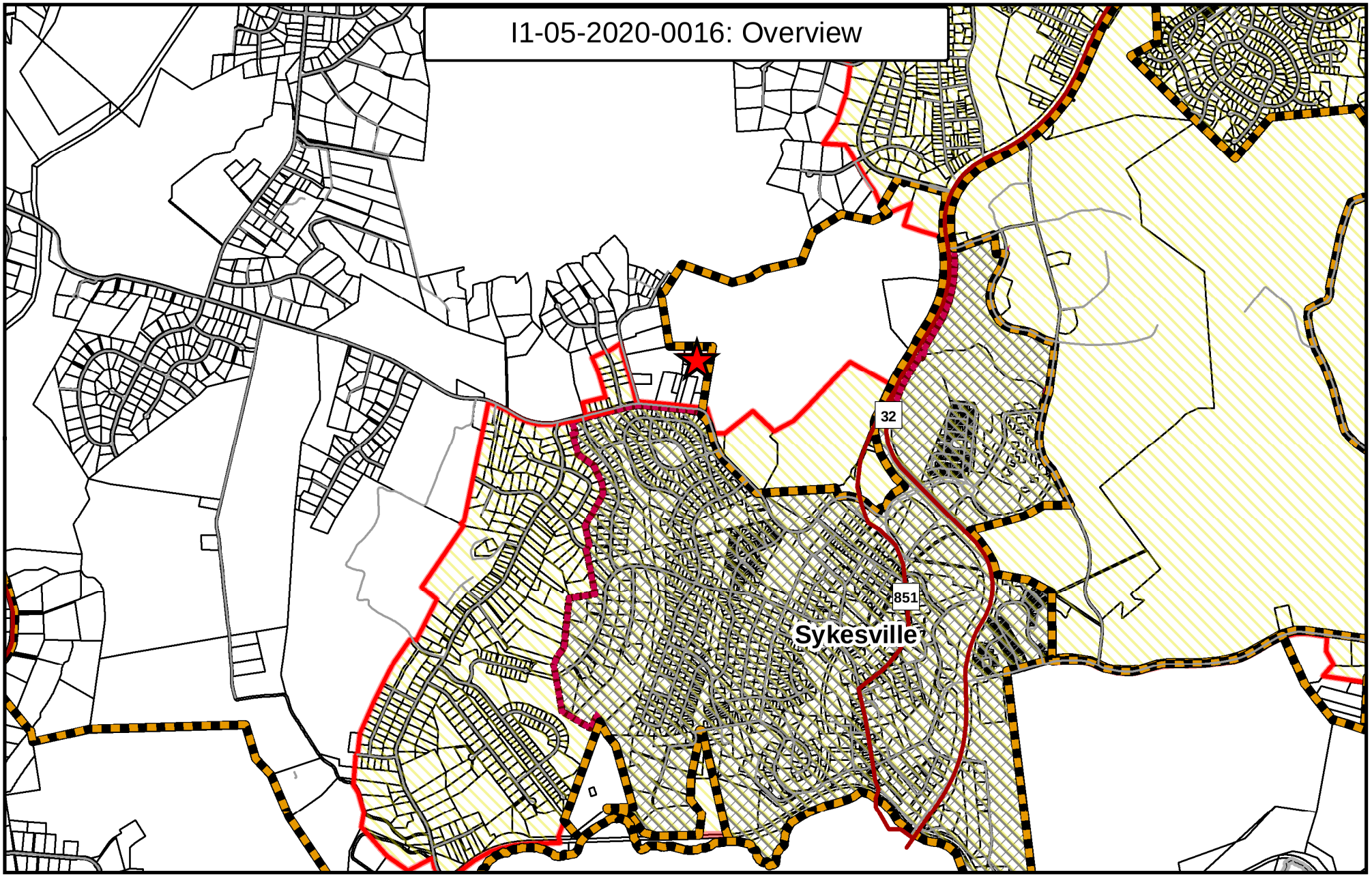
Created by the Carroll County Department of Planning 3/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

I1-05-2020-0016

I1-05-2020-0016: Overview



Legend

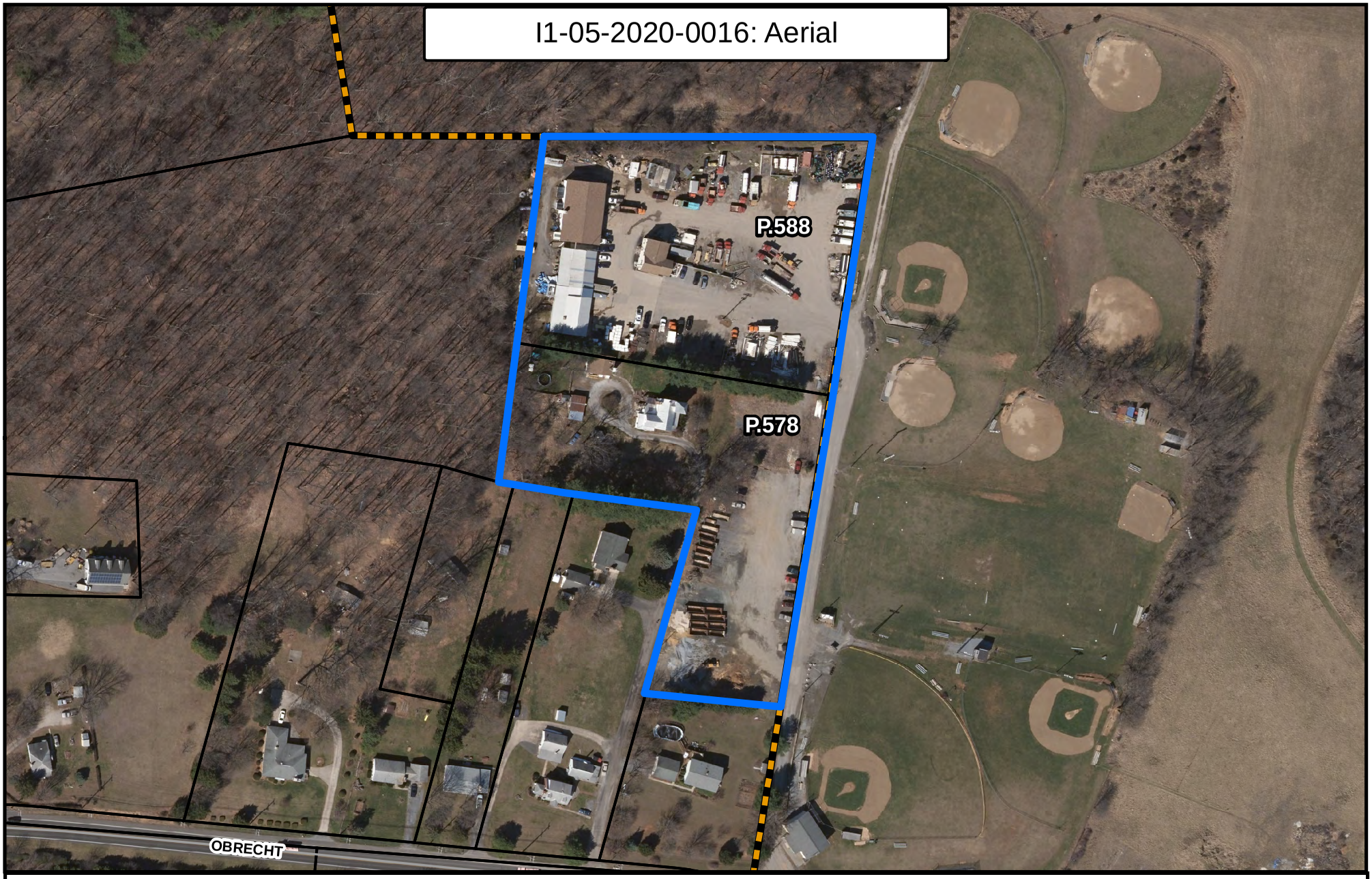
- I1-05-2020-0016
- Major Roads
- Roads
- County Border
- Growth Area
- Corporate Limits
- Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles

N

Created by the Carroll County Department of Planning 2/20 (KC)

I1-05-2020-0016: Aerial



Legend

- I1-05-2020-0016
- Growth Area
- Roads
- Property Data

0 125 250 500 Feet

Created by the Carroll County Department of Planning 2/20 (KC)

N

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED _06/04/2020_
PLANNER INITIALS _LDE____

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:[1]	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.

	Zoning	Land Use (existing & future)
North	Conservation	Conservation
South	R-20,000	Medium Density Residential
East	Conservation	Conservation (outdoor recreation)
West	Conservation	Conservation

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)	

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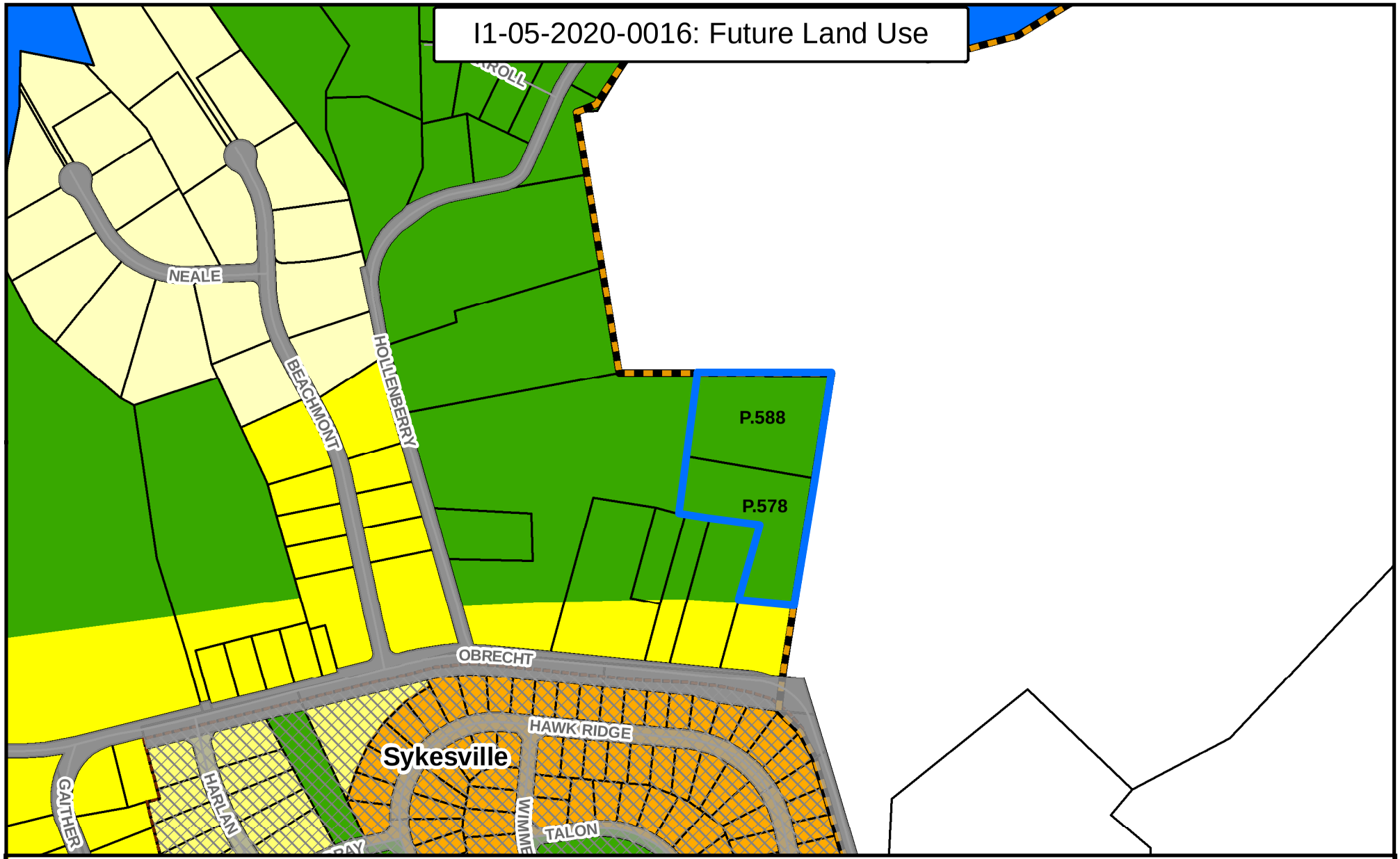
11. Appendixes

See attachments for individual assessments.

I1-05-2020-0016: Future Land Use



Legend

- I1-05-2020-0016
- Roads
- Growth Area
- Corporate Limits
- Property Data

Sykesville Future Land Use

- Conservation
- Low Density Residential
- Medium Density Residential

Freedom Future Land Use

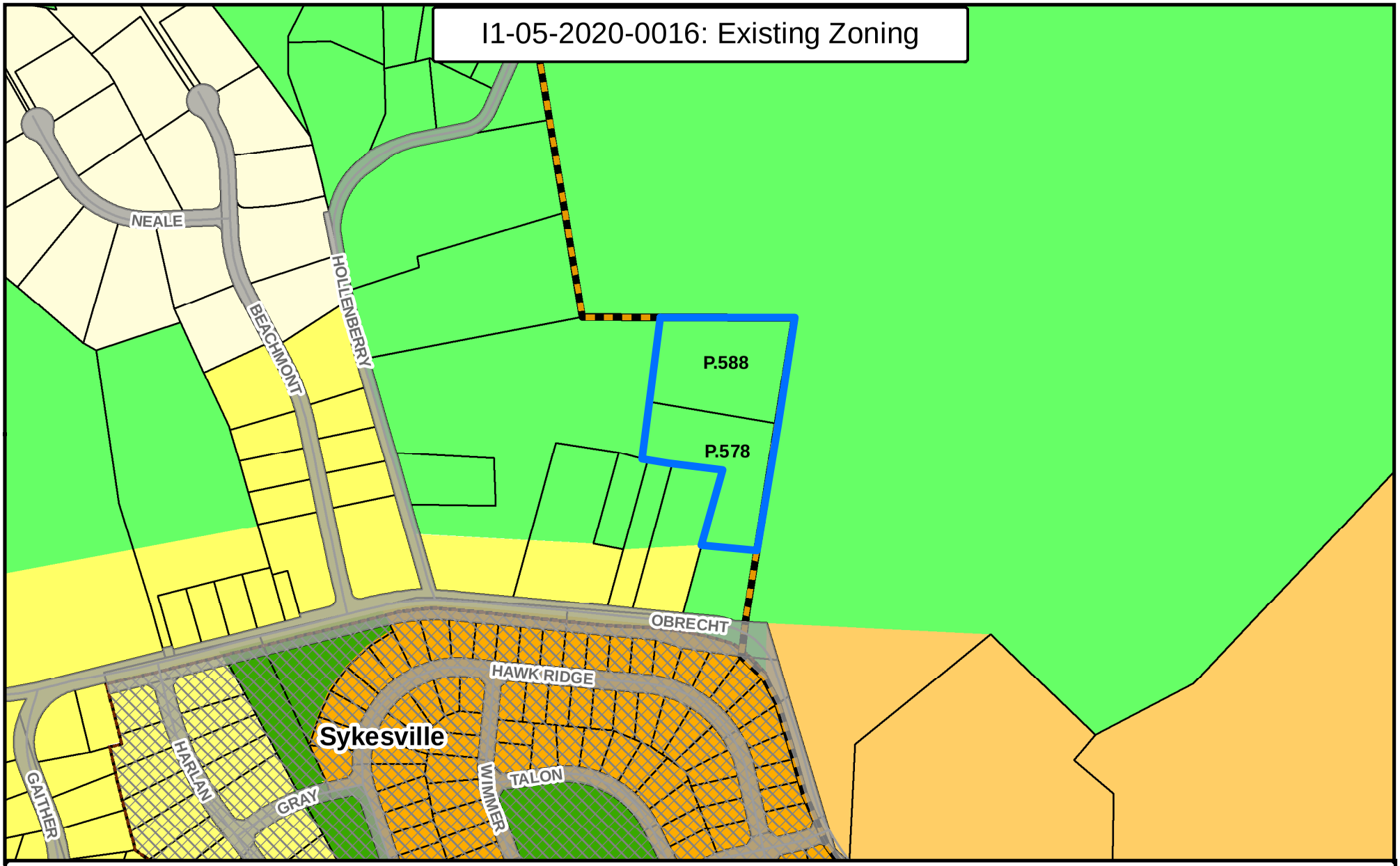
- Resource Conservation
- Residential-Low
- Residential-Medium
- Reservoir
- Transportation

0 180 360 720 Feet

Created by the Carroll County Department of Planning 2/20 (KC)

N

I1-05-2020-0016: Existing Zoning



Legend

- I1-05-2020-0016
- Roads
- Growth Area
- Property Data
- Corporate Limits

Sykesville Zoning
- R-20,000
- R-10,000
- Conservation

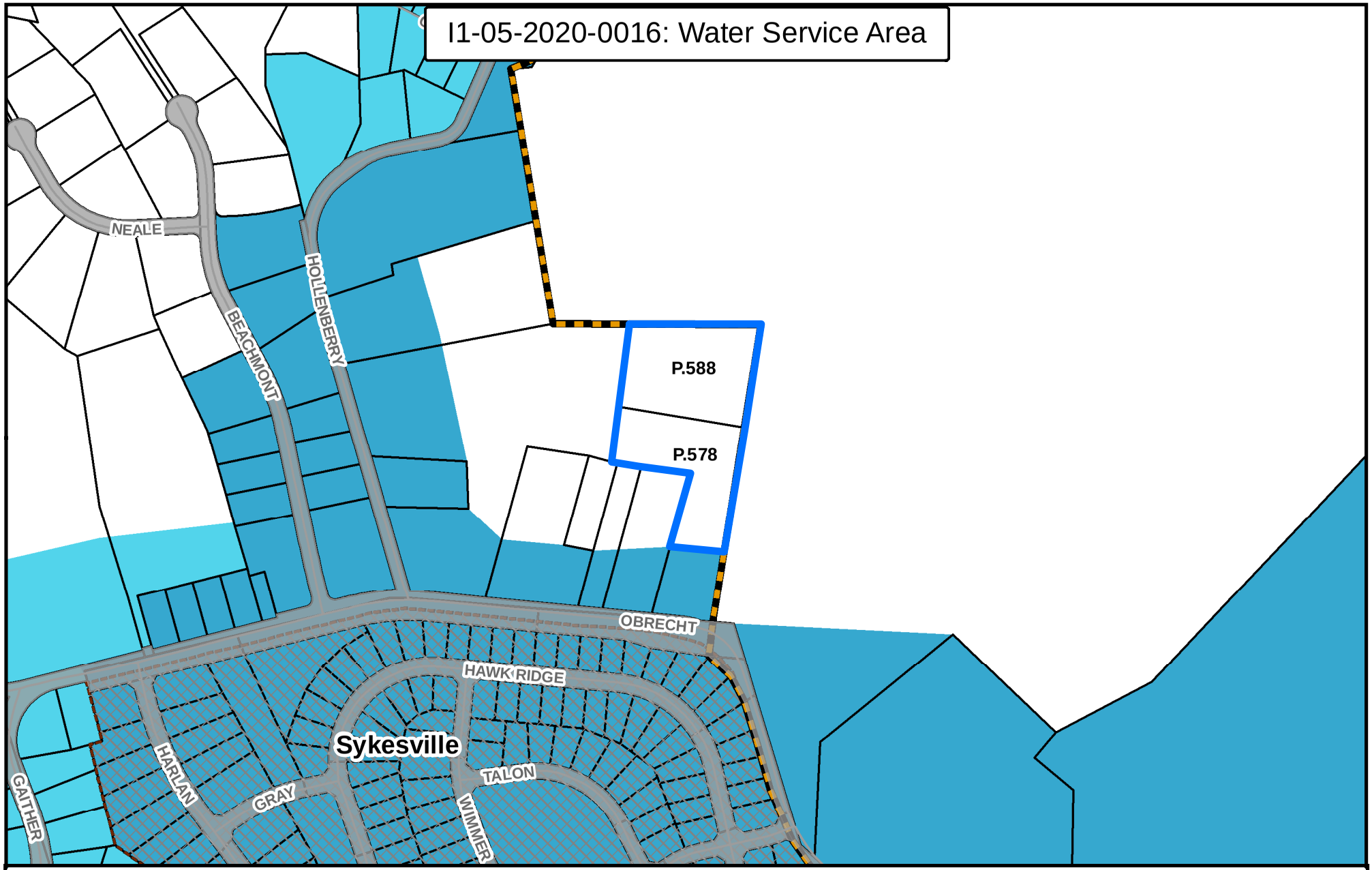
County Zoning
- Conservation
- R-40,000
- R-20,000
- R-10,000

0 180 360 720 Feet

N

Created by the Carroll County Department of Planning 2/20 (KC)

I1-05-2020-0016: Water Service Area



Legend

- I1-05-2020-0016
- Roads
- Growth Area
- Corporate Limits
- Property Data

Water Service Area

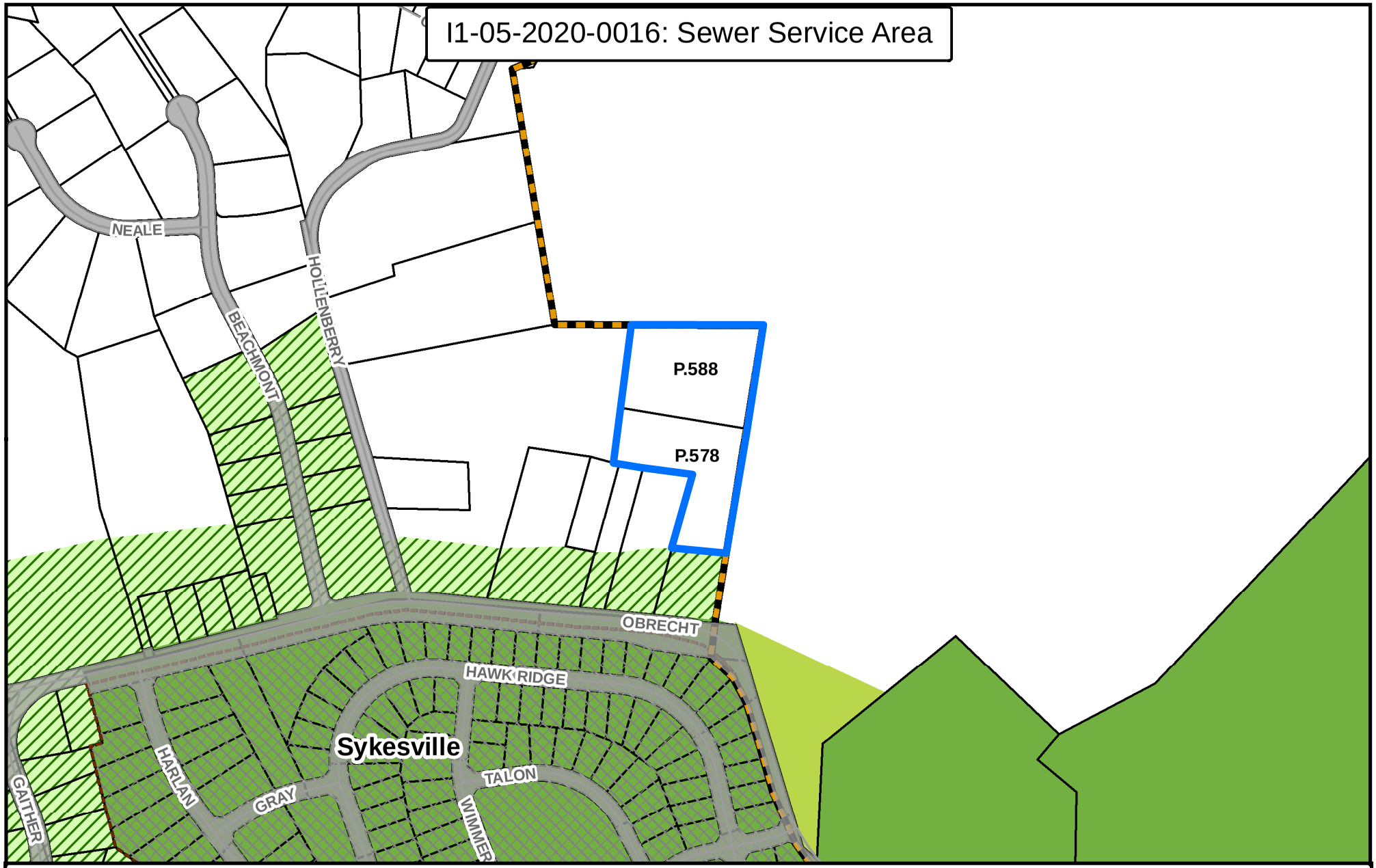
- Existing
- Priority

0 180 360 720 Feet

N

Created by the Carroll County Department of Planning 2/20 (KC)

I1-05-2020-0016: Sewer Service Area



Legend

- I1-05-2020-0016
- Roads
- Growth Area
- Corporate Limits
- Property Data

Sewer Service Area

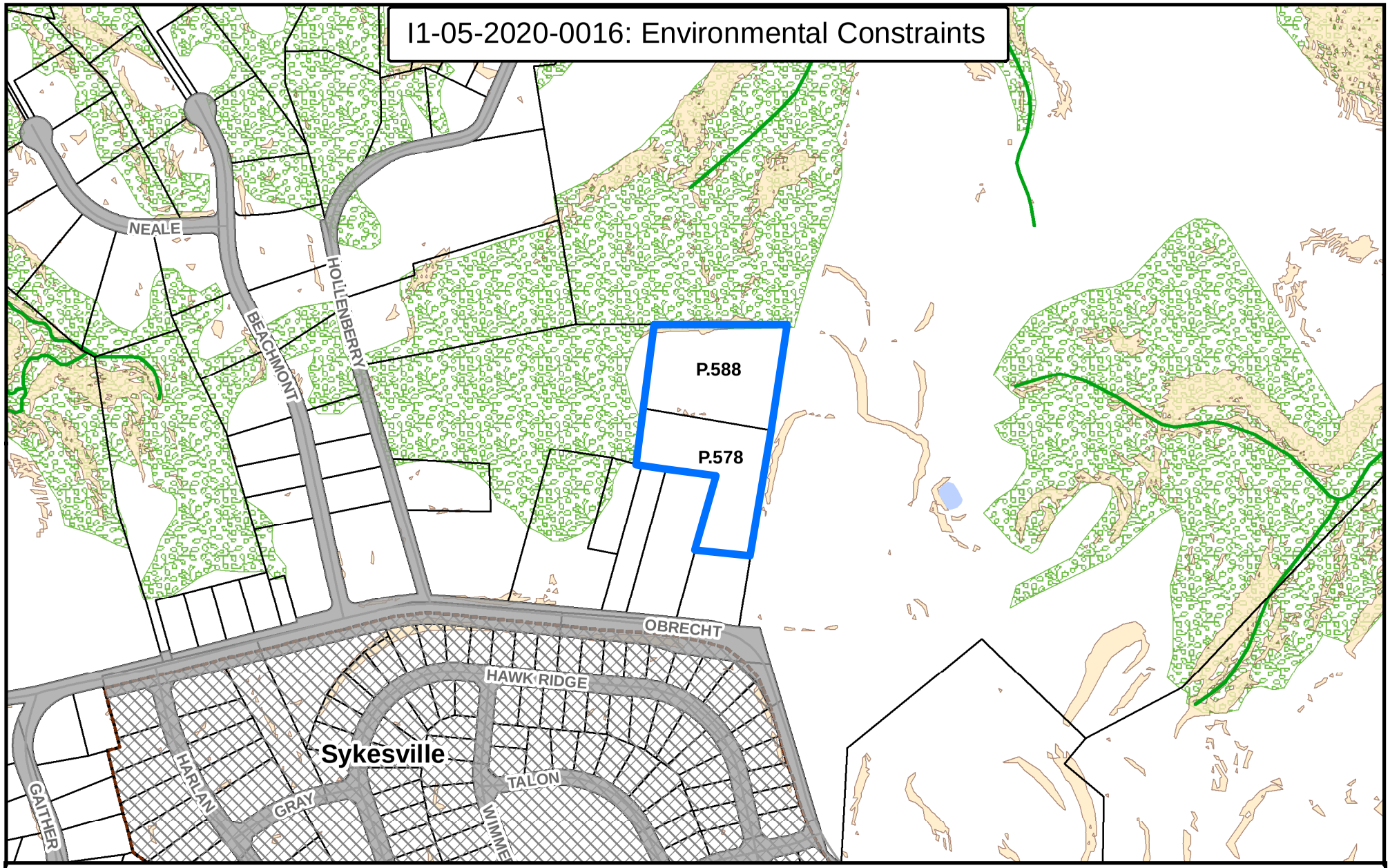
- Existing
- Priority
- Future
- Long Range

0 180 360 720 Feet

N

Created by the Carroll County Department of Planning 2/20 (KC)

I1-05-2020-0016: Environmental Constraints



Legend

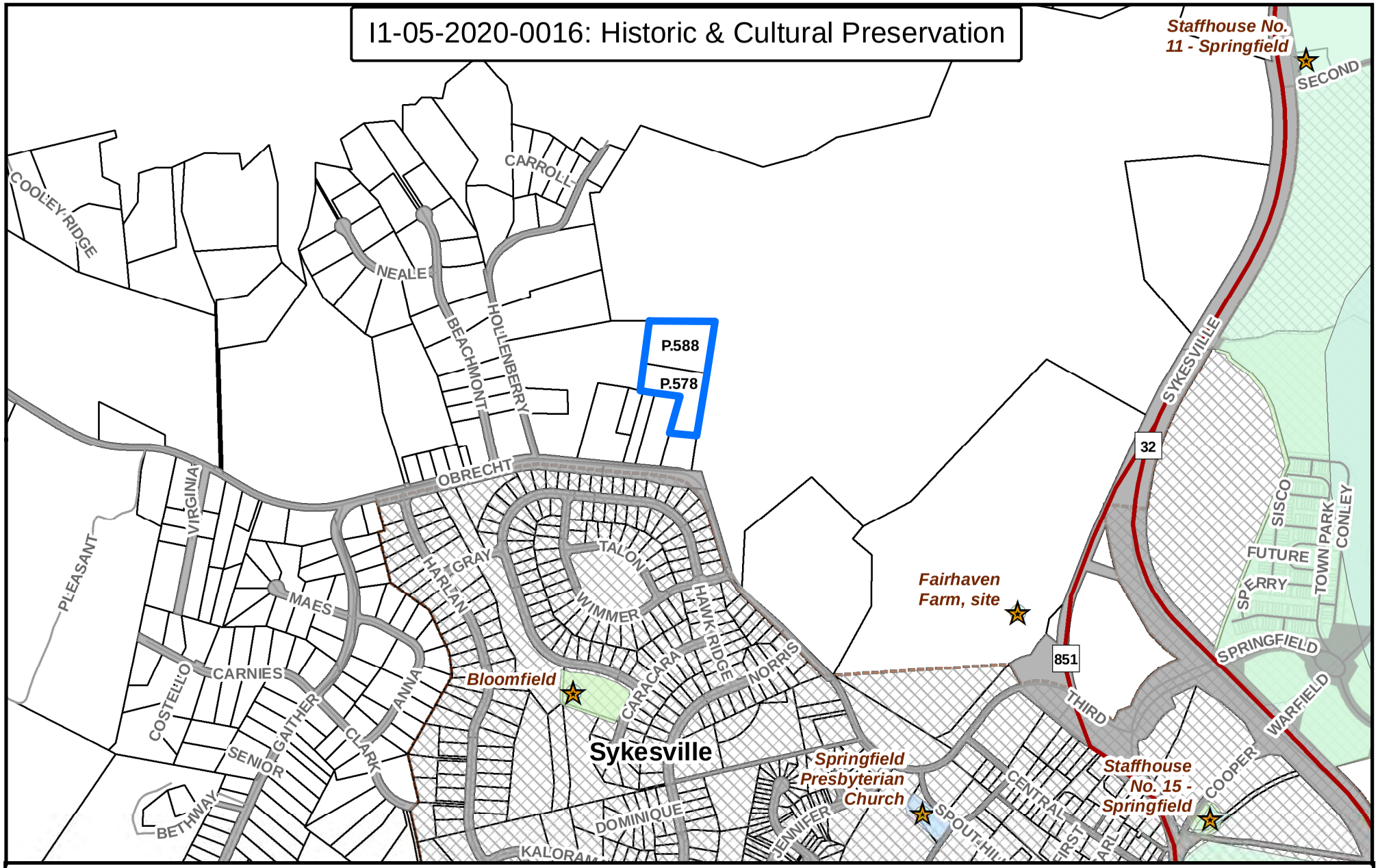
- I1-05-2020-0016
- Roads
- Streams
- Corporate Limits
- Property Data
- Ponds - Reservoirs
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 180 360 720 Feet

N

Created by the Carroll County Department of Planning 2/20 (KC)

I1-05-2020-0016: Historic & Cultural Preservation



Legend

- I1-05-2020-0016
- Historic Site Points
- Major Roads
- Roads
- County Border
- Corporate Limits
- Property Data
- Historic District
- National Register of Historic Places
- Historic Trust Preservation Easements

0 395 790 1,580 Feet

N

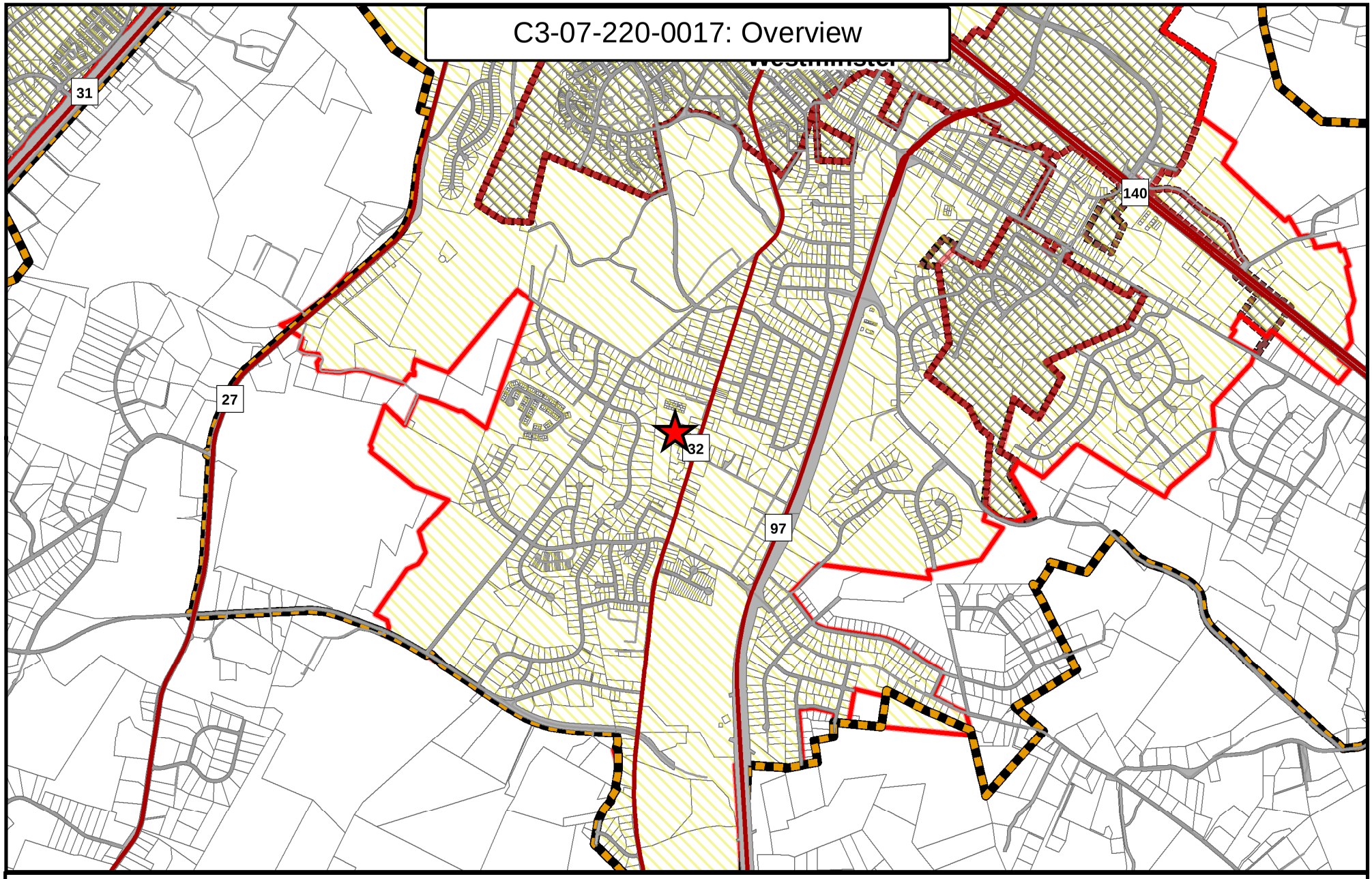
Created by the Carroll County Department of Planning 2/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C3-07-2020-0017

C3-07-220-0017: Overview



Legend

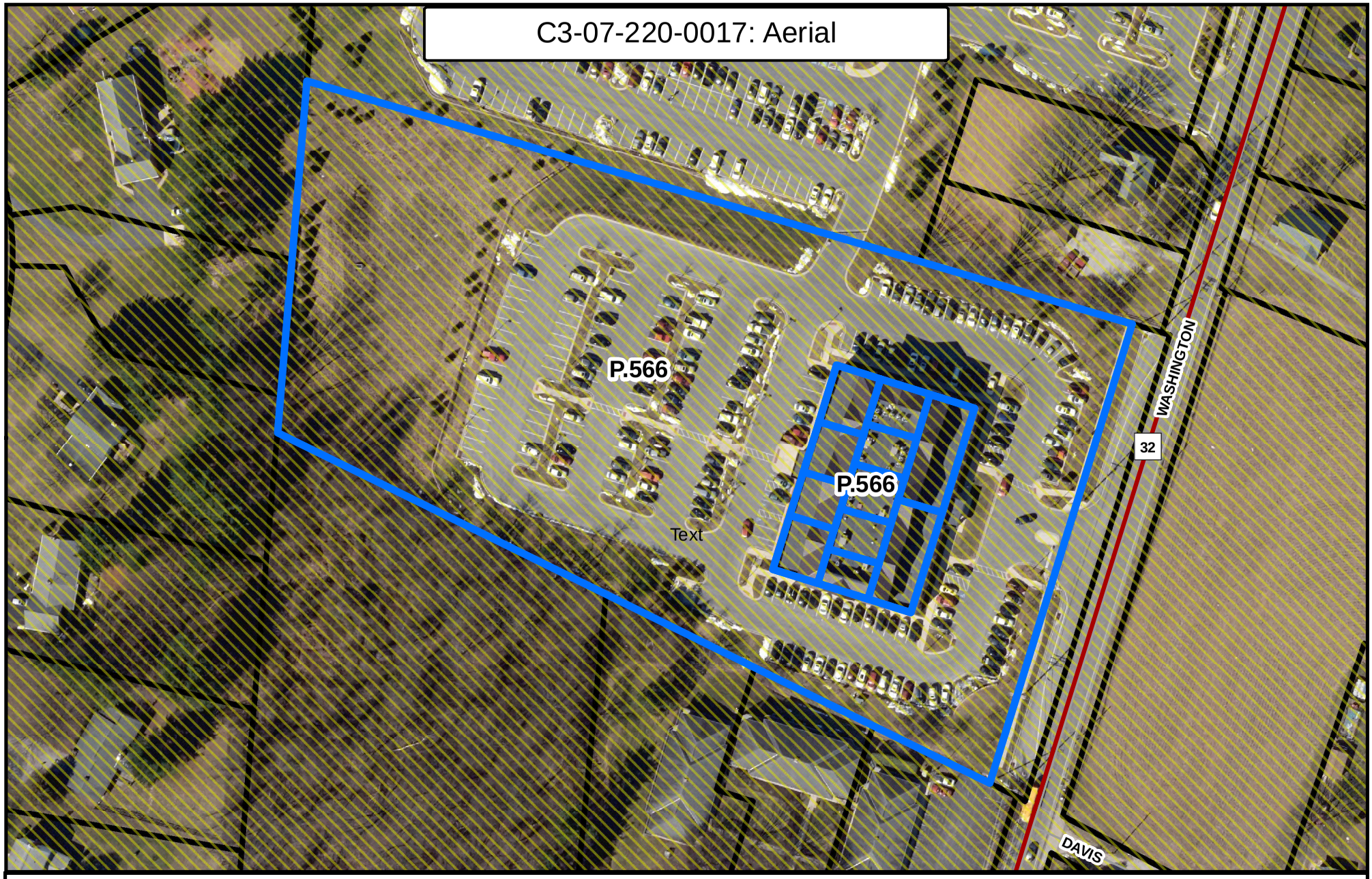
- C3-07-220-0017
- Major Roads
- Roads
- Growth Area
- Corporate Limits
- Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles

N

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

C3-07-220-0017: Aerial



Legend

- C3-07-220-0017
- Property Data
- Major Roads
- Priority Funding Areas
- Roads

0 65 130 260 Feet

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

N

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 6/3/2020
PLANNER INITIALS WPW

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # C3-07-2020-0017 Applicant Name: John T. Maguire on behalf of 844 Professional Center Condominium, Inc.

Property Address: 844 Washington Road, Westminster, MD 21157; Units 101, 102, 201, 203 & 205

Current Zoning: R-10,000 Requested Zoning: C-3, or alternatively C-2

2. Description of Property

Site Address: 844 Washington Road, Westminster, MD 21157; Units 101, 102, 201, 203, 205, 207, 209, 301, 302, 305 & 308

Commissioner District 3

Parcel 0566 Map 0046

Total Acreage of Parcel 4.896 Area to be Rezoned: 4.896

Current Zoning: R10,000 Requested Zoning: C-3, or alternatively C-2

3. Land Use and Zoning Considerations

Existing Land Uses:	Commercial Condominium
Land Use Plan Designation:[1]	R-10,000 Suburban Residential

Zoning History Summary

Since at least 1965, this property has been in commercial use. It was originally a nonconforming auto repair, sales and storage business. In 2008, The BZA approved a substitution of a nonconforming use to an office condominium.

[1] In 2007 the City of Westminster collaborated with Carroll County to adopt the 2007 Westminster Environs Community Comprehensive Plan. The Westminster Environs Plan includes the approved 2007 Land Use Designation and Growth Area Boundary Map for the Westminster Environs. In 2009, the City of Westminster adopted the City of Westminster Comprehensive Plan incorporating these FLU designations and boundaries.

Existing Zoning and Land Use in Adjacent Area: (see map of property and surrounding area)

	Zoning	Land Use
North	R-10,000, R-20,000	Commercial Condominium, Residential, Commercial
South	R-10,000	Commercial Condominium, Residential
East	R-10,000	Residential
West	R-20,000	Residential, Commercial

4. Consistency with Master and Functional Plans:

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

This property has a Future Land Use of Residential Suburban in the 2009 City of Westminster Comprehensive Plan The property lies within the Municipal Growth Area (MGA) of the City of Westminster.

B. Applicable Master Plan Goals and Objectives

The following visions were included in the 2009 Westminster Plan:

Growth Areas – *"Growth is concentrated in existing population and business centers, growth areas adjacent to those centers, or strategically selected new centers"*

Infrastructure - *Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.*

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

Lies within and is served by existing water.

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

Lies within and is served by existing sewer.

5. Environmental Constraints

Minimal steep slopes.

6. Historic Resources Identified

There are two properties, both on the National Register, located within the ½ mile Area of Potential Effect (APE). They are the Carroll County Almshouse and Farm and the Friendship Valley Farm

7. Public Safety Assessment

In the Westminster District. Adequate for both Fire and EMS.

8. Ag Preservation and Applicable Preservation Area

None on site or in the vicinity.

9. Assessment Summary

This property has been in commercial use since prior to 1965. These commercial uses have been recognized and approved by the BZA. Although the property is surrounded by residential zoning, the properties to the north, south and west are in a similar commercial use. It is located on and has access to MD32, a major north/south arterial road. The Purpose and Intent of the C-2 District is: "*to provide locations for a diverse range of medium intensity retail, service and professional office uses needed by a larger population than those provided for in the C-1 District.*" Although this property has a different future land use designation than the 2009 Plans, it is consistent with the visions of the Plan. Also, it is anticipated that an update to the Westminster Plan will reconsider this designation. The size, location and use of this property is consistent with the purpose of the C-2 District. It is also consistent with the longstanding commercial uses in the vicinity.

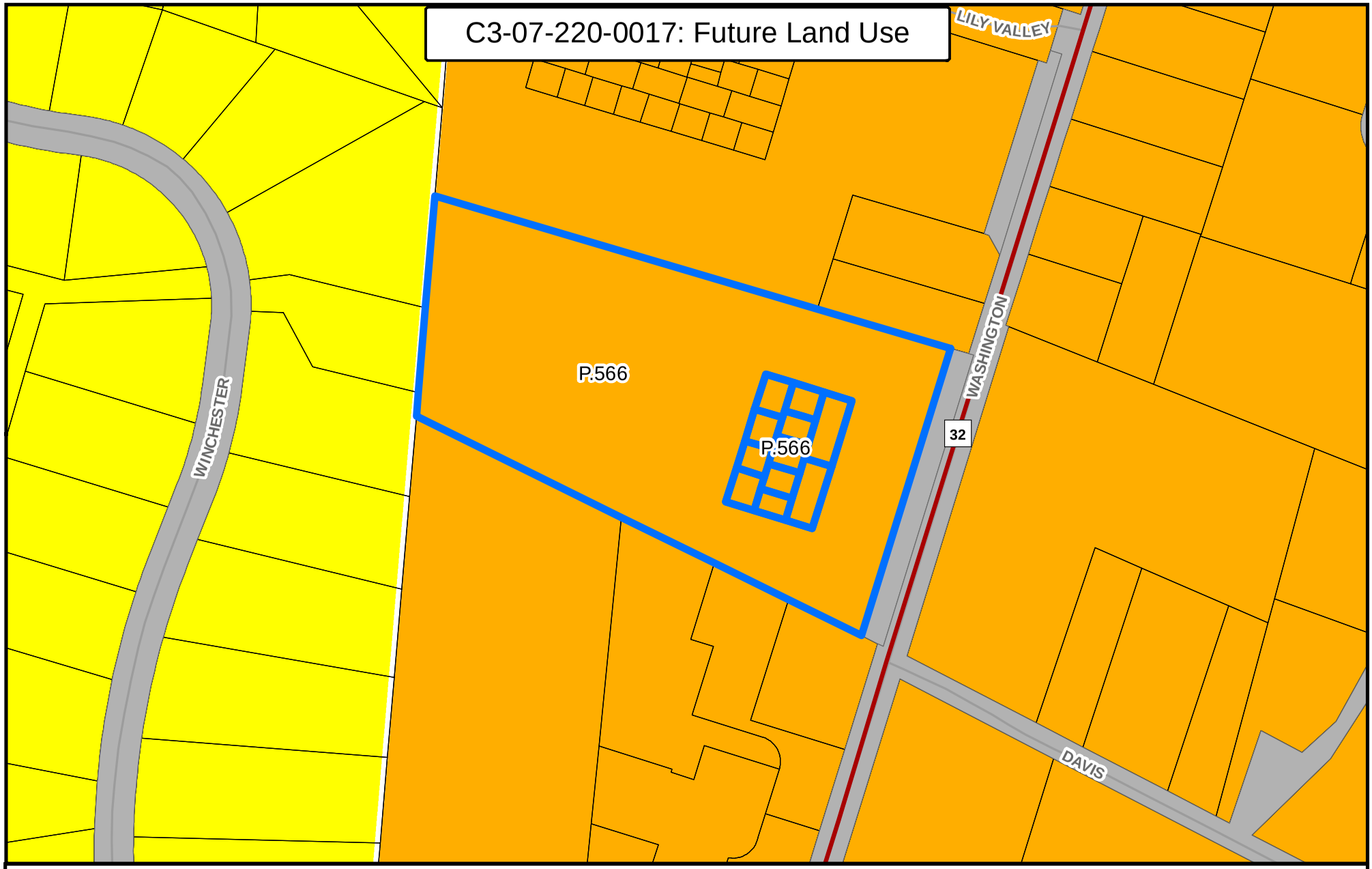
10. Recommendations

Department of Planning Recommendation: (Favorable or Unfavorable)	Favorable for C-2 designation
Planning Commission Recommendation: (Favorable or Unfavorable)	

11. Appendixes

See attachments for individual assessments.

C3-07-220-0017: Future Land Use



Legend

- C3-07-220-0017
- Major Roads
- Roads
- Property Data

Westminster GAB Future Land Use

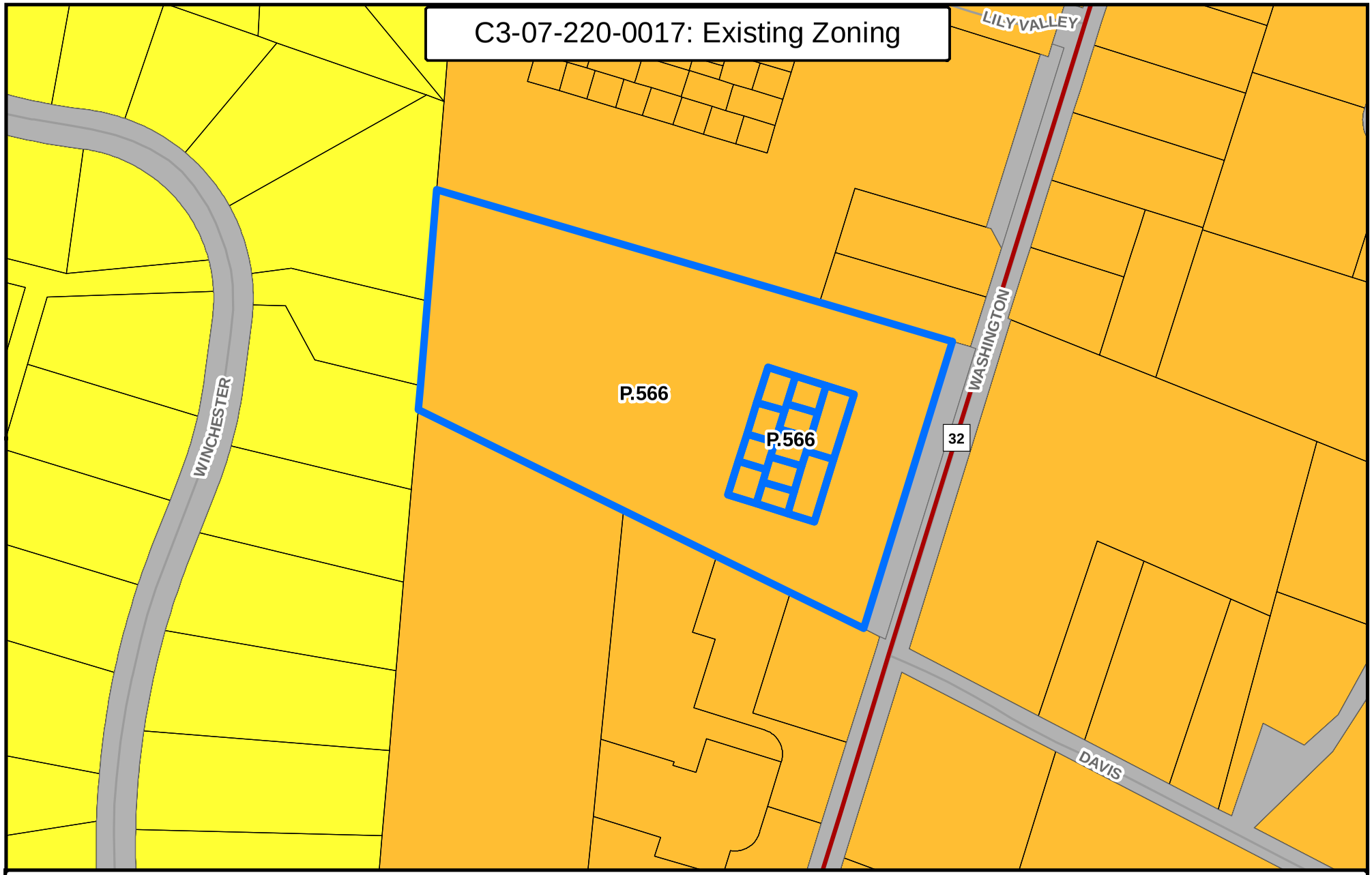
- Medium Density Residential
- Suburban Residential

0 75 150 300 Feet

N

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

C3-07-220-0017: Existing Zoning



Legend

- C3-07-220-0017
- Major Roads
- Roads
- Property Data

Existing Zoning

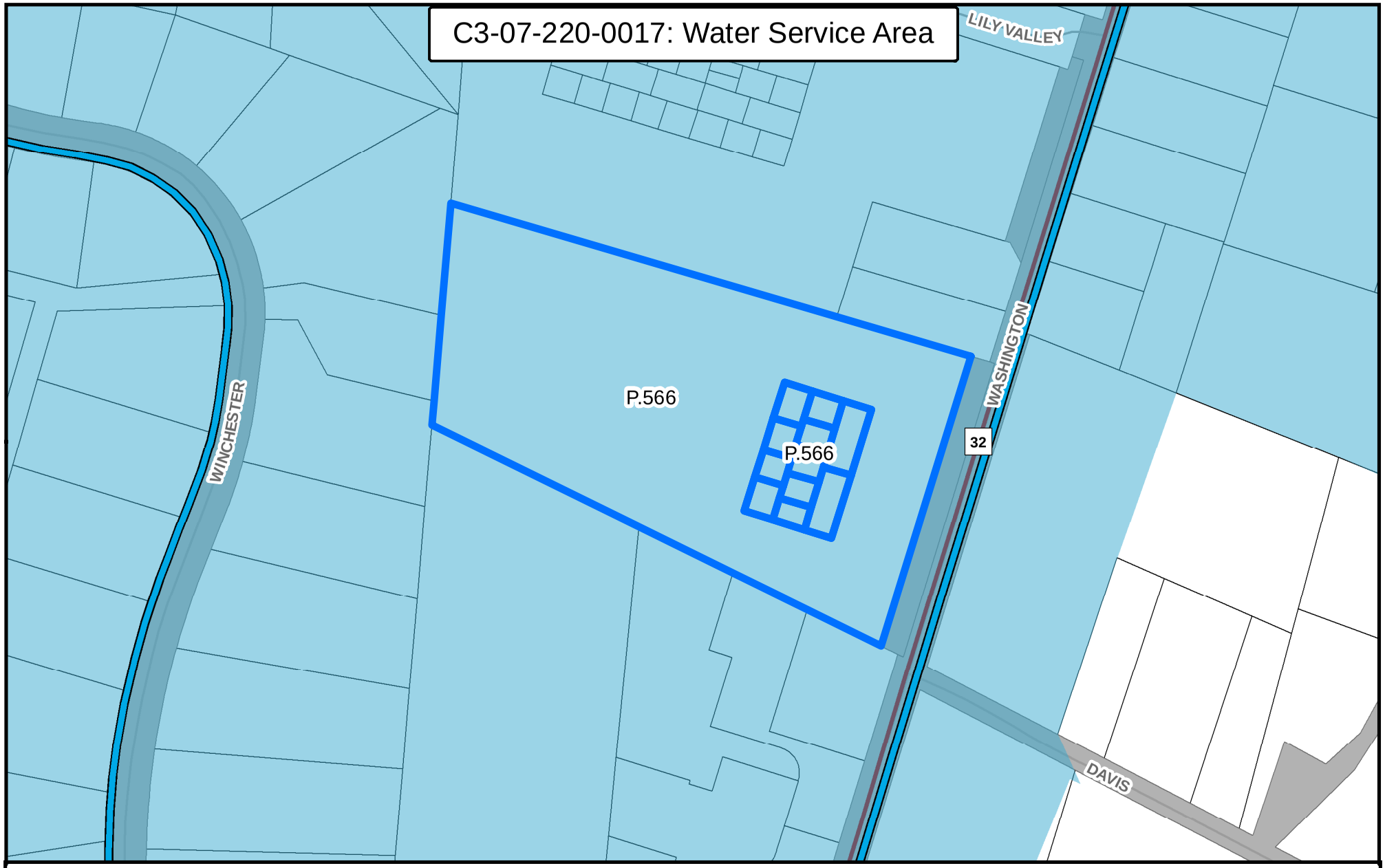
- R-20,000
- R-10,000

0 75 150 300 Feet

N

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

C3-07-220-0017: Water Service Area



Legend

- C3-07-220-0017
- Major Roads
- Roads
- Water Lines: Non-County Maintained

Water Service Area

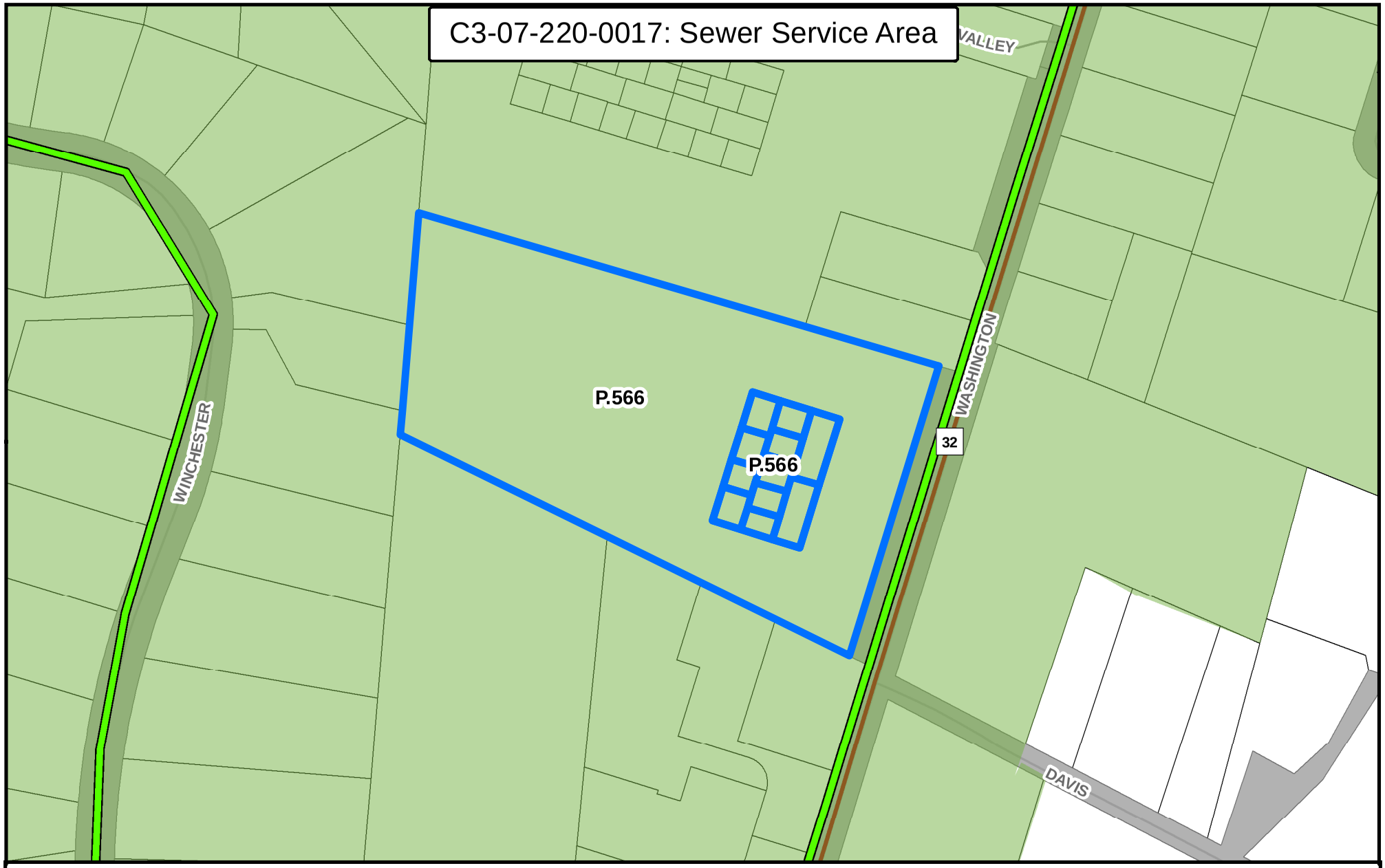
- Existing
- Property Data

0 75 150 300 Feet

N

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

C3-07-220-0017: Sewer Service Area



Legend

- C3-07-220-0017
- Major Roads
- Roads
- Sewer Lines: Non-County Maintained

Sewer Service Area

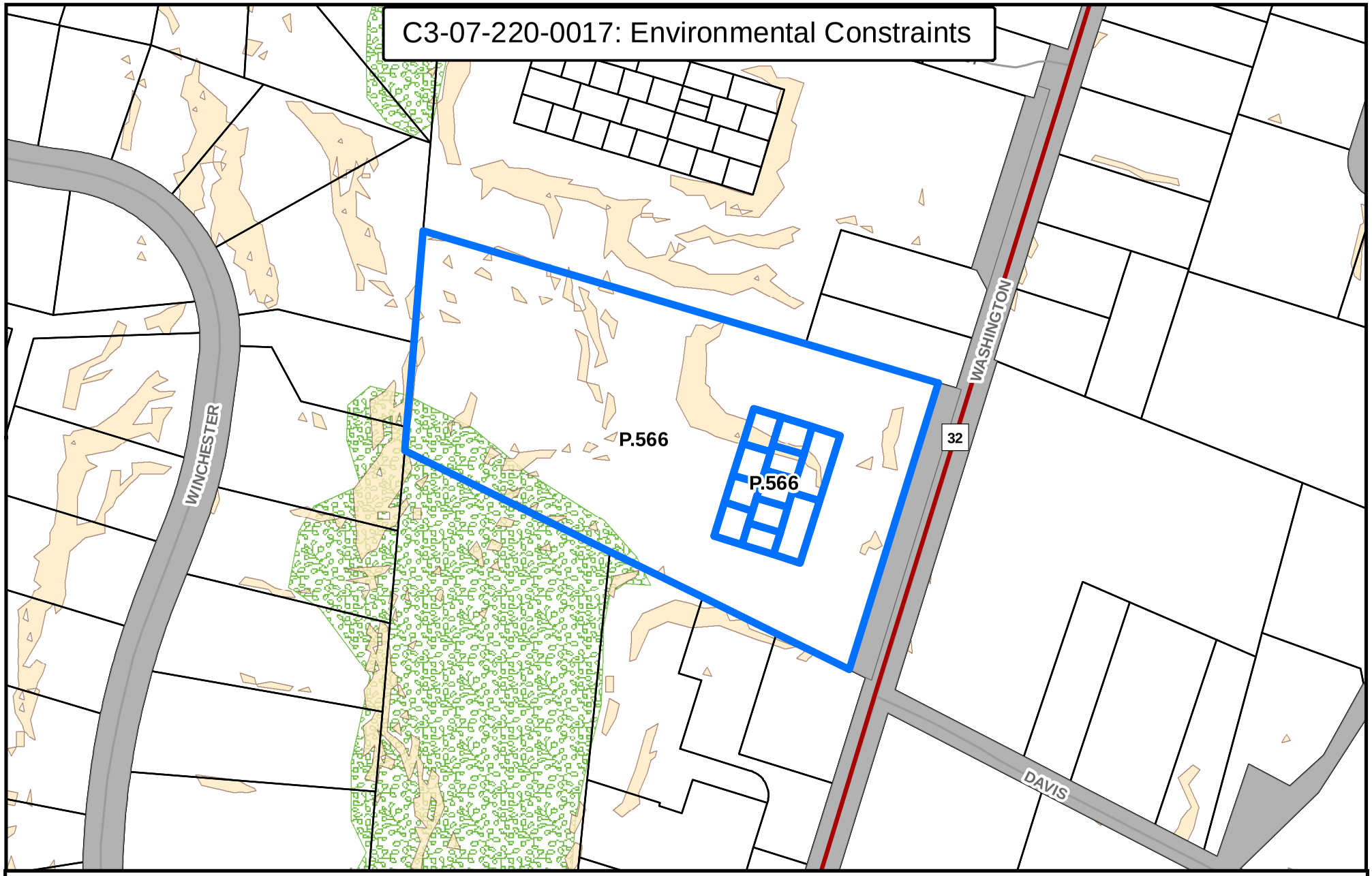
- Existing
- Property Data

0 75 150 300 Feet

N

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

C3-07-220-0017: Environmental Constraints



Legend

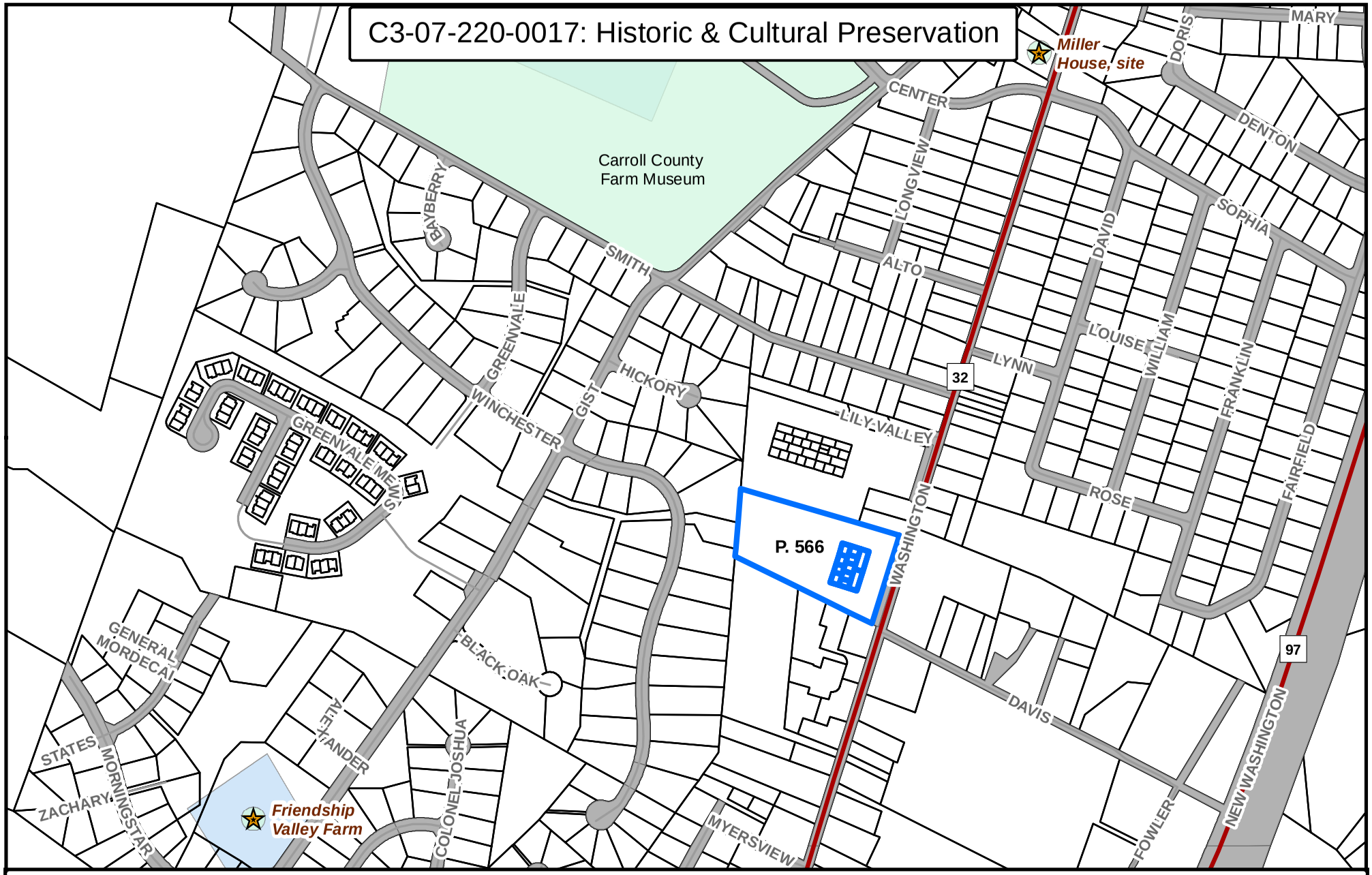
- C3-07-220-0017
- Major Roads
- Roads
- Property Data
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 75 150 300 Feet

N

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

C3-07-220-0017: Historic & Cultural Preservation



Legend

- C3-07-220-0017
- Historic Site Points
- Major Roads
- Roads
- Property Data
- Historic District
- National Register of Historic Places

0 240 480 960 Feet

N

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