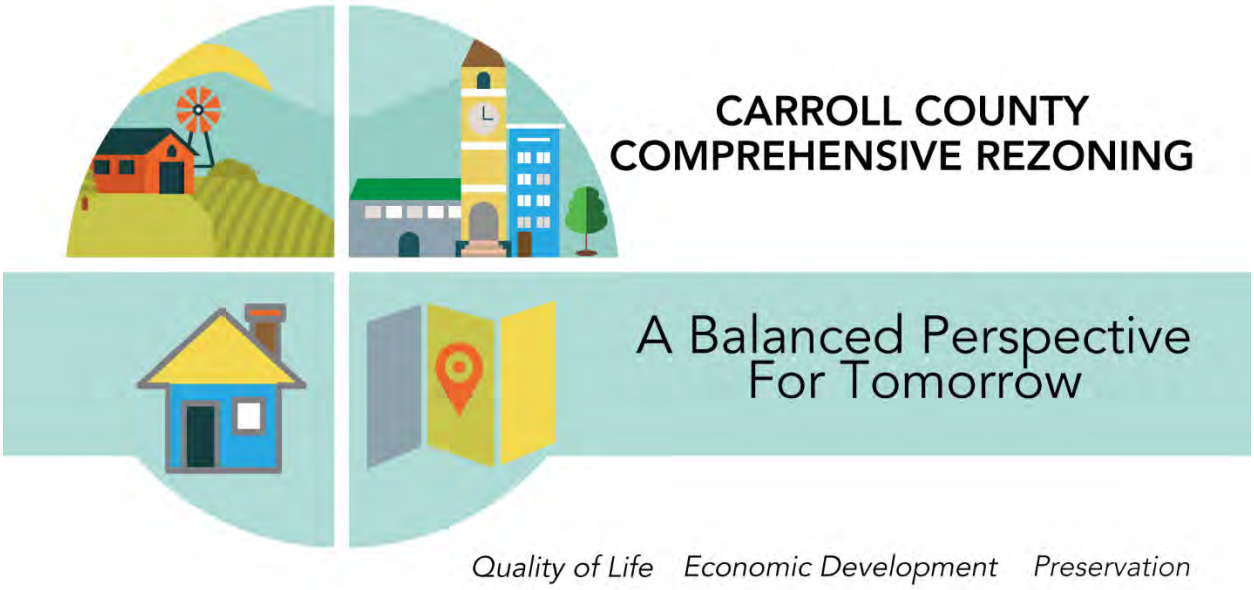


BY-REQUEST COMPREHENSIVE REZONING COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

Property Booklet 2: Requests 18-32

Carroll County Department of Planning

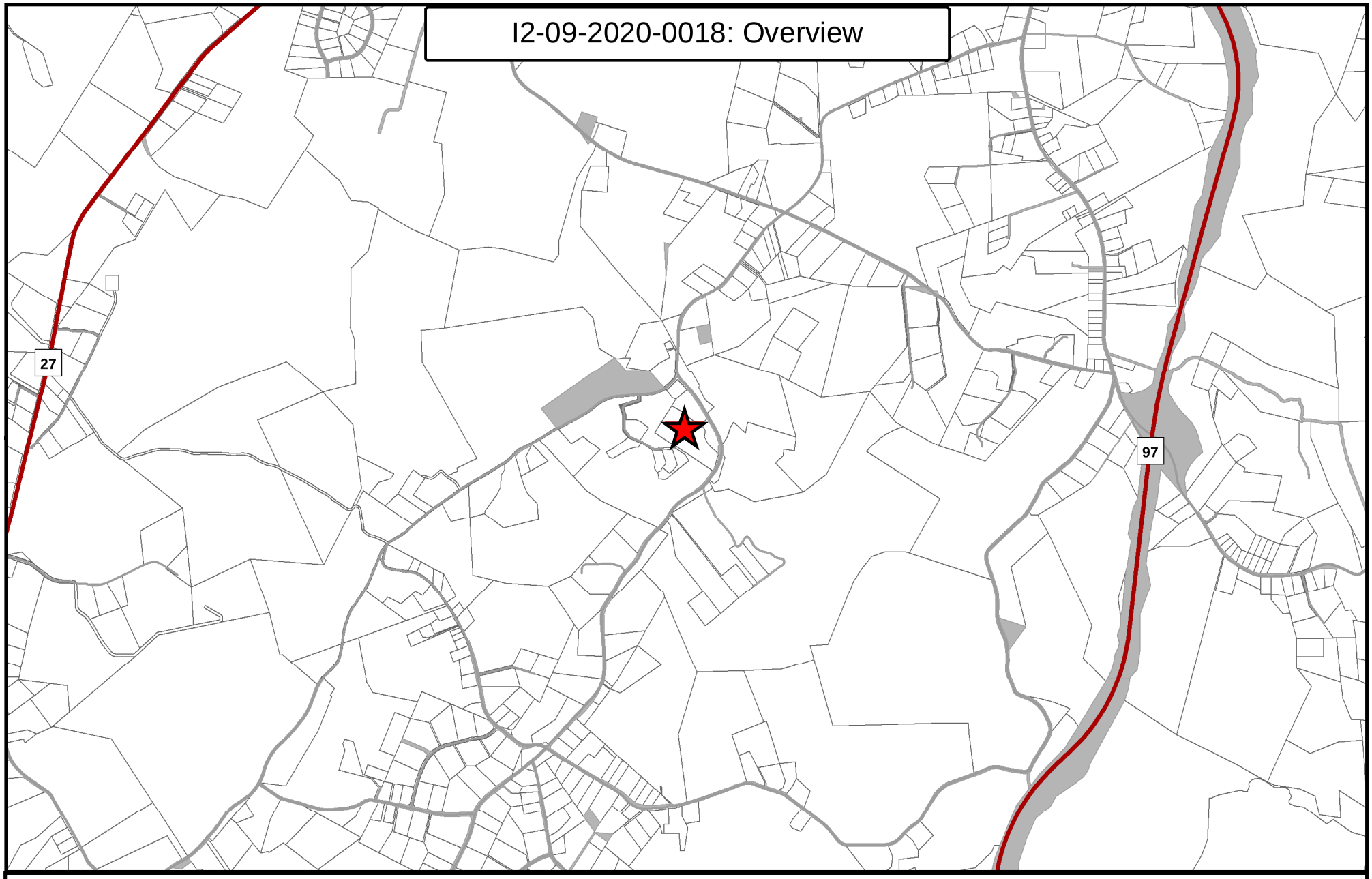
Planning for Success in Carroll County

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

I2-09-2020-0018

I2-09-2020-0018: Overview



Legend

- I2-09-2020-0018
- Major Roads
- Roads
- Property Data

0 0.25 0.5 1 Miles

N

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

I2-09-2020-0018: Aerial

Legend

- I2-09-2020-0018
- Roads
- Property Data

0 130 260 520 Feet

Created by the Carroll County Department of Planning 3/20 (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 # _I2-09-2020-0018_____Applicant Name __Melvin Laney_____

Property Address _____3030 Salem Bottom Road_____

Current Zoning ___AG & C_____ Requested Zoning _____I-2_____

2. Description of Property

Site Address _____3030 Salem Bottom Road_____

Commissioner District _____04_____ Account ID: __0709023895_____

Parcel _____340_____ Map _____57_____

Total Acreage of Parcel _____11.40_____Area to be Rezoned: __11.40_____

Current Use: _Contractor's Equipment Storage/Residential Improved or Unimproved: Improved

Current Zoning: _____Ag and Conservation_____Requested Zoning: ____I-2_____

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

Existing Land Uses:	Contractors Equipment Storage
Land Use Plan Designation:[1]	Resource Conservation

Zoning History Summary (see attached worksheet)

This property has been zoned Agriculture and Conservation since 1965. It has been the subject of three BZA cases for nonconforming uses since 2005. The most recent case was for a substitution of a nonconforming use for a facility for the keeping of storage containers and the parking of vehicles. The request was granted with the conditions to park not more than 25 pieces of equipment, and parking facilities for not more than 10 employees.

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

Existing Zoning and Land Use in Adjacent Area (See attached maps):

	Zoning	Land Use
North	Conservation	Residential
South	Conservation	Residential
East	Conservation	Ag, Residential
West	Agriculture	Equestrian Facility, Residential

4. Consistency with Master and Functional Plans:

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

2014 Carroll County Master Plan as amended 2019: Resource Conservation – Not Consistent. The definition of this land use in the adopted plan states "Commercial and industrial development should not generally be located on land with this designation…."

B. Applicable Master Plan Goals and Objectives

The Goal in the Carroll County Master Plan for Chapter 13 Environmental Resources, is "Protect, maintain, and restore, where feasible, the environmental resources and natural ecosystems in the county by promoting land use practices that are in balance with, and minimize the effects on the natural environment, subject to appropriate cost/benefit analysis". This property has a water resources protective easement, 100-year floodplain, >25% steep slopes, and significant forest cover.

C. Water Service Area

No planned service

D. Sewer Service Area

No planned service

5. Environmental Constraints

More than 50% forest cover and steep slopes, 100-year floodplain. 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

Not in vicinity

9. Assessment Summary

This property is designated Resource Conservation in the 2014 Carroll County Master Plan as amended 2019. This designation is reserved for properties with "natural or environmental resources, including wooded areas and forests, wetlands, streams, ponds, steep slopes, floodplains, natural vegetation, fish and wildlife and their habitat." (Future Land Use Definitions, 2014 Carroll County Master Plan as amended 2019). This property has considerable forest cover and steep slopes, as well as 100-year floodplain. It is currently used for contractor's equipment storage, an approved conditional use in the AG District. (see Zoning History attachment). The requested I-2 District is intended to "provide locations for …activities characterized by heavy manufacturing, refining, processing, or compounding of materials or products predominantly from raw materials. … The uses associated with this district are intensive and frequently include operations that emit strong odors; loud noises; and some level or volume of dust, vibrations, smoke, soot, vapors, light and pollution. It is intended that properties in this district be located with access to major thoroughfares or other major modes of transportation…." (Section 158.080 of the Carroll County Code). The permitted I-2 uses, the most intense of the zoning districts, would generally not be compatible with the residential and agricultural uses on the surrounding properties. The property has frontage on Salem Bottom Road, a Rural Minor Collector, which would not be considered a major thoroughfare. This request is not consistent with the FLU designation or the goals in the 2014 CCMP as amended, the surrounding land uses, or the purpose of the I-2 District.

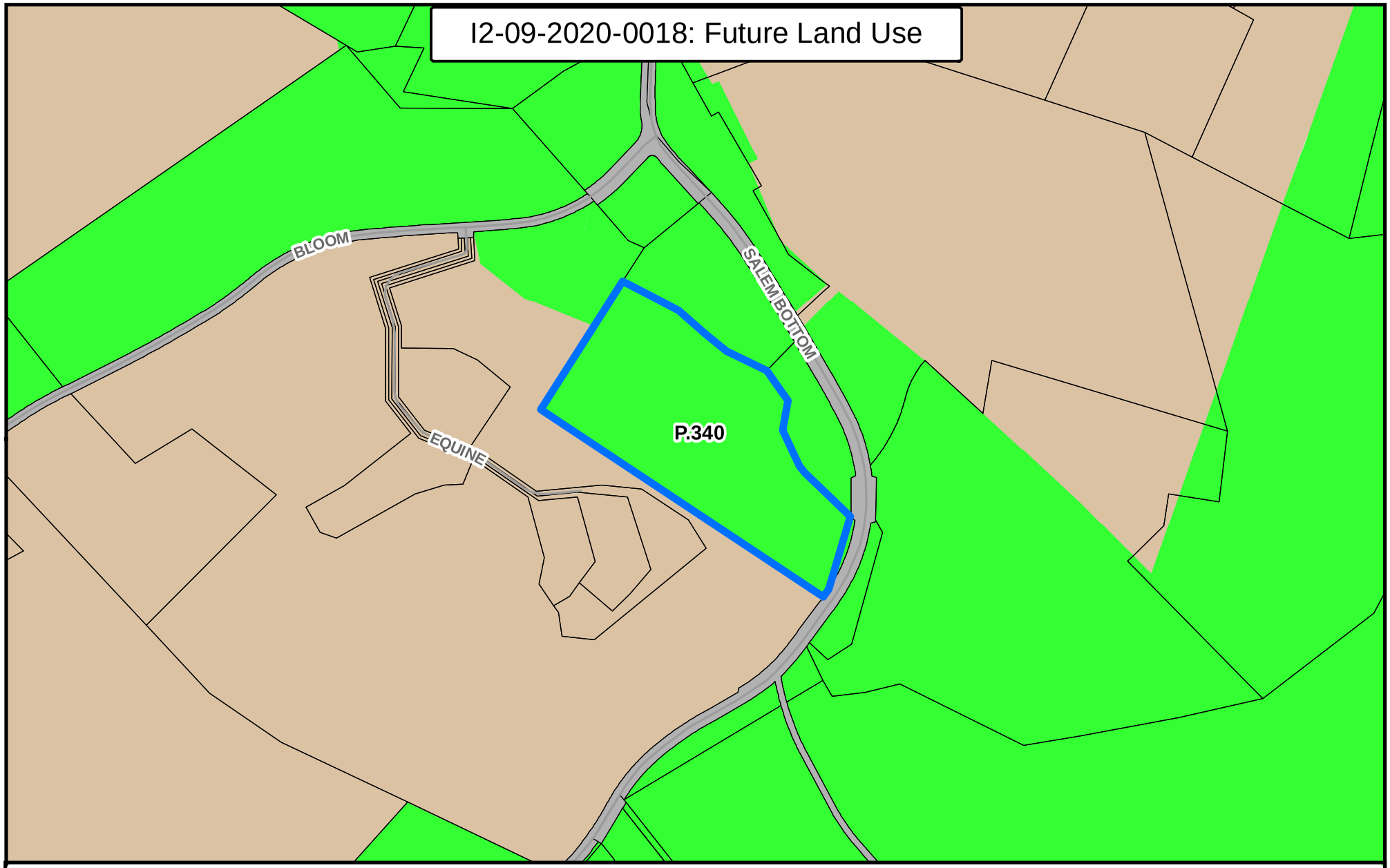
10. Recommendations

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

11. Appendixes

See attachments for individual assessments.

I2-09-2020-0018: Future Land Use



Legend

- I2-09-2020-0018
- Roads
- Property Data

County Future Land Use

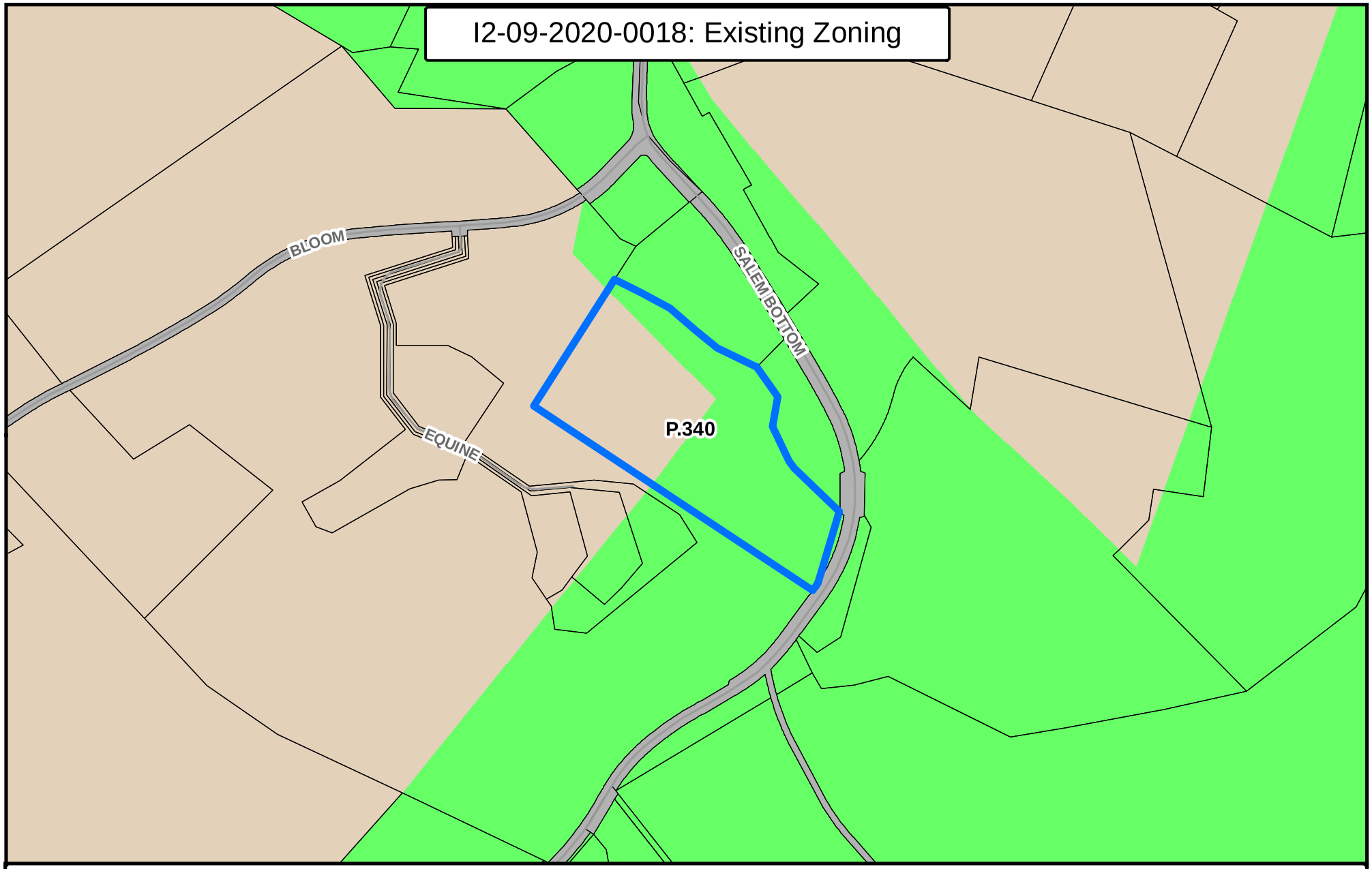
- Agriculture
- Resource Conservation
- Transportation

0 190 380 760 Feet

N

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

I2-09-2020-0018: Existing Zoning



Legend

- I2-09-2020-0018
- Roads
- Property Data

Existing Zoning

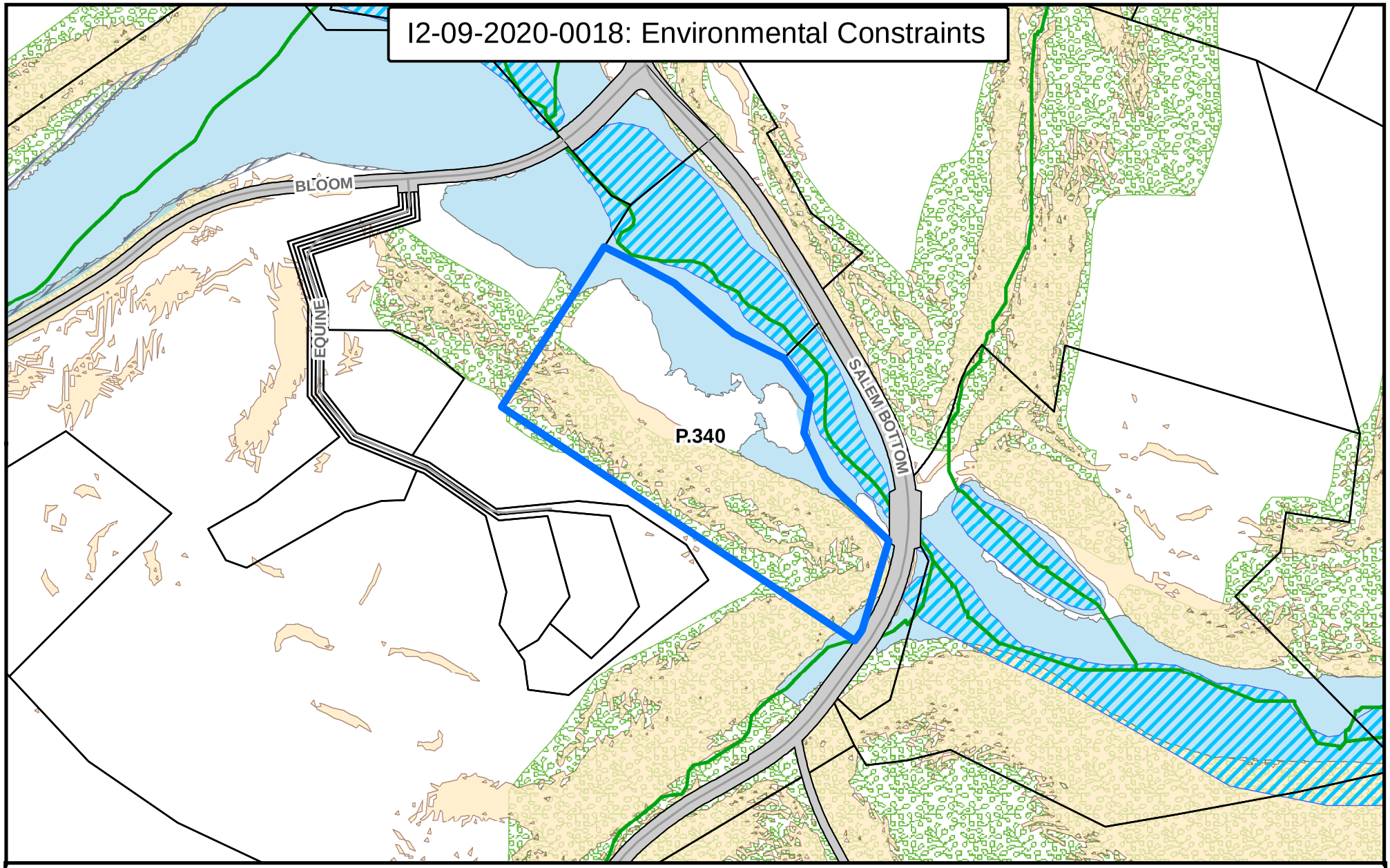
- Agriculture
- Conservation

0 190 380 760 Feet

N

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

I2-09-2020-0018: Environmental Constraints



Legend

- I2-09-2020-0018
- Roads
- Streams
- Property Data
- Wetlands
- FEMA Floodplain
- Floodplain Easement
- Ponds - Reservoirs
- Water Resource Protection Easement
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 150 300 600 Feet

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

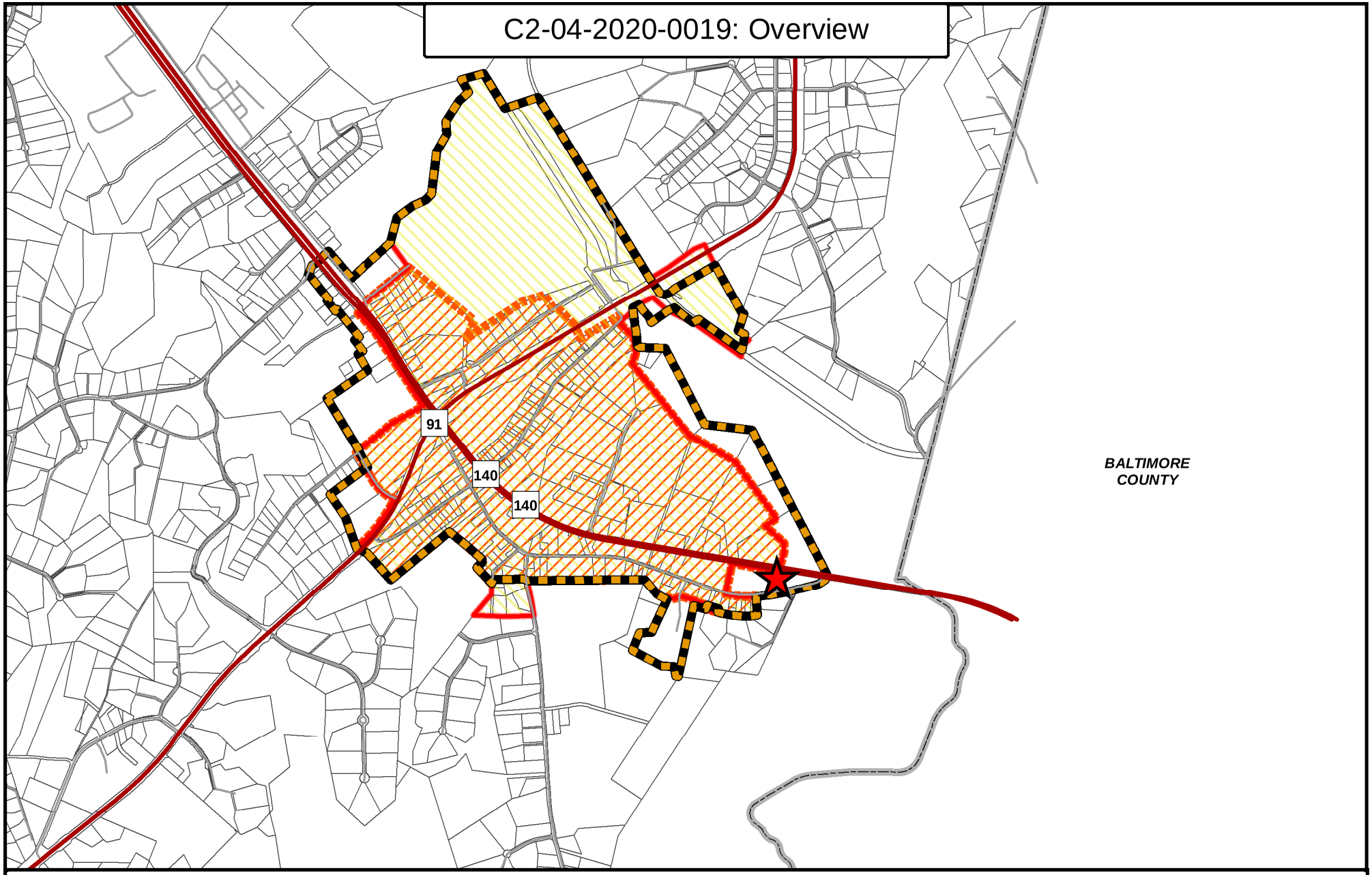
N

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-04-2020-0019

C2-04-2020-0019: Overview



Legend

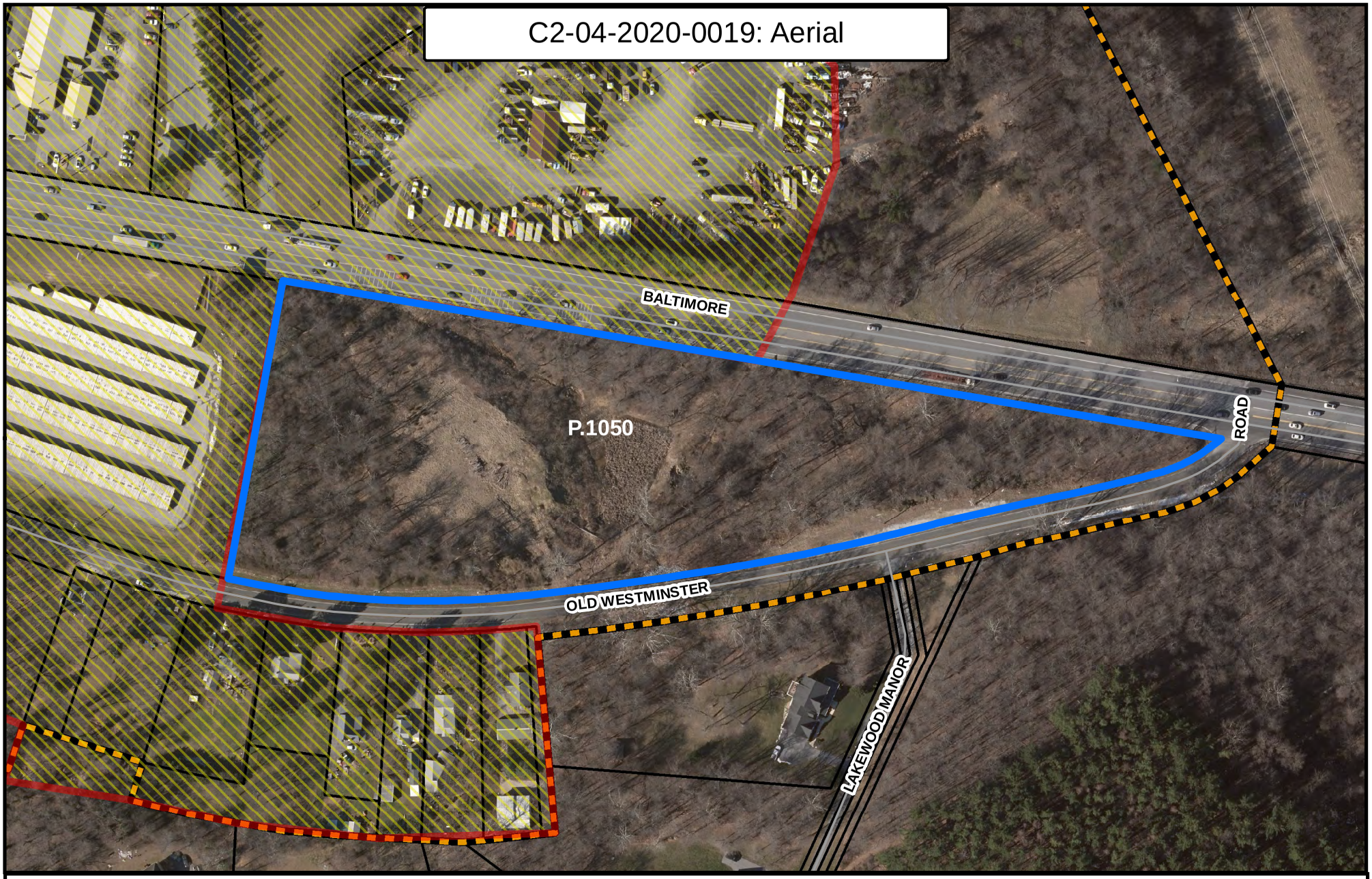
- C2-04-2020-0019
- Major Roads
- Roads
- County Border
- Growth Area
- Priority Funding Areas
- Finksburg Sustainable Community
- Property Data

0.2 0.4 0.8 Miles

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

N

C2-04-2020-0019: Aerial



Legend

- C2-04-2020-0019
- Roads
- Property Data
- Priority Funding Areas
- Growth Area

0 105 210 420 Feet

N

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

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

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request #: C2-04-2020-0019 Applicant Name: JEMS Investment LLC

Property Address: Old Westminster Pike, Finksburg, MD 21048 (Parcel 1050)

Current Zoning: "C" Conservation Requested Zoning: "C-2" Commercial Medium

---

2. Description of Property

Property Address: Old Westminster Pike, Finksburg, MD 21048

Commissioner District: 2 Account ID: 07-04-001974

Parcel: 1050 Map: 0059

Total Acreage of Parcel: 7.8 acres Area to be Rezoned: 7.8 acres

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

Current Zoning: "C" Conservation Requested Zoning: "C-2" Commercial Medium

3. Land Use and Zoning Considerations

Existing Land Uses:

No improvements on the property.

Land Use Plan Designation:[1]

Conservation, 2013 Finksburg Corridor Plan (2013 FCP)

Zoning History Summary

This property has been zoned Conservation since 1965. A request for rezoning to the "B-G" Business-General District was denied in 1968 based on protection of the Liberty Reservoir and environmental constraints to development.

[1] 2013 Finksburg Corridor Plan.

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

	Zoning	Land Use
North	"C" Conservation "C-2" Commercial Medium "I-1" Industrial Light	2013 FCP: Commercial, Conservation
South	"R-10,000" Residential "C" Conservation	2013 FCP: Suburban Residential 2014 Carroll County Master Plan (2014 CCMP): Resource Conservation, Reservoir
East	"C" Conservation	2014 CCMP: Reservoir
West	"C-2" Commercial Medium	2013 FCP: Commercial

4. Consistency with Master and Functional Plans:

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

The requested "C-2" Commercial Medium zoning is inconsistent with the future land use designation of Conservation in the 2013 FCP. This property is inside the Finksburg designated growth area and immediately outside the state designated priority funding area and designated sustainable community.

B. Applicable Master Plan Goals and Objectives

This request is contrary to the following goals and recommended actions as articulated in the 2013 FCP:

Goals

- To recognize and respond to the essential need to protect water quality in the Liberty Reservoir and its tributaries
- To create development that limits adverse environmental impacts
- To encourage redevelopment as a way to promote new small-scale business, office and retail activity within the corridor

Recommended Actions

- Where possible, implement the 2005 Action Strategy for the Reservoir Watersheds through compatible land use designations
    - Section 3.6 Land-Use Planning and Zoning contains the following strategies:
      (3) Baltimore and Carroll Counties will maintain the current extent of conservation and agricultural zoning in the reservoir watersheds, insofar as possible.
      (4) Baltimore and Carroll Counties will protect the reservoir watersheds by limiting insofar as possible additional urban development zoning within the reservoir watersheds.

Note: The 2005 Reservoir Watershed Management Agreement has the fundamental goal of ensuring that the three reservoirs and their respective watersheds will continue to serve as sources of high-quality raw water for the Baltimore metropolitan water-supply system. Other goals address future loadings to the reservoirs of phosphorus, sediment, bacteria, sodium and chlorides; reducing the risk of contamination by hazardous materials; and promoting beneficial patterns of land use in the three watersheds. The Action Strategy for the Region's Watersheds was created to further the goals of the 2005 Agreement.

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

Roughly 58% of the property is identified as forested, and the southwest portion of the property is the only area not predominantly covered by steep slopes >25%. A stream from the Liberty Reservoir enters the property from east, extends to the west through the center of the property and terminates roughly 150 feet from the property line. According to the United States Geological Survey the abandoned Patapsco Mine is located on this property.

6. Historic Resources Identified

No historic sites were identified on the property. One historic district and six 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

None

9. Assessment Summary

Given the site's proximity to the Liberty Reservoir, many environmental constraints and inconsistency with the 2013 FCP, it is not appropriate to allow commercial medium uses on this property. The request poses significant, adverse effects to the Liberty Reservoir. Furthermore, this property was not identified as a property with a future land use change in the most recent Finksburg Corridor Plan adopted in 2013. Changing this property's zoning classification would not be consistent with the plan's future land use designation or its goals and recommendations for the area. The site is within the Finksburg designated growth area yet outside of the state designated priority funding area and designated sustainable community.

10. Recommendations

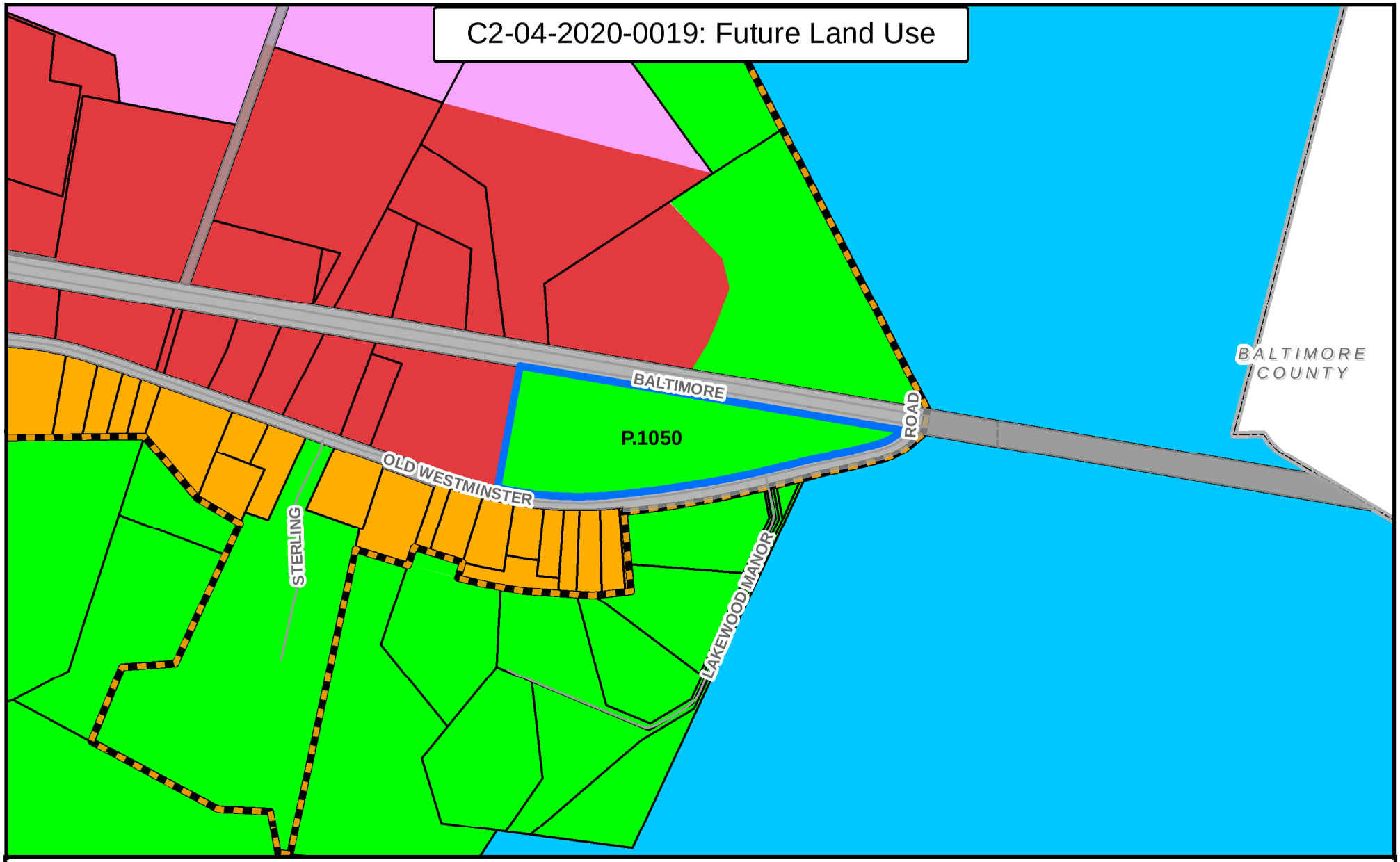
Department of Planning Recommendation: Unfavorable

Planning Commission Recommendation:

11. Appendixes

See attachments for individual assessments.

C2-04-2020-0019: Future Land Use



Legend

- C2-04-2020-0019
- Roads
- Growth Area
- County Border
- Property Data

Finksburg Future Land Use

- Suburban Residential
- Commercial
- Industrial Restricted
- Conservation

County Future Land Use

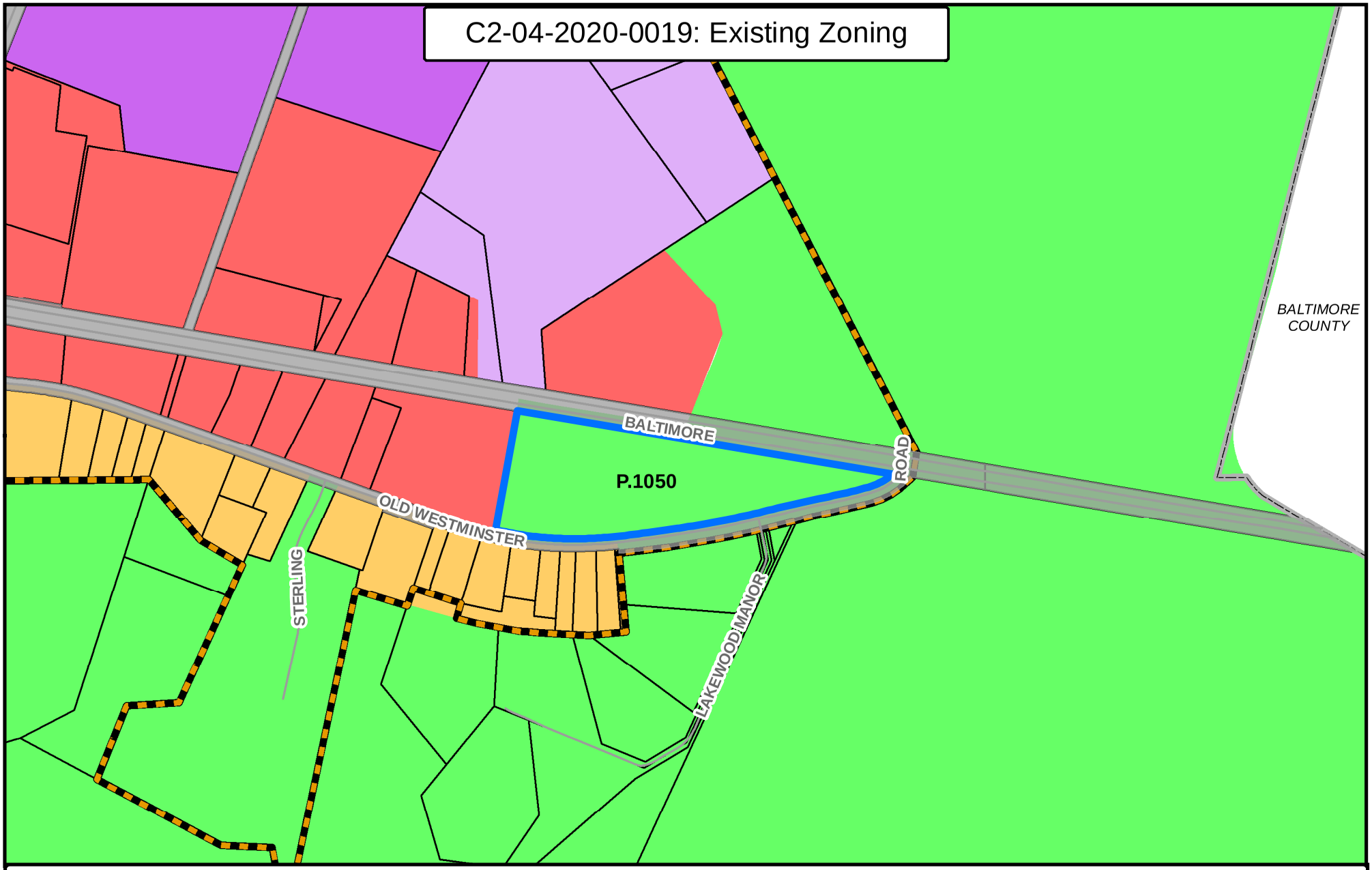
- Resource Conservation
- Reservoir
- Transportation

0 180 360 720 Feet

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

N

C2-04-2020-0019: Existing Zoning



Legend

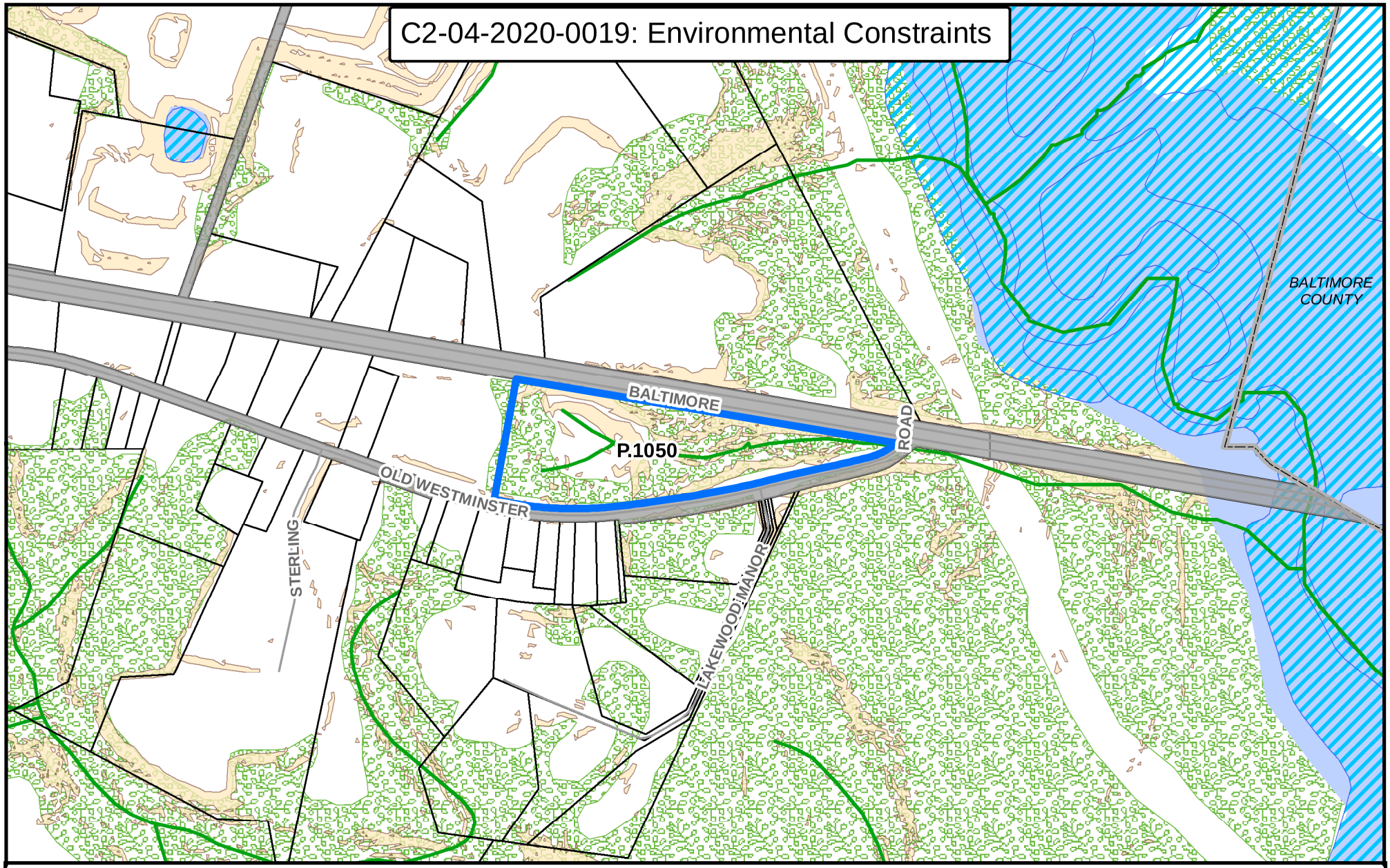
- C2-04-2020-0019
- Roads
- Growth Area
- County Border
- Property Data
- Conservation
- R-10,000
- C-2
- I-1
- I-2

0 200 400 800 Feet

N

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

C2-04-2020-0019: Environmental Constraints



Legend

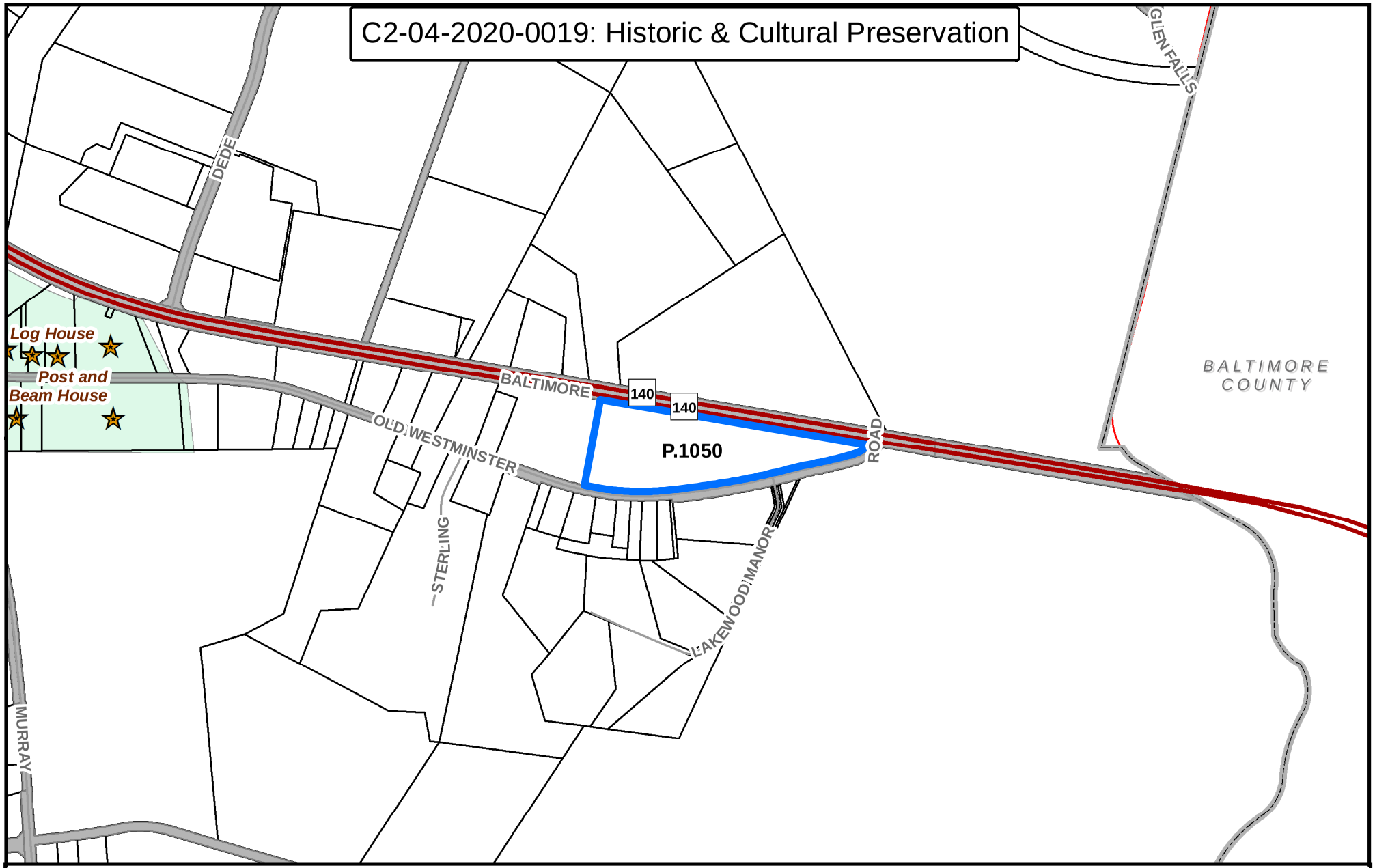
- C2-04-2020-0019
- Roads
- Streams
- County Border
- Property Data
- Wetlands
- Ponds - Reservoirs
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 180 360 720 Feet

N

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

C2-04-2020-0019: Historic & Cultural Preservation



Legend

- C2-04-2020-0019
- Historic Sites
- Major Roads
- Roads
- County Border
- Property Data
- Historic District

0 270 540 1,080 Feet

N

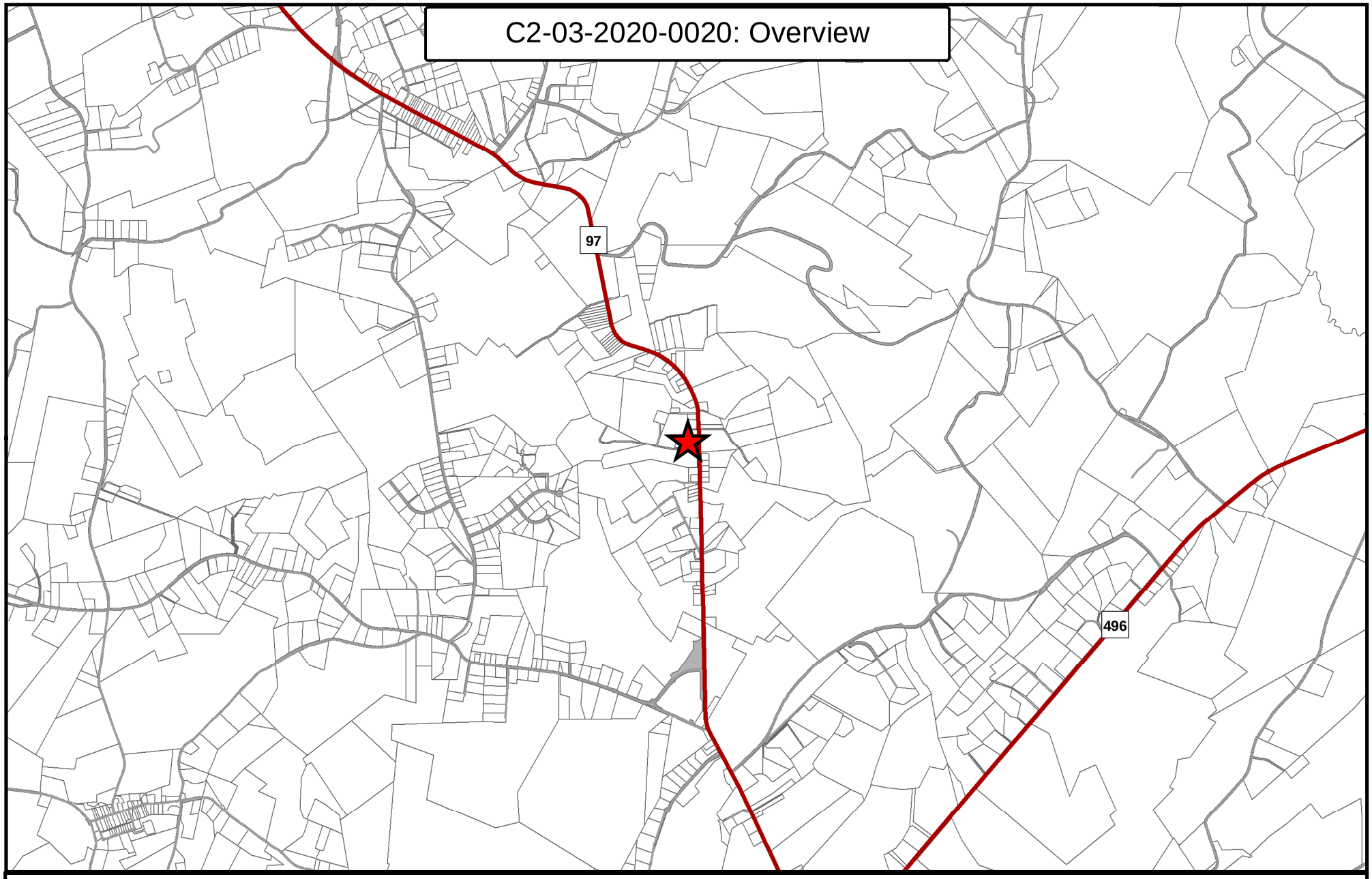
Created by the Carroll County Department of Planning 2/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-03-2020-0020

C2-03-2020-0020: Overview



Legend

C2-03-2020-0020

Major Roads

Roads

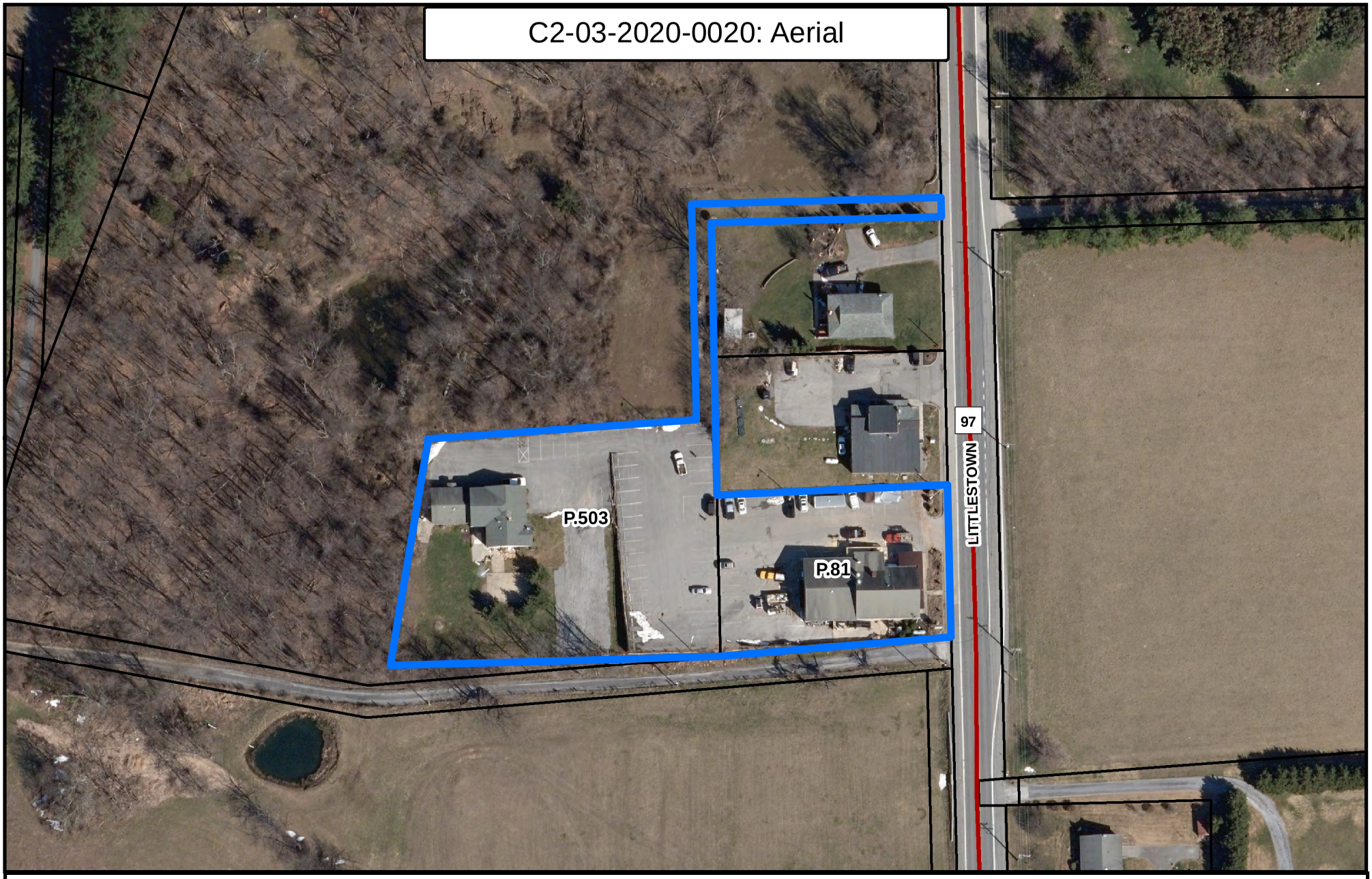
Property Data

0 0.25 0.5 1 Miles

N

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

C2-03-2020-0020: Aerial



Legend

- C2-03-2020-0020
- 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 6/3/2020
PLANNER INITIALS WPW

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # C2-03-2020-0020 Applicant Name: 97 Crab House LLC (c/o Kenneth Shane McQuay)

Property Address: 2820 Littlestown Pike, Westminster, MD 21158

Current Zoning: AG Requested Zoning: C-2

2. Description of Property

Site Address 2820 Littlestown Pike, Westminster, MD 21158

Commissioner District 1

Parcel 0081, 0503 Map 0021

Total Acreage of Parcel P81-25,000 Sf; P503-1.17 acres Area to be Rezoned: 1.74 acres

Current Zoning: AG Requested Zoning: C-2

3. Land Use and Zoning Considerations

Existing Land Uses:	Parcel 810-Commercial Parcel 503-Residential
Land Use Plan Designation:[1]	Agriculture

Zoning History Summary

This property has been in the Agricultural District since 1965. It has had a nonconforming tavern/restaurant on the property since that time, which has had several BZA approvals for expansion

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

Existing Zoning and Land Use in Adjacent Area:

	Zoning	Land Use
North	Agriculture	Commercial and Residential
South	Agriculture	Agriculture and Residential
East	Conservation	Residential
West	Agriculture	Agriculture and 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 2019 Amendment to the 2014 Carroll County Master Plan. 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 property is not consistent with the to the 2014 Carroll County Master Plan as amended 2019.

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

Not within planned water service area.

D. Sewer Service Area Service

Not within planned sewer service area.

5. Environmental Constraints

None of significance

6. Historic Resources Identified

The Frock-Burgoon Farm (CARR-1548) is located within the ½ mile Area of Potential Effect (APE) identified on the Maryland Cultural Resource Information system.

7. Public Safety Assessment

In the Pleasant Valley District; Adequate for Fire an EMS

8. Ag Preservation and Applicable Preservation Area

Not in the immediate area. (see map)

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 surrounded by Ag-zoned land. This was not envisioned by the 2014 Plan or the 2019 Amendment.

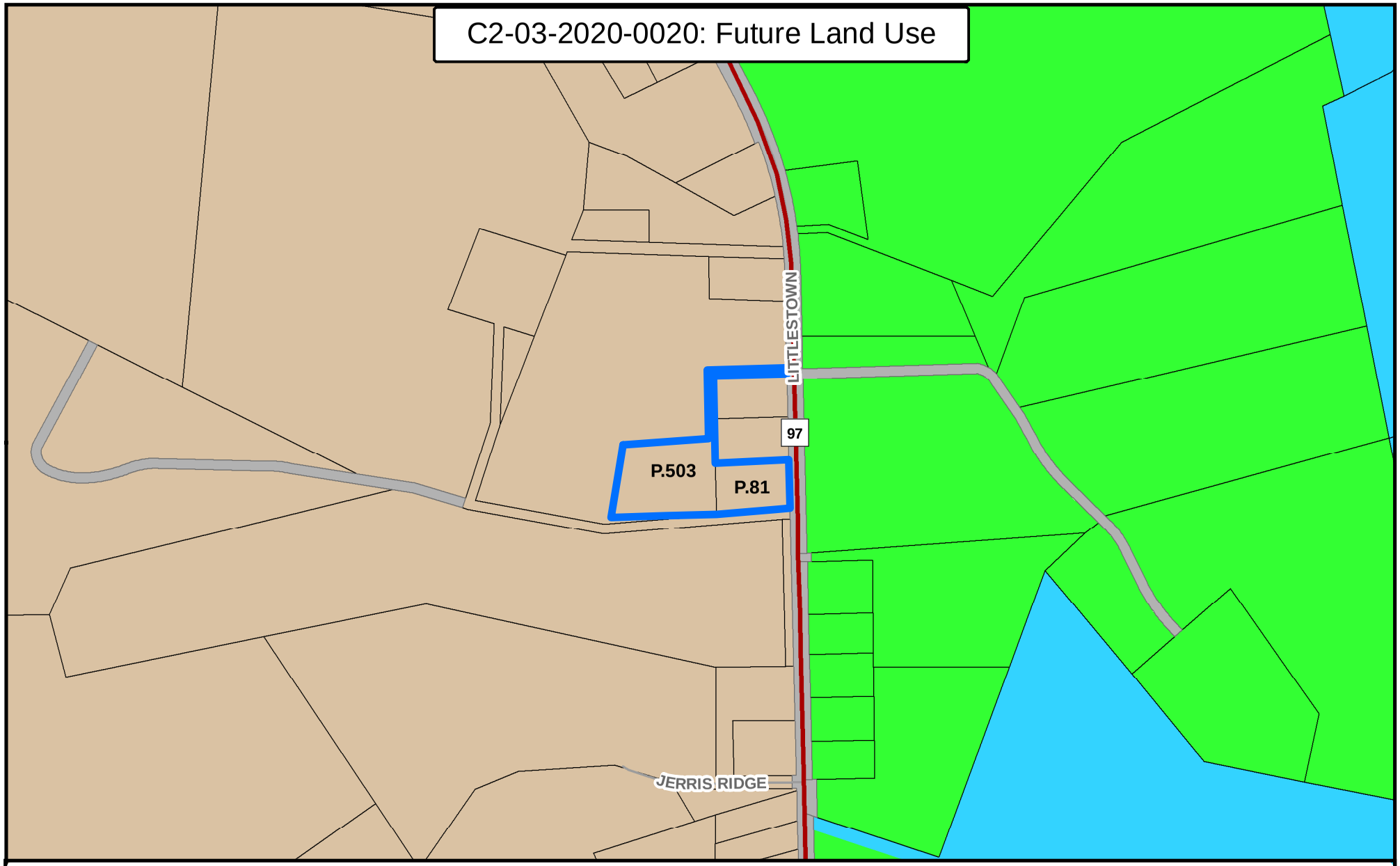
10. Recommendations

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

11. Appendixes

See attachments for individual assessments.

C2-03-2020-0020: Future Land Use



Legend

- C2-03-2020-0020
- Major Roads
- Roads
- Property Data

County Future Land Use

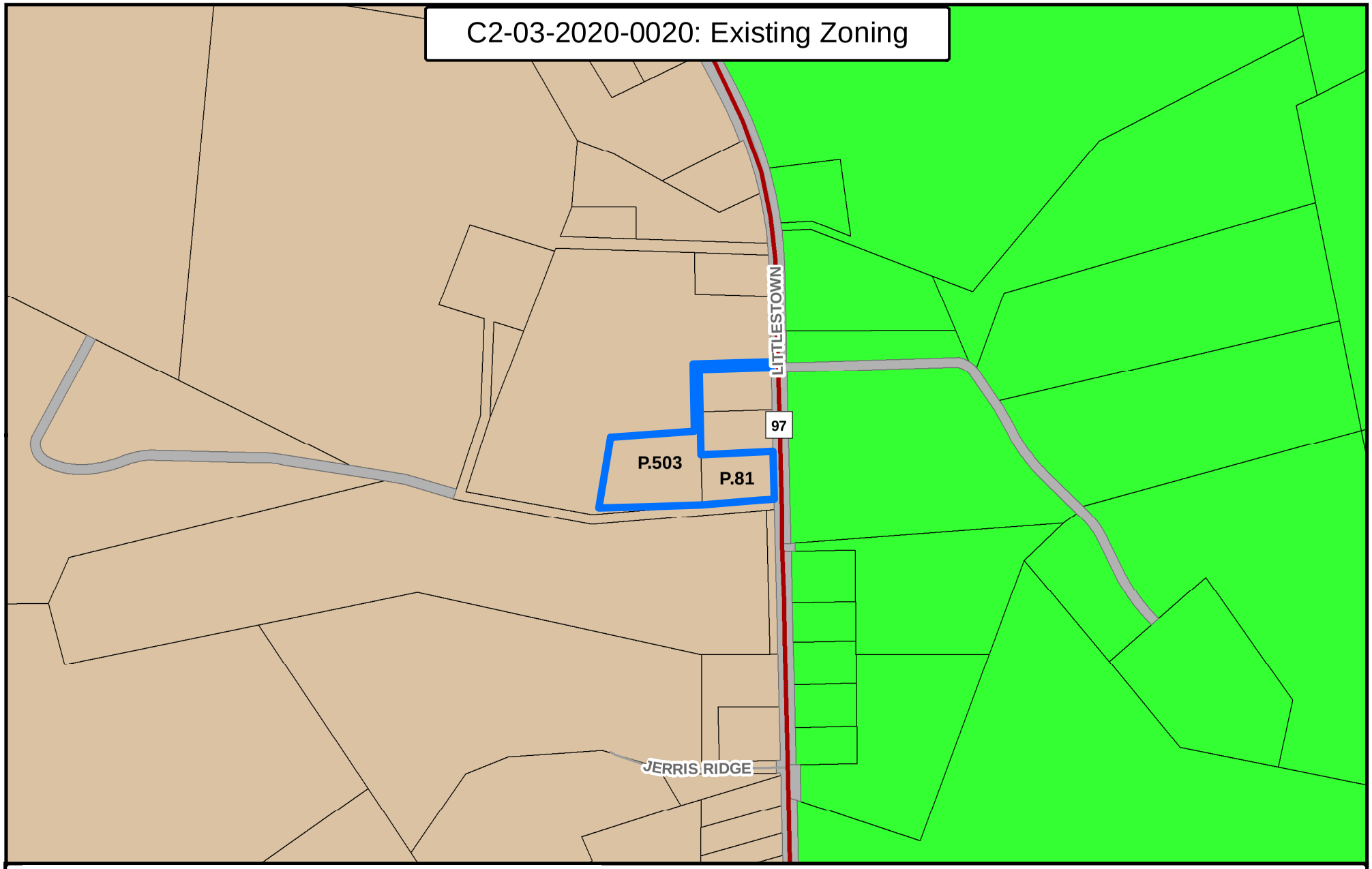
- Agriculture
- Resource Conservation
- Reservoir
- Transportation

0 150 300 600 Feet

N

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

C2-03-2020-0020: Existing Zoning



Legend

- C2-03-2020-0020
- Major Roads
- Roads
- Property Data

Existing Zoning

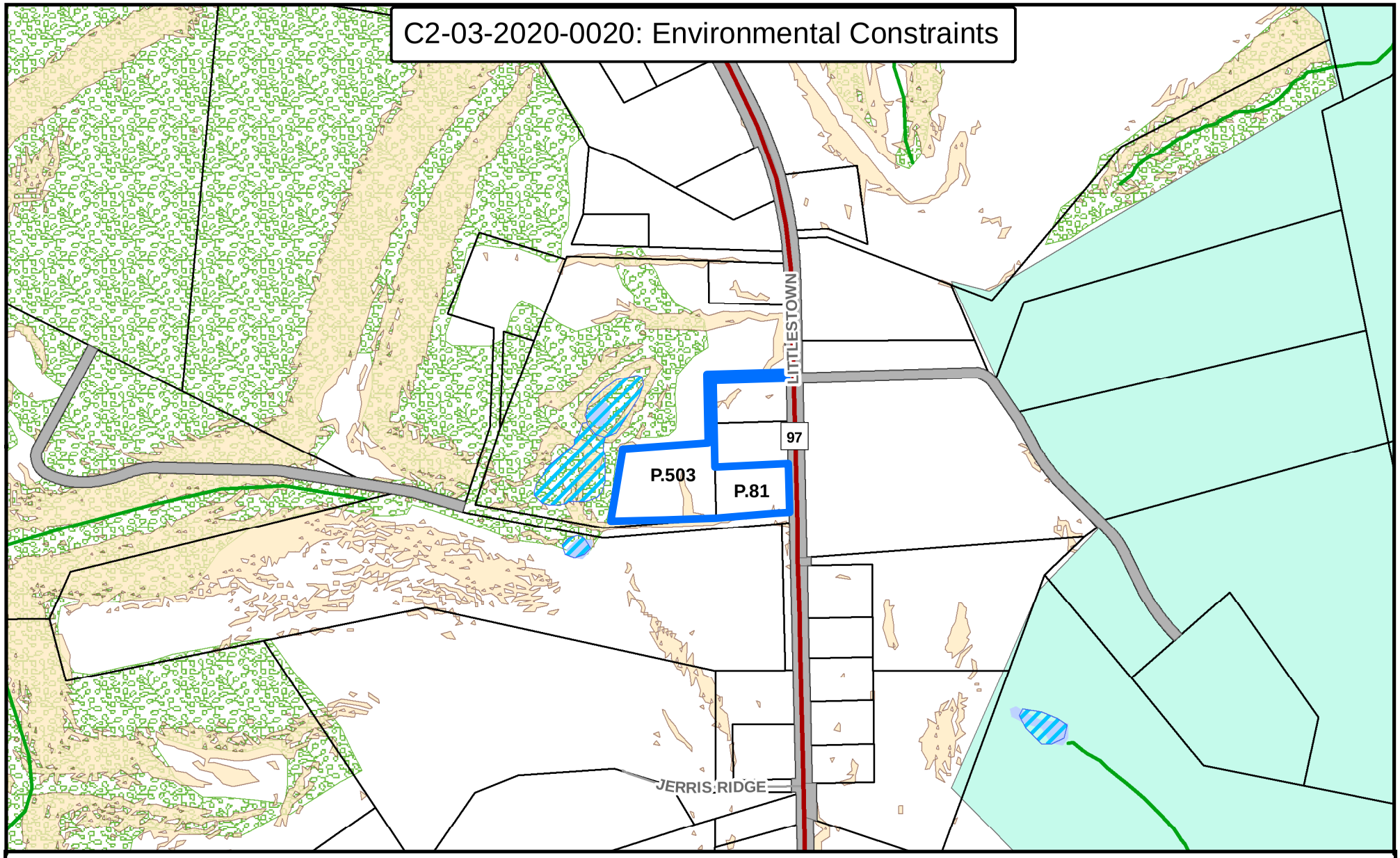
- Agriculture
- Conservation

0 150 300 600 Feet

N

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

C2-03-2020-0020: Environmental Constraints



Legend

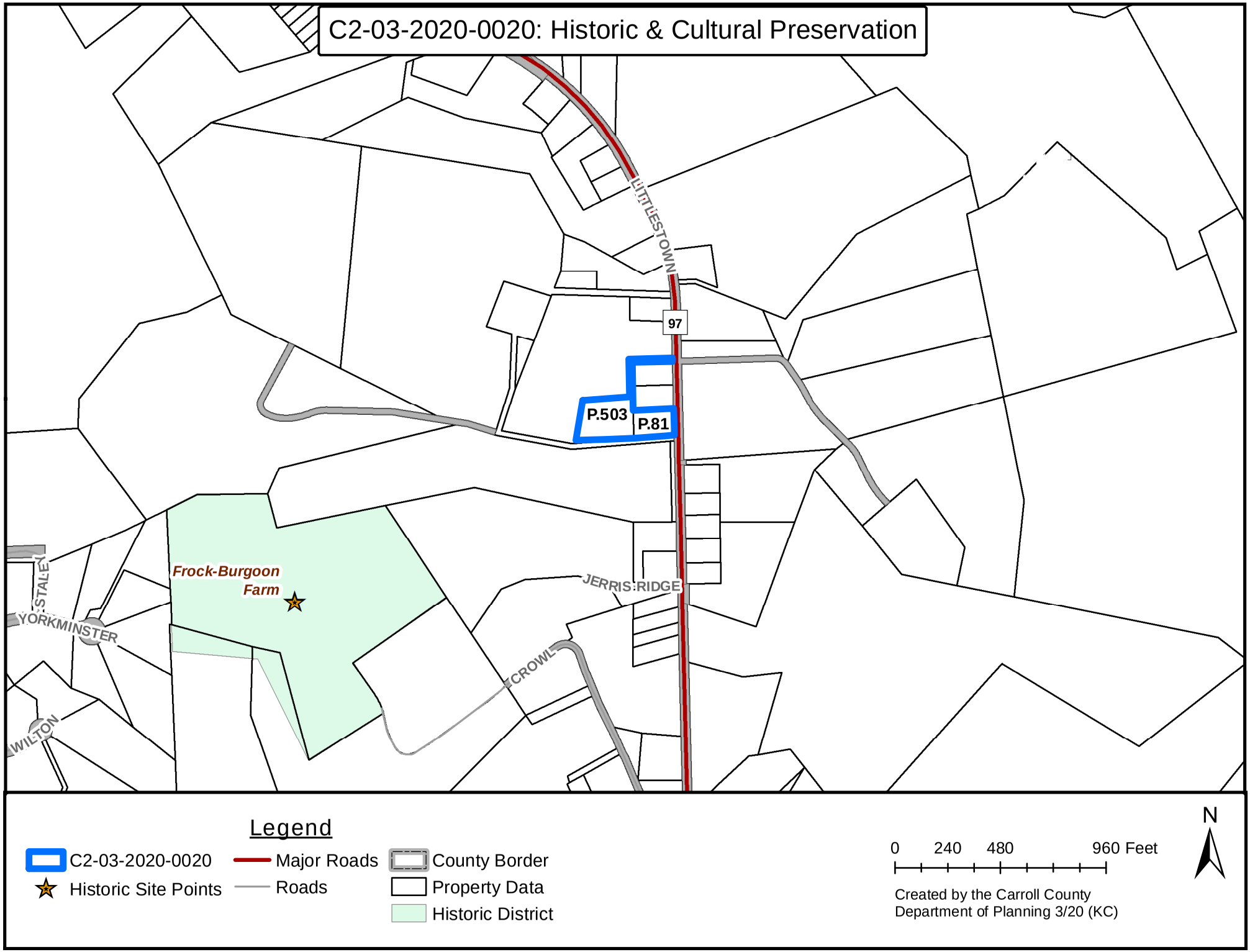
- C2-03-2020-0020
- Major Roads
- Roads
- Streams
- Property Data
- Wetlands
- Ponds - Reservoirs
- Union Mills Water Resource Protection Zone
- Steep Slopes Lidar (25% or greater)
- Forest Cover

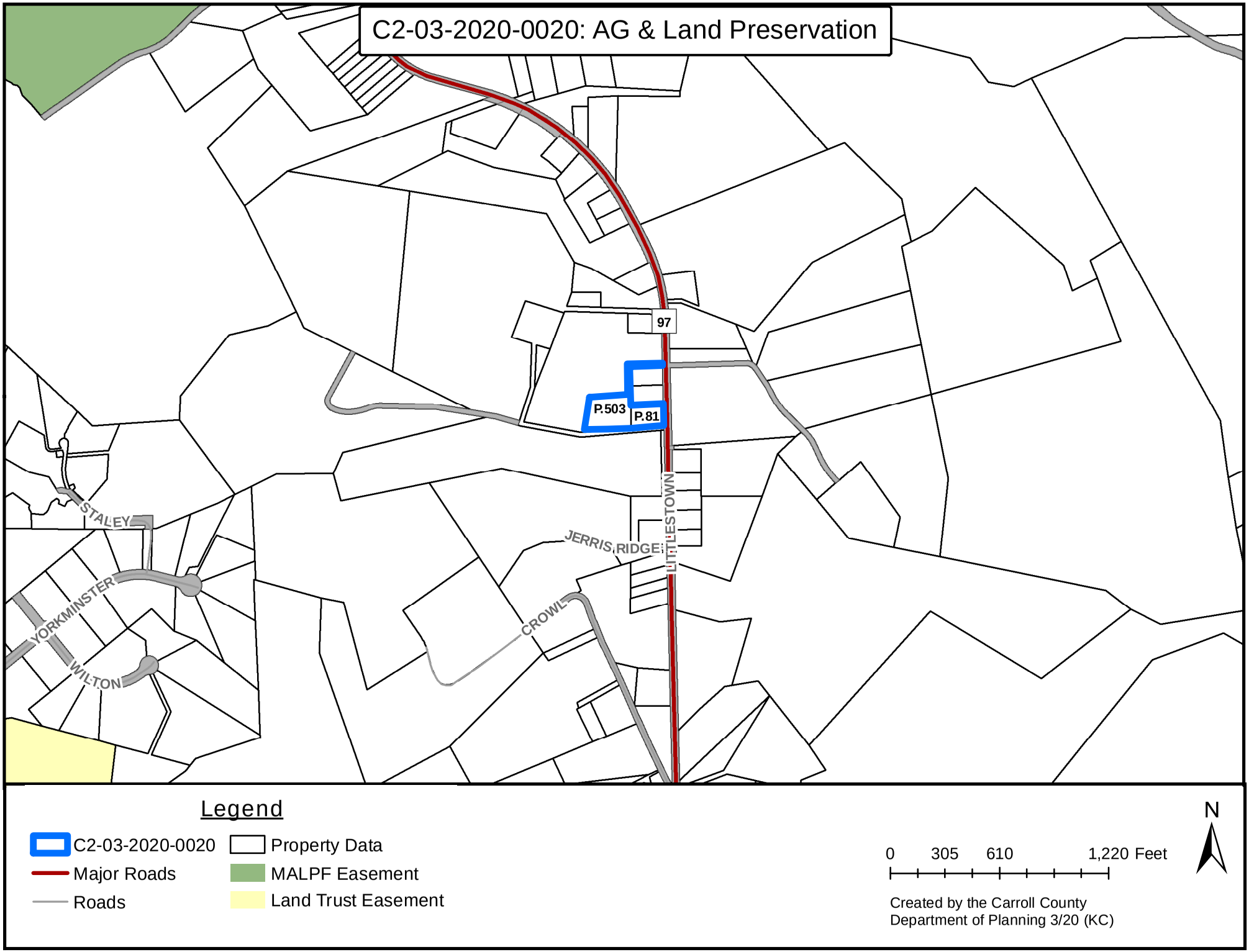
0 150 300 600 Feet

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

N

C2-03-2020-0020: Historic & Cultural Preservation



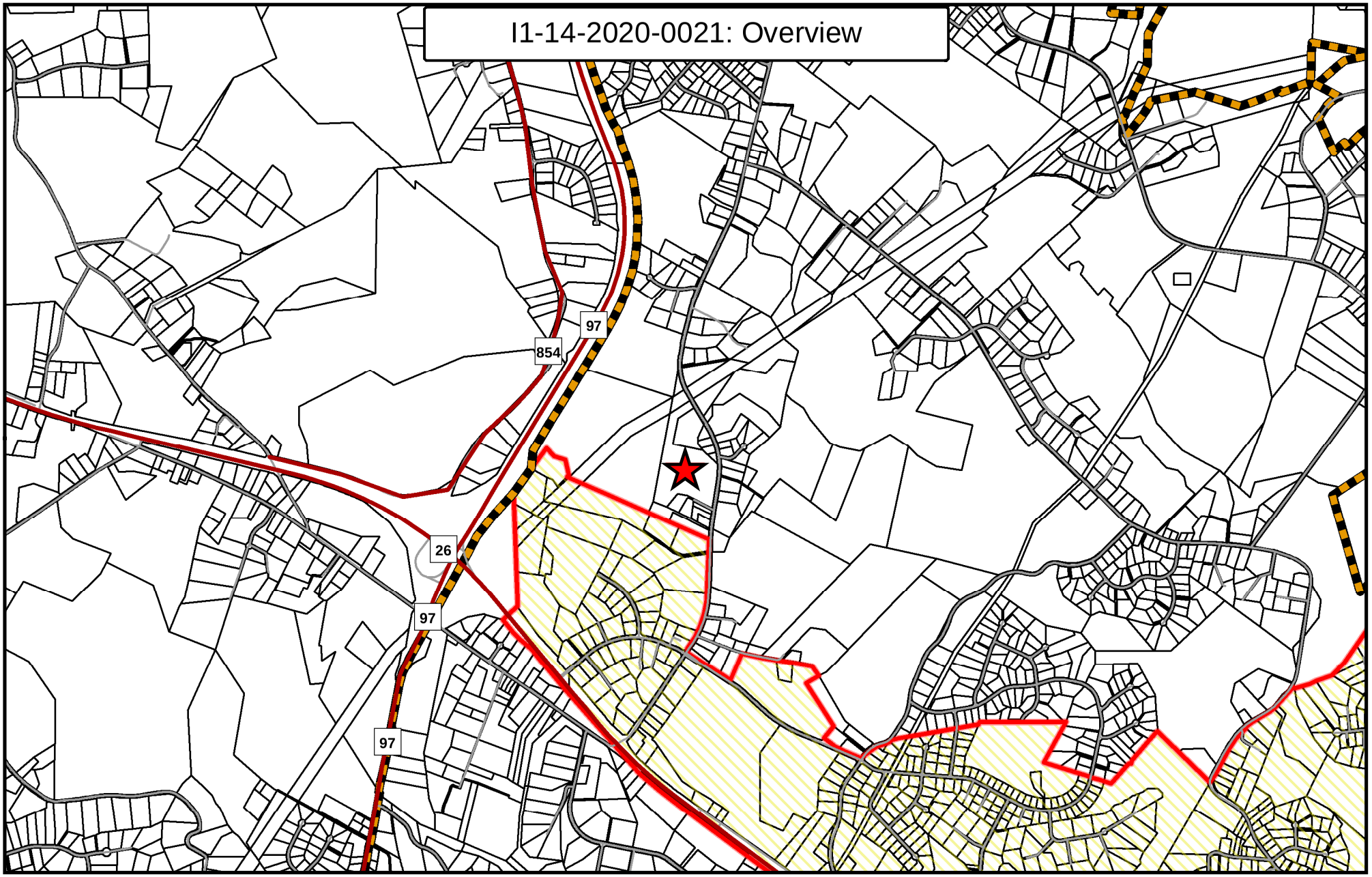

C2-03-2020-0020: AG & Land Preservation
97
P.503
P.81
LITTLESTOWN
JERRIS RIDGE
CROWL
STALEY
YORKMINSTER
WILTON
Legend
C2-03-2020-0020
Major Roads
Roads
Property Data
MALPF Easement
Land Trust Easement
0
305
610
1,220 Feet
N
Created by the Carroll County
Department of Planning 3/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

I1-14-2020-0021

I1-14-2020-0021: Overview



Legend

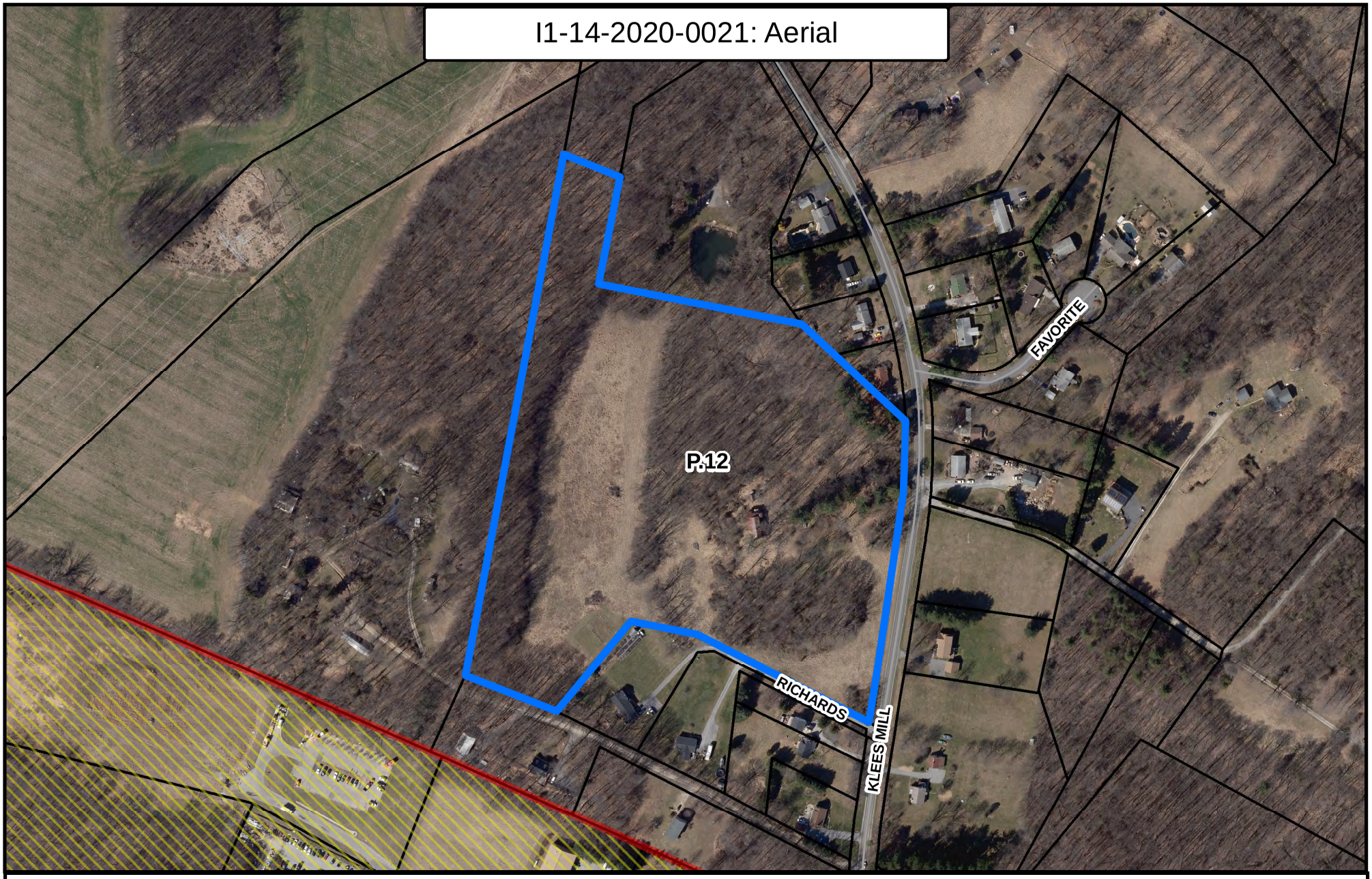
- I1-14-2020-0021
- Major Roads
- Roads
- Growth Area
- Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles

N

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

I1-14-2020-0021: Aerial



Legend

- I1-14-2020-0021
- Roads
- Property Data
- Priority Funding Areas

0 180 360 720 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 # _I1-14-2020-0021 Applicant Name __GERARD HOLLEN_____

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

Current Zoning _Ag/Conservation Requested Zoning __I-1_____

2. Description of Property

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

Commissioner District _____5_____ Account ID: 0714013539

Parcel __0012_____ Map _____0068_____

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

Current Use: Ag_ Improved or Unimproved: _____Unimproved_____

Current Zoning: _____Ag_____ Requested Zoning: ___Industrial Light_____

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

Existing Land Uses:	Agriculture
Land Use Plan Designation:[1]	Industrial Light

Zoning History Summary

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

[1] Per 2018 Freedom Community Comprehensive Plan

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

	Zoning	Land Use (existing & future)
North	Conservation	Conservation
South	Ag/I-1	Ag /Industrial Light
East	Agriculture	Ag/Conservation
West	I-1	Industrial Light

4. Consistency with Master and Functional Plans:

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

This property is in 2018 Freedom Community Comprehensive Plan. It has a Future Land Use designation of Industrial Light. It is in the western portion of the Freedom Growth Area in the Klees Mill industrial area. There is also Employment Campus designated lands in proximity that are also being considered as part of this rezoning effort. If this site is designated as industrial and sewer is extended to this site, then the County would apply to adjust the Priority Funding Area boundary.

B. Applicable Master Plan Goals and Objectives

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

Pursue policies that facilitate the implementation of the plan vision, including development in appropriate areas within density limits that respect the overall Vision of the community, where water, sewer, and other infrastructure are projected to be available.

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

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

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

Priority

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

Future

5. Environmental Constraints

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

6. Historic Resources Identified within a ½ mile

There are no resources within ½ a mile.

7. Public Safety Assessment

Sykesville District: Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

None

9. Assessment Summary

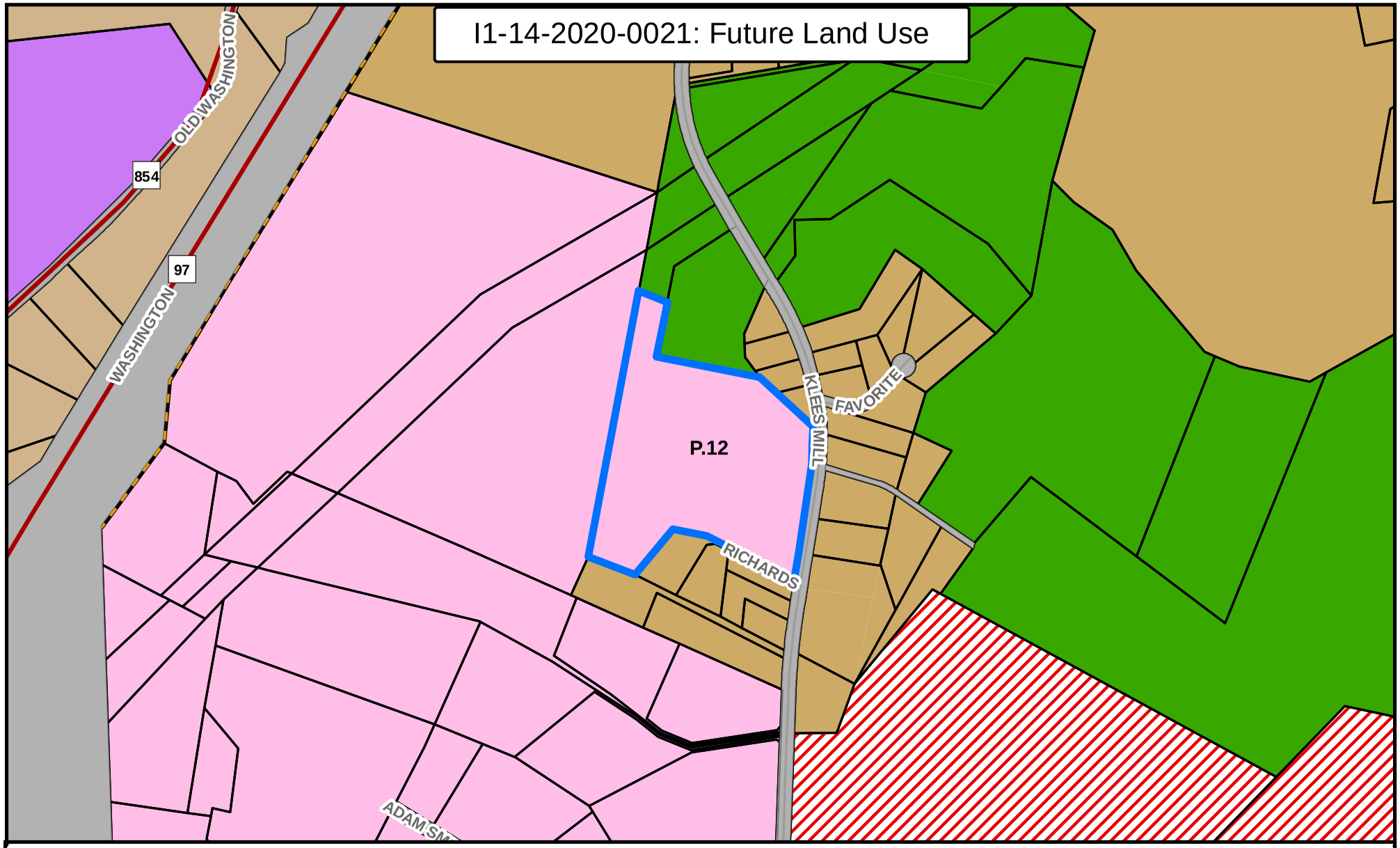
This request is consistent with the 2018 Freedom Community Comprehensive Plan. The property is in the Freedom Designated Growth area, a FLU of Light Industrial, and has the future potential for water and sewer. The property is located just north the Klee Mill industrial area and would be an addition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

10. Recommendations

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

11. Appendixes

See attachments for individual assessments.



Legend

- I1-14-2020-0021
- Major Roads
- Roads
- Property Data
- Growth Area

Freedom Future Land Use

- Agriculture
- Resource Conservation
- Employment Campus
- Industrial-Light
- Transportation

County Future Land Use

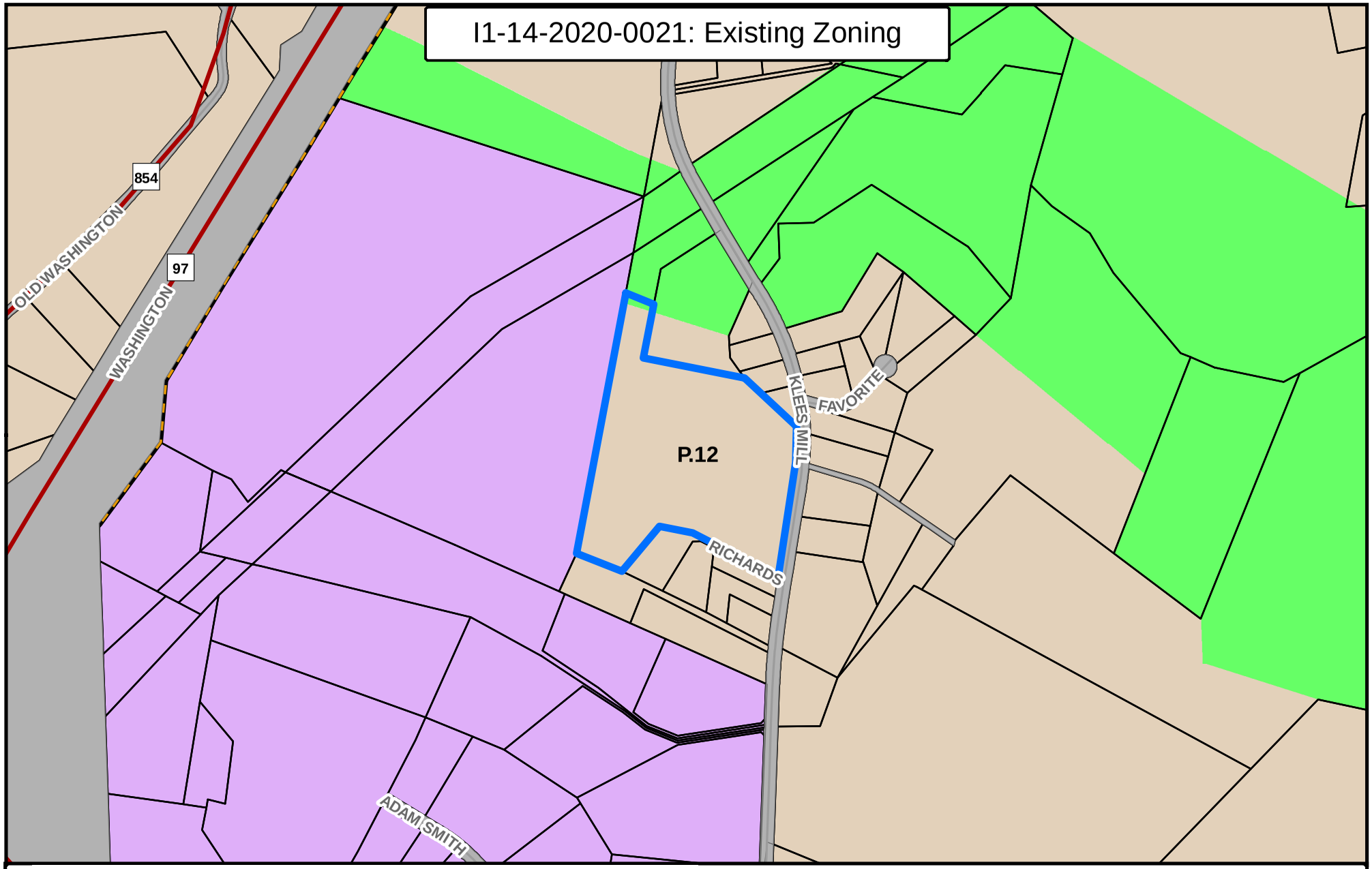
- Agriculture
- Industrial-Light
- Transportation

0 250 500 1,000 Feet

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

N

I1-14-2020-0021: Existing Zoning



Legend

- I1-14-2020-0021_Boundary
- Major Roads
- Roads
- Growth Area
- Property Data

Existing Zoning

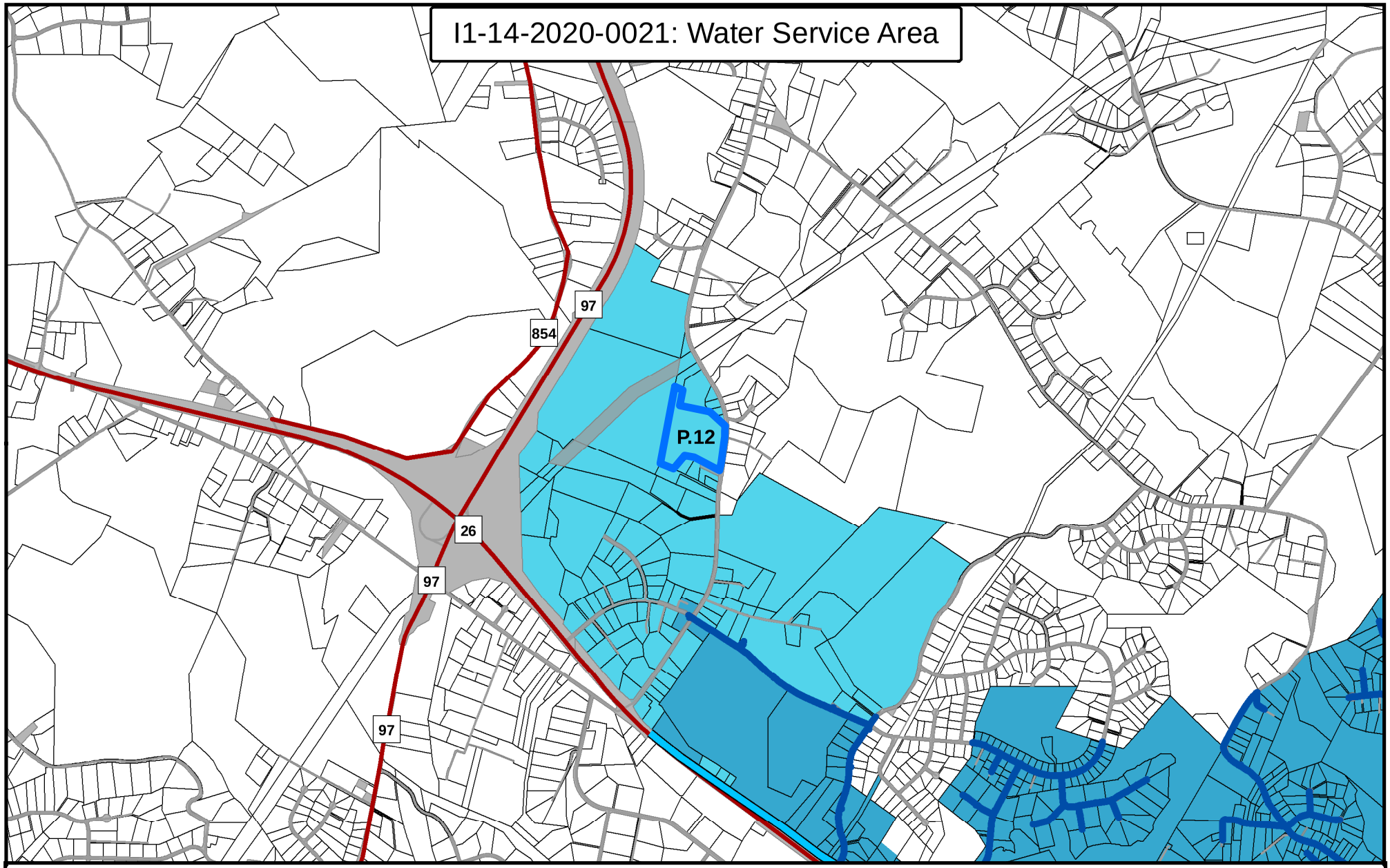
- Agriculture
- Conservation
- I-1

0 250 500 1,000 Feet

N

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

I1-14-2020-0021: Water Service Area



Legend

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

Water Service Area

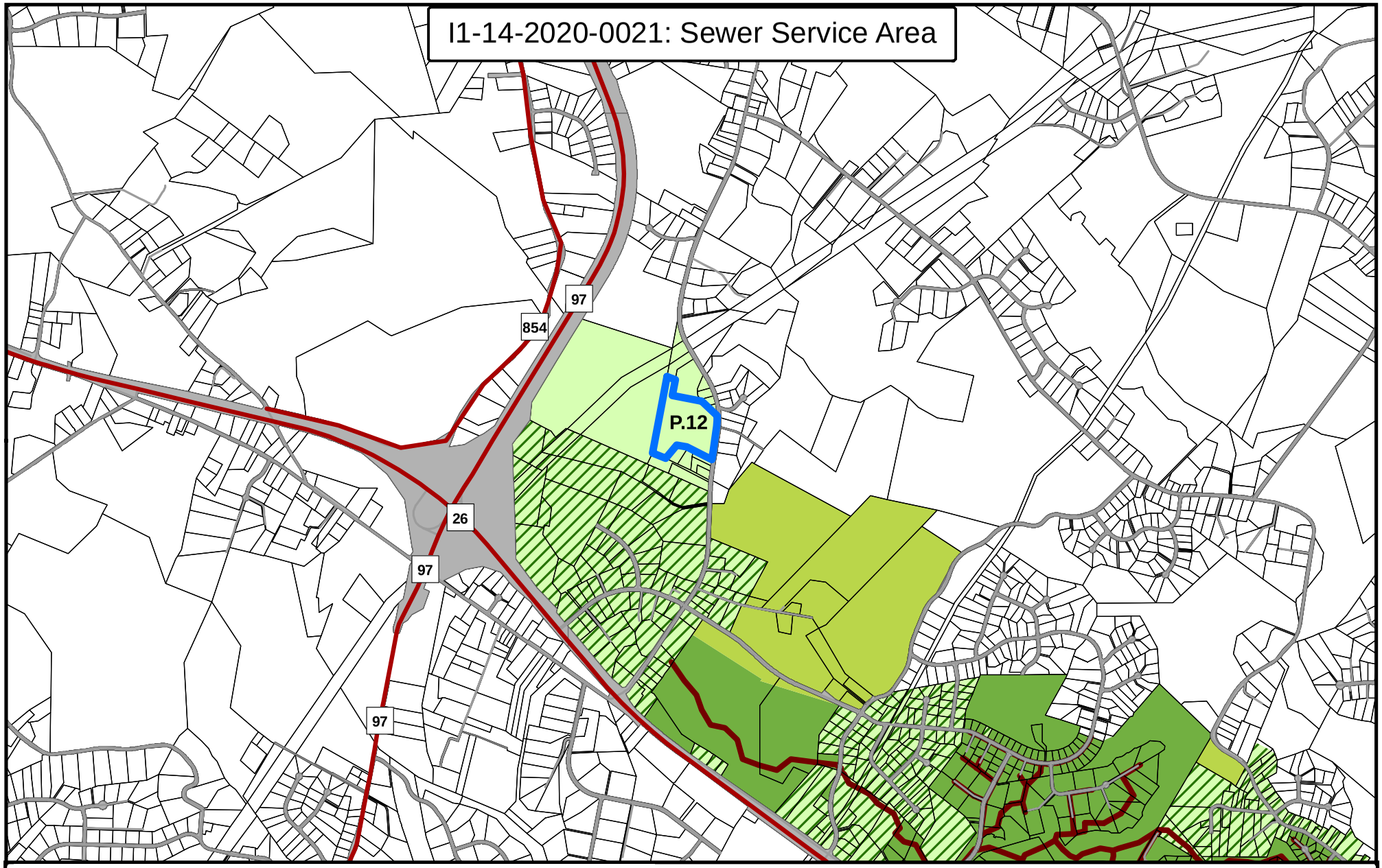
- Existing
- Priority
- Property Data

0 850 1,700 3,400 Feet

N

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

I1-14-2020-0021: Sewer Service Area



Legend

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

Sewer Service Area

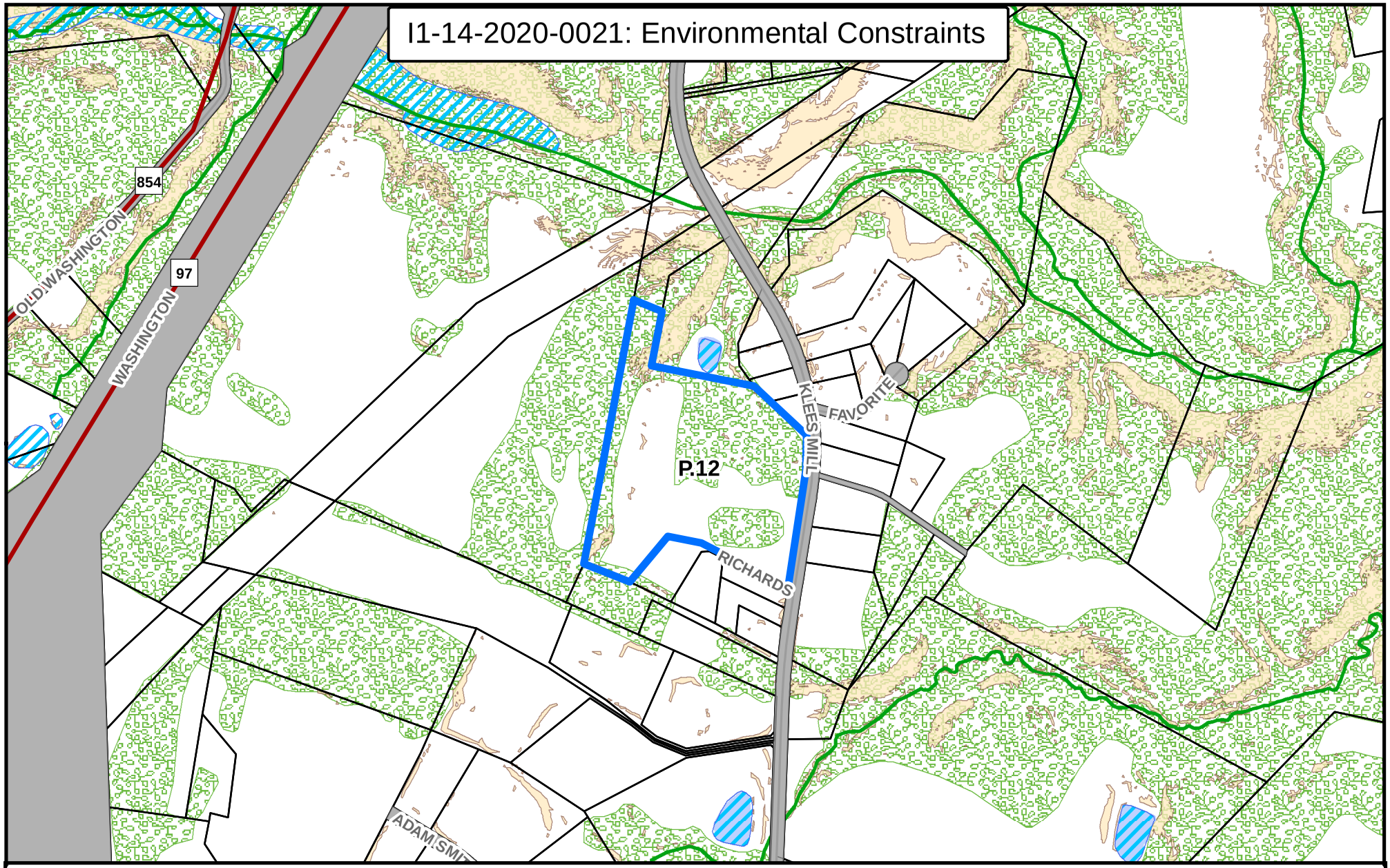
- Existing
- Priority
- Future
- Long Range
- Property Data

0 850 1,700 3,400 Feet

N

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

I1-14-2020-0021: Environmental Constraints



Legend

- I1-14-2020-0021
- Major Roads
- Roads
- Streams
- Property Data
- Wetlands
- Ponds - Reservoirs
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 250 500 1,000 Feet

N

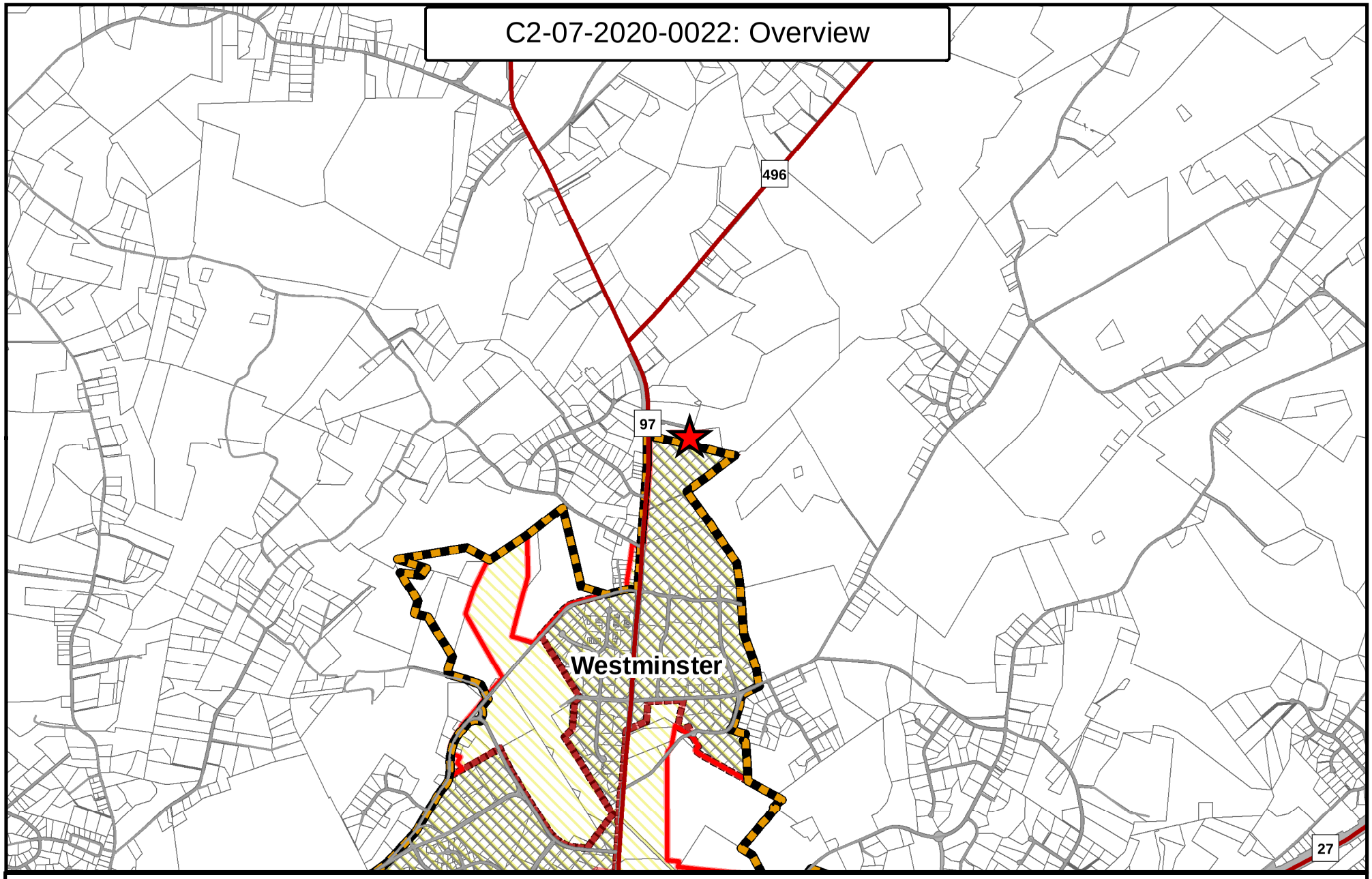
Created by the Carroll County Department of Planning 2/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-07-2020-0022

C2-07-2020-0022: Overview



Legend

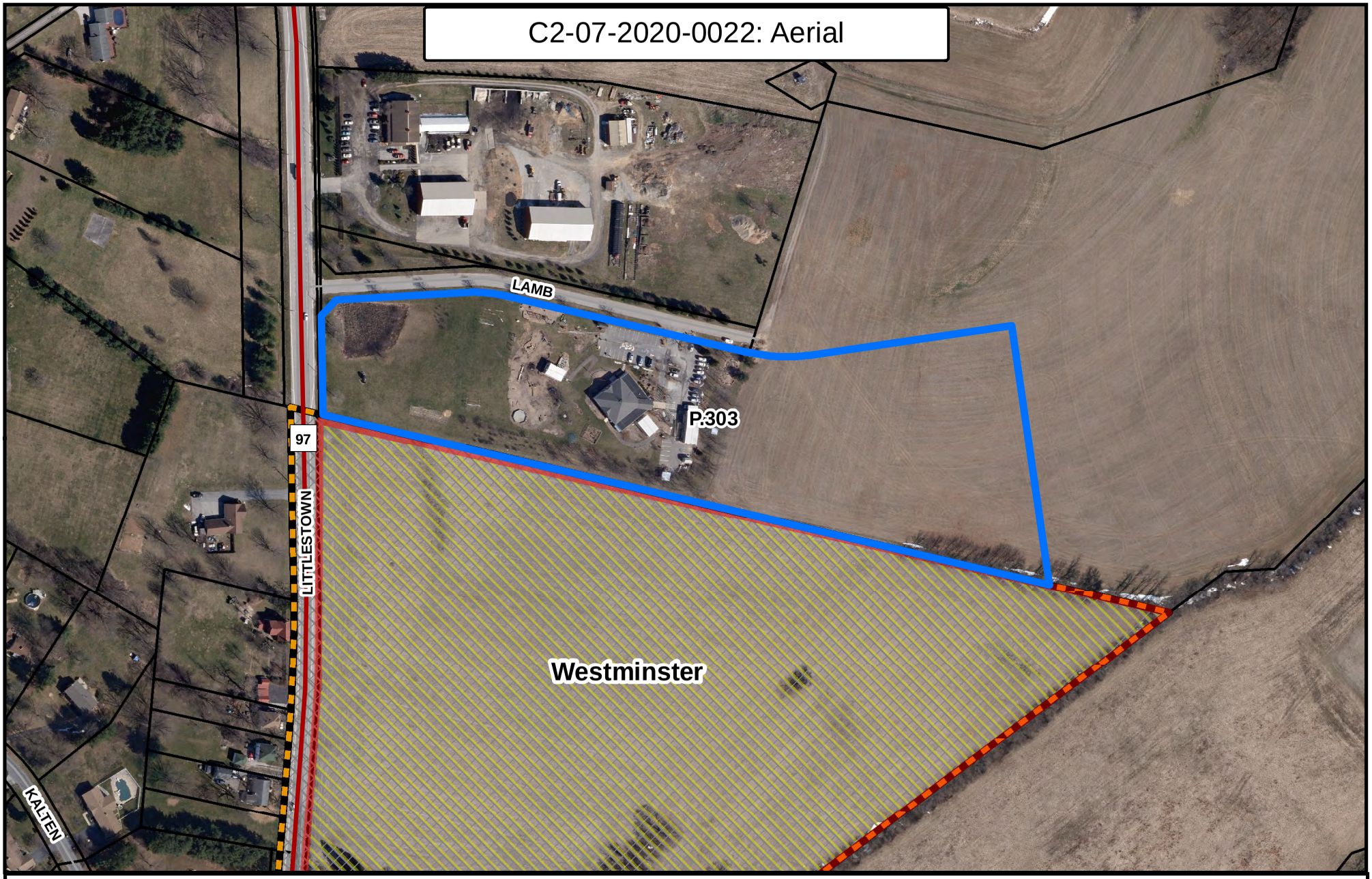
- C2-07-2020-0022
- Major Roads
- Roads
- Growth Area
- Corporate Limits
- Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles

N

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

C2-07-2020-0022: Aerial



Legend

- C2-07-2020-0022
- Major Roads
- Roads
- Property Data
- Priority Funding Areas
- Growth Area
- Corporate Limits

0 155 310 620 Feet

N

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

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 6/4/2020
PLANNER INITIALS WPW

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # C2-07-2020-0022 Applicant Name: J. Brooks Leahy on behalf of Bokeh IV, LLC

Property Address 75 Lamb Drive, Westminster, MD 21157

Current Zoning AG Requested Zoning C-2

2. Description of Property

Site Address 75 Lamb Drive, Westminster, MD 21157

Commissioner District 03

Parcel Lot 1B Map 0055

Total Acreage of Parcel 10.2013 Area to be Rezoned: 10.2013

Current Zoning: AG Requested Zoning: C-2

3. Land Use and Zoning Considerations

Existing Land Uses:	Improved with a church/school building
Land Use Plan Designation:[1]	Agriculture

Zoning History Summary

This property has been zoned Agriculture since 1965. It was improved with a church in 2001, a principal permitted use in the Ag District. In 2012, the use was changed to a private school, also a principal permitted use. It is currently not in use. There are no zoning violations on this property.

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

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

	Zoning	Land Use
North	Agriculture	Agriculture, in use commercially
South	City of Westminster	Agriculture and Commercial (Knorr Brake)
East	Agriculture	Agriculture
West	Agriculture	Large lot residential subdivision, R-40,000 residential subdivision, Carroll County Airport

4. Consistency with Master and Functional Plans:

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

This property is designated Agriculture in the 2014 CCMP as amended 2019. It is immediately outside the boundary of the City of Westminster. This request is not consistent with the Future Land Use designation.

B. Applicable Master Plan Goals and Objectives

This property is not consistent with the to the 2014 Carroll County Master Plan as amended 2019.

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

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

Goal 15 Pursue policies that facilitate development in appropriate areas, including the Designated Growth Areas, thereby protecting and conserving agricultural and environmental resources, preserving open space, and providing public facilities and services efficiently and cost-effectively.

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

This property is in the No Planned Service category, adjacent to property in the City of Westminster in the Priority sewer service area, and in the vicinity of Existing water service

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

This property is in the No Planned Service category, adjacent to property in the City of Westminster in the Priority sewer service area, and in the vicinity of Existing sewer service

5. Environmental Constraints

There are no environmental constraints on this property.

6. Historic Resources Identified

None on site, but a number in the immediate vicinity (see attached worksheet and map)

7. Public Safety Assessment

In the Westminster District, Adequate for Fire and EMS.

8. Ag Preservation and Applicable Preservation Area

There is a MALPF easement to the south and east of this property.

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 contrary to Goals 14 and 15 of the CCMP, lies outside Westminster's growth area boundary, is in the vicinity of MALPH easements, and is in close proximity to a number of historic properties.

Although the property is not currently in an Agricultural use, the uses previously located on this property, a church and a school, are permitted uses in the AG District, as are a number of similar commercial uses, such as recreational centers, day care centers and veterinary clinics. There are also a number of other commercial uses that are considered appropriate for the AG District and are allowed with conditional use approval. 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 surrounded by Ag-zoned land. This was not envisioned by the 2014 Plan or the 2019 Amendment.

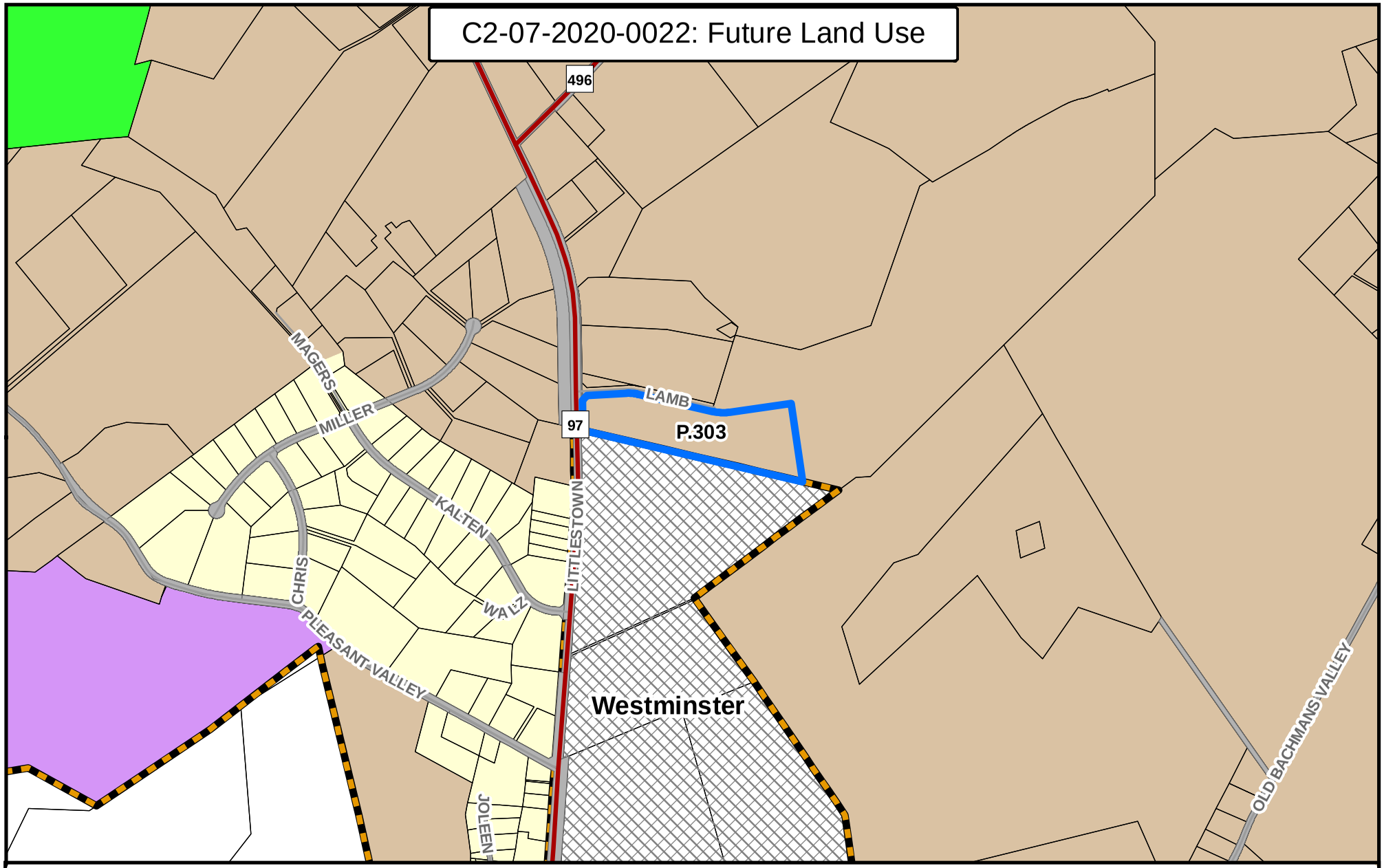
10. Recommendations

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

11. Appendixes

See attachments for individual assessments.

C2-07-2020-0022: Future Land Use



Legend

- C2-07-2020-0022
- Major Roads
- Roads
- Growth Area
- Corporate Limits
- Property Data

County Future Land Use

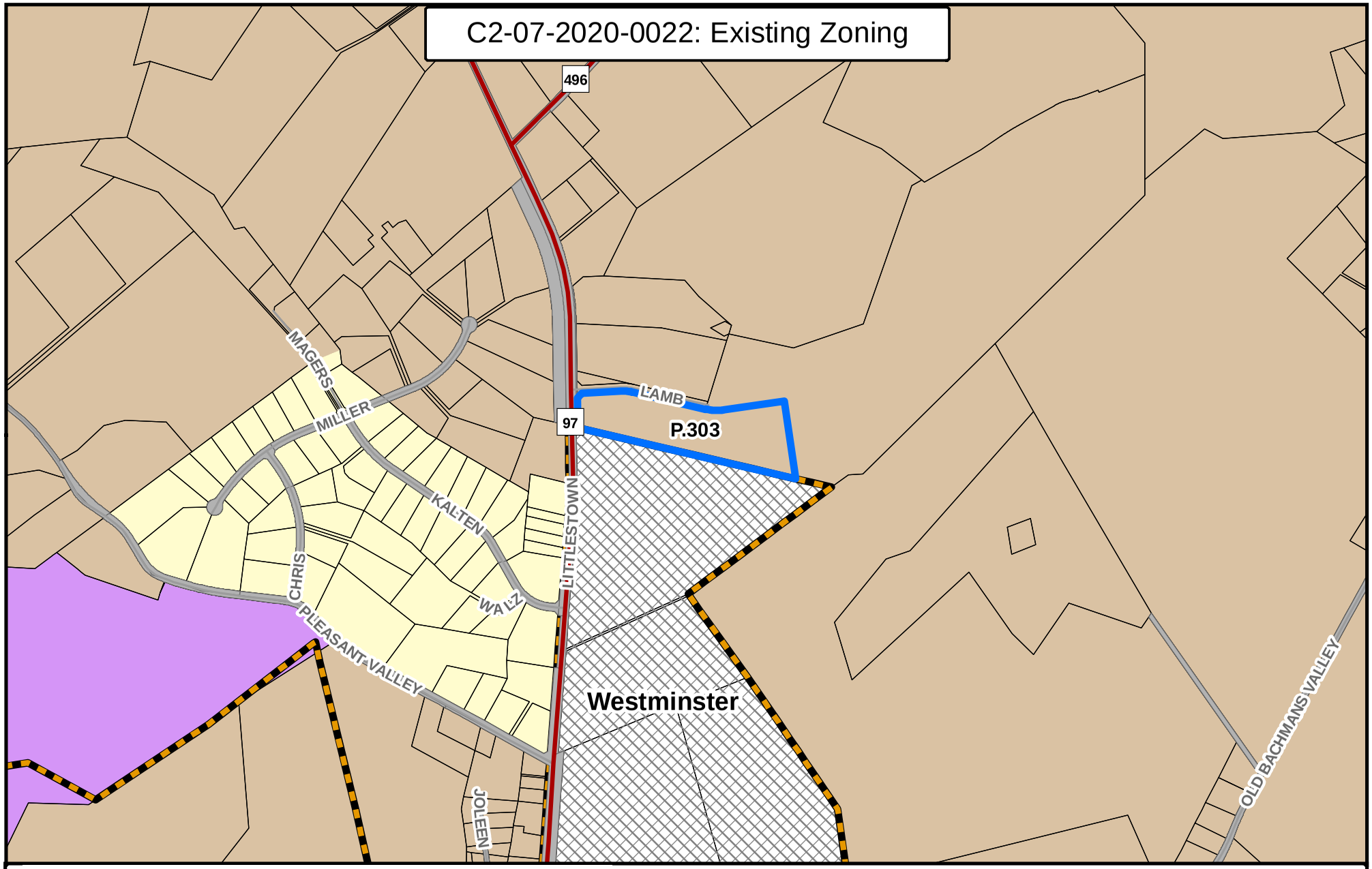
- Agriculture
- Resource Conservation
- Residential-Low Density
- Industrial-Light
- Transportation

0 385 770 1,540 Feet

N

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

C2-07-2020-0022: Existing Zoning



Legend

- C2-07-2020-0022
- Major Roads
- Roads
- Growth Area
- Corporate Limits
- Property Data

Existing Zoning

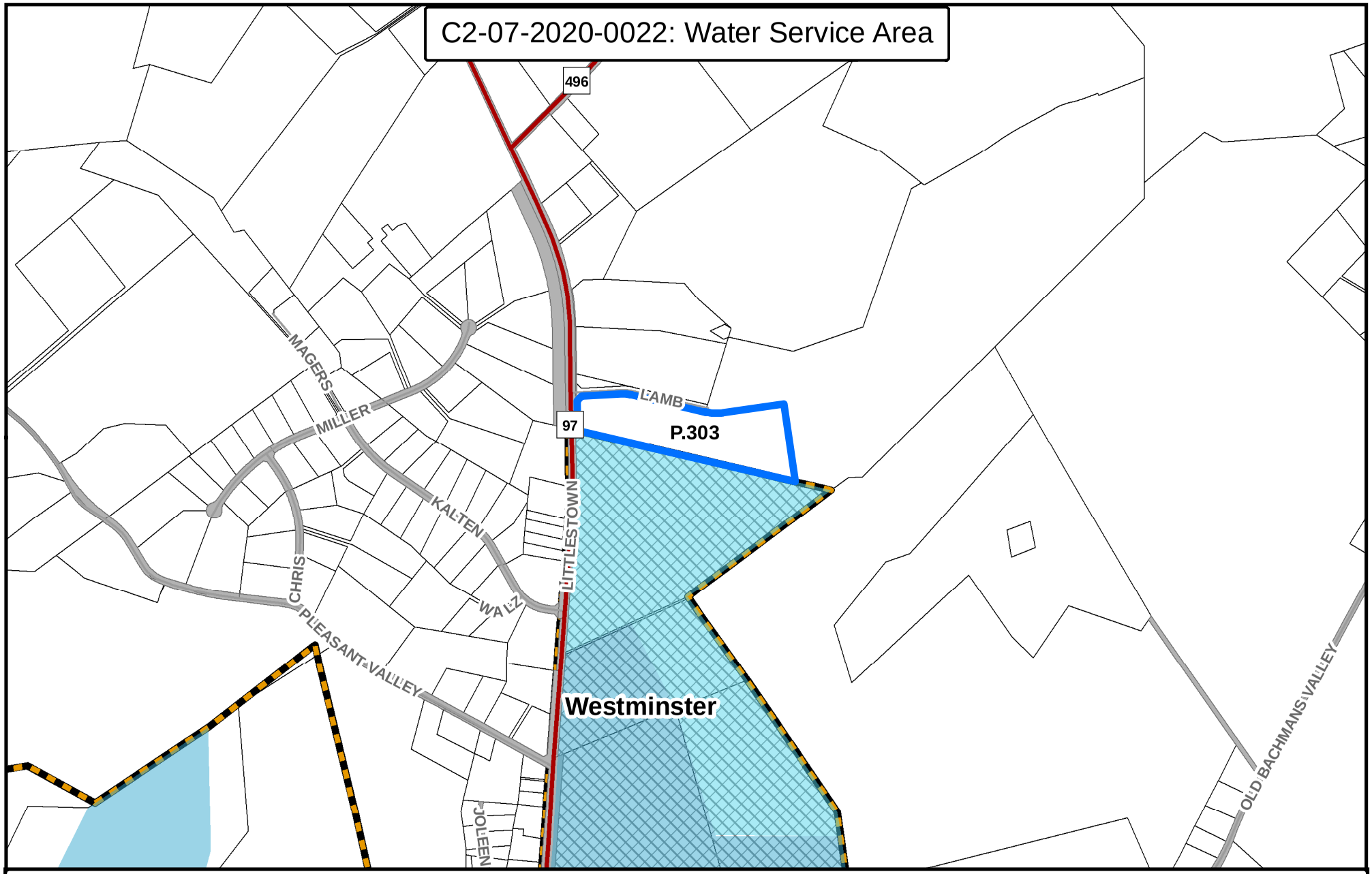
- Agriculture
- R-40,000
- I-1

0 385 770 1,540 Feet

N

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

C2-07-2020-0022: Water Service Area



Legend

- C2-07-2020-0022
- Major Roads
- Roads
- Growth Area
- Corporate Limits
- Property Data

Water Service Area

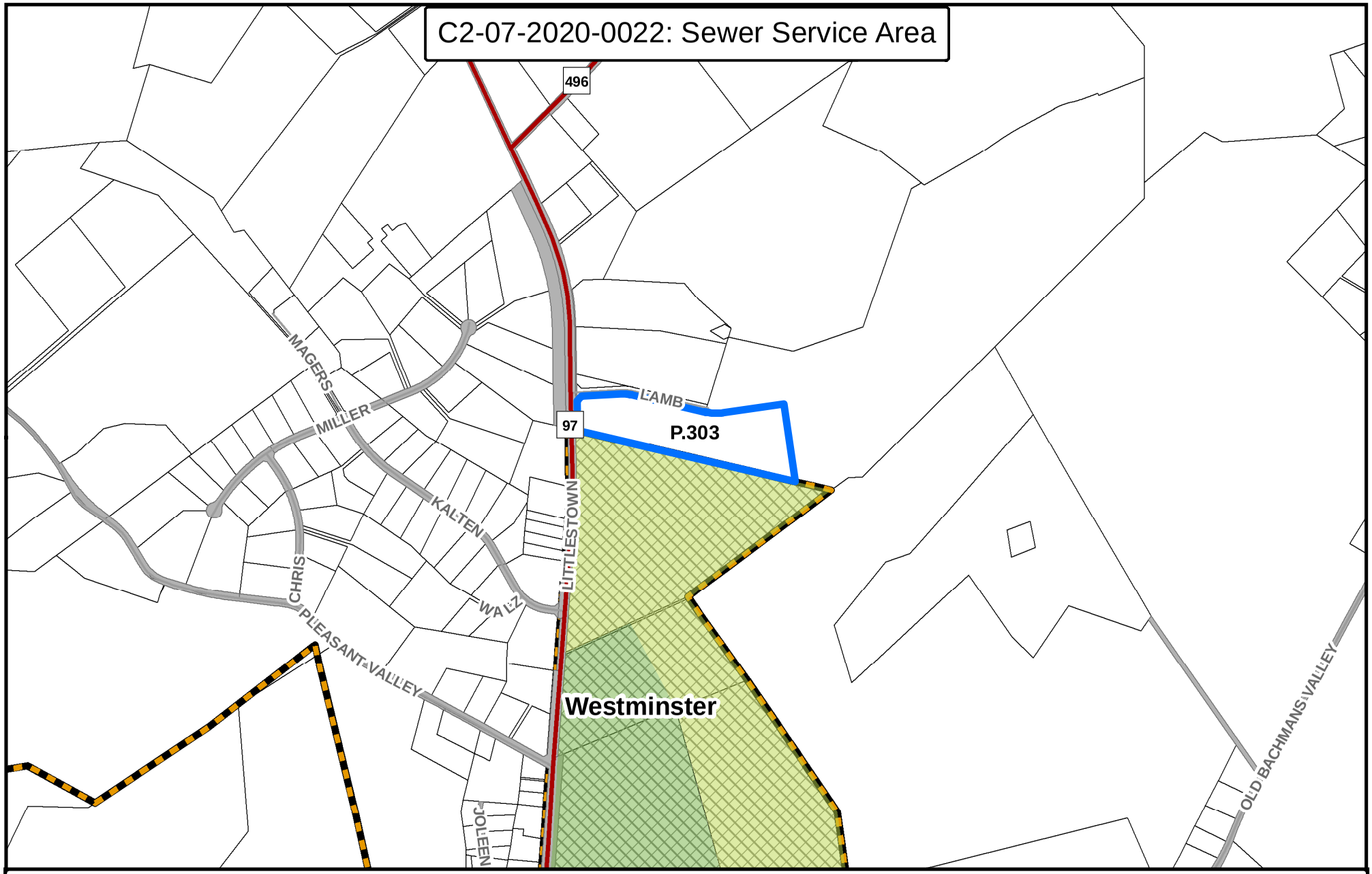
- Existing
- Priority

0 385 770 1,540 Feet

N

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

C2-07-2020-0022: Sewer Service Area



Legend

- C2-07-2020-0022
- Major Roads
- Roads
- Growth Area
- Corporate Limits
- Property Data

Sewer Service Area

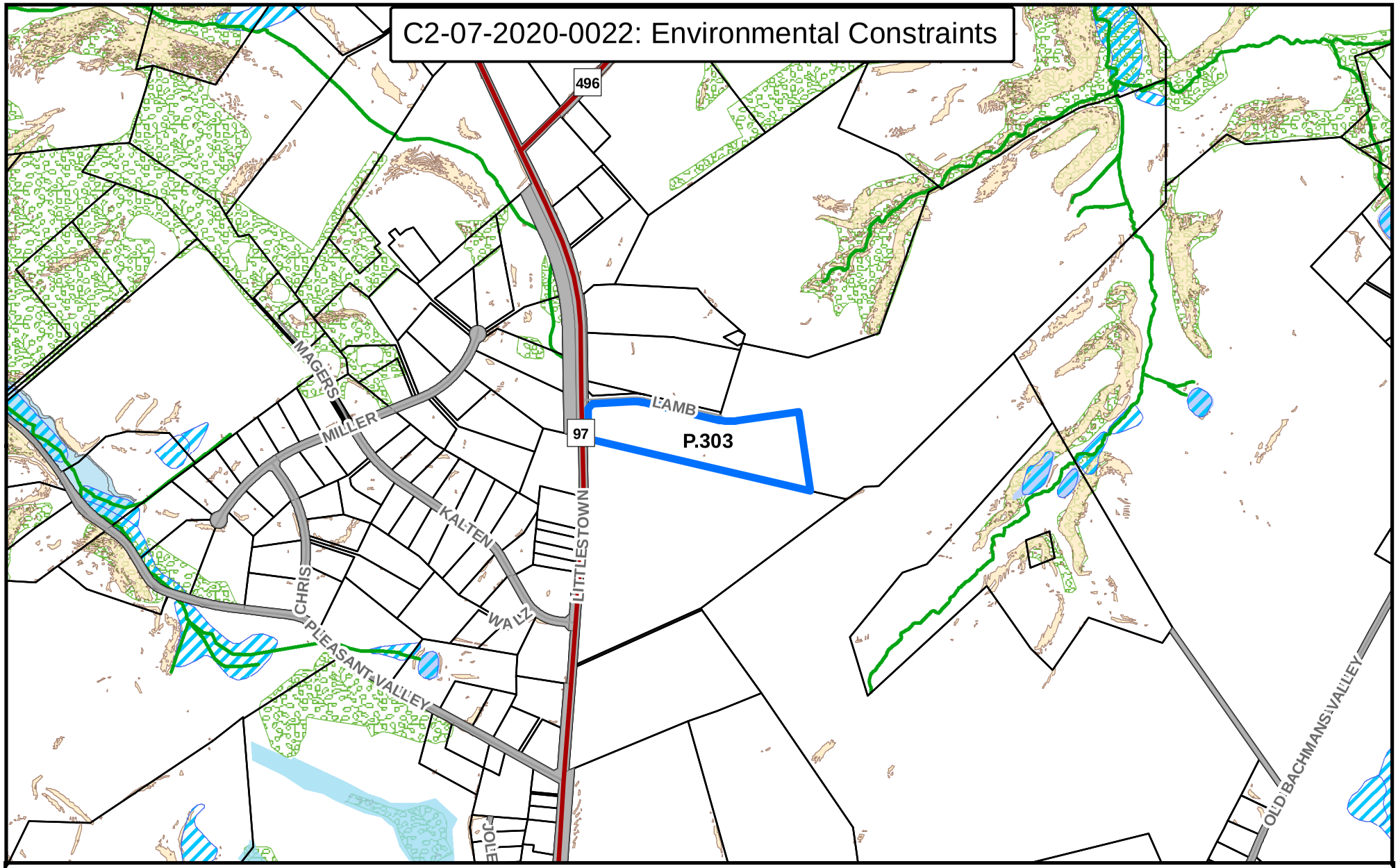
- Existing
- Priority

0 385 770 1,540 Feet

N

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

C2-07-2020-0022: Environmental Constraints



Legend

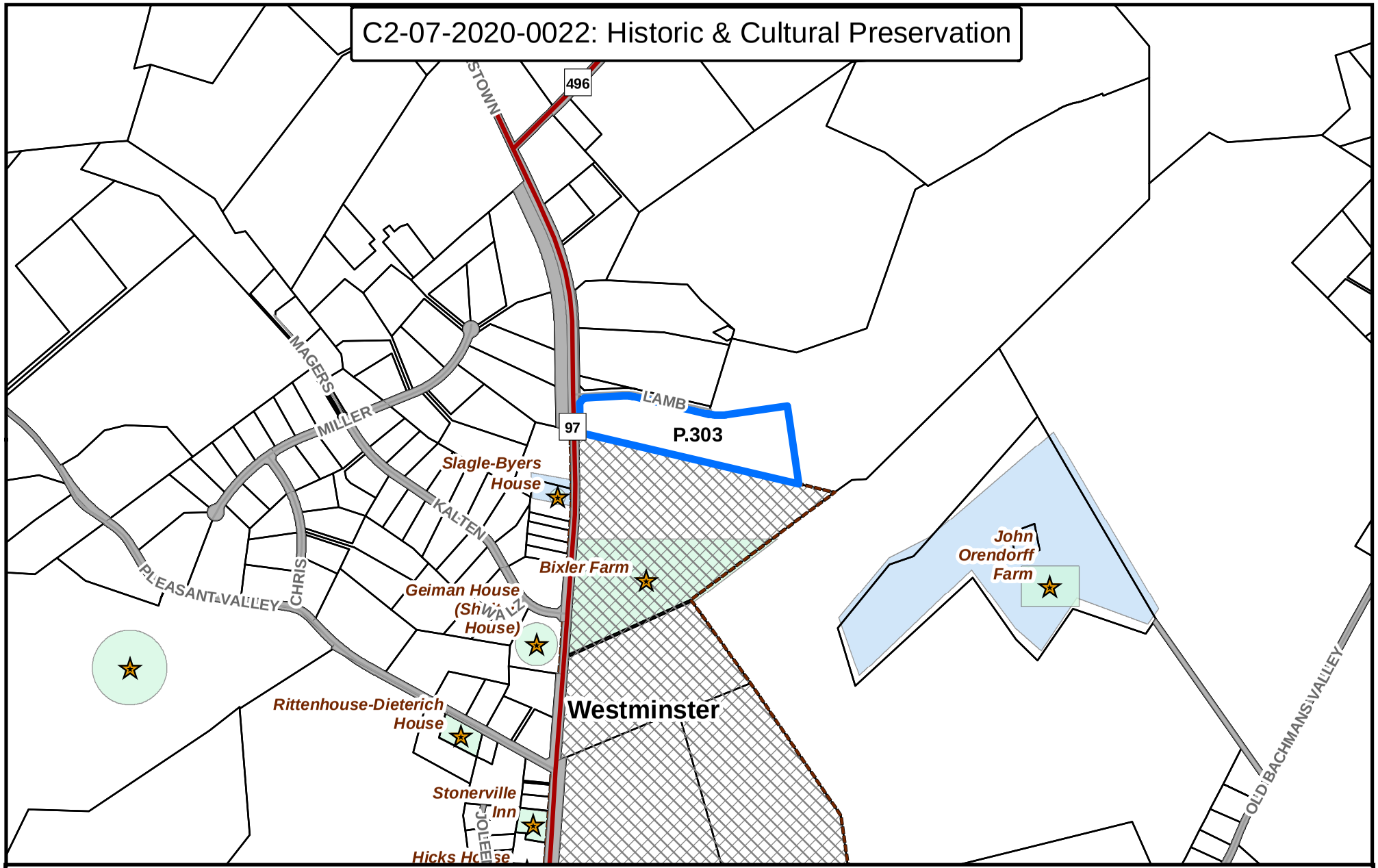
- C2-07-2020-0022
- Major Roads
- Roads
- Streams
- Property Data
- Wetlands
- FEMA Floodplain
- Ponds - Reservoirs
- Water Resource Protection Easement
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 385 770 1,540 Feet

N

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

C2-07-2020-0022: Historic & Cultural Preservation



Legend

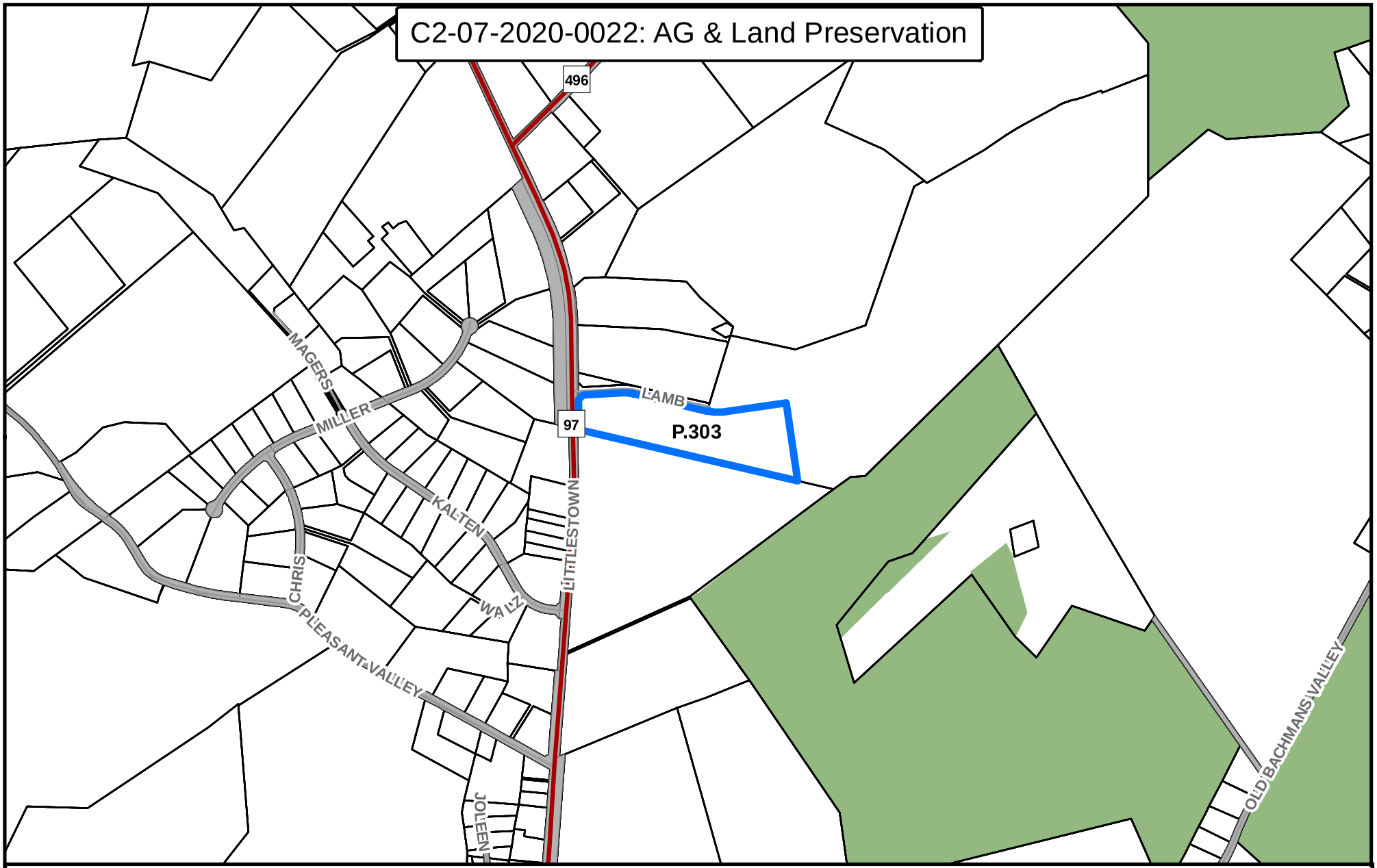
- C2-07-2020-0022
- Historic Site Points
- Major Roads
- Roads
- Corporate Limits
- Property Data
- Historic District
- National Register of Historic Places

0 385 770 1,540 Feet

N

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

C2-07-2020-0022: AG & Land Preservation



Legend

- C2-07-2020-0022
- Major Roads
- Roads
- Property Data
- MALPF Easement
- Carroll County Easement

0 385 770 1,540 Feet

N

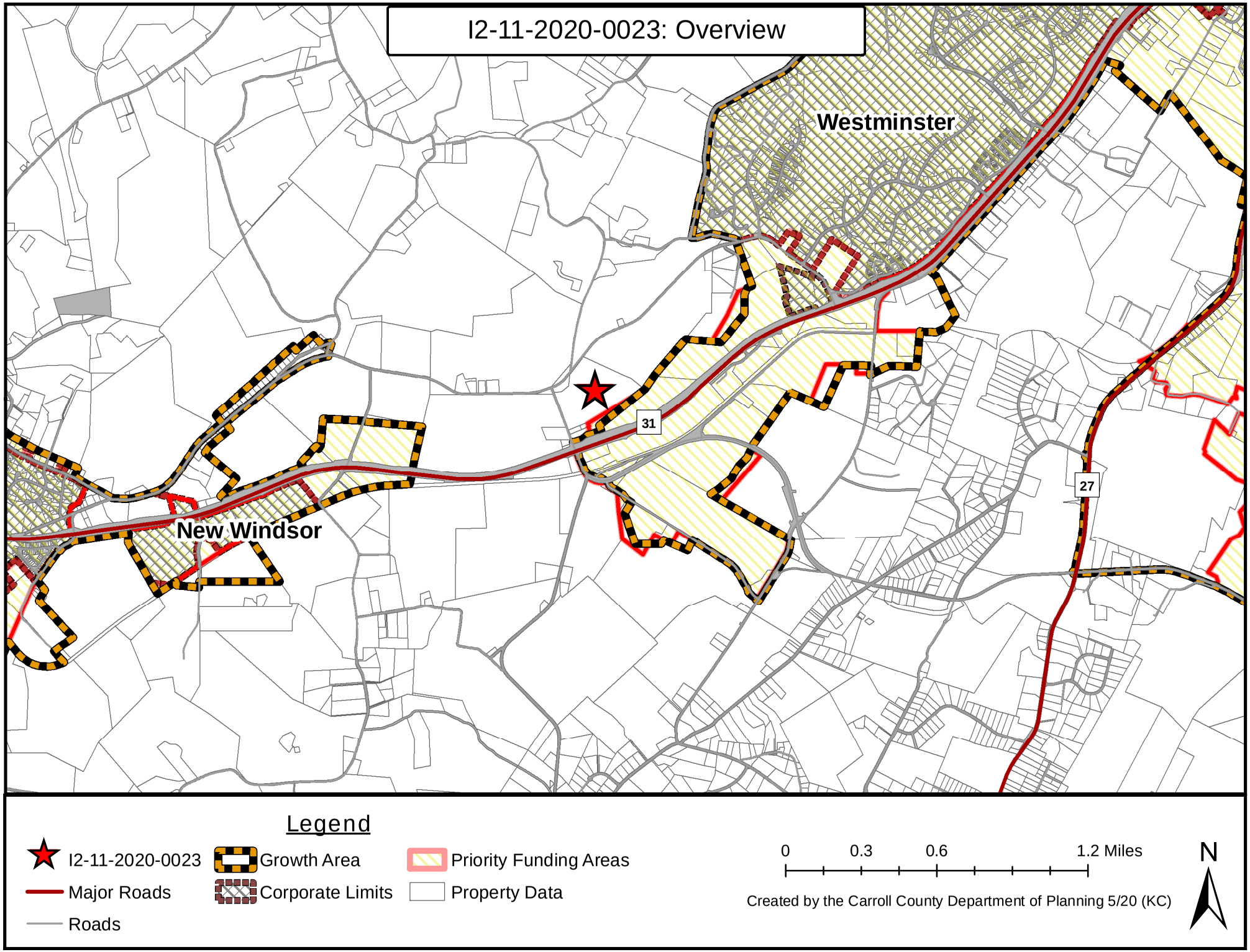
Created by the Carroll County Department of Planning 3/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

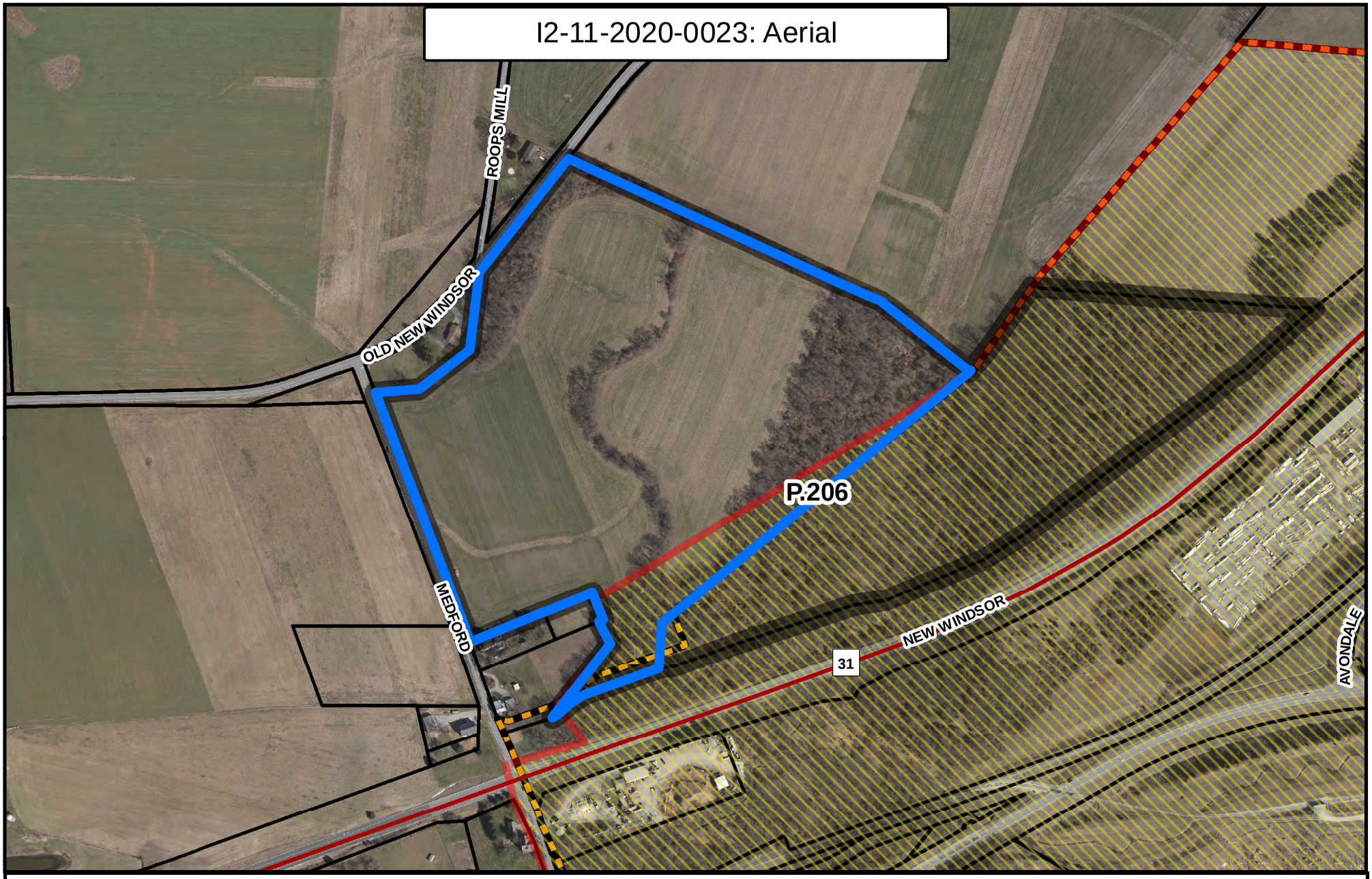
COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

I2-11-2020-0023

I2-11-2020-0023: Overview



I2-11-2020-0023: Aerial



Legend

- I2-11-2020-0023
- Major Roads
- Roads
- Property Data
- Priority Funding Areas
- Growth Area

0 255 510 1,020 Feet

N

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

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 6/4/2020
PLANNER INITIALS WPW

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

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

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

Current Zoning: AG Requested Zoning: I-2

2. Description of Property

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

Commissioner District 3 and 4

Parcel 0206 Map 0045

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

Current Zoning: AG Requested Zoning: I-2

3. Land Use and Zoning Considerations

Existing Land Uses:	Agriculture (Vacant)
Land Use Plan Designation:[1]	Agriculture

Zoning History

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

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

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

	Zoning	Land Use
North	Agricultural	Agricultural
South	I-2	Heavy Industrial
East	Agricultural & I-2	Agricultural & Heavy Industrial
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 split-zoned, with the requested portion designated Agriculture in the 2014 CCMP as amended 2019. The requested portion is primarily outside the Westminster Growth Area. This request is not consistent with the FLU in the Master Plan.

B. Applicable Master Plan Goals and Objectives

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

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

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

Goal 15 Pursue policies that facilitate development in appropriate areas, including the Designated Growth Areas, thereby protecting and conserving agricultural and environmental resources, preserving open space, and providing public facilities and services efficiently and cost-effectively.

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

No planned service

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

No planned service

5. Environmental Constraints

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

6. Historic Resources Identified

None on site

7. Public Safety Assessment

In New Windsor District, Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

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

9. Assessment Summary

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

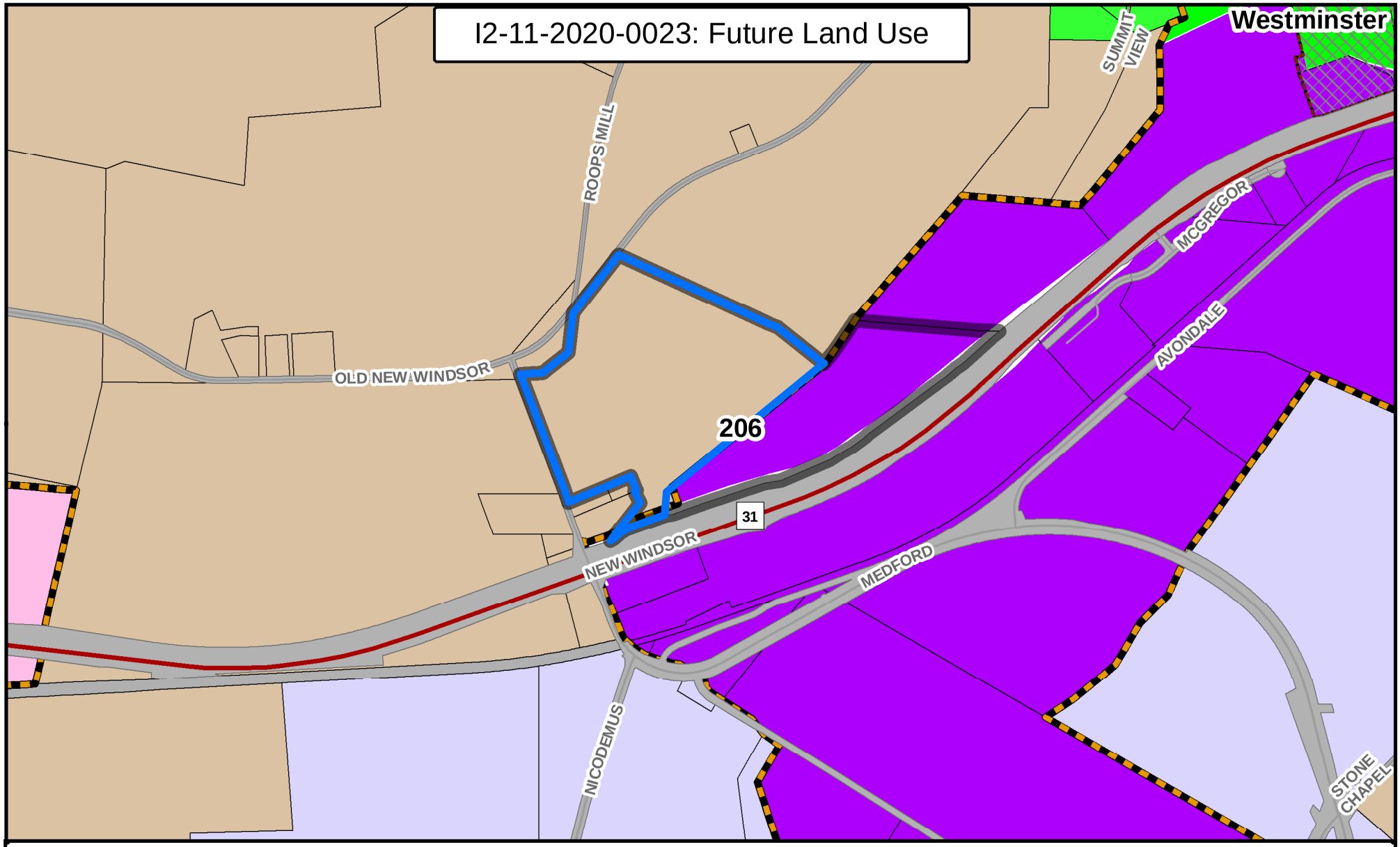
The I-2 District, which is requested, is intended to "provide locations for …activities characterized by heavy manufacturing, refining, processing, or compounding of materials or products predominantly from raw materials. … The uses associated with this district are intensive and frequently include operations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

10. Recommendations

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

11. Appendixes

See attachments for individual assessments.



Legend

- I2-11-2020-0023
- Major Roads
- Roads
- Growth Area
- Corporate Limits
- Property Data

New Windsor Future Land Use

- Light Industrial

County Future Land Use

- Agriculture
- Resource Conservation
- Extractive
- Transportation

Westminster GAB Future Land Use

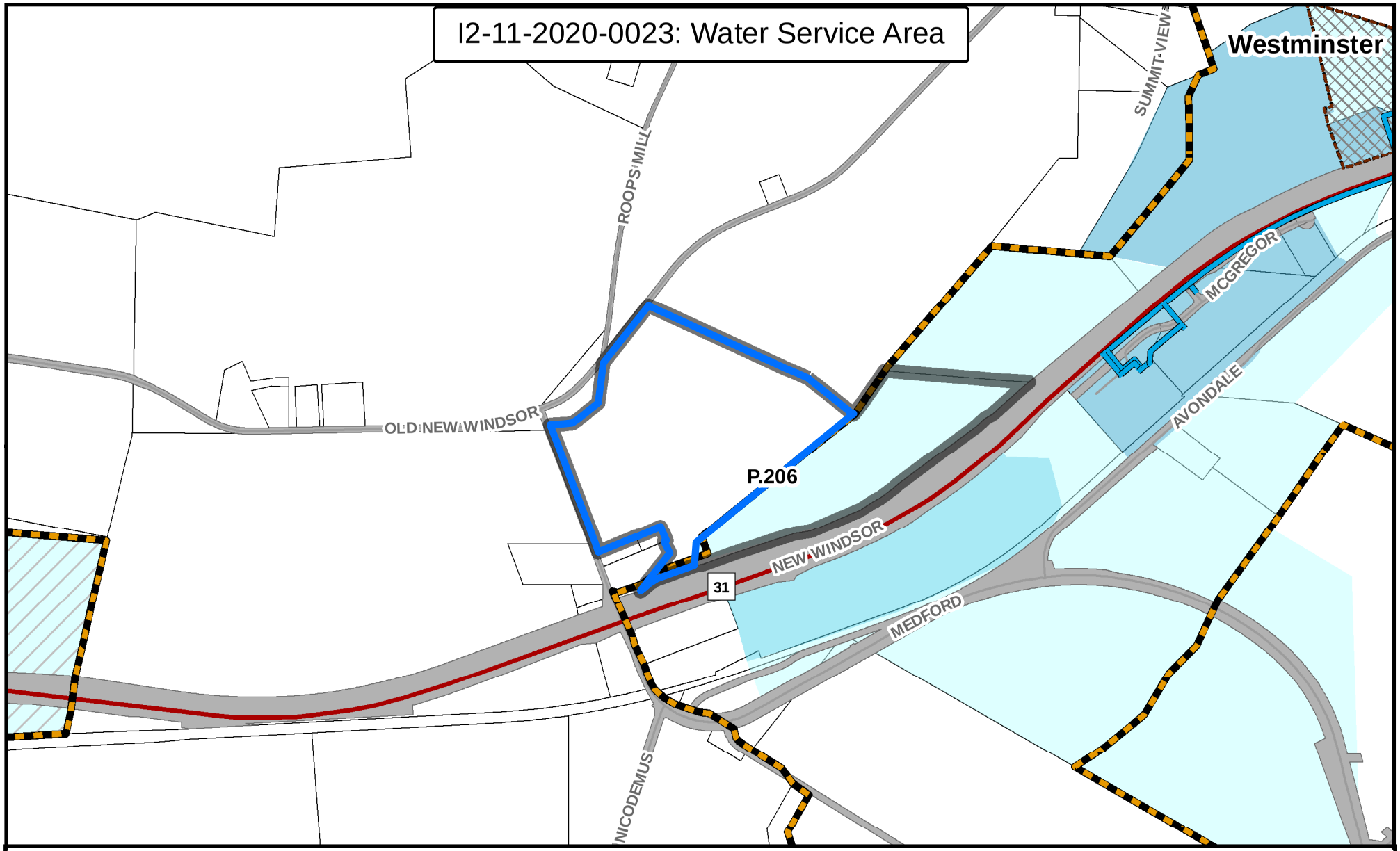
- Conservation
- Industrial

0 370 740 1,480 Feet

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

N

I2-11-2020-0023: Water Service Area



Legend

- I2-11-2020-0023
- Major Roads
- Roads
- Water Lines: Non-County Maintained

Water Service Area

- Existing
- Priority
- Future
- Long Range Future

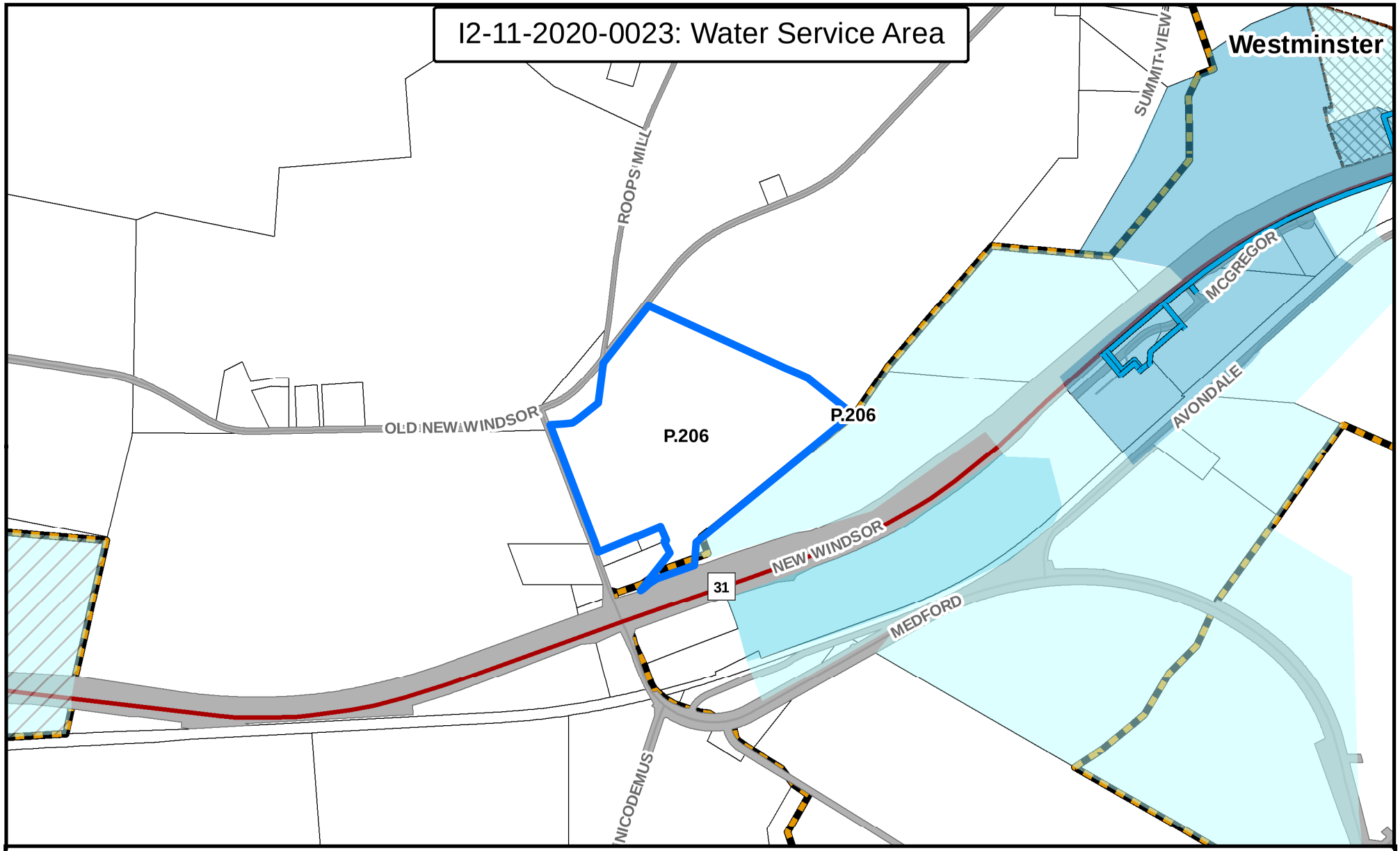
- Growth Area
- Corporate Limits
- Property Data

0 370 740 1,480 Feet

N

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

I2-11-2020-0023: Water Service Area



Legend

- I2-11-2020-0023
- Major Roads
- Roads
- Water Lines: Non-County Maintained

Water Service Area

- Existing
- Priority
- Future
- Long Range Future

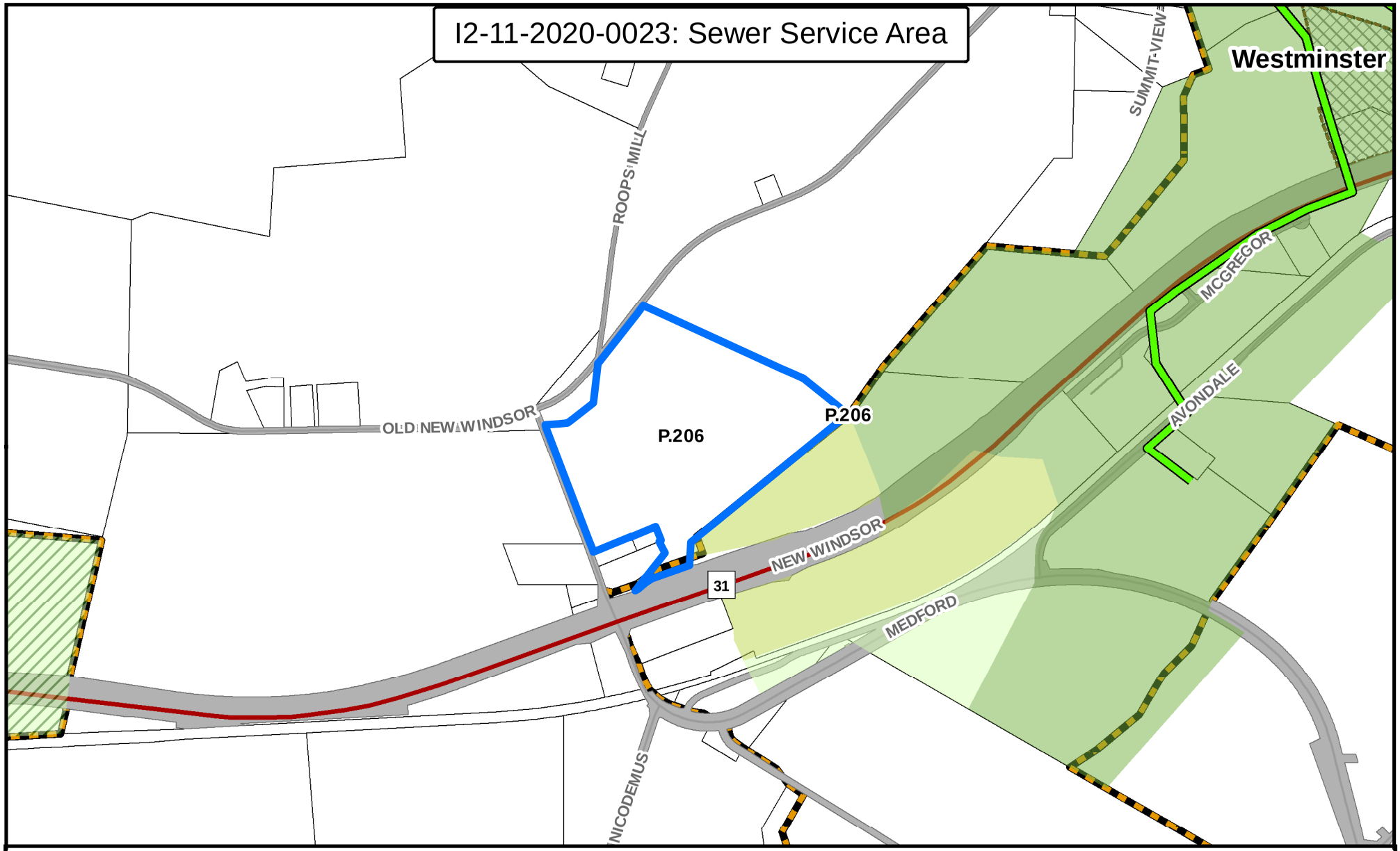
- Growth Area
- Corporate Limits
- Property Data

0 370 740 1,480 Feet

N

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

I2-11-2020-0023: Sewer Service Area



Legend

- I2-11-2020-0023
- Major Roads
- Roads
- Sewer Lines: Non-County Maintained

Sewer Service Area

- Existing
- Priority
- Future
- Long Range

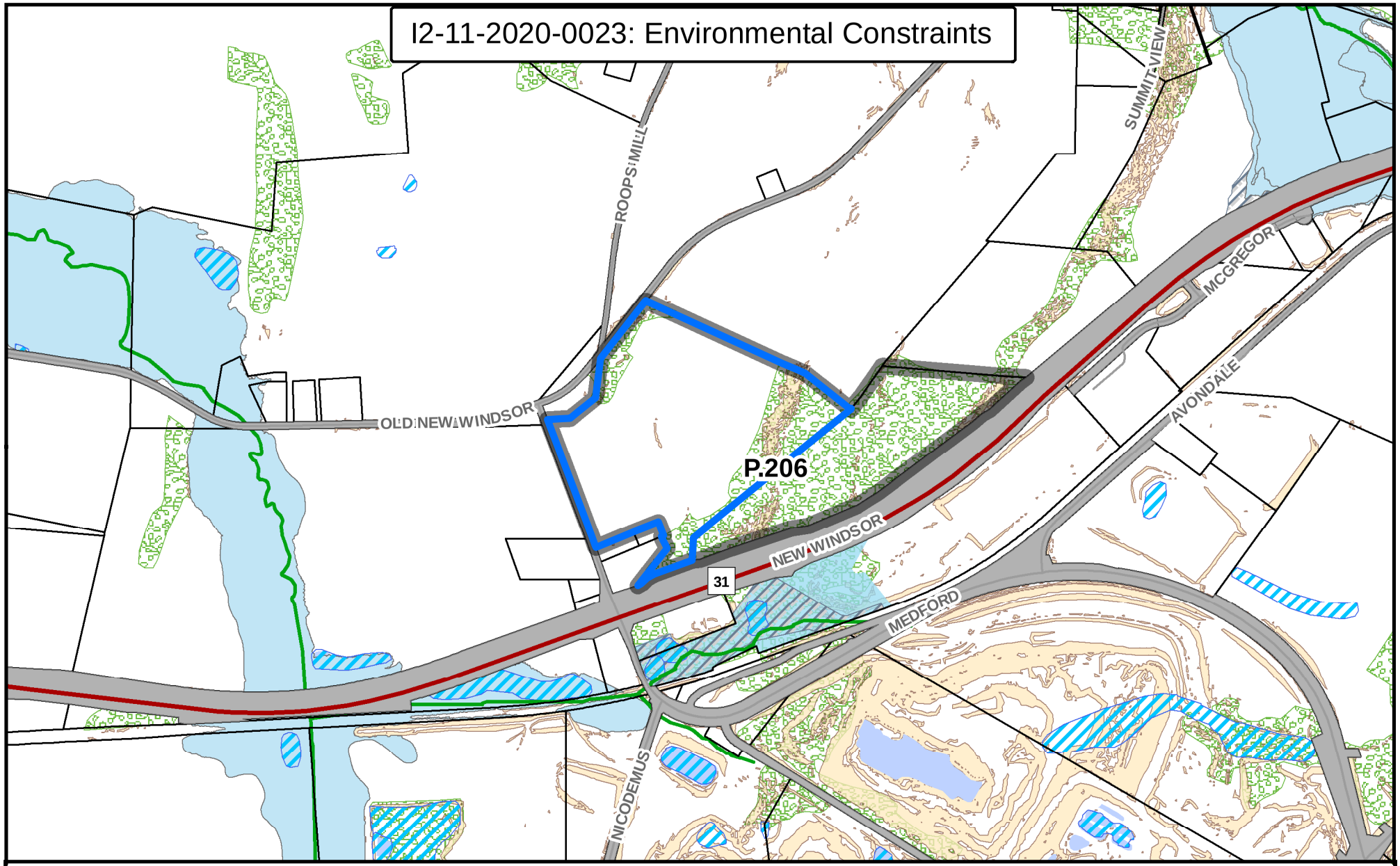
- Growth Area
- Corporate Limits
- Property Data

0 370 740 1,480 Feet

N

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

I2-11-2020-0023: Environmental Constraints



Legend

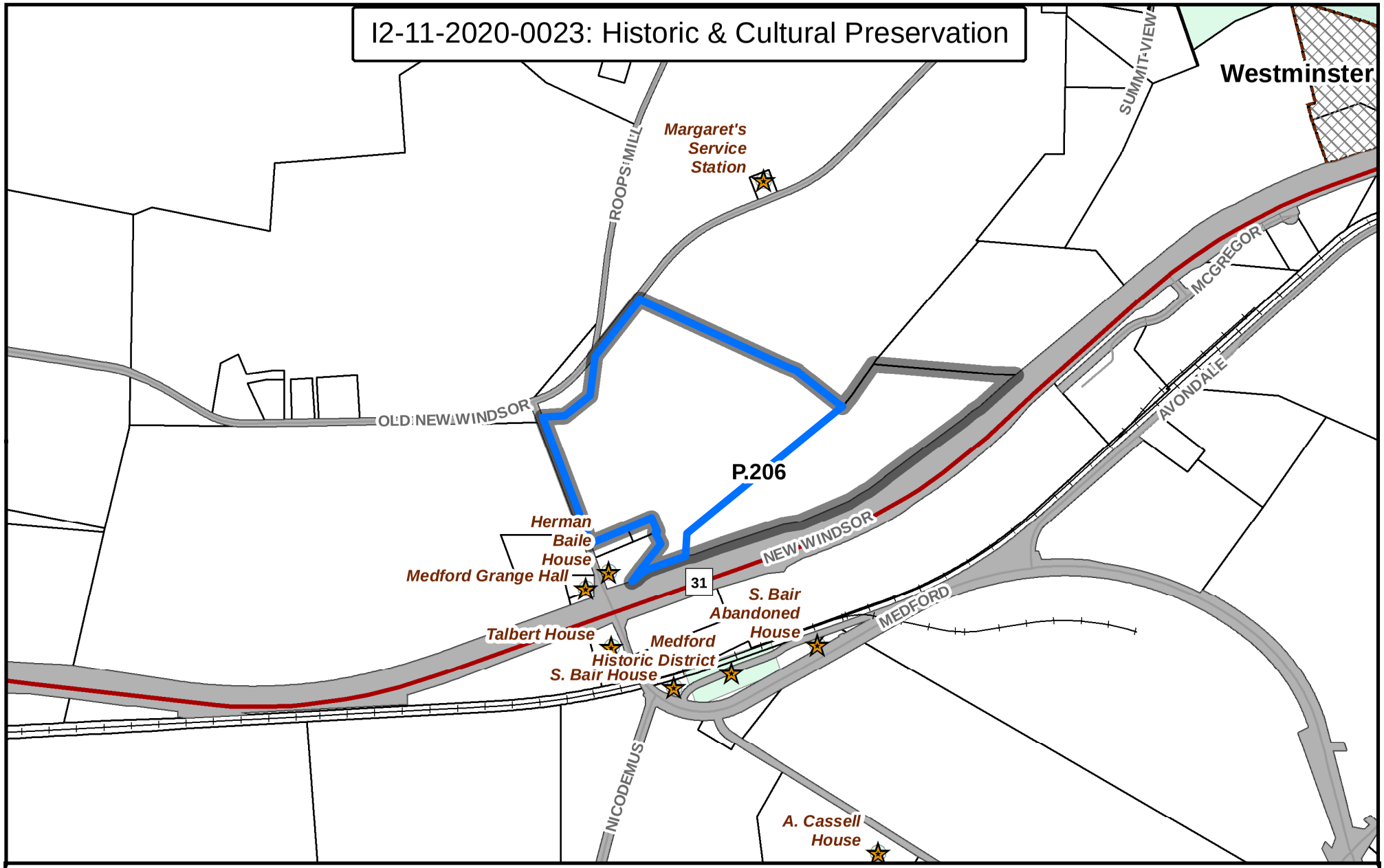
- I2-11-2020-0023
- Major Roads
- Roads
- Streams
- Property Data
- Wetlands
- FEMA Floodplain
- Floodplain Easement
- Ponds - Reservoirs
- Water Resource Protection Easement
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 365 730 1,460 Feet

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

N

I2-11-2020-0023: Historic & Cultural Preservation



Legend

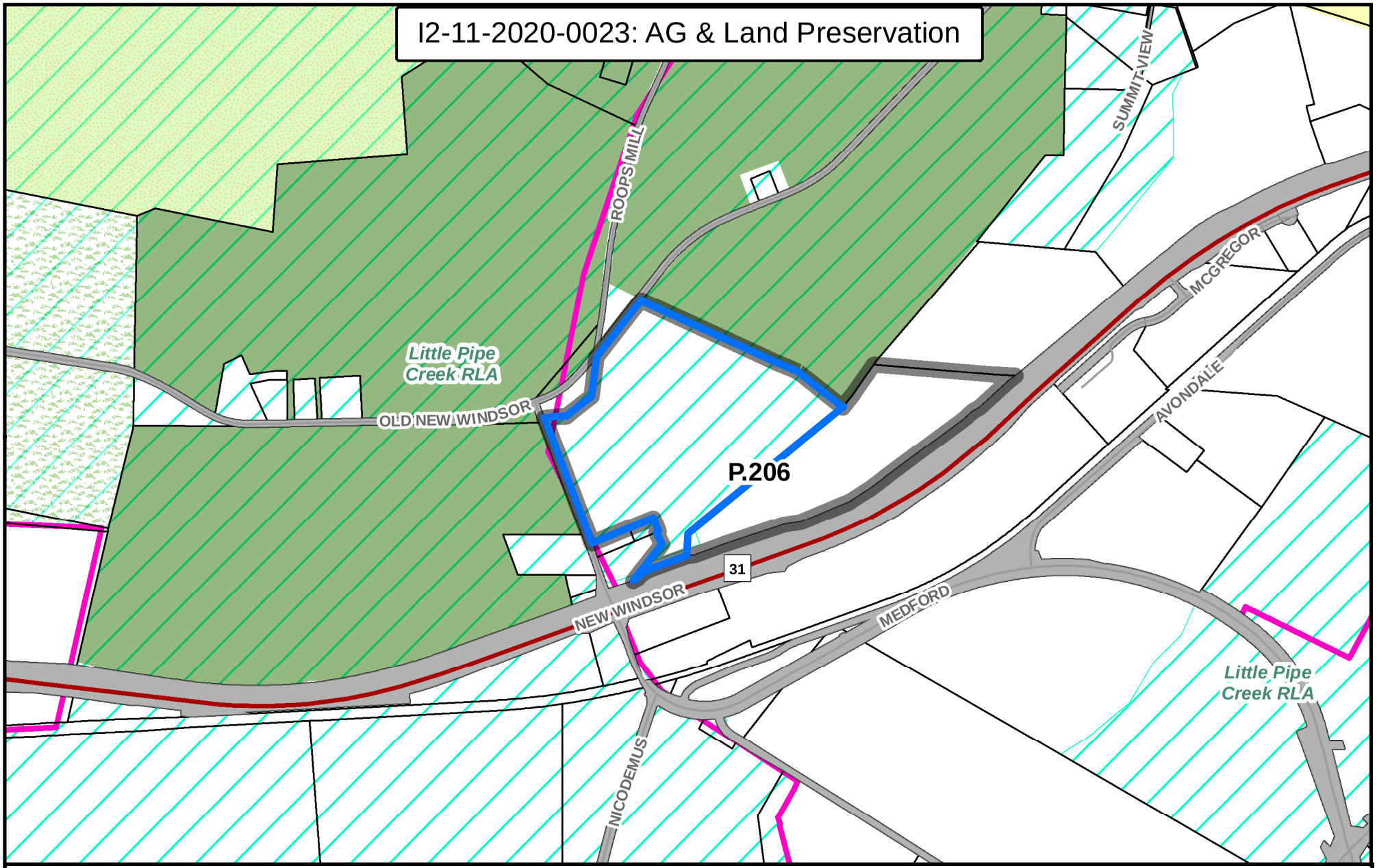
- I2-11-2020-0023
- Historic Site Points
- Major Roads
- Roads
- Railroads
- County Border
- Corporate Limits
- Property Data
- Historic District
- National Register of Historic Places
- Historic Trust Preservation Easements

0 370 740 1,480 Feet

N

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

I2-11-2020-0023: AG & Land Preservation



Legend

- I2-11-2020-0023
- Major Roads
- Roads
- Property Data
- Priority Preservation Area
- MALPF Easement
- Land Trust Easement
- Carroll County Easement
- CCTDR
- Little Pipe Creek Rural Legacy Area

0 370 740 1,480 Feet

N

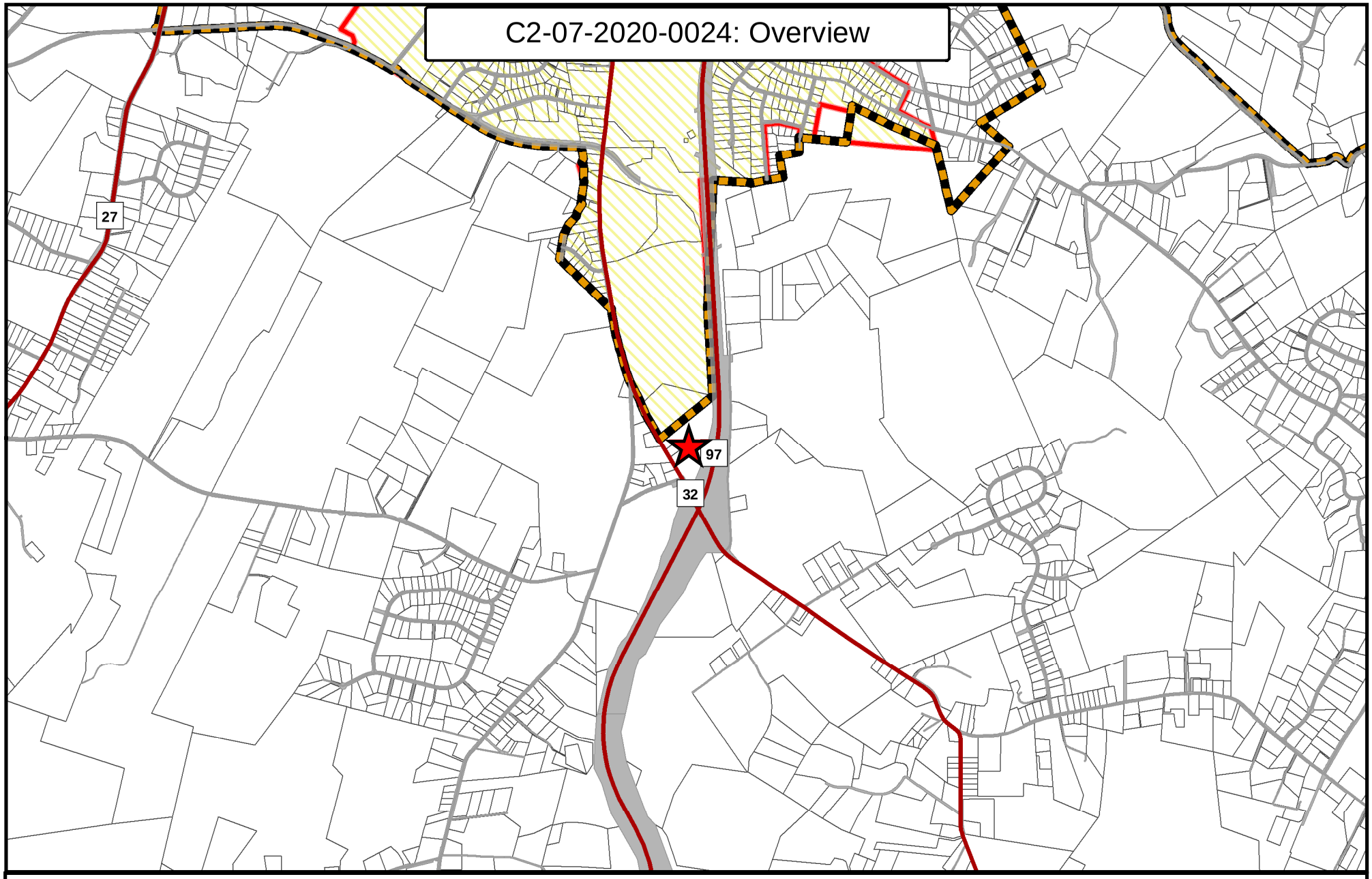
Created by the Carroll County Department of Planning 5/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-07-2020-0024

C2-07-2020-0024: Overview



Legend

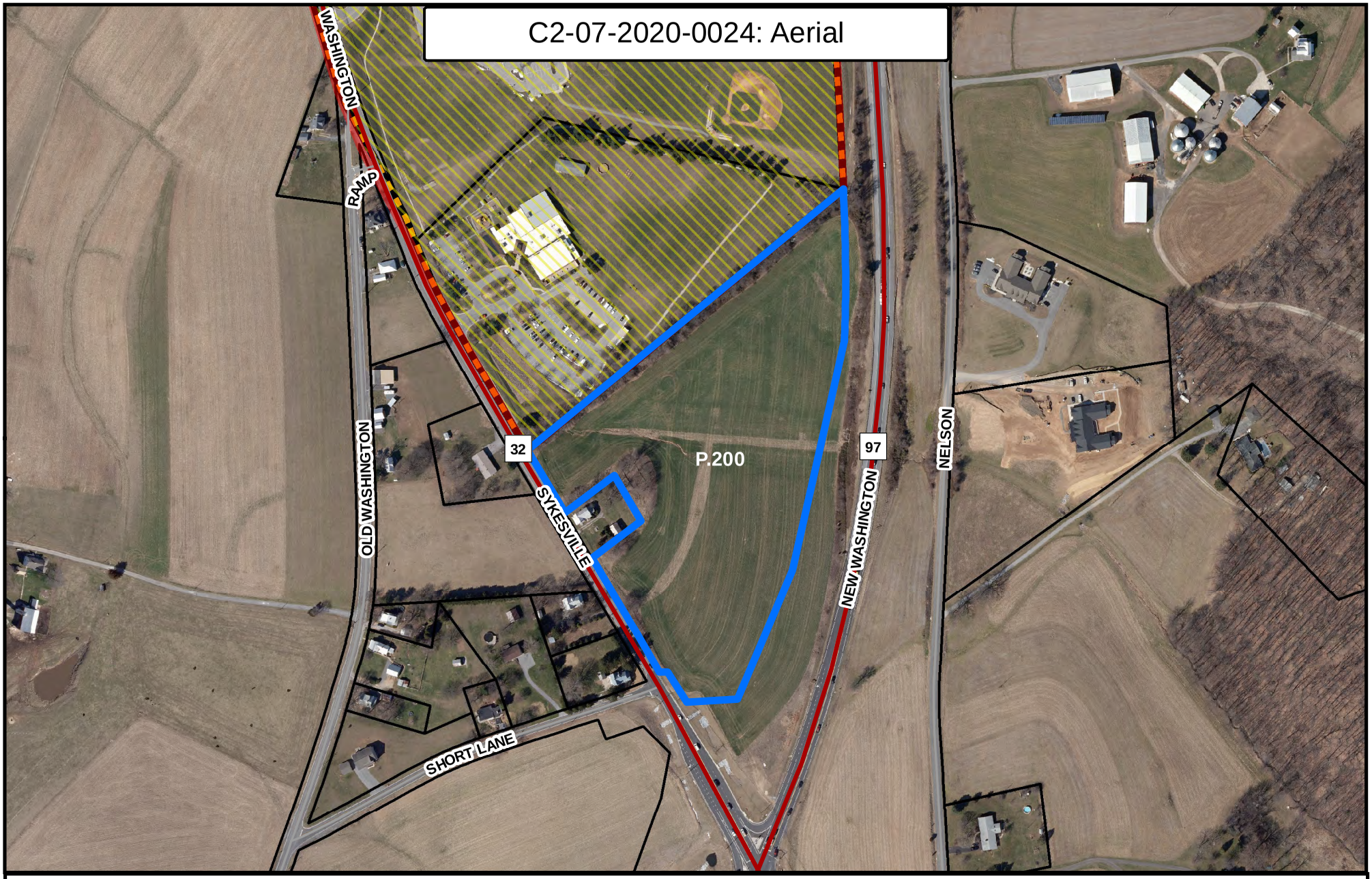
- C2-07-2020-0024
- Major Roads
- Roads
- Growth Area
- Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles

N

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

C2-07-2020-0024: Aerial



Legend

- C2-07-2020-0024
- Major Roads
- Roads
- Property Data
- Priority Funding Areas
- Growth Area

0 210 420 840 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 # _C2-07-2020-0024_____Applicant Name _____Dana Kyker, Jr._____

Property Address ___Northeast quadrant of MD 97 and MD 32_____

Current Zoning ____AG_____Requested Zoning _____C-2_____

2. Description of Property

Site Address ___Northeast quadrant of MD 97 and MD 32_____

Commissioner District _____02____Account ID: ____0707019637_____

Parcel _____200_____ Map ___52_____

Total Acreage of Parcel ___12.388_____ Area to be Rezoned: 12.388

Current Use: _____Vacant_____Improved or Unimproved: ___Unimproved_____

Current Zoning: _____AG_____ Requested Zoning: __C-2_____

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

Existing Land Uses:	Not in use
Land Use Plan Designation:[1]	Agriculture

Zoning History Summary

This property was the subject of two piecemeal rezoning requests to the B-G District in 1990 and 1993. The 1990 request was withdrawn; the 1993 request was denied.

[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	AG and Conservation	Residential, YMCA (community college and in vicinity)
South	AG	Agriculture & residential (MDOT park & ride in vicinity)
East	AG	Institutional (Assisted Living Facilities)
West	AG	Residential

4. Consistency with Master and Functional Plans:

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

2014 Carroll County Master Plan as Amended 2019- Agriculture, immediately outside the Growth Area Boundary, abutting FLU of suburban residential to the north in 2009 Westminster Plan

B. Applicable Master Plan Goals and Objectives

Consistent with Chapter 15 Goal – 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 Strategy "Continue to facilitate commercial development to be consistent with the character and needs of each individual community".

C. Water Service Area and Service (see map)

No Planned service, lines in proximity

D. Sewer Service Area Service (see map)

No Planned service, lines in proximity

5. Environmental Constraints

Minimal and sporadic steep slopes

6. Historic Resources Identified

There are several historic properties on the property to the west of this site, on the west side of MD 32.

7. Public Safety Assessment

In Westminster district, Fire and EMS services adequate

8. Ag Preservation and Applicable Preservation Area

82 acres in northeast quadrant of MD97 and MD32, 132 acres to the west (see map)

9. Assessment Summary

This property is immediately outside the City of Westminster growth area boundary, which was established over ten years ago by the 2009 City of Westminster Comprehensive Plan. It is located at the intersection of two urban arterial roadways and is immediately outside existing water and sewer service areas, with lines in the immediate vicinity. While the properties immediately surrounding this property are zoned Conservation and Agriculture, the uses on these surrounding properties are institutional (schools), recreation (YMCA), and group residential (assisted living), which are permitted uses in the Ag and Conservation Districts. The property is only 12 acres in size and does not abut land used for agricultural purposes. Given these factors, it is not likely to be used for traditional agricultural purposes.

Although designated Agriculture in the Plan, this request is consistent with the economic development goals and implementation strategies of the CCMP. Its location at the intersection of two major state roadways, closeness to the Westminster growth area boundary and proximity to water and sewer lines make it an ideal candidate for C-2 zoning.

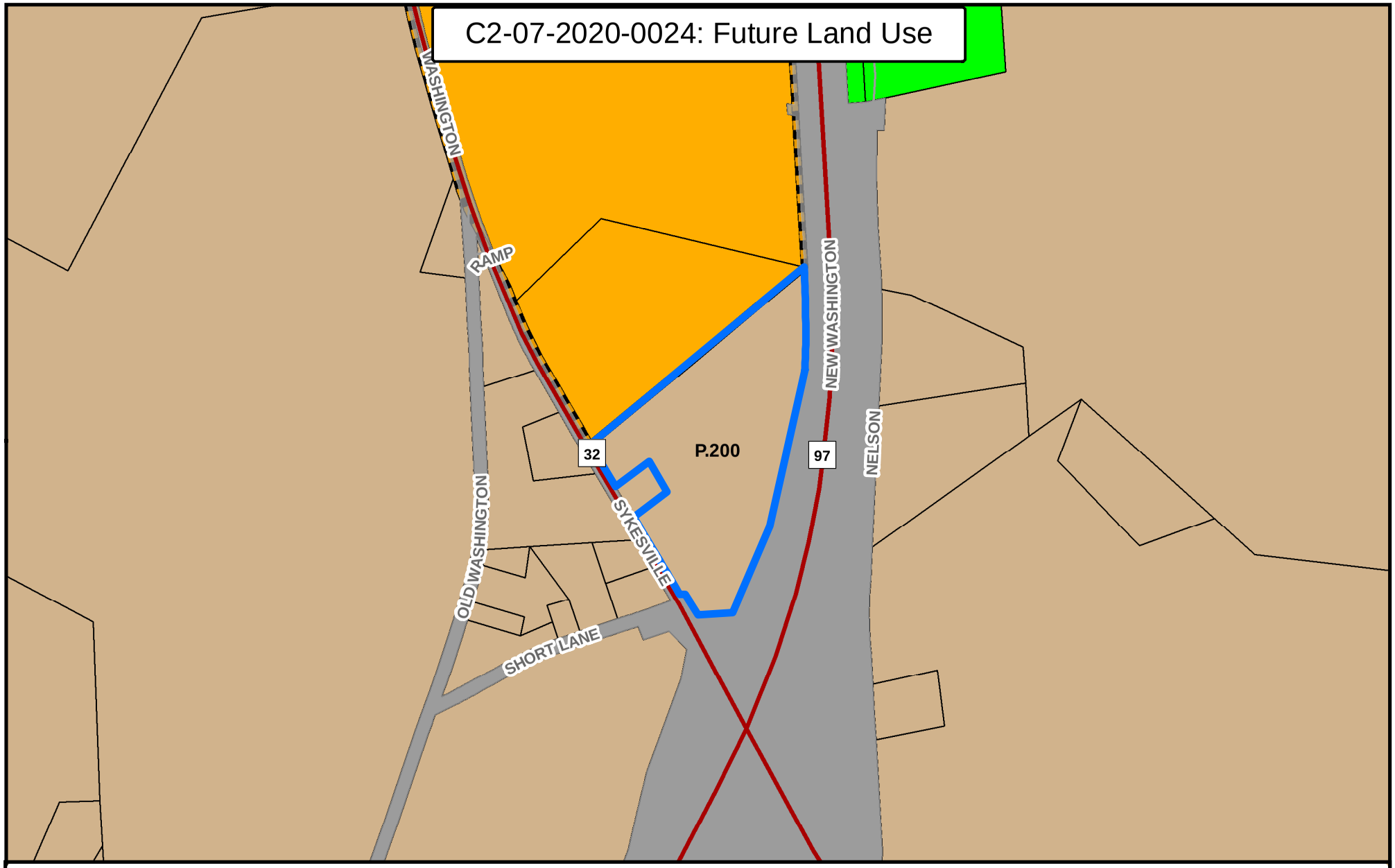
10. Recommendations

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

11. Appendixes

See attachments for individual assessments.

C2-07-2020-0024: Future Land Use



Legend

- C2-07-2020-0024
- Major Roads
- Roads
- Growth Area
- Property Data

County Future Land Use

- Agriculture
- Resource Conservation
- Transportation

Westminster GAB Future Land Use

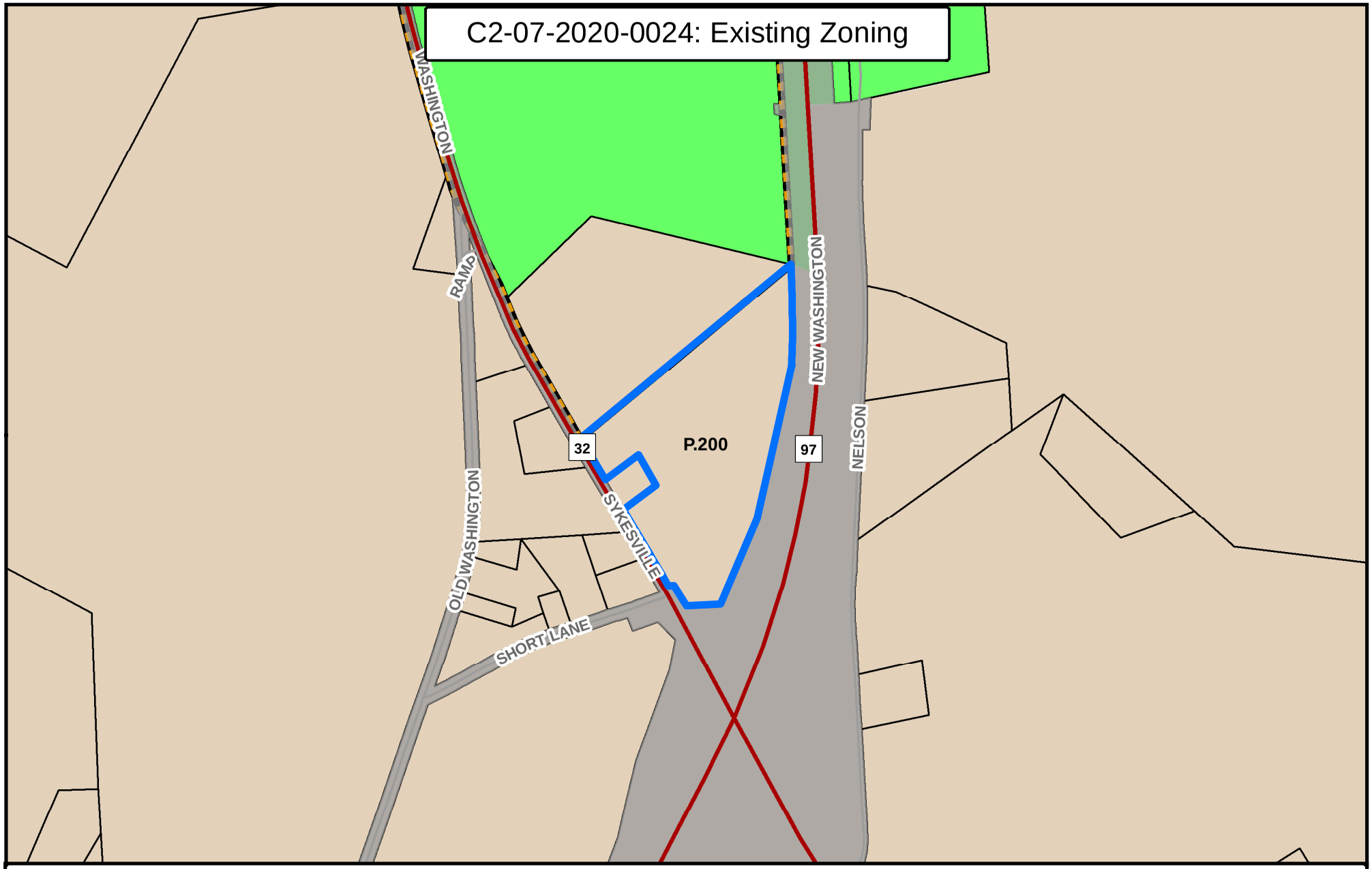
- Suburban Residential

0 220 440 880 Feet

N

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

C2-07-2020-0024: Existing Zoning



Legend

- C2-07-2020-0024
- Major Roads
- Roads
- Growth Area
- Property Data

Existing Zoning

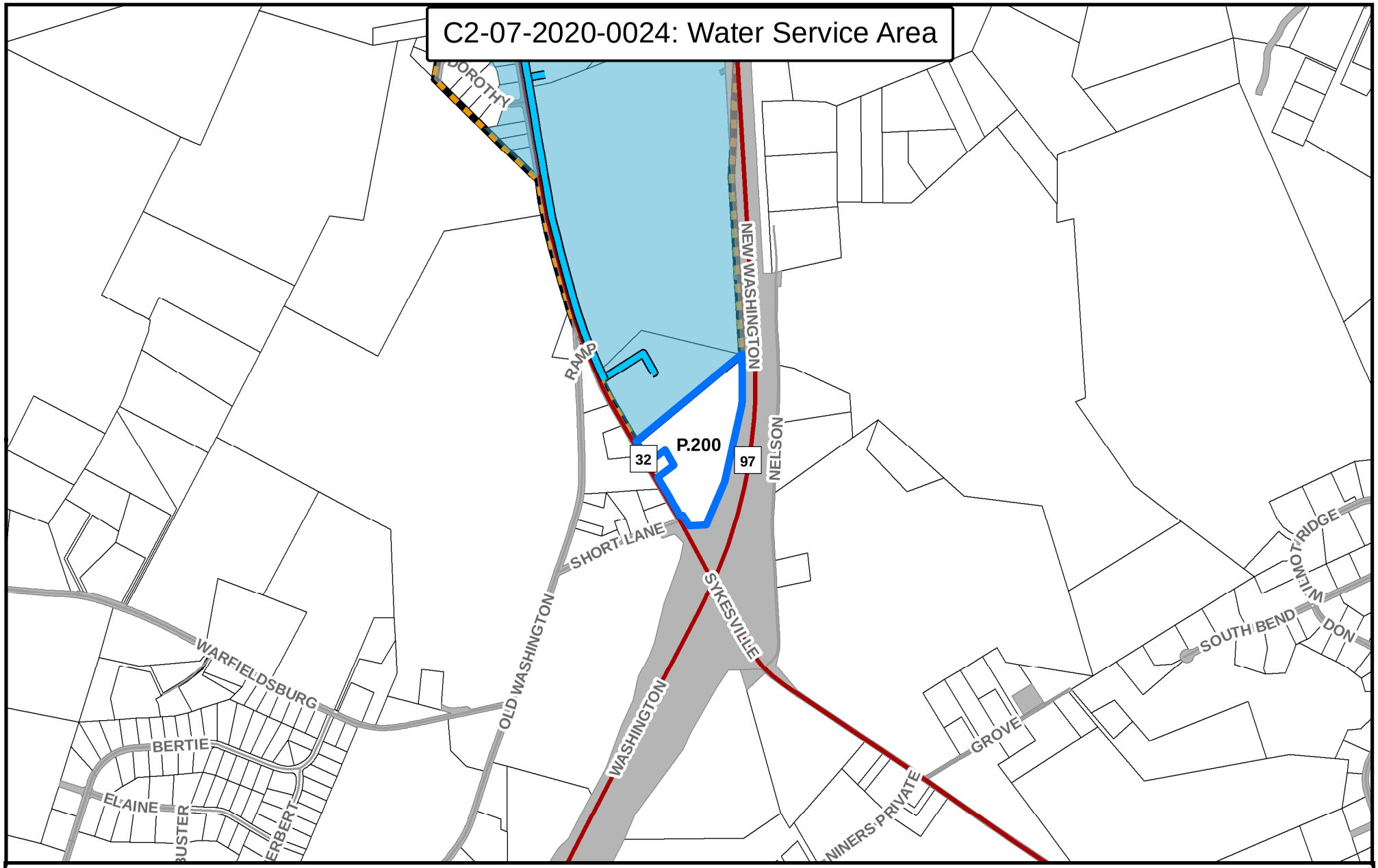
- Agriculture
- Conservation

0 240 480 960 Feet

N

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

C2-07-2020-0024: Water Service Area



Legend

- C2-07-2020-0024
- Major Roads
- Roads
- Water Lines (Non-County)
- Growth Area
- Property Data

Water Service Area

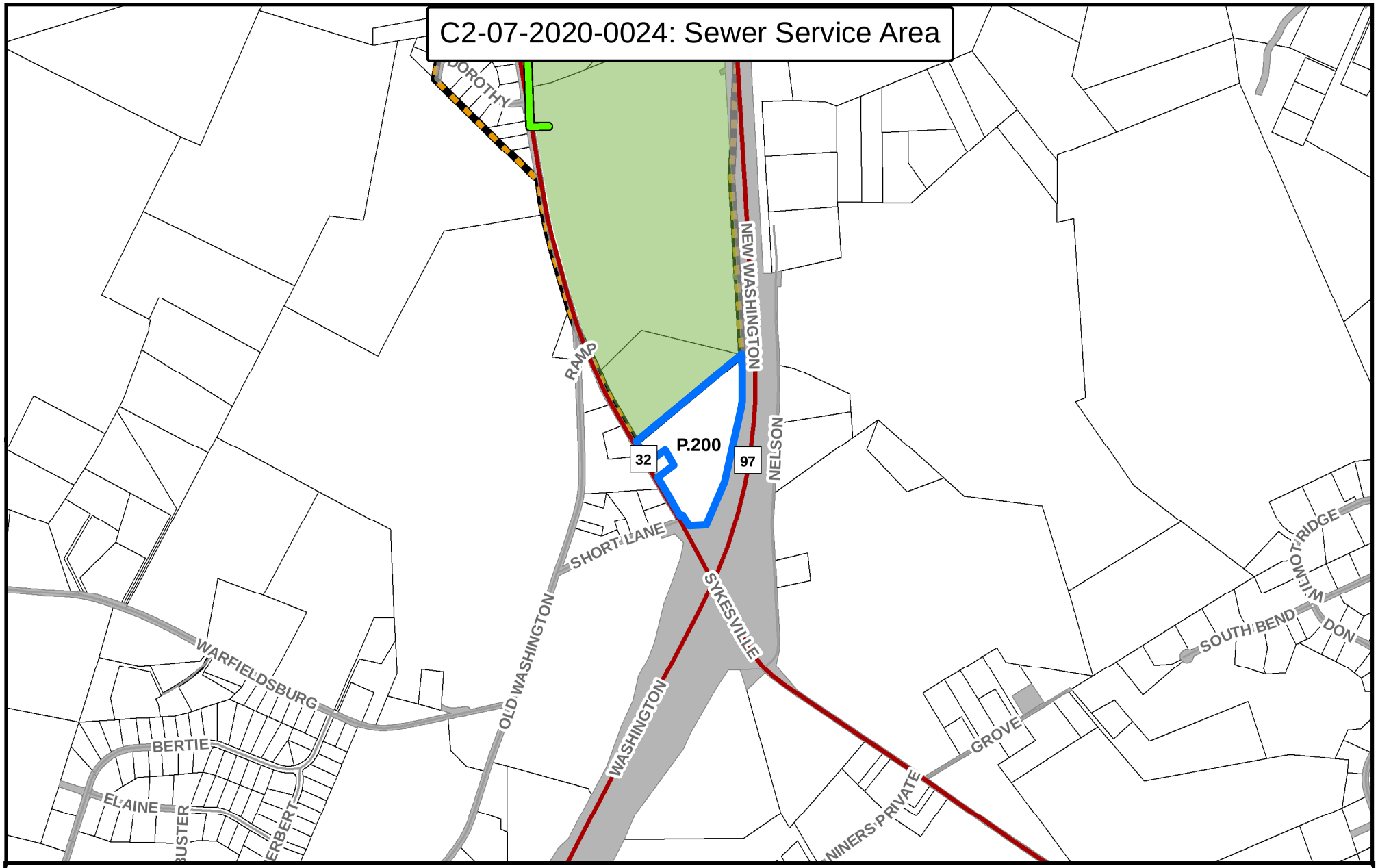
- Existing

0 435 870 1,740 Feet

N

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

C2-07-2020-0024: Sewer Service Area



Legend

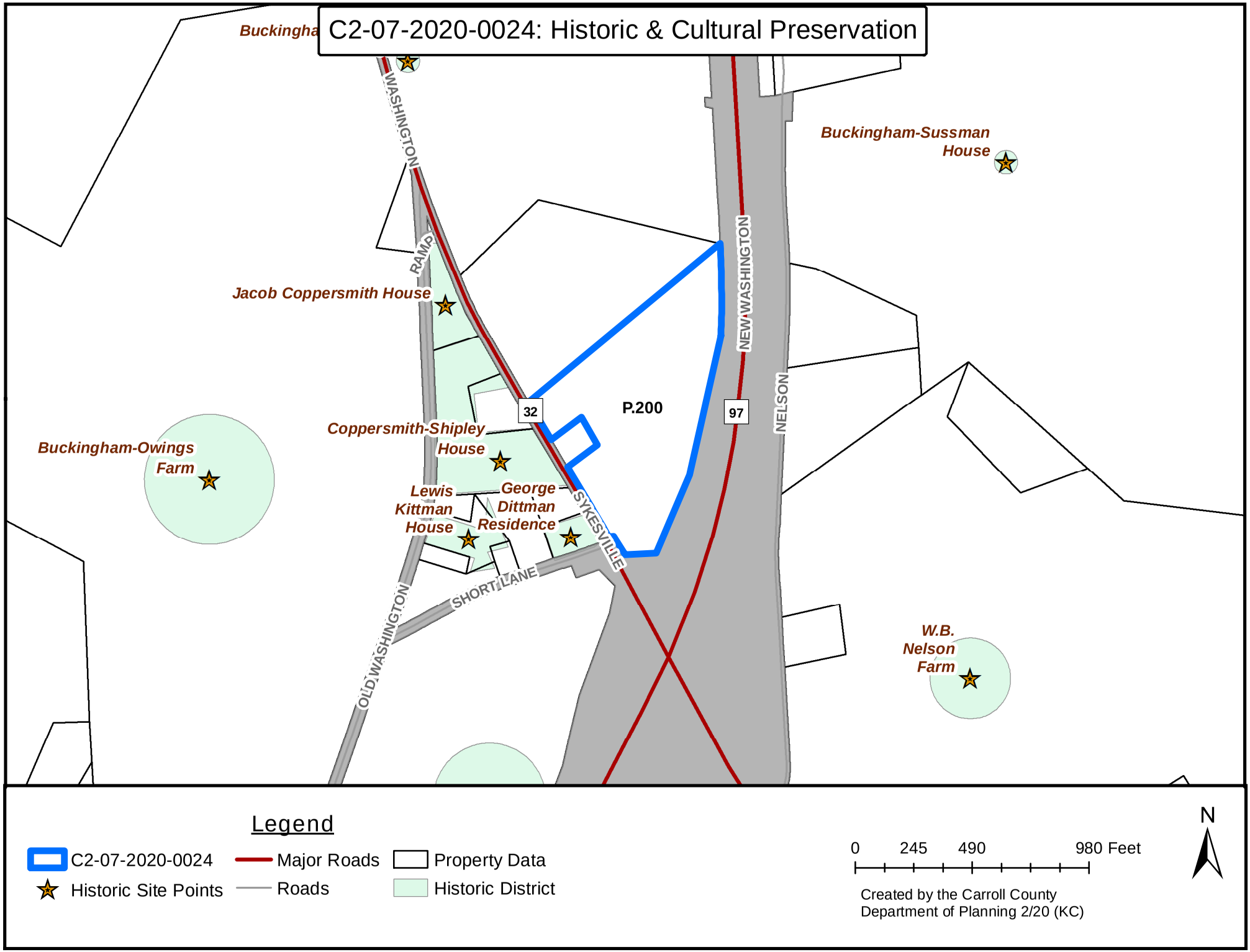
- C2-07-2020-0024
- Major Roads
- Roads
- Sewer Lines (Non-County)
- Growth Area
- Property Data
- **Sewer Service Area**
- Existing

0 435 870 1,740 Feet

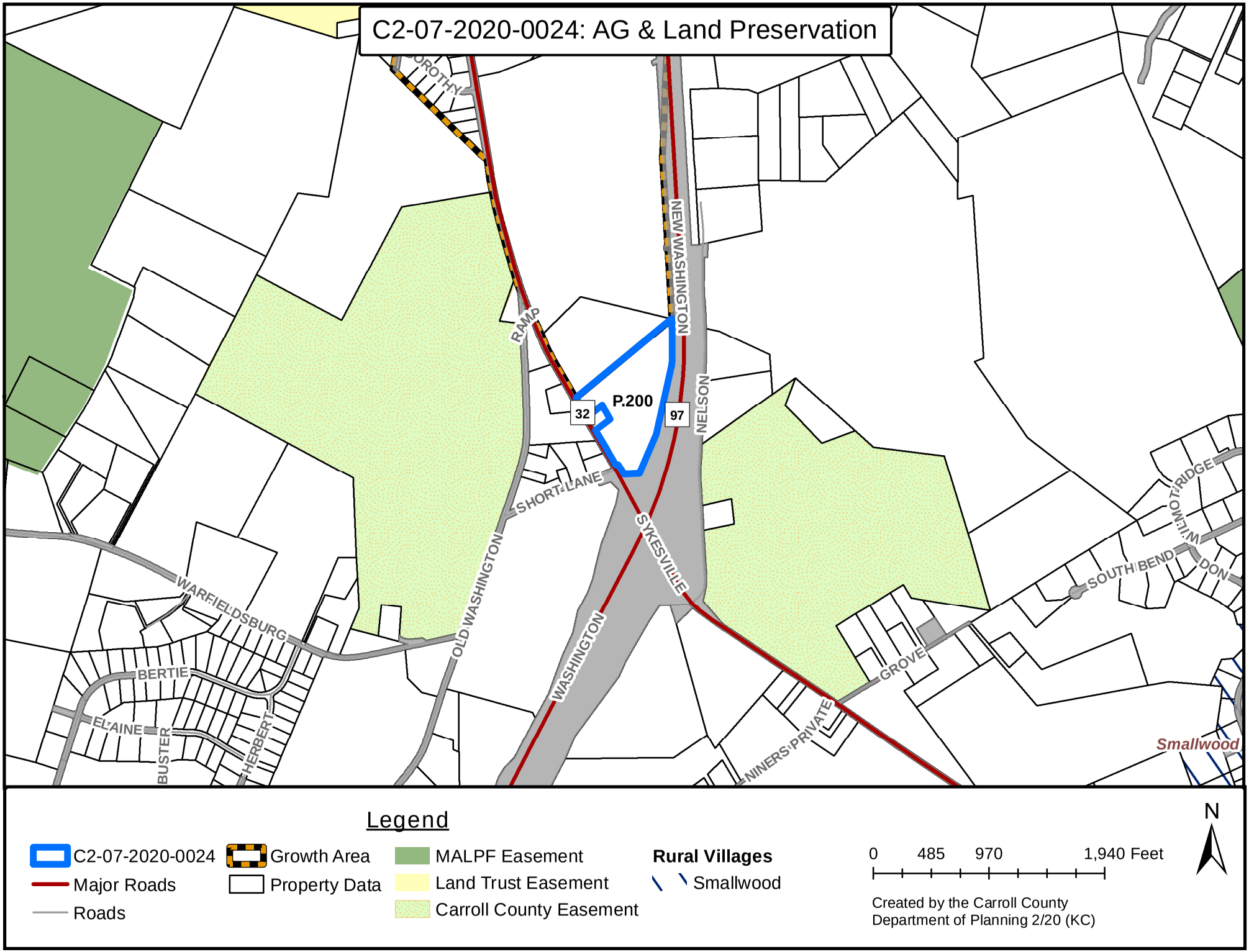
N

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

C2-07-2020-0024: Historic & Cultural Preservation



C2-07-2020-0024: AG & Land Preservation

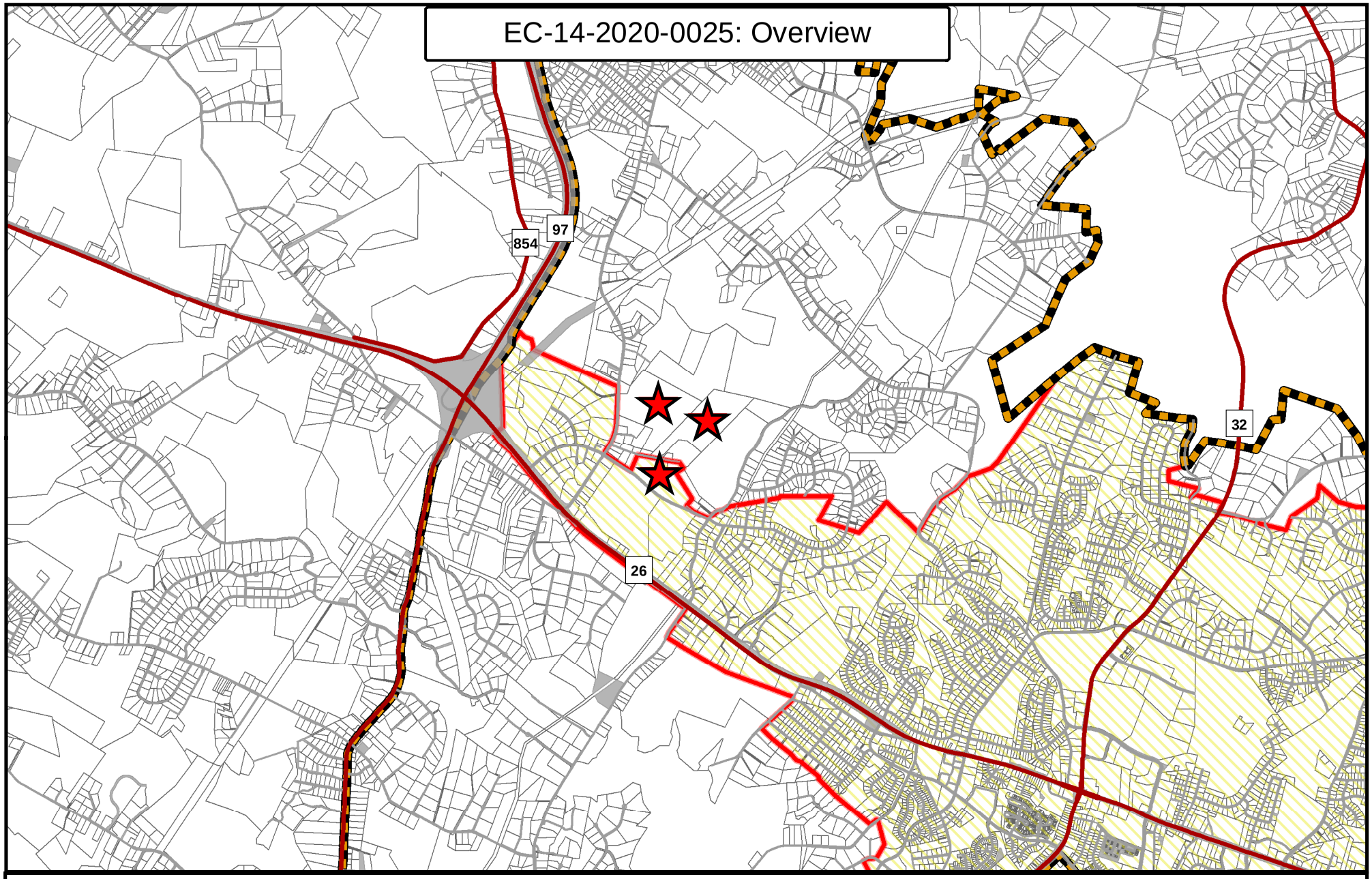


BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

EC-14-2020-0025

EC-14-2020-0025: Overview



Legend

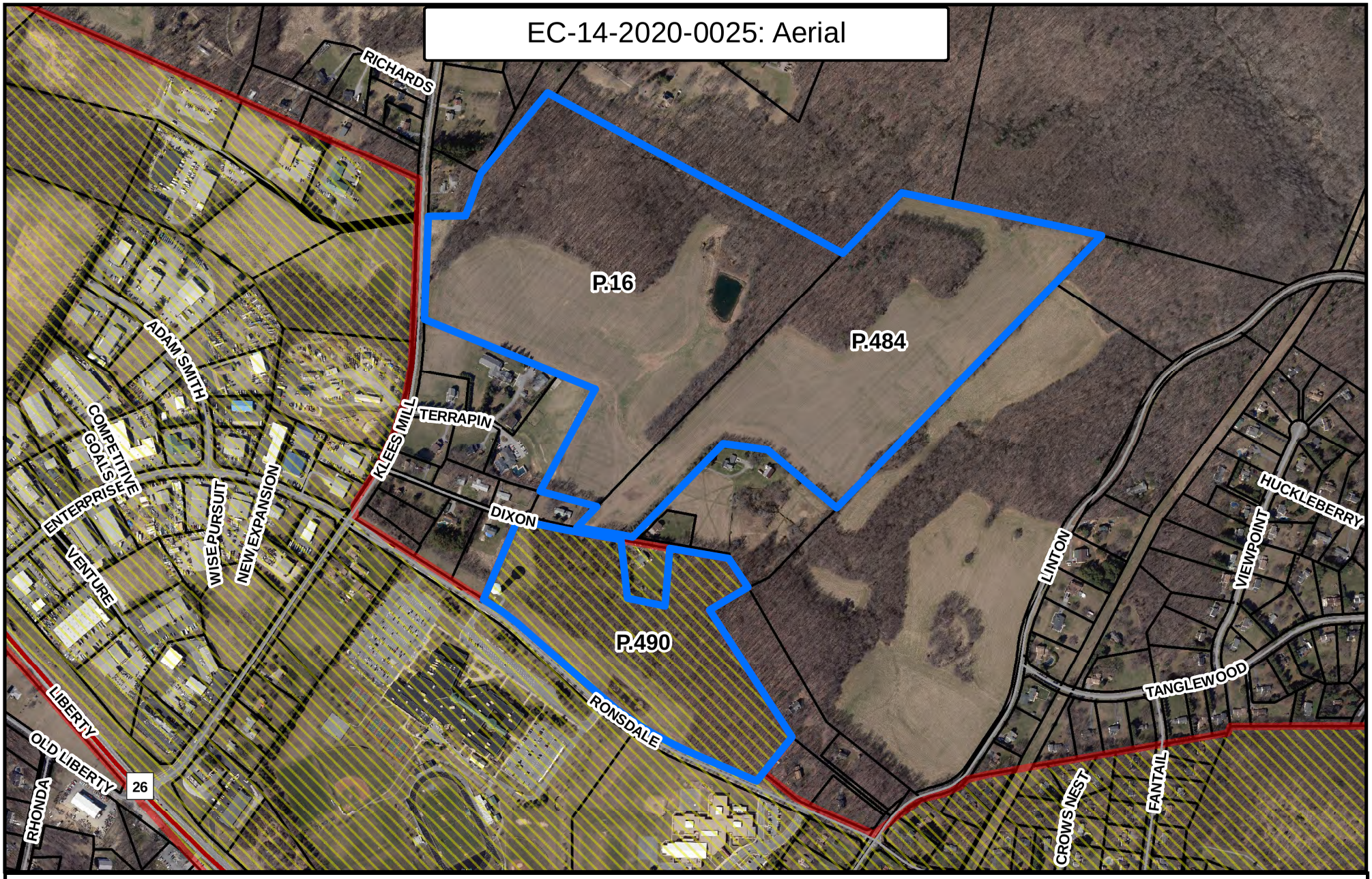
- EC-14-2020-0025
- Major Roads
- Roads
- Growth Area
- Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles

N

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

EC-14-2020-0025: Aerial



Legend

- EC-14-2020-0025
- Major Roads
- Roads
- Property Data
- Priority Funding Areas

0 410 820 1,640 Feet

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

N

ATTACHMENTS ☐ YES ☒ NO
DATE COMPLETED 3/10/2020
PLANNER INITIALS HW

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # _____EC-14-2020-0025_____

Property Address_____E/S KLEES MILL RD, SYKESVILLE, MD 21784_____

Current Zoning _____AG_____Requested Zoning_____EC_____

2. Description of Property

Site Address _____

Commissioner District__05___Account IDS: __07-14-005609, 07-14-040412, 07-14-041354__

Parcels__0016, 0484, 0490_____Map 0068, 0068, 0068_____

Total Acreage of Parcel__117.22___ Area to be Rezoned: ____117.22_____

Current Use: ___Undeveloped____ Improved or Unimproved: ____Unimproved_____

Current Zoning: _____AG_____ Requested Zoning: _____EC_____

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

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

Zoning History Summary

This property has been agriculturally zoned since 1965. Although in the Freedom DGA, it was intended to be used as a future school.

[1] Per 2018 Freedom Community Comprehensive Plan.

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

	Zoning	Land Use
North	AG	Conservation
South	AG	School
East	AG	Res-Medium
West	AG/I-1	AG/Industrial Light

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 was designated a future land use of Employment Campus. The property is also located in the Freedom Growth Area and one of the parcels is in the Freedom Priority Funding 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 appropriate 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 (show in map)

Priority

5. Environmental Constraints

Streams, ponds, wetlands appear on 2 out of 3 parcels but minimal Forest Cover is dense on 2 out of 3 parcels; over 50% on one parcel, roughly 50% on the other Steep slopes minimal on 2 out of 3 parcels

6. Historic Resources Identified

No historic sites, districts, or easements

7. Public Safety Assessment

Winfield District: Fire and EMS adequate at the time of assessment

8. Ag Preservation and Applicable Preservation Area

None

9. Assessment Summary

This request is consistent with the 2018 Freedom Community Comprehensive Plan and the 2019 Amended Carroll County Master Plan. The future land use as expressed in the plan, its situation within the Freedom designated growth area and Priority Funding Area, and its proximity to future water and sewer make this site an ideal candidate for employment campus zoning. There are environmental constraints on this property, mainly being forest cover. Due this property being undeveloped, forest cover is expected.

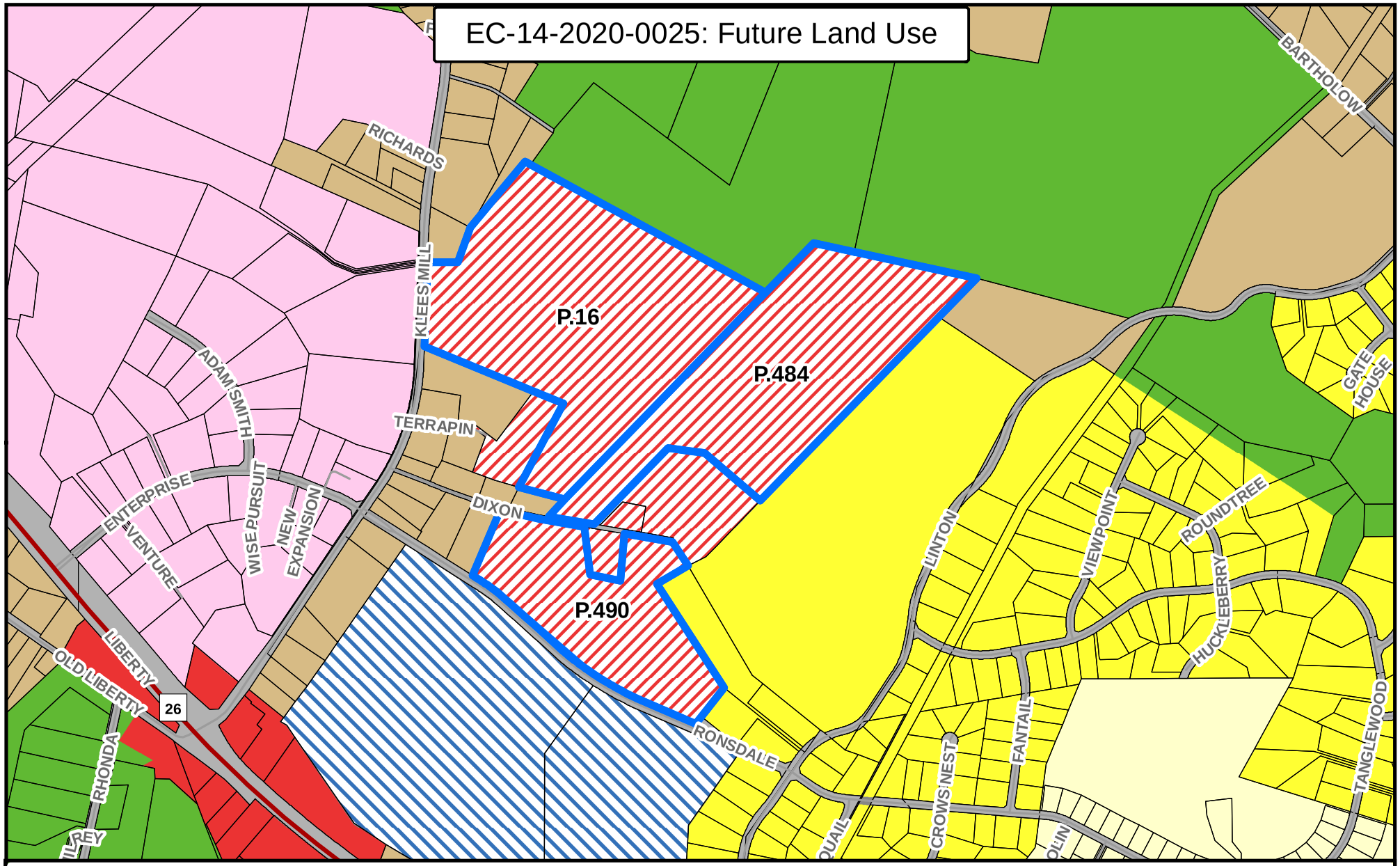
10. Recommendations

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

11. Appendixes

See attachments for individual assessments.

EC-14-2020-0025: Future Land Use



Legend

- EC-14-2020-0025
- Major Roads
- Roads
- Property Data

Freedom Future Land Use

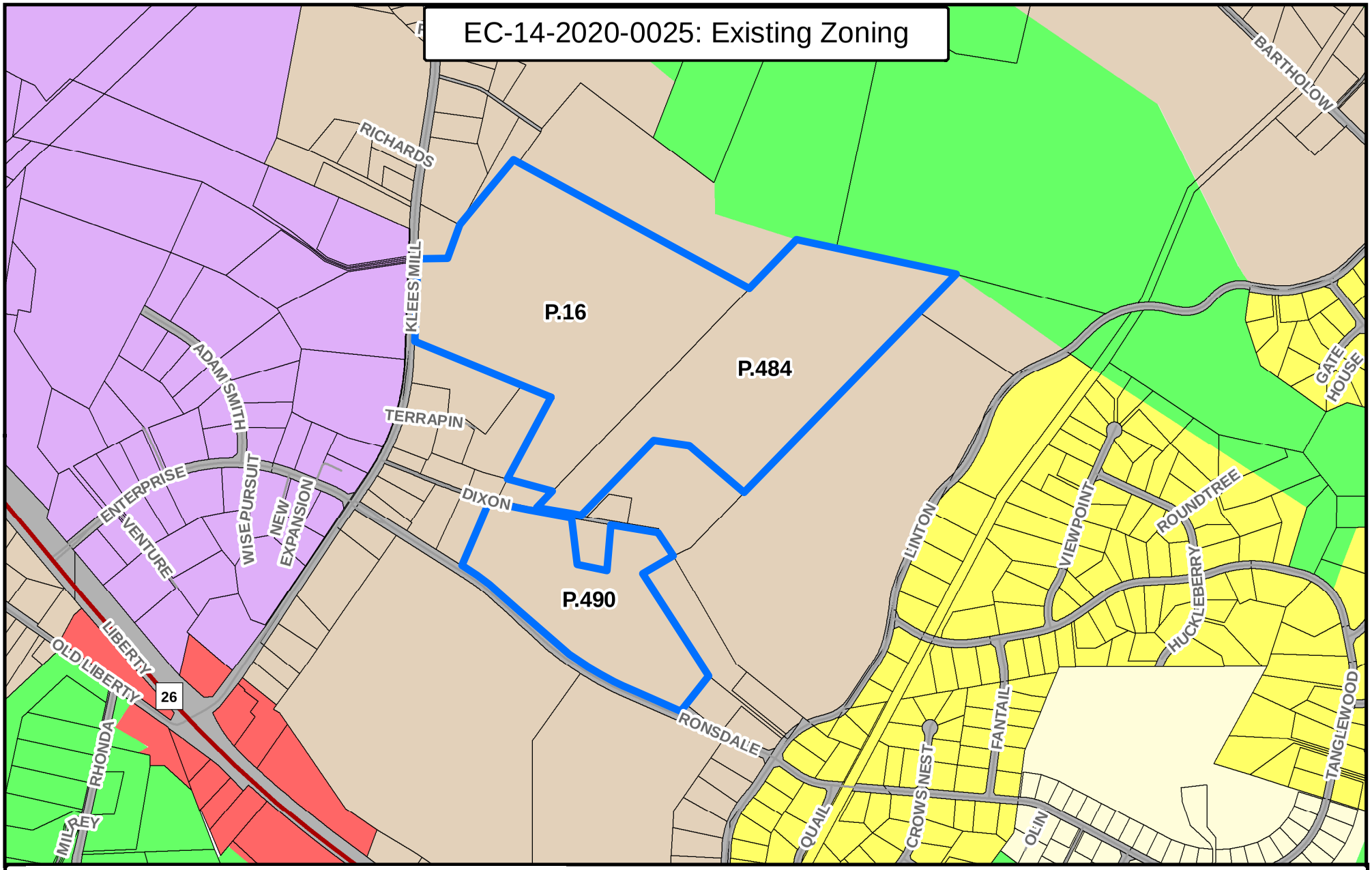
- Agriculture
- Resource Conservation
- Residential-Low
- Residential-Medium
- Commercial-Medium
- Employment Campus
- Industrial-Light
- School
- Transportation

0 360 720 1,440 Feet

N

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

EC-14-2020-0025: Existing Zoning



Legend

- EC-14-2020-0025
- Major Roads
- Roads
- Property Data

Existing Zoning

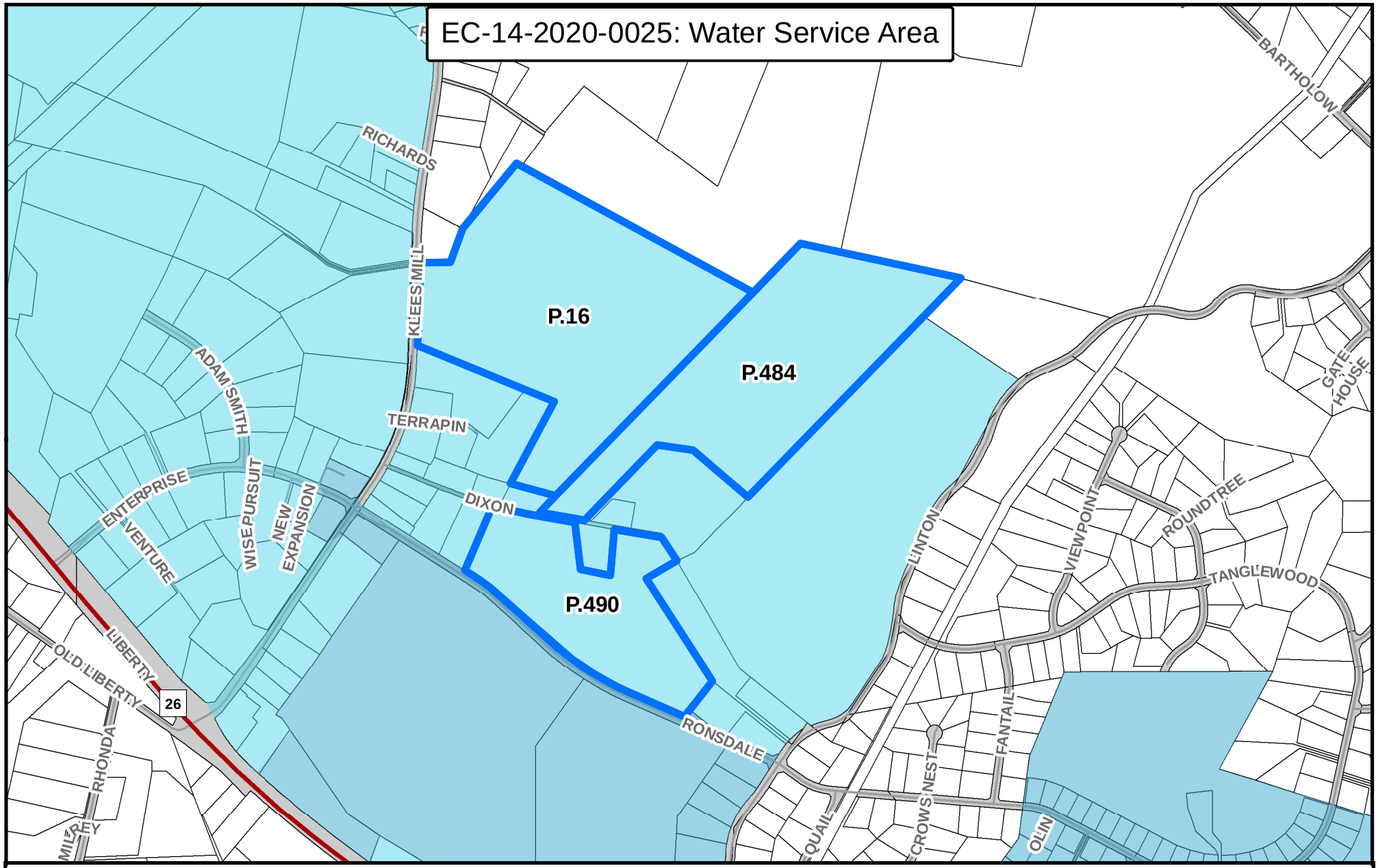
- Agriculture
- Conservation
- R-40,000
- R-20,000
- C-2
- I-1

0 360 720 1,440 Feet

N

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

EC-14-2020-0025: Water Service Area



Legend

- EC-14-2020-0025
- Major Roads
- Roads
- Growth Area
- County Border
- Property Data

Water Service Area

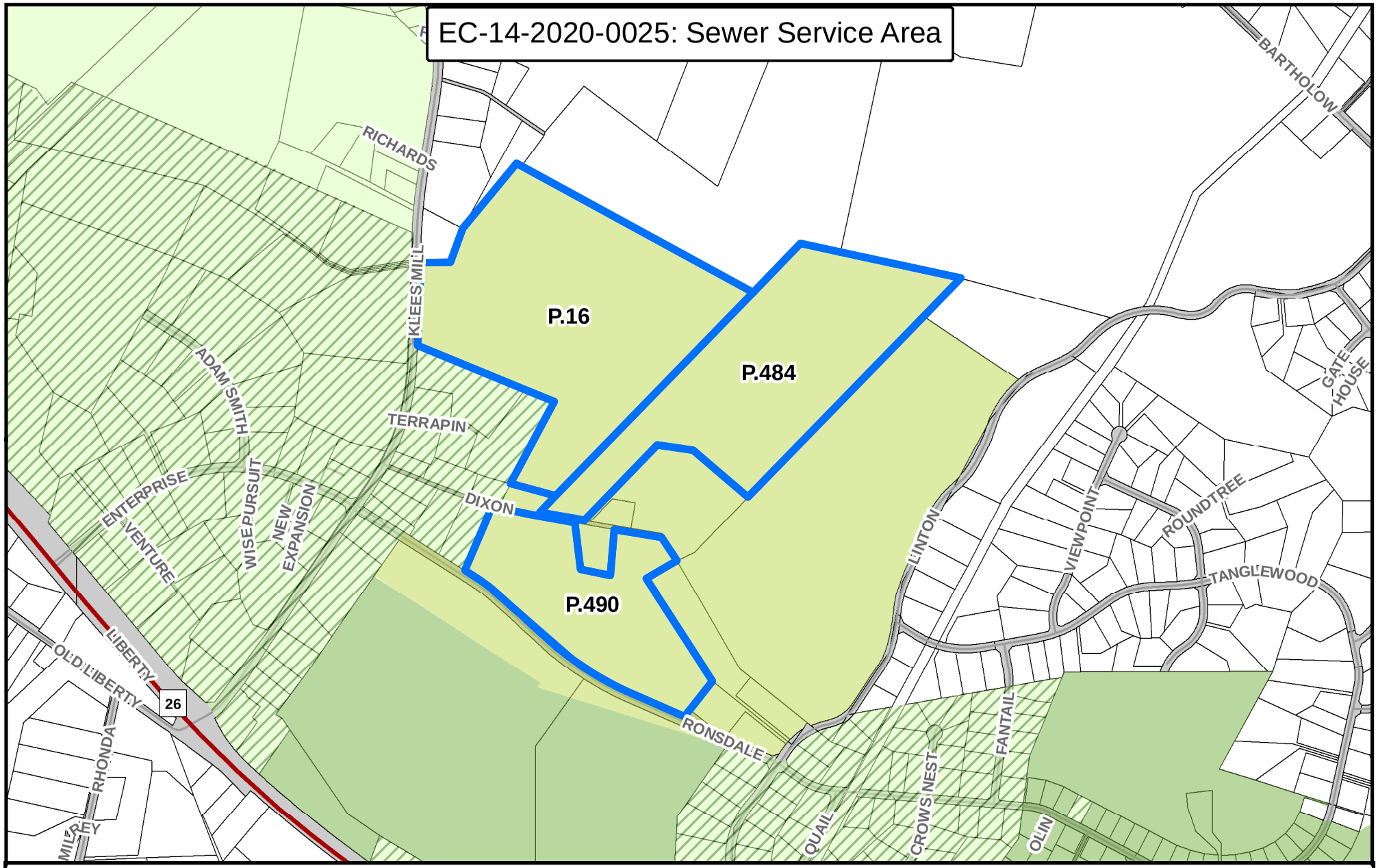
- Existing
- Priority

0 360 720 1,440 Feet

N

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

EC-14-2020-0025: Sewer Service Area



Legend

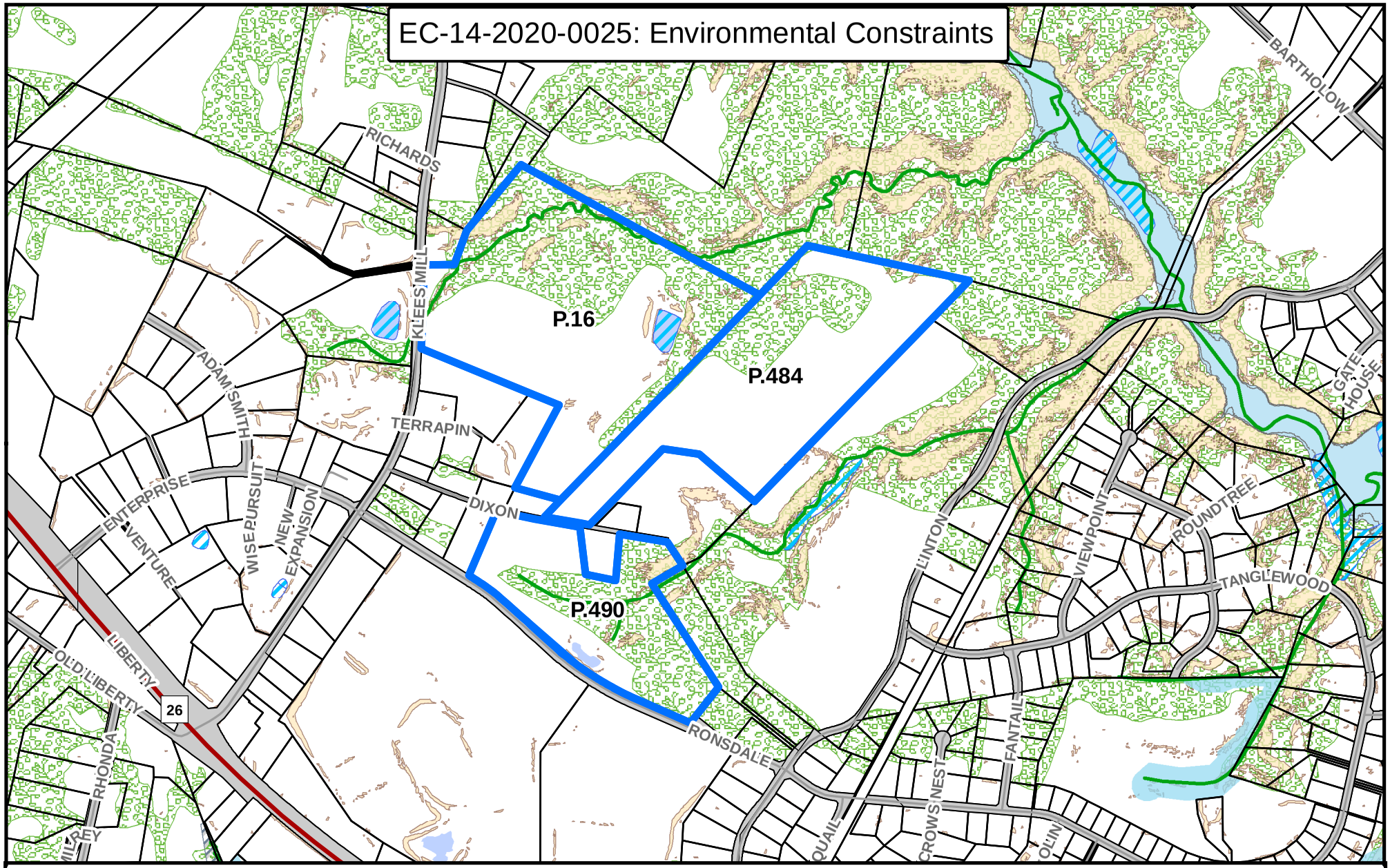
- EC-14-2020-0025
- Major Roads
- Roads
- Growth Area
- County Border
- Property Data
- **Sewer Service Area**
- Existing
- Priority
- Future
- Long Range

0 360 720 1,440 Feet

N

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

EC-14-2020-0025: Environmental Constraints



Legend

- EC-14-2020-0025
- Major Roads
- Roads
- Streams
- Property Data
- Wetlands
- FEMA Floodplain
- Floodplain Easement
- Ponds - Reservoirs
- Water Resource Protection Easement
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 365 730 1,460 Feet

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

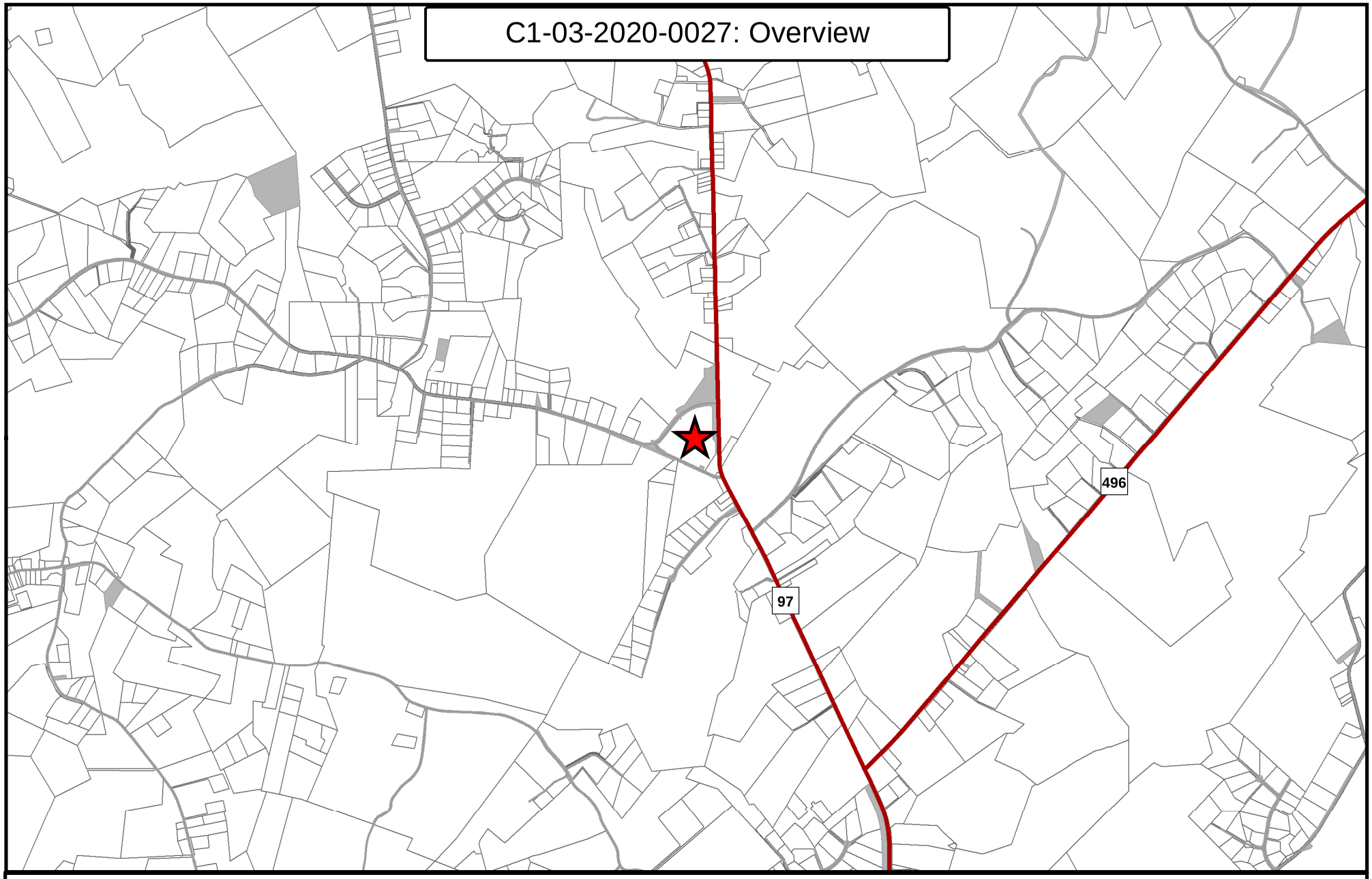
N

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C1-03-2020-0027

C1-03-2020-0027: Overview



Legend

- C1-03-2020-0027
- Major Roads
- Roads
- Property Data

0 0.25 0.5 1 Miles

N

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

C1-03-2020-0027: Aerial

Legend

- C1-03-2020-0027
- Major Roads
- Roads
- Property Data

0 165 330 660 Feet

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

N

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED _6/9/20____
PLANNER INITIAL_CTS_

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # ___C1-03-2020-0027____Applicant Name__North Carroll Community School_____

Property Address _____401 Stone Road Westminster, MD 21158_____

Current Zoning ___AG_____Requested Zoning _____C-1 _____

2. Description of Property

Site Address _____401 Stone Road Westminster, MD 21158_____

Commissioner District _____3_____ Account ID: ____0703432031_____

Parcel _____0050_____ Map ____0030_____

Total Acreage of Parcel ____12.694_____ Area to be Rezoned: _12.694_____

Current Use: _____School_____ Improved or Unimproved: ___Improved_____

Current Zoning ____AG____ Requested Zoning _____C-1_____

3. Land Use and Zoning Considerations

Existing Land Uses:	School
Land Use Plan Designation:[1]	Agriculture

Zoning History Summary

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

[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	Ag abutting to the North, C-2 parcel to the north on MD 97	Ag, C-2 parcel used as day care center
South	Ag abutting to the South, two C-2 parcels to the south on MD97	Ag and residential, C-2 parcel used as automobile service.
East	Ag	Ag/Conservation, Carroll Sports Complex east of MD97
West	Ag	Ag

4. Consistency with Master and Functional Plans:

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

This property is designated Agriculture in the 2014 CCMP as amended 2019 and is immediately surrounded by land designated for agriculture. There are several small commercial properties in the vicinity and a large indoor recreational facility to the east. The request is not consistent with the FLU designation in the 2014 CCMP.

B. Applicable Master Plan Goals and Objectives

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

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

Goal 15 Pursue policies that facilitate development in appropriate areas, including the Designated Growth Areas, thereby protecting and conserving agricultural and environmental resources, preserving open space, and providing public facilities and services efficiently and cost-effectively.

C. Water Service Area and Service

No planned service

D. Sewer Service Area Service

No planned service

5. Environmental Constraints (see map)

Nothing of significance

6. Historic Resources Identified (see map)

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

7. Public Safety Assessment

In Pleasant Valley District; Adequate for Fire and EMS

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

Priority Preservation Area, surrounded by MALPF easement

9. Assessment Summary

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

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

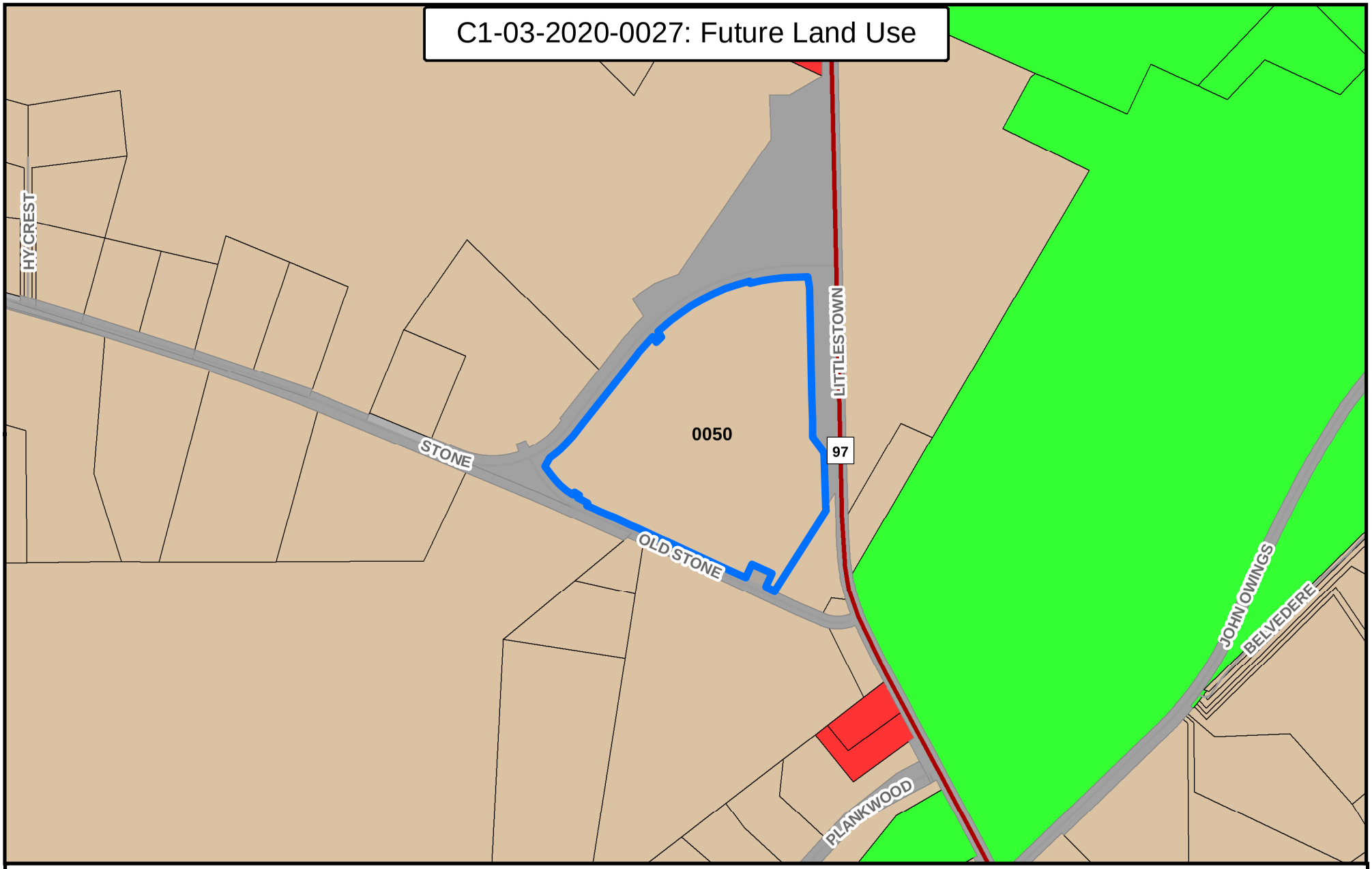
10. Recommendations

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

11. Appendixes

See attachments for individual assessments.

C1-03-2020-0027: Future Land Use



Legend

- C1-03-2020-0027
- Major Roads
- Roads
- Property Data

Future Land Use

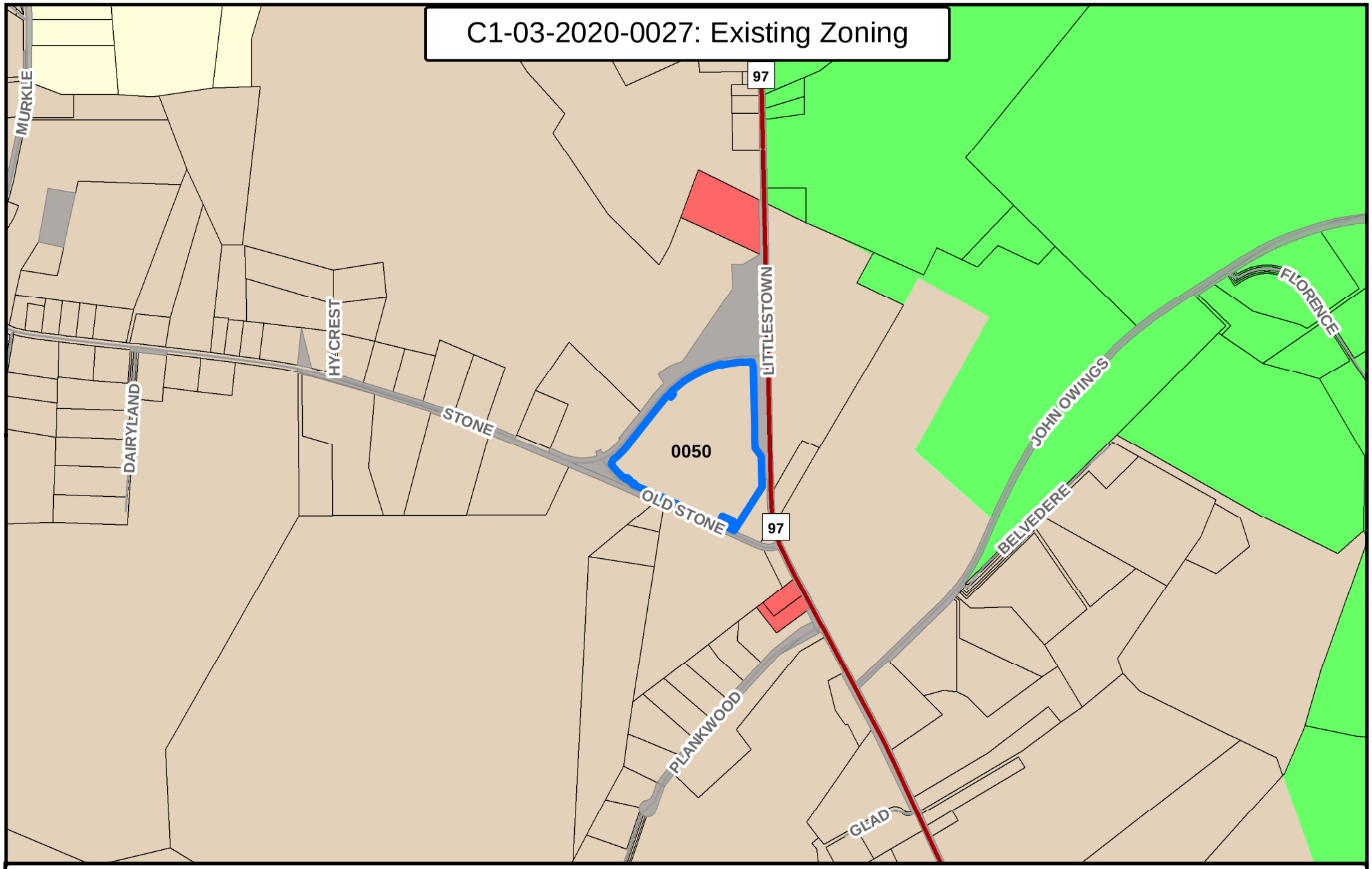
- Agriculture
- Resource Conservation
- Commercial-Medium
- Transportation

0 195 390 780 Feet

N

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

C1-03-2020-0027: Existing Zoning



Legend

- C1-03-2020-0027
- Major Roads
- Roads
- Property Data

Existing Zoning

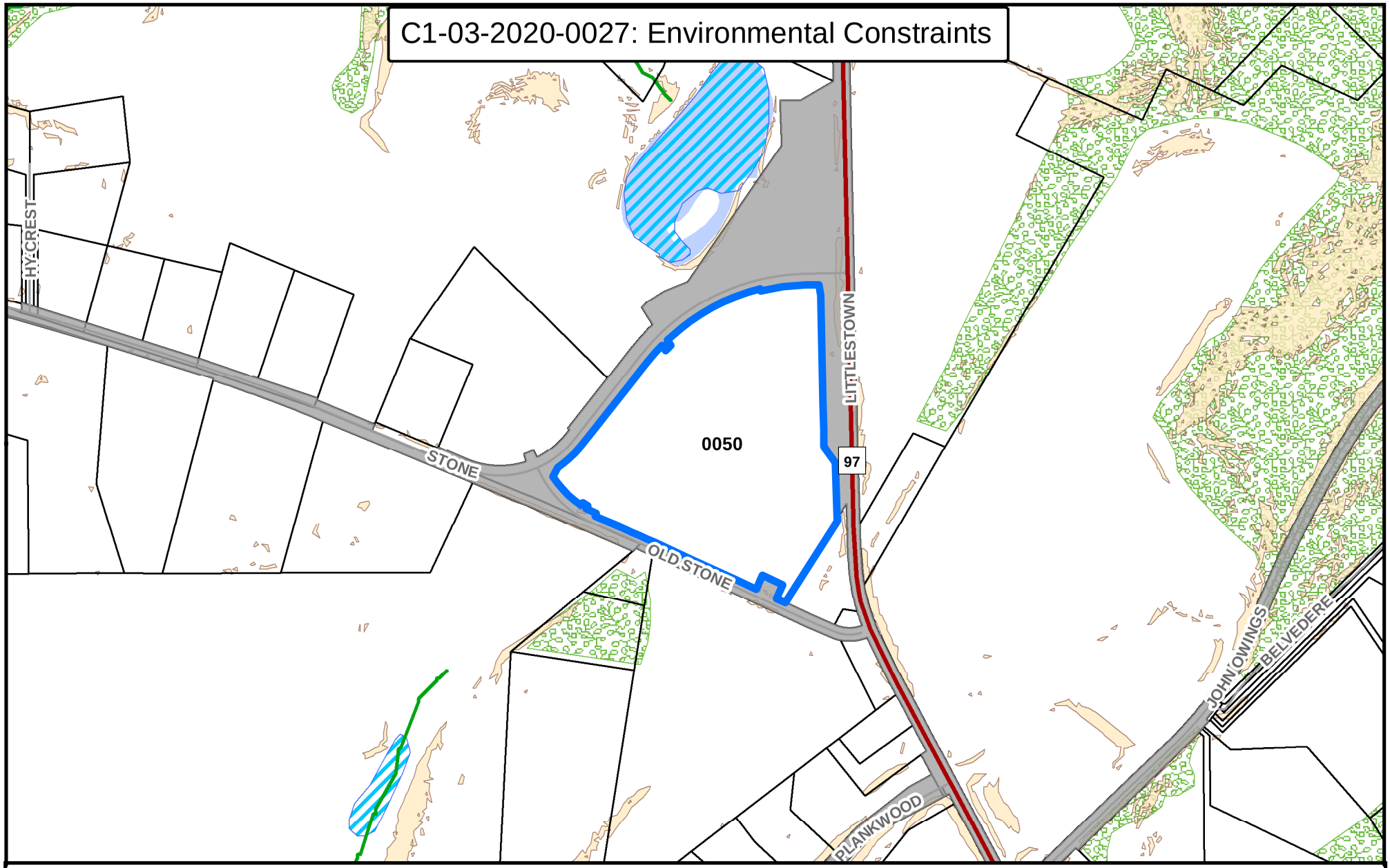
- Agriculture
- Conservation
- R-40,000
- C-2

0 350 700 1,400 Feet

N

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

C1-03-2020-0027: Environmental Constraints



Legend

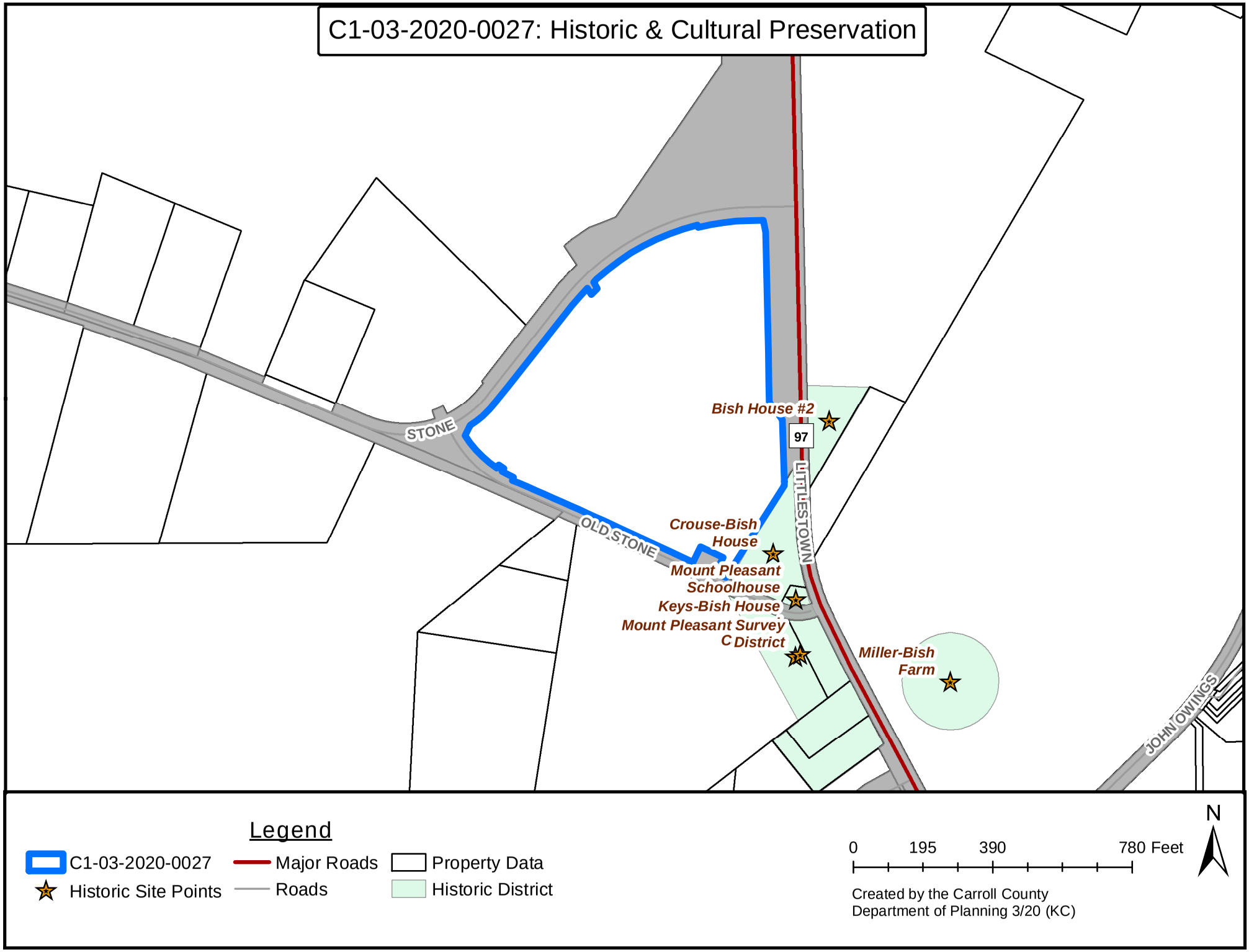
- C1-03-2020-0027
- Major Roads
- Roads
- Streams
- Property Data
- Wetlands
- Ponds - Reservoirs
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 195 390 780 Feet

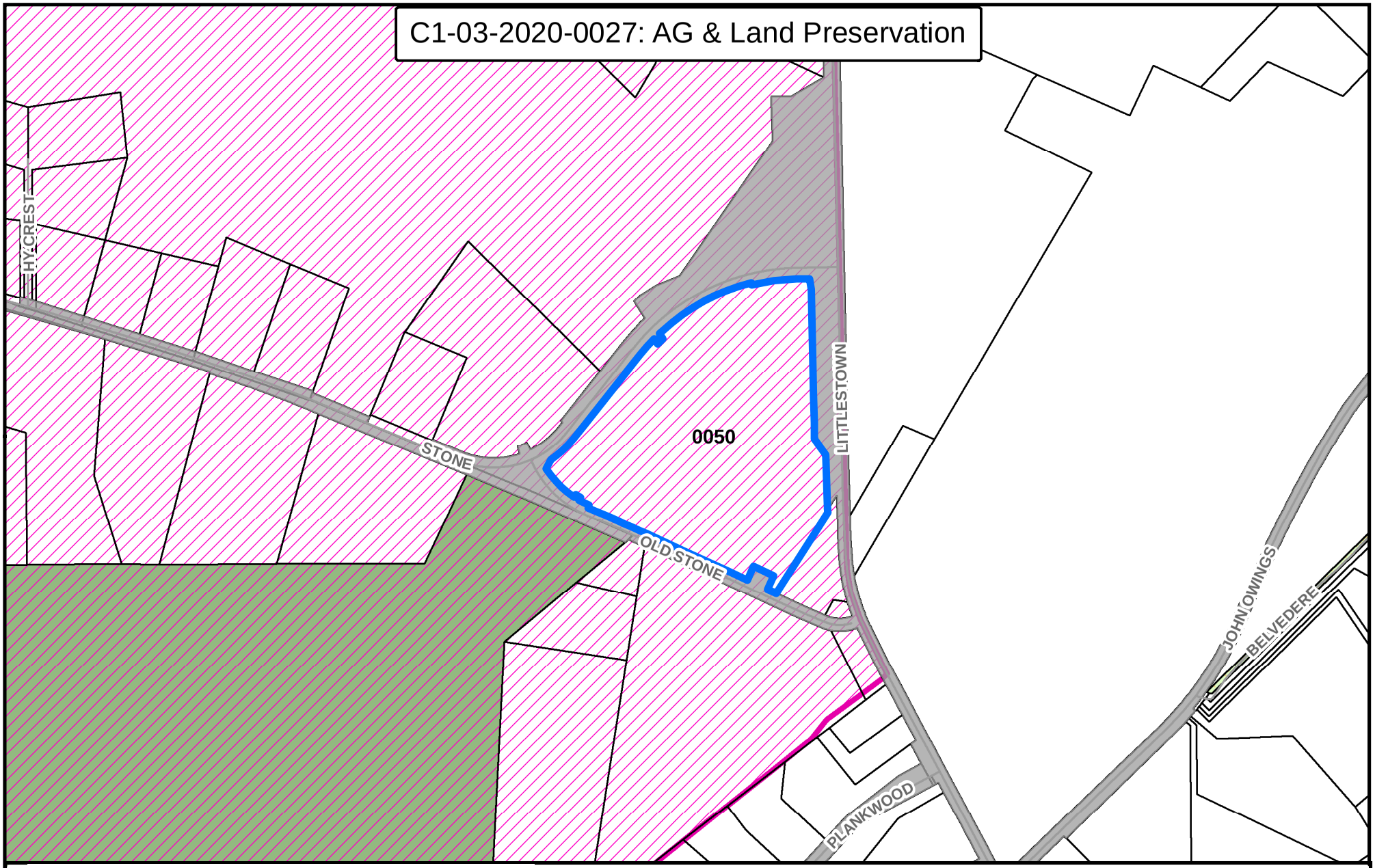
N

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

C1-03-2020-0027: Historic & Cultural Preservation



C1-03-2020-0027: AG & Land Preservation



Legend

- C1-03-2020-0027
- Roads
- Property Data
- Priority Preservation Area
- MALPF Easement
- Carroll County Easement

0 195 390 780 Feet

N

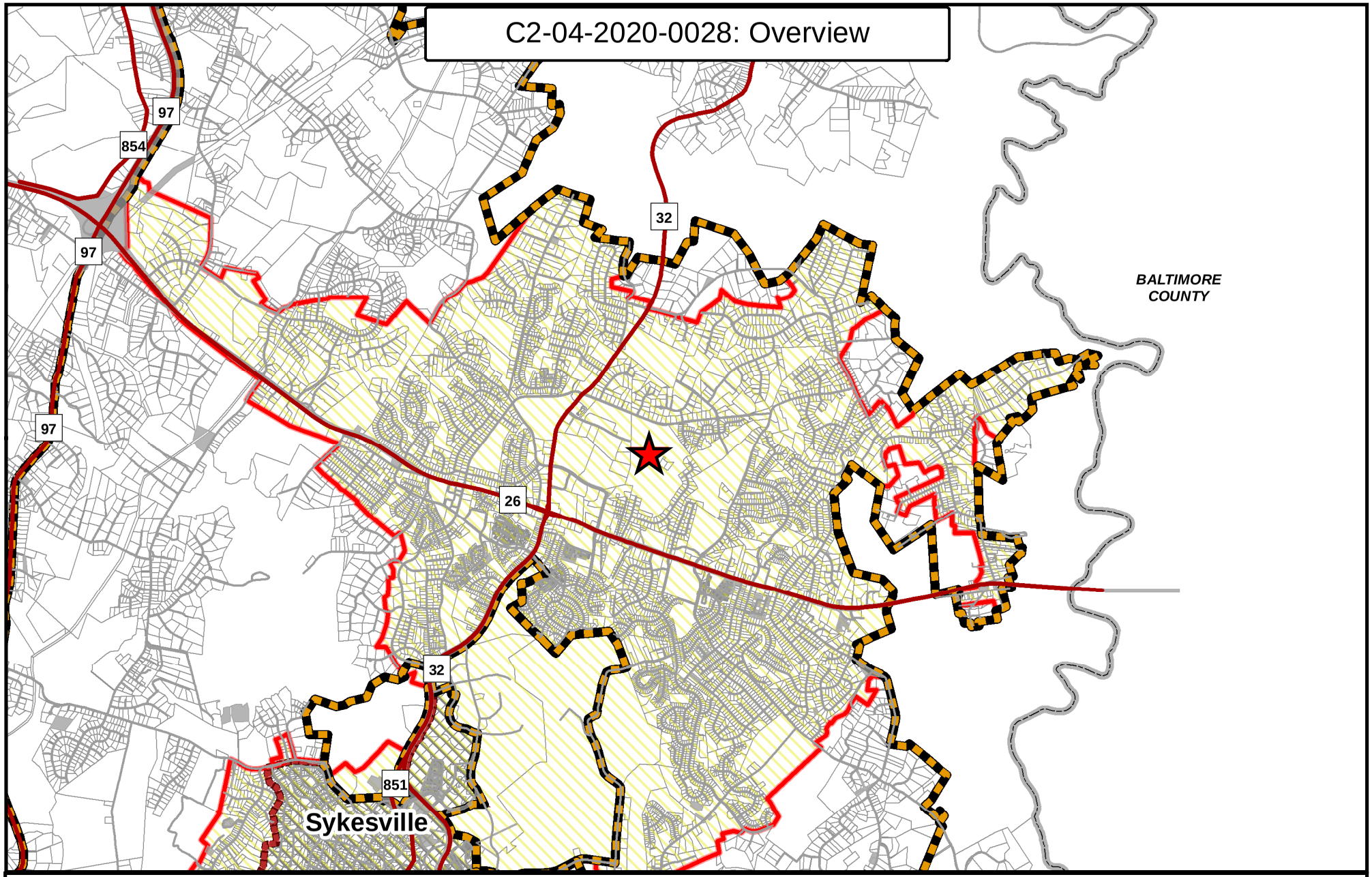
Created by the Carroll County Department of Planning 3/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-05-2020-0028

C2-04-2020-0028: Overview



Legend

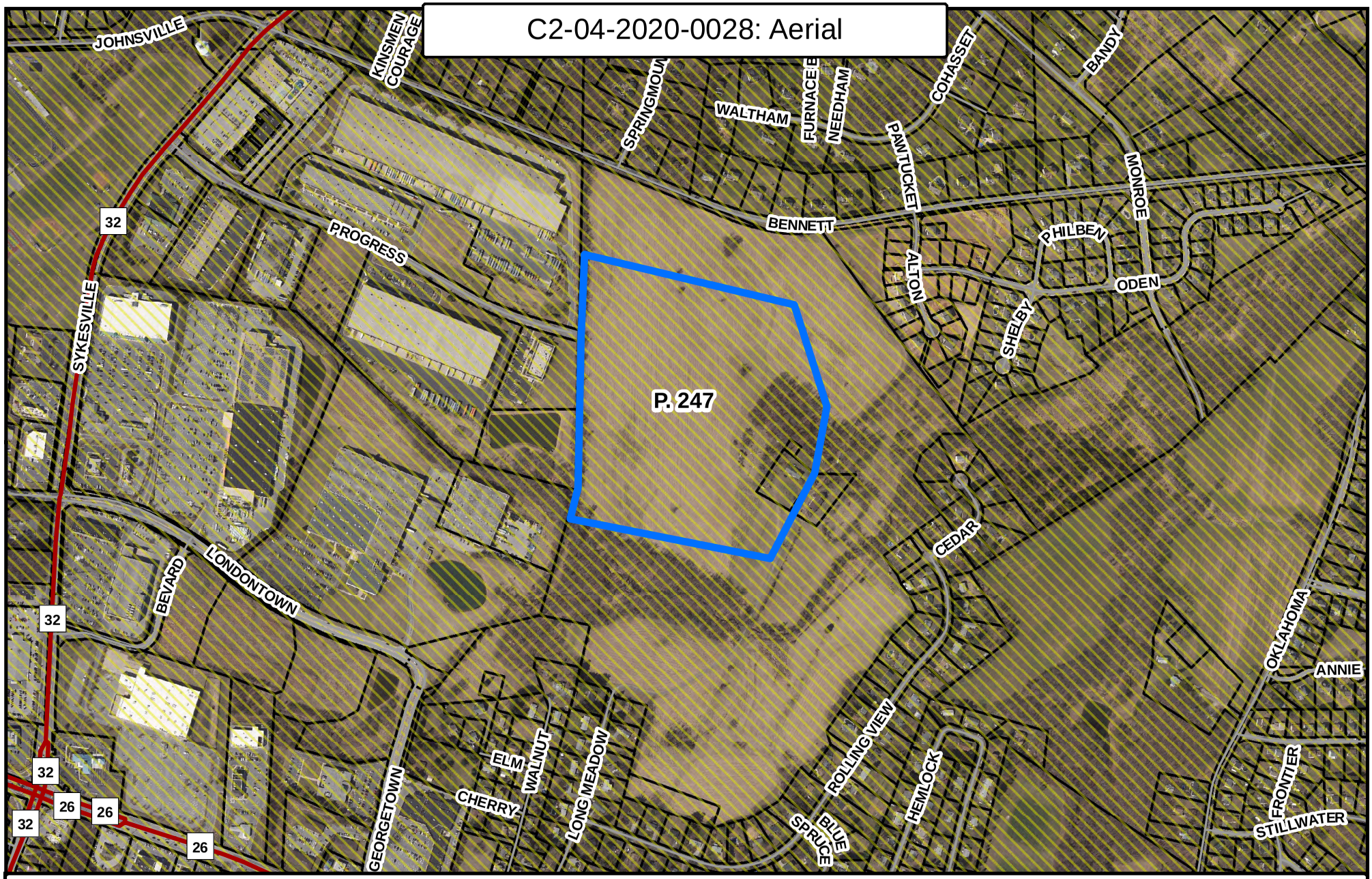
- C2-04-2020-0028
- Major Roads
- Roads
- County Border
- Growth Area
- Corporate Limits
- Priority Funding Areas
- Property Data

0 0.5 1 2 Miles

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

N

C2-04-2020-0028: Aerial



Legend

- C2-04-2020-0028
- Major Roads
- Roads
- Property Data
- Priority Funding Areas

0 445 890 1,780 Feet

N

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

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 06/04/2020
PLANNER INITIALS LDE

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # C2-05-2020-0028 Applicant Name Long Meadow Farm 21784, LLC

Property Address 1701 BENNETT ROAD, SYKESVILLE, MD 21784

Current Zoning I-1 Requested Zoning C-2

2. Description of Property

Site Address Bennett Road, Sykesville, MD 21784

Commissioner District 5 Account ID: 0705001927

Parcel 0247 Map 0073

Total Acreage of Parcel 117 Area to be Rezoned: 15-30 acres

Current Use: Agriculture Improved or Unimproved: Unimproved

Current Zoning: I-1 Requested Zoning: C-2

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

Existing Land Uses:	Open field/Agriculture/Single-family dwelling
Land Use Plan Designation:[1]	Commercial High and Residential Medium

Zoning History Summary

This property is part of a larger 117- acre parcel. It was originally zoned R-10,000 and was rezoned to I-R District in 1977. It was rezoned to I-1 District in 2019 as part of the first phase on the comprehensive rezoning.

[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	R-40,000	Low Density Residential/R-L
South	R-20,000	Medium Density Residential/R-M
East	R-20,000/Conservation	Medium Density Residential/R-M
West	I-1	Light 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 2018 Freedom Community Comprehensive Plan, the Priority Funding Area and the Freedom Designated Growth Area. The Future Land Use designation is Commercial High. Although this request is for Commercial Medium, there is little difference in the purposes and uses permitted between the C-2 and C-3 zoning districts. This request is consistent with the Future Land Use Designation.

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)

This property is in the Existing Water Service Area. Water lines are in close proximity.

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

This property is in the Existing Sewer Service Area. Sewer Service lines transect the southern end of the property.

5. Environmental Constraints

Nothing of significance on this portion of the property.

6. Historic Resources Identified

None on this property

7. Public Safety Assessment

In Sykesville District, Adequate for Fire and EMS.

8. Ag Preservation and Applicable Preservation Area

None on site or in the vicinity.

9. Assessment Summary

This request is consistent with the 2018 Freedom Community Comprehensive Plan. The future land use as expressed in the plan, its situation within the Freedom Designated Growth area, its proximity to MD32 and MD26, and the availability of water and sewer make this site an ideal candidate for commercial medium zoning.

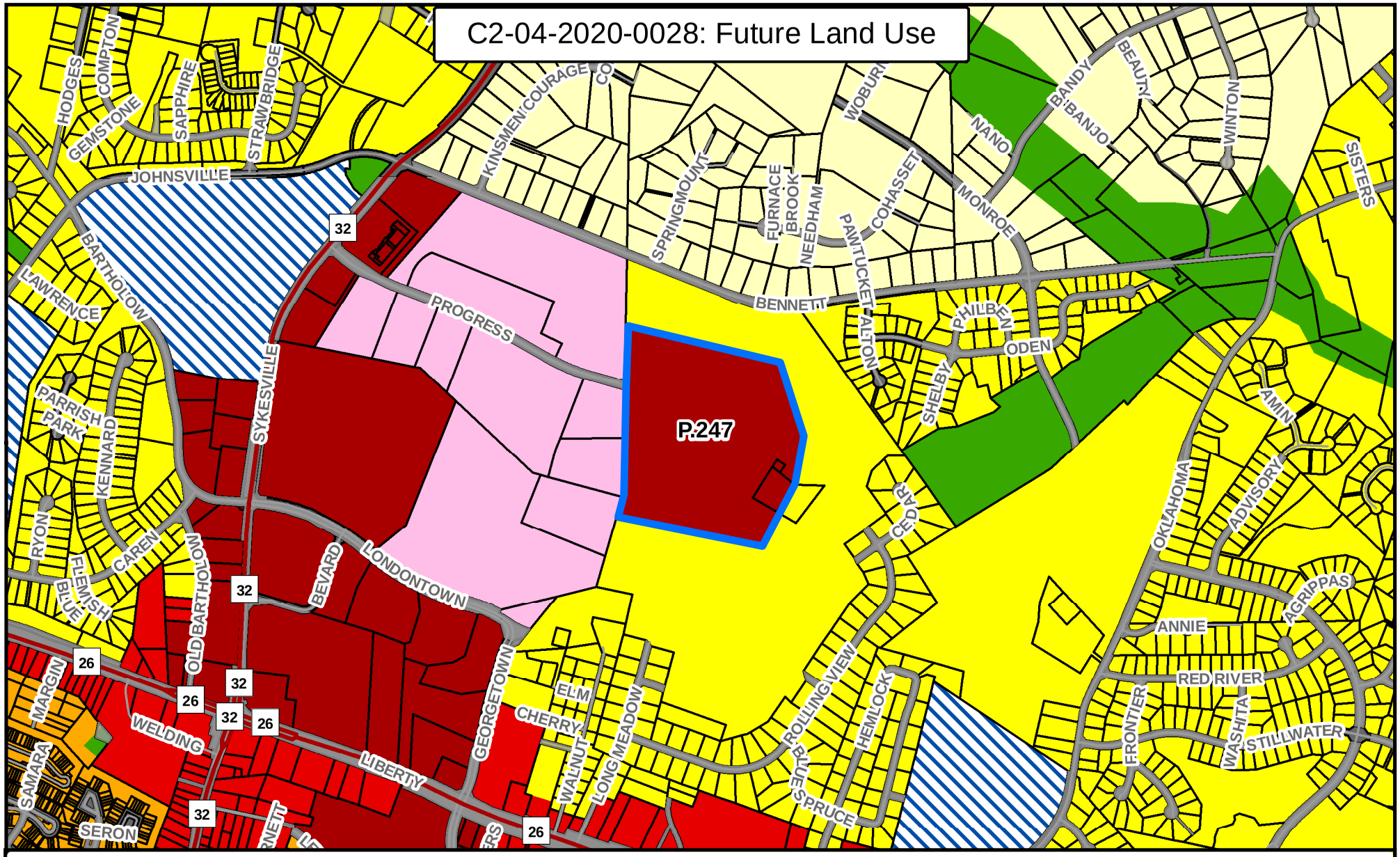
10. Recommendations

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

11. Appendixes

See attachments for individual assessments.

C2-04-2020-0028: Future Land Use



Legend

- C2-04-2020-0028
- Major Roads
- Roads
- Growth Area
- Property Data

Freedom Future Land Use

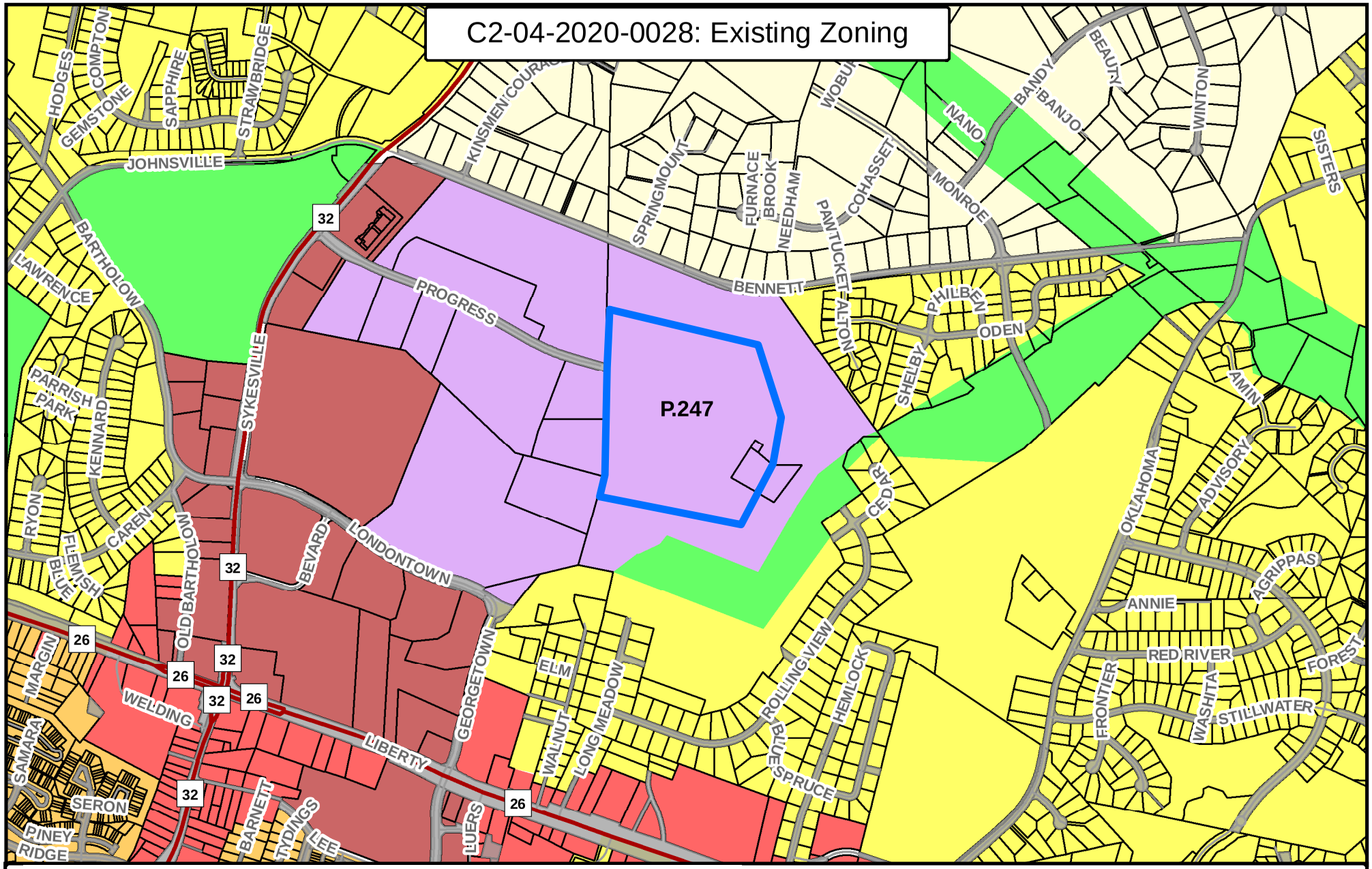
- Resource Conservation
- Residential-Low
- Residential-Medium
- Residential-High
- Commercial-Medium
- Commercial-High
- Industrial-Light
- School
- Transportation

0 430 860 1,720 Feet

N

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

C2-04-2020-0028: Existing Zoning



Legend

- C2-04-2020-0028
- Major Roads
- Roads
- Growth Area
- Property Data

Existing Zoning

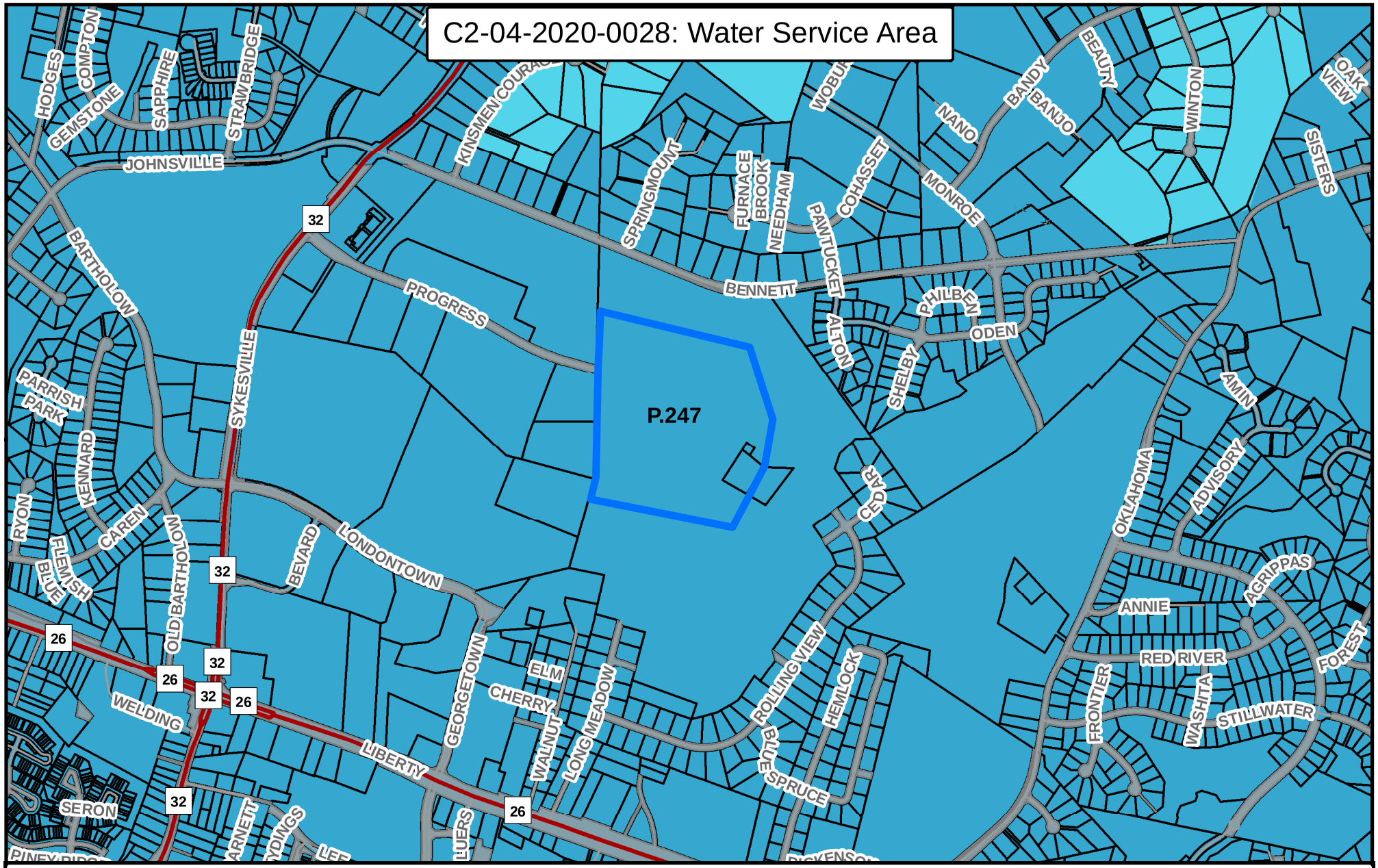
- Conservation
- R-40,000
- R-20,000
- R-10,000
- C-2
- C-3
- I-1

0 430 860 1,720 Feet

N

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

C2-04-2020-0028: Water Service Area



Legend

- C2-04-2020-0028
- Major Roads
- Roads
- Property Data

Water Service Area

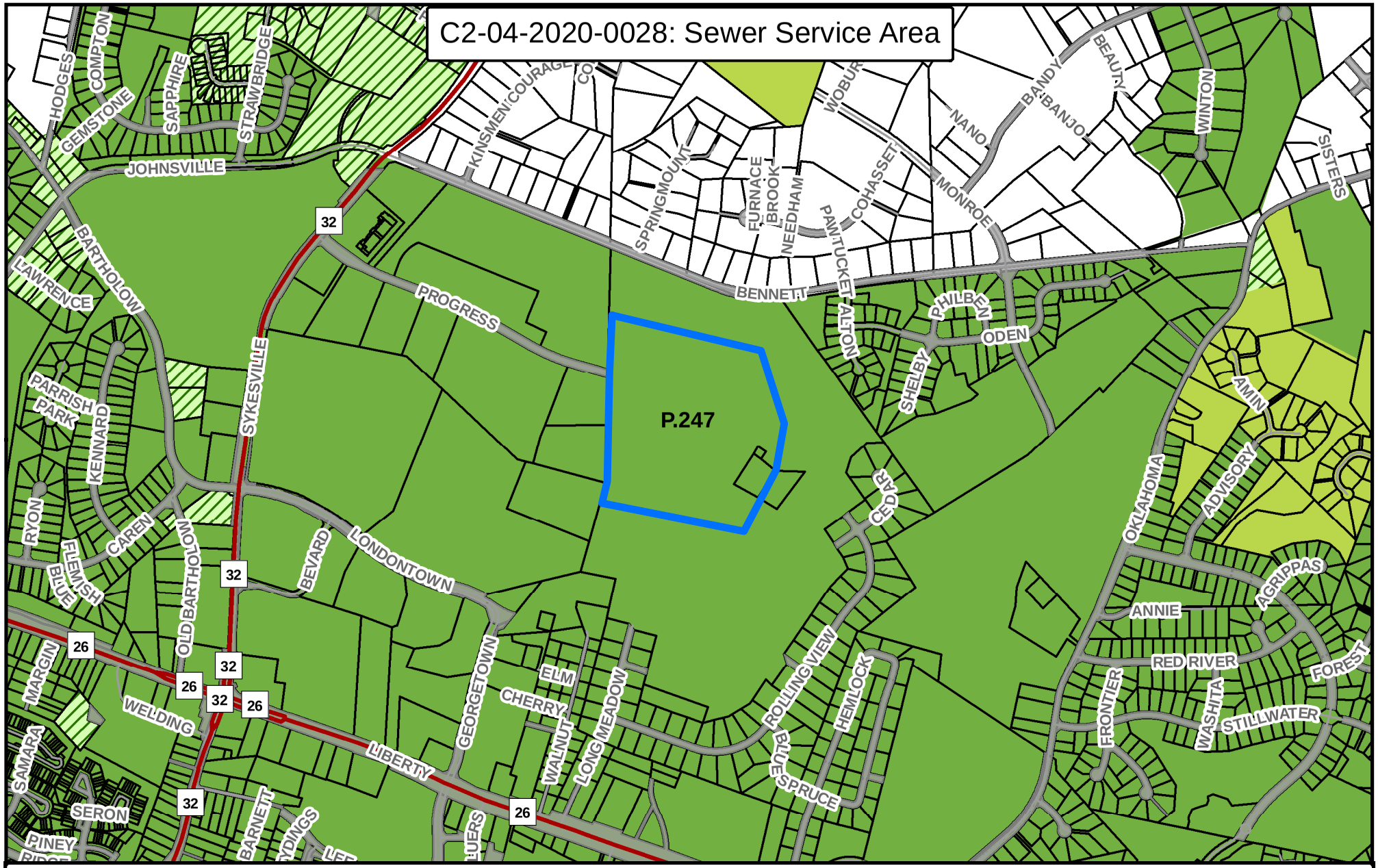
- Existing
- Priority

0 430 860 1,720 Feet

N

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

C2-04-2020-0028: Sewer Service Area



Legend

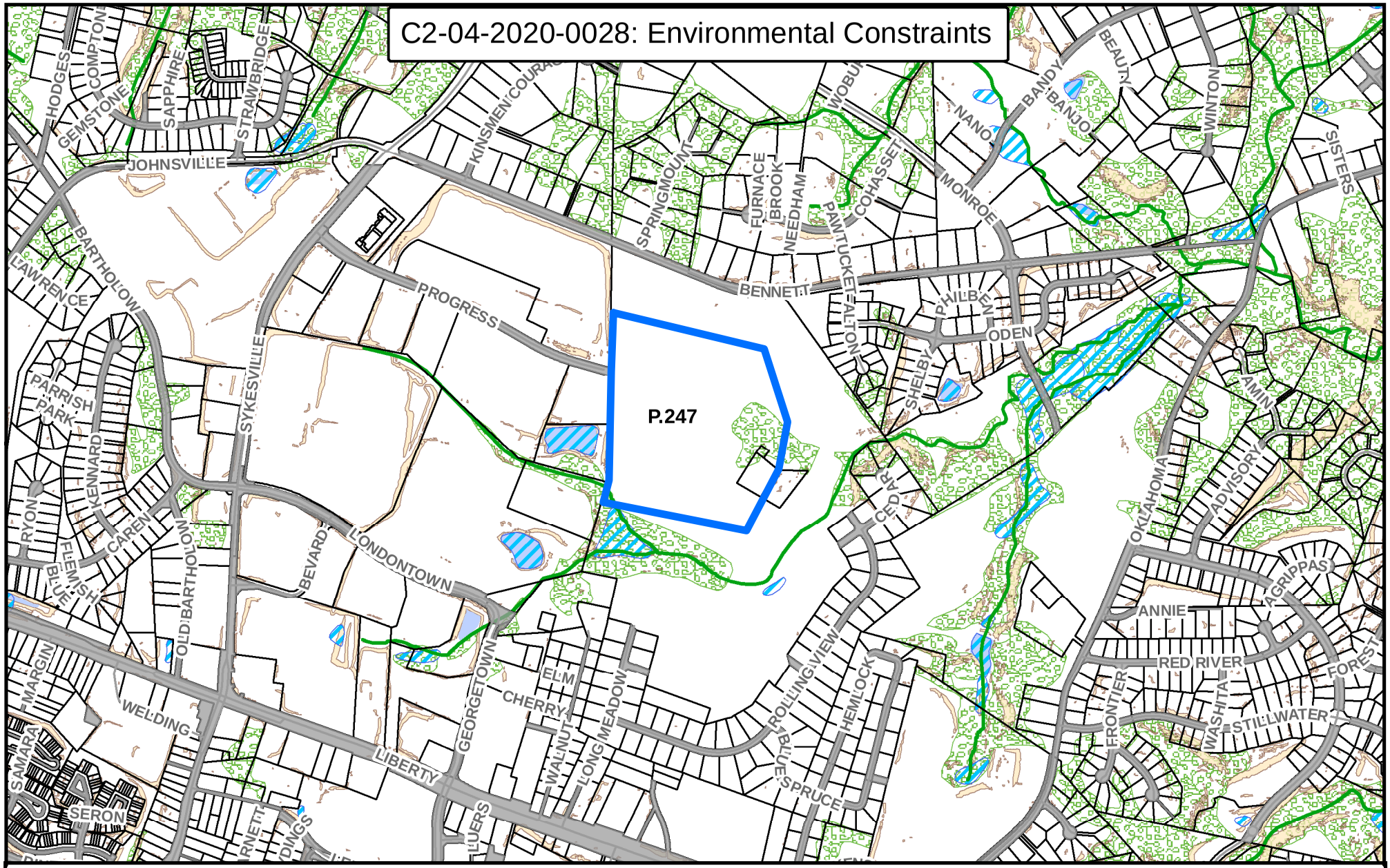
- C2-04-2020-0028
- Major Roads
- Roads
- Property Data
- **Sewer Service Area**
  - Existing
  - Priority
  - Future
  - Long Range

0 430 860 1,720 Feet

N

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

C2-04-2020-0028: Environmental Constraints



Legend

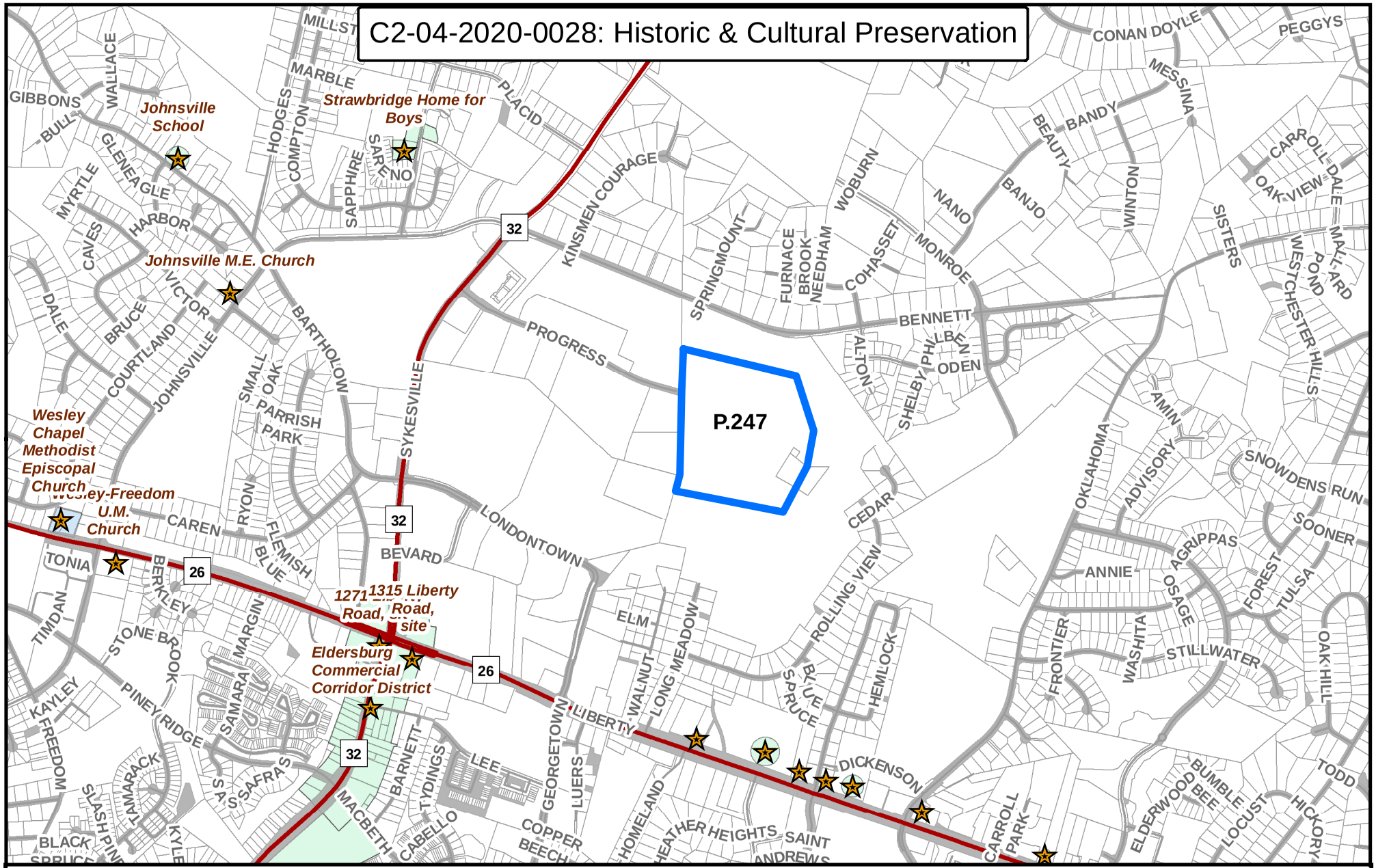
- C2-04-2020-0028
- Roads
- Streams
- Property Data
- Wetlands
- Ponds - Reservoirs
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 430 860 1,720 Feet

N

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

C2-04-2020-0028: Historic & Cultural Preservation



Legend

- C2-04-2020-0028
- Historic Site Points
- Major Roads
- Roads
- County Border
- Property Data
- Historic District
- National Register of Historic Places

0 625 1,250 2,500 Feet

N

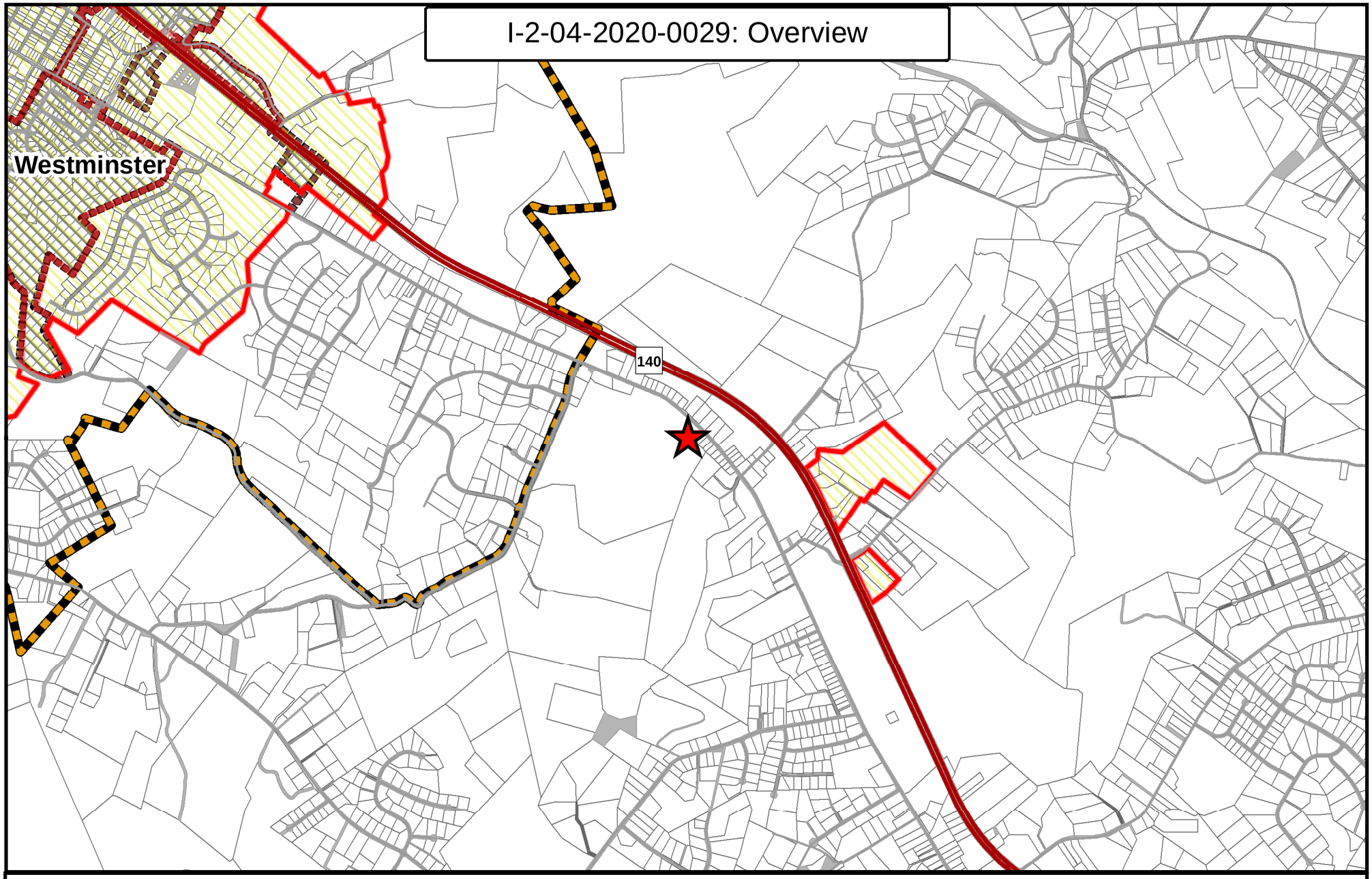
Created by the Carroll County Department of Planning 3/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

I2-04-2020-0029

I-2-04-2020-0029: Overview



Legend

- I-2-04-2020-0029
- 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

I-2-04-2020-0029: Aerial

Legend

I-2-04-2020-0029

Roads

Property Data

0 75 150 300 Feet

Created by the Carroll County Department of Planning 3/20 (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 # ___I2-04-2020-0029___ Applicant Name _____Roy D. Poole _____

Property Address _____1545 B Old Westminster Pike Westminster MD 21157_____

Current Zoning _____AG_____ Requested Zoning _____I-2_____

2. Description of Property

Site Address _____1545 B Old Westminster Pike_____

Commissioner District _____02_____ Account ID: ____0704002296_____

Parcel _____0050_____ Map ____0052_____

Total Acreage of Parcel _____112_____Area to be Rezoned: ___4.99 acres___

Current Use: _____Commercial (trucking business) _____

Improved or Unimproved: ____Improved_____

Current Zoning: ____AG_____ Requested Zoning: ____I-2_____

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

Existing Land Uses:	Trucking Business (nonconforming use)
Land Use Plan Designation:[1]	Agriculture

Zoning History Summary (see zoning history worksheet)

This property has been in the Ag District since 1965. It is a nonconforming use (trucking business) and has been the subject of several zoning violations and expansion requests before the BZA throughout the 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 the surrounding area):

	Zoning	Land Use
North	AG	AG
South	AG	AG
East	AG	AG
West	R-40,000	Residential

4. Consistency with Master and Functional Plans:

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

2014 Carroll County Master Plan as amended 2019 - Not consistent, Future Land Use is Agriculture, defined as "areas (where) … commercial and industrial uses are limited to agribusiness, agritourism, and those uses intended to serve the agriculture industry or residents of the area, while maintaining the character of the surrounding countryside."

B. Applicable Master Plan Goals and Objectives

Not consistent with the Goal of Agriculture in the 2014 Carroll County Master Plan as amended 2019 "Preserve at least 100,000 acres of agricultural land to support the production of agricultural products and promotion of related agribusiness."

C. Water Service Area and Service

No Planned Service

D. Sewer Service Area Service

No Planned Service

5. Environmental Constraints

Yes, steep slopes. See attachments.

6. Historic Resources Identified

Not on property, but there are 27 historic sites within a one-mile radius of the property.

7. Public Safety Assessment

Reese District, approaching inadequate for Fire and adequate for EMS

8. Ag Preservation and Applicable Preservation Area

No, not in vicinity

9. Assessment Summary

This property has been in use as a trucking company since prior to 1965, although surrounded by Ag and residential properties, as a nonconforming use. In 2018, during a BZA hearing, the applicant stated that he owned about 24 trucks. This property was the subject of a hearing before the BZA in 2018 for expansion, where residential neighbors testified in opposition. While the area requested for the rezoning is limited to 4.99 acres of the entire 112.2453 acres, a portion of the requested property is near a residence. The requested 4.99 acres is beyond the area of expansion of the nonconforming use approved by the BZA in 2018.

The I-2 District, in addition to permitting a trucking facility, is intended to "provide locations for …activities characterized by heavy manufacturing, refining, processing, or compounding of materials or products predominantly from raw materials. …The uses associated with this district are intensive and frequently include operations that emit strong odors; loud noises; and some level or volume of dust, vibrations, smoke, soot, vapors, light and pollution…."

This request is not consistent with the FLU designation and the goals and objectives in the 2014 Carroll County Master Plan as amended 2019. It is also not consistent with the surrounding land uses of residential and agricultural, as well as numerous historic sites.

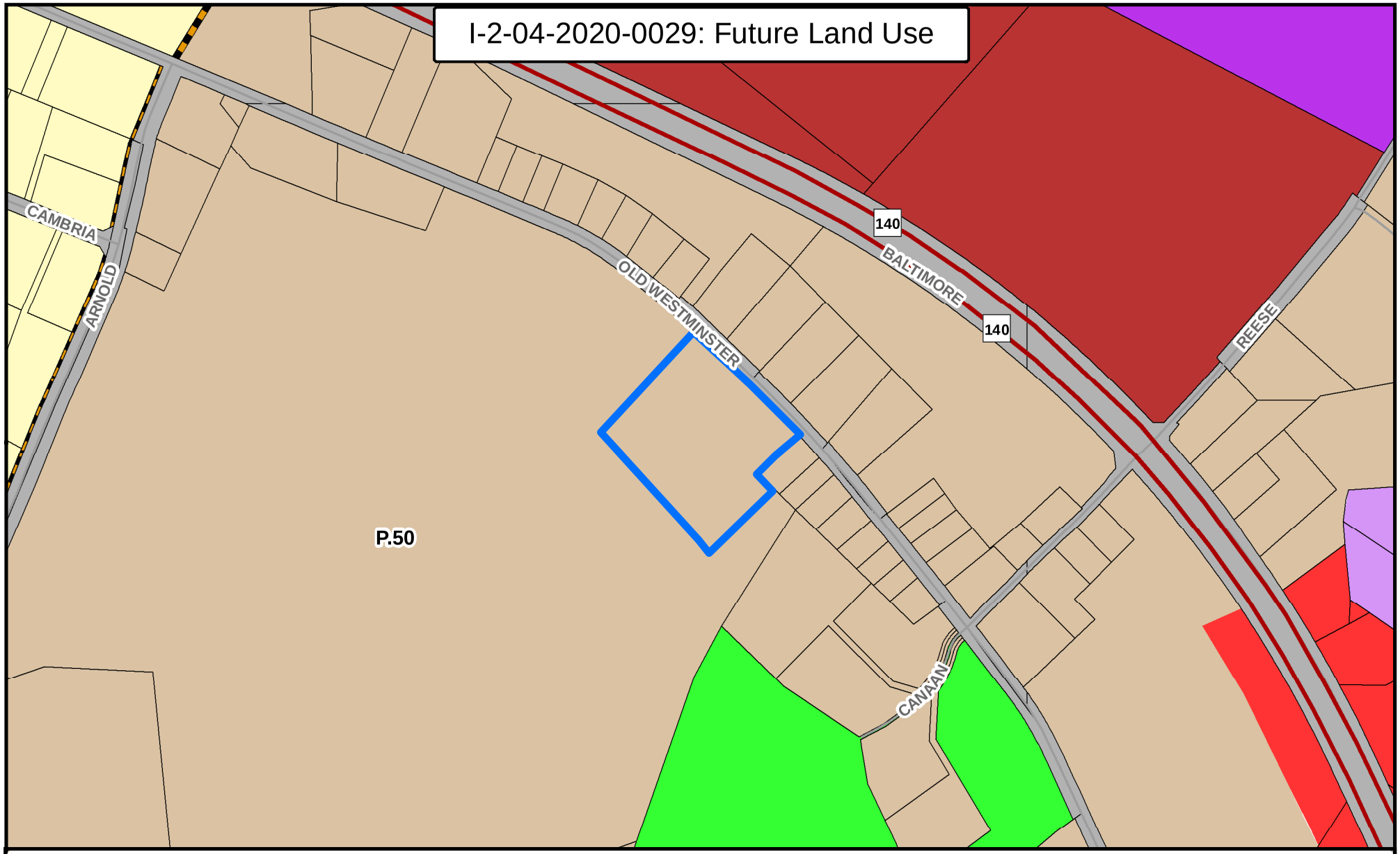
10. Recommendations

Department of Planning Recommendation: (Favorable or Unfavorable)	Unfavorable. If this property is given a favorable recommendation by the Planning Commission, it should only be under certain conditions. The area to be rezoned should only be the area approved by the BZA in the most recent case for expansion of the nonconforming use. A Truck or Motor Freight Terminal", as currently exists as nonconforming, is also permitted by conditional use in the I-1 District. The I-1 district would be more appropriate than the I-2 district on this site, since the other uses permitted in the I-1 District are more compatible with the surrounding area. The remainder of the property should remain in Agricultural zoning. Furthermore, the nonconforming use status of the entire property should cease, since the current use in its current location will be permitted subject to conditional use approval.
Planning Commission Recommendation: (Favorable or Unfavorable)	

11. Appendixes

See attachments for individual assessments.

I-2-04-2020-0029: Future Land Use



Legend

- I-2-04-2020-0029
- 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

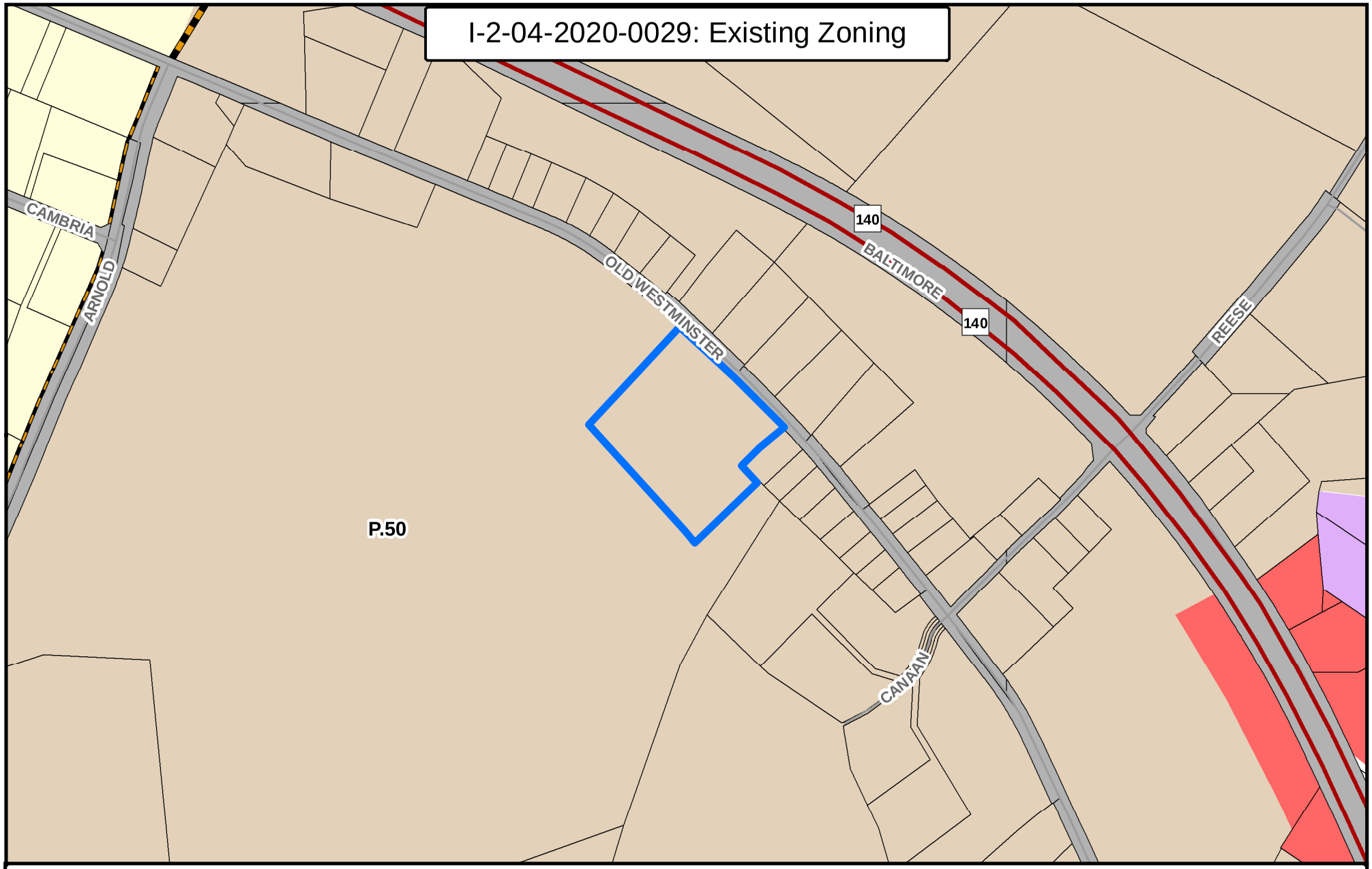
- Low Density Residential

N

0 190 380 760 Feet

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

I-2-04-2020-0029: Existing Zoning



Legend

- I-2-04-2020-0029
- Major Roads
- Roads
- Growth Area
- Property Data

Existing Zoning

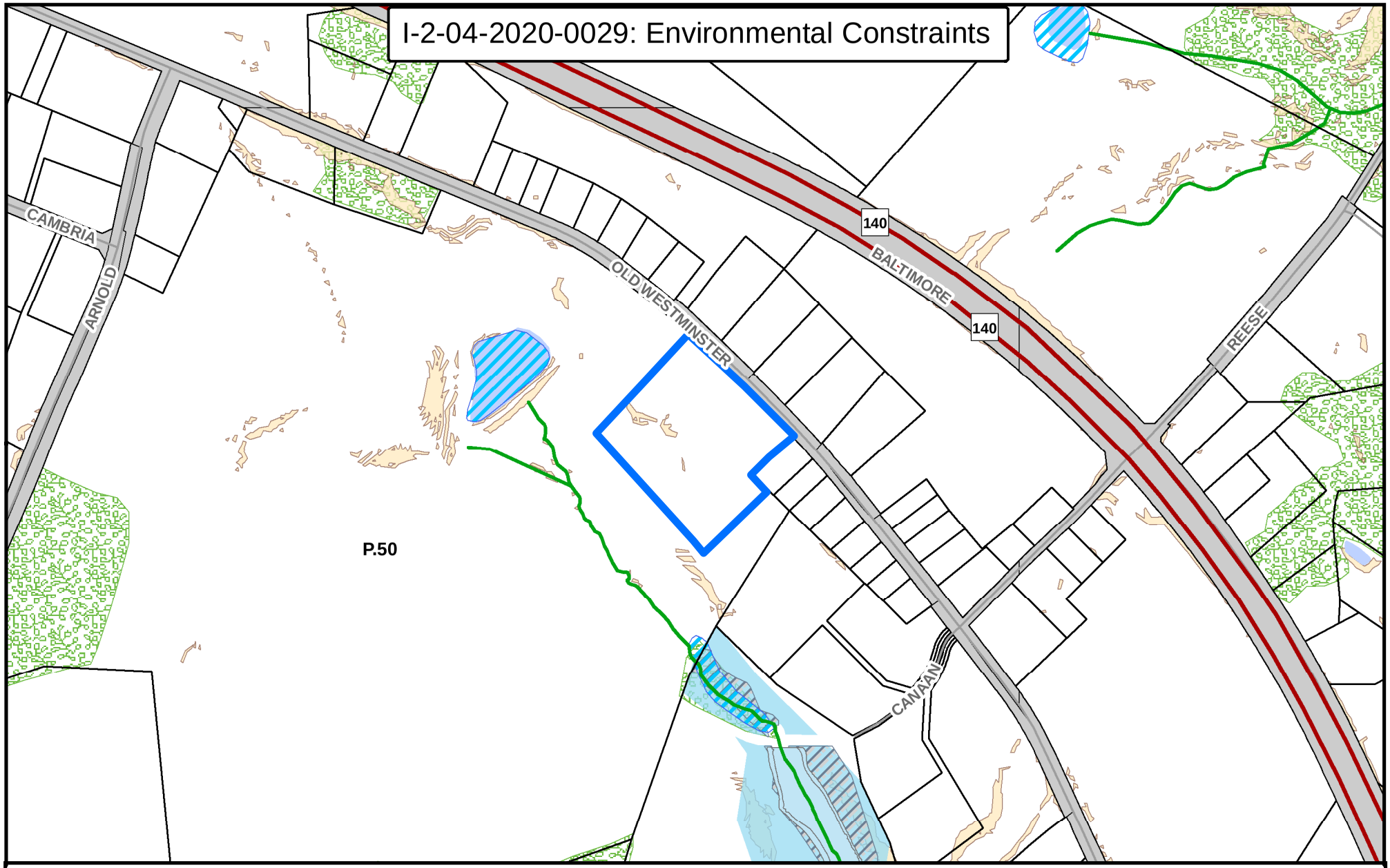
- Agriculture
- R-40,000
- C-2
- I-1

0 190 380 760 Feet

N

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

I-2-04-2020-0029: Environmental Constraints



Legend

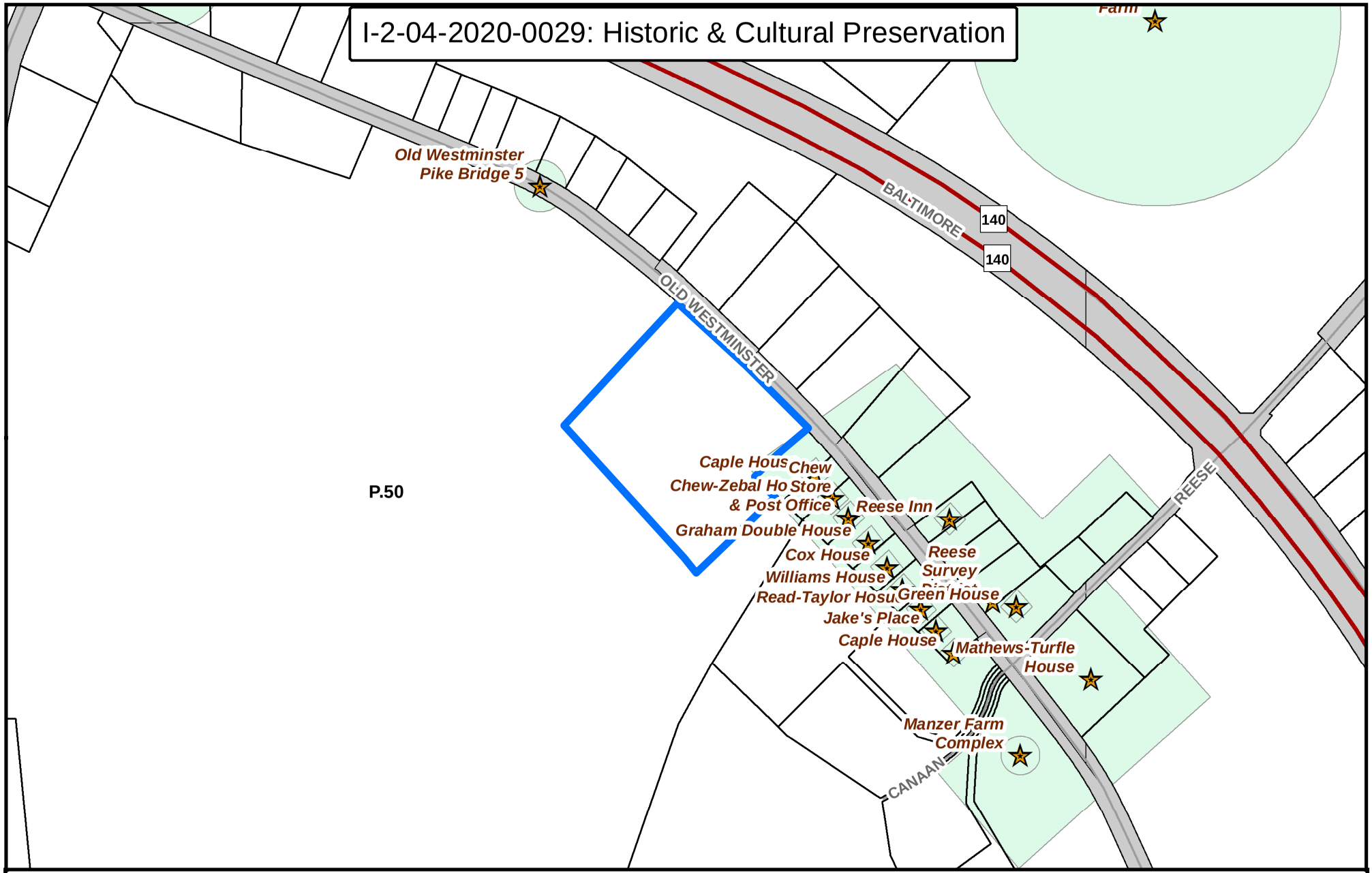
- I-2-04-2020-0029
- Major Roads
- Roads
- Streams
- Property Data
- Wetlands
- FEMA Floodplain
- Floodplain Easement
- Ponds - Reservoirs
- Water Resource Protection Easement
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 190 380 760 Feet

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

N

I-2-04-2020-0029: Historic & Cultural Preservation



Legend

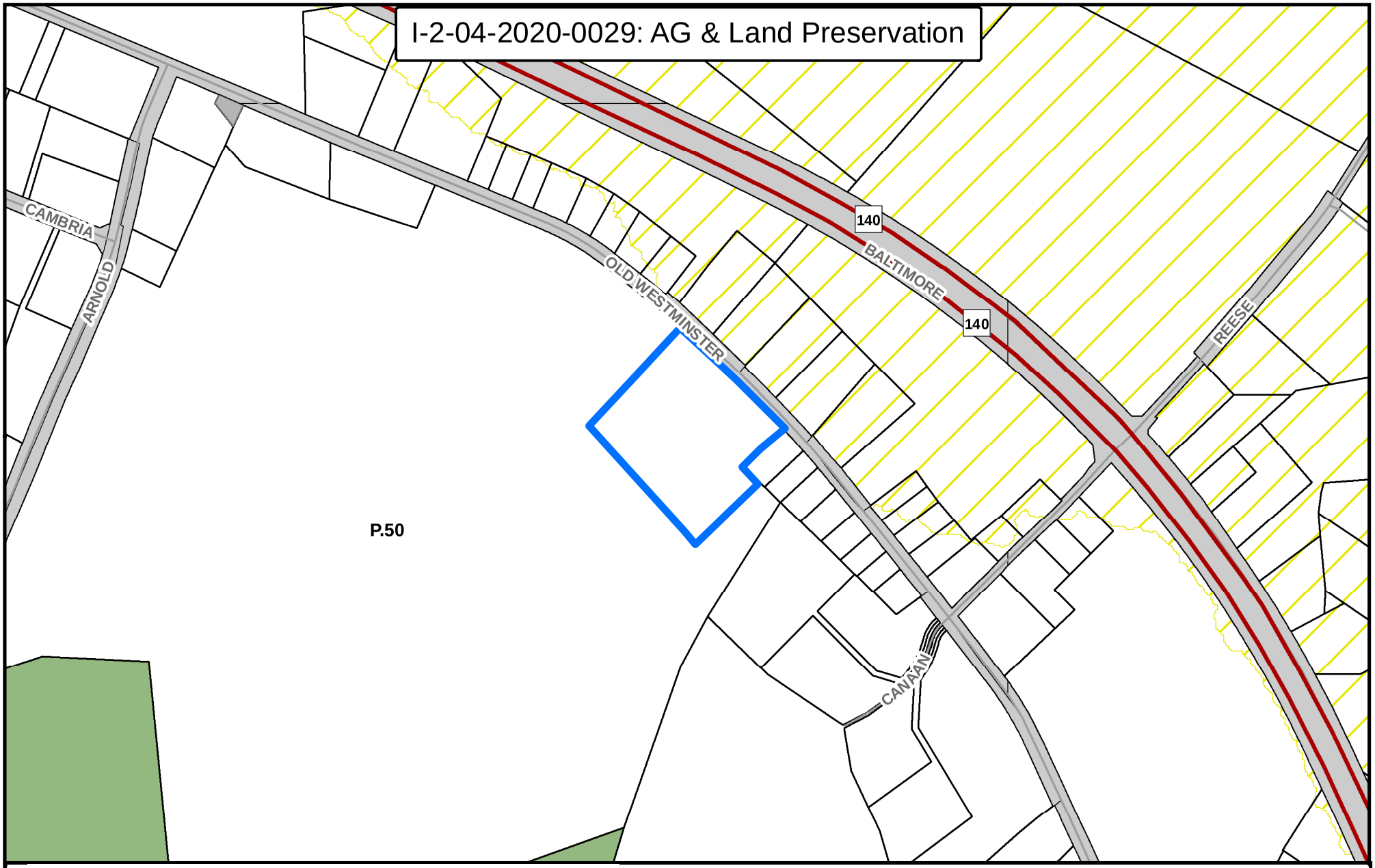
- I-2-04-2020-0029
- Historic Site Points
- Major Roads
- Roads
- Property Data
- Historic District

0 145 290 580 Feet

N

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

I-2-04-2020-0029: AG & Land Preservation



Legend

- I-2-04-2020-0029
- Major Roads
- Roads
- Property Data
- MALPF Easement
- Upper Patapsco Rural Legacy Area

0 190 380 760 Feet

N

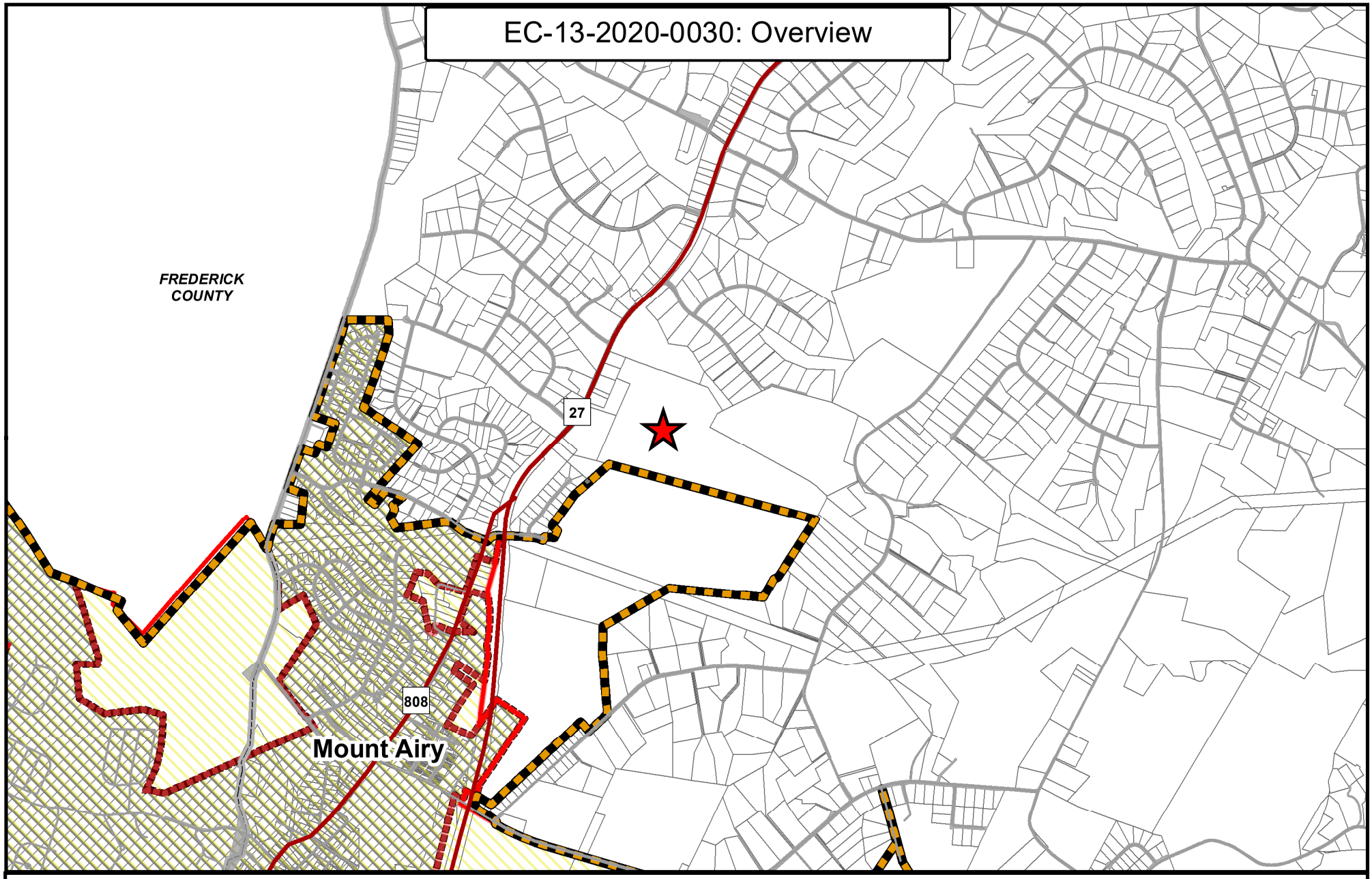
Created by the Carroll County Department of Planning 3/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

EC-13-2020-0030

EC-13-2020-0030: Overview



Legend

- EC-13-2020-0030
- Major Roads
- Roads
- County Border
- Growth Area
- Corporate Limits
- Priority Funding Areas
- Property Data

0 0.275 0.55 1.1 Miles

Created by the Carroll County Department of Planning 7/20 (KC)

N

EC-13-2020-0030: Aerial

Legend

- EC-13-2020-0030
- Major Roads
- Roads
- Property Data
- Priority Funding Areas
- Growth Area
- Corporate Limits

0 410 820 1,640 Feet

N

Created by the Carroll County Department of Planning 7/20 (KC)

ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED __5/27/20__
PLANNER INITIALS __ML____

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # _EC-13-2020-0030___Applicant Name __Colburn/Hulver/Bay _____

Property Address ____6503 Ridge Rd, Mt Airy_____

Current Zoning _____C____ Requested Zoning ____EC_____

2. Description of Property

Site Address ___6503 Ridge Rd, Mount Airy MD 21771 _____

Commissioner District_____04_____AccountID: _____0713005567_____

Parcel _____20_____ Map _____70_____

Total Acreage of Parcel ___102.59____Area to be Rezoned:___102.59

Current Use: __ Agricultural____ Improved or Unimproved: ___Improved with SF House__

Current Zoning: ____Conservation____ Requested Zoning: _____Employment Campus_____

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

Existing Land Uses:	Agricultural, residential (1 house)
Land Use Plan Designation:[1]	Employment Campus

Zoning History Summary

This property has been zoned Conservation since 1965.

[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	Conservation	Undeveloped
South	Conservation/R-40,000	Undeveloped/Residential – FLU Office Park Employment
East	Conservation	Undeveloped
West	R-40,000	Residential

4. Consistency with Master and Functional Plans:

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

2014 Carroll County Master Plan as amended 2019 - Employment Campus – Consistent. Also consistent with the following Economic Development Implementation Strategies: "Zone adequate …employment campus lands to increase the non-residential economic tax base", and "encourage large-scale commercial and employment developments to locate where infrastructure already exists or is planned". The property is immediately outside the Mount Airy growth area boundary.

B. Applicable Master Plan Goals and Objectives

Consistent with Chapter 15 Goal – 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...

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

No Planned Service, see map for nearest lines

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

No Planned Service, see map for nearest lines

5. Environmental Constraints

Greater than 50% forest cover. See Attachments.

6. Historic Resources Identified

None

7. Public Safety Assessment

Mt. Airy District, Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

None

9. Assessment Summary

This property was designated Employment Campus in the 2014 Carroll County Master Plan as amended 2019 and is adjacent to another property of similar size with an Office Park Employment designation, which is within the Municipal Growth Area of the Town of Mount Airy. This property is immediately outside the MGA for the Town of Mount Airy. It is of sufficient size to be developed as an employment campus, if infrastructure is in place. There are environmental constraints on portions of the property. This request is consistent with the Future Land Use designation, goals, and implementation strategies of the 2014 CCMP as amended 2019, as well as the future land use of the adjacent property.

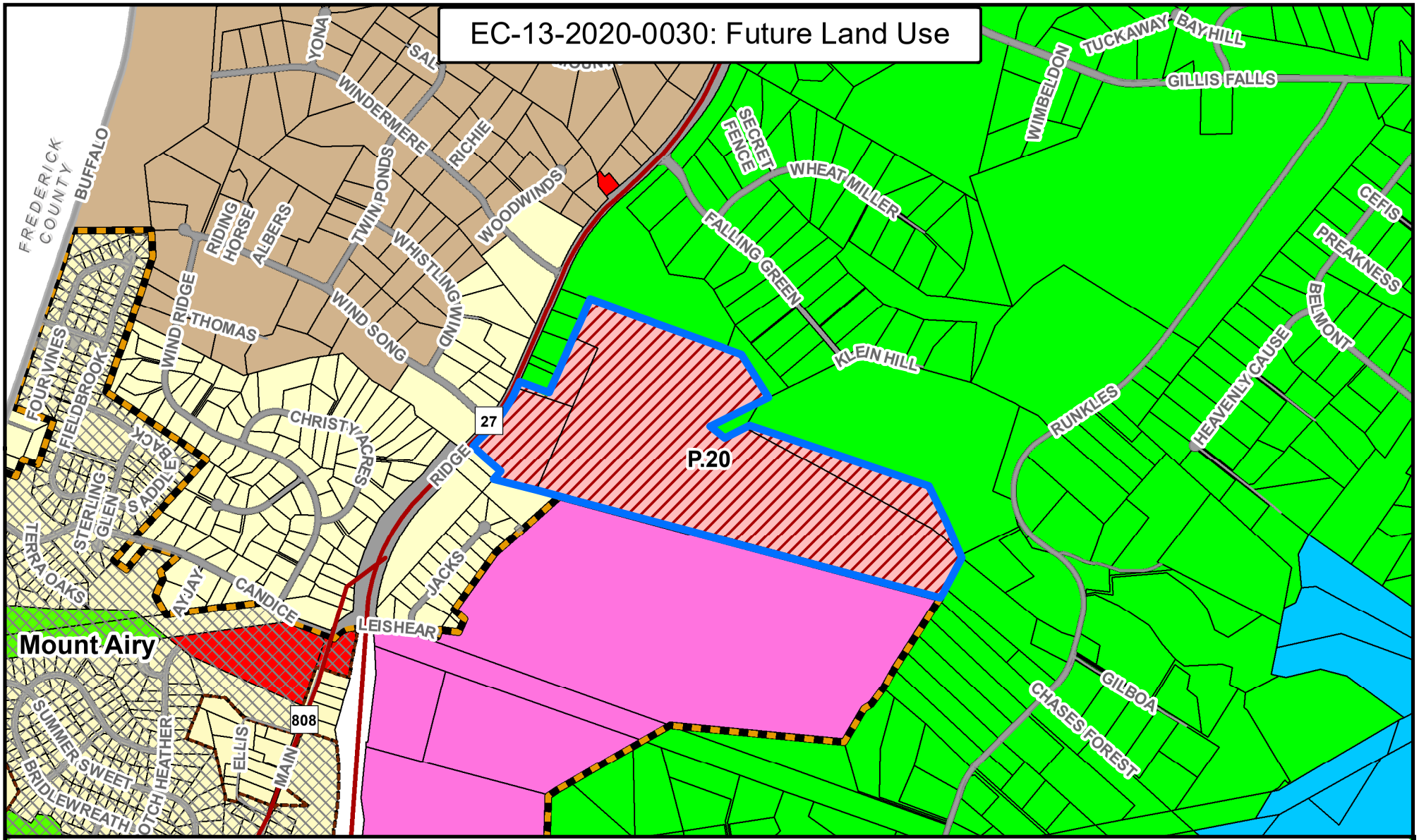
10. Recommendations

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

11. Appendixes

See attachments for individual assessments.

EC-13-2020-0030: Future Land Use



Legend

- EC-13-2020-0030
- Major Roads
- Roads
- Growth Area
- Corporate Limits
- Property Data

Mt. Airy Future Land Use

- General Commercial
- Low Density Residential
- Open Space
- Office Park Employment

County Future Land Use

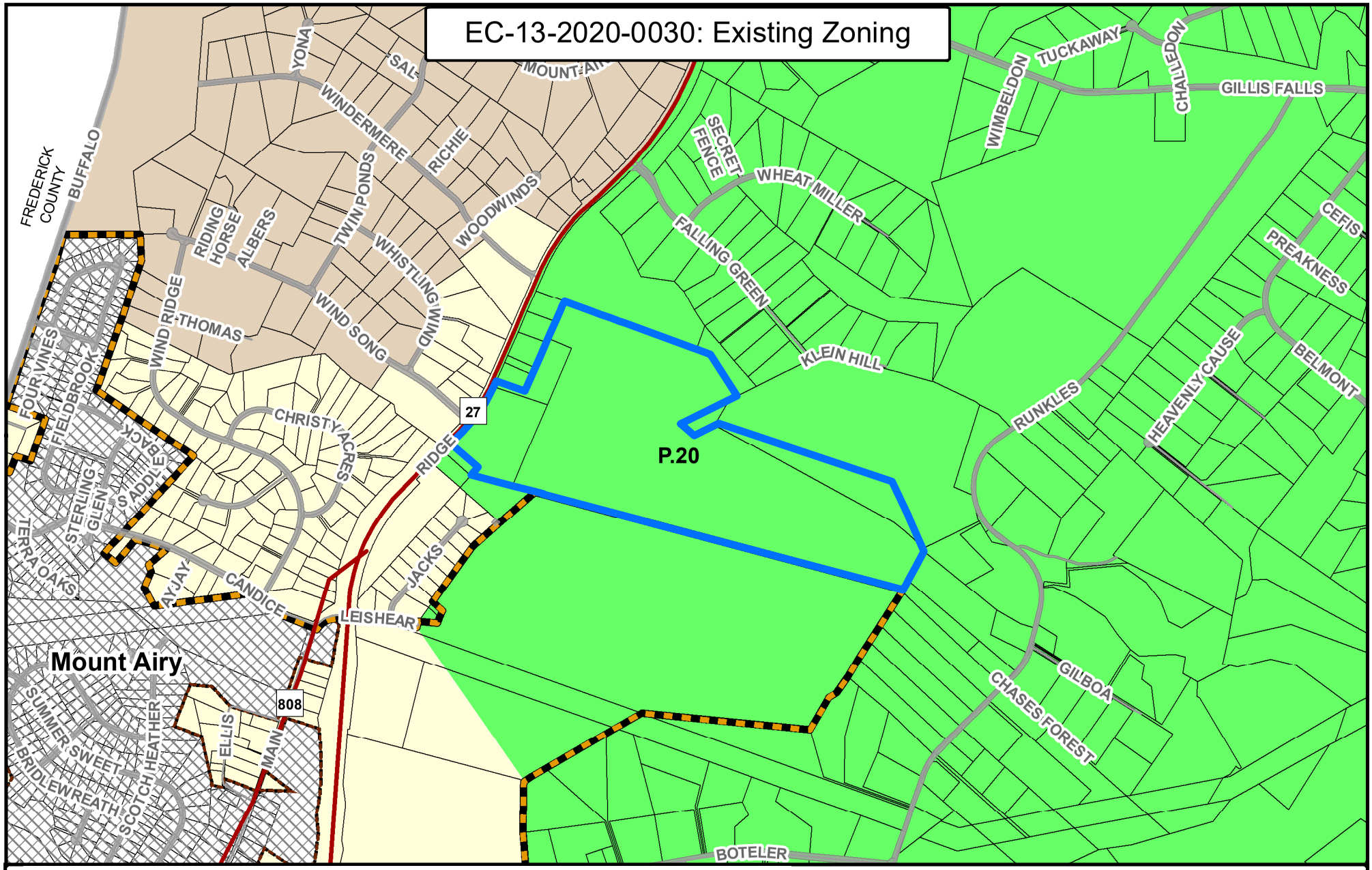
- Agriculture
- Resource Conservation
- Residential-Low Density
- Employment Campus
- Commercial-Medium
- Reservoir
- Transportation

0 500 1,000 2,000 Feet

N

Created by the Carroll County Department of Planning 7/20 (KC)

EC-13-2020-0030: Existing Zoning



Legend

- EC-13-2020-0030
- Major Roads
- Roads
- Growth Area
- County Border
- Corporate Limits
- Property Data

Existing Zoning

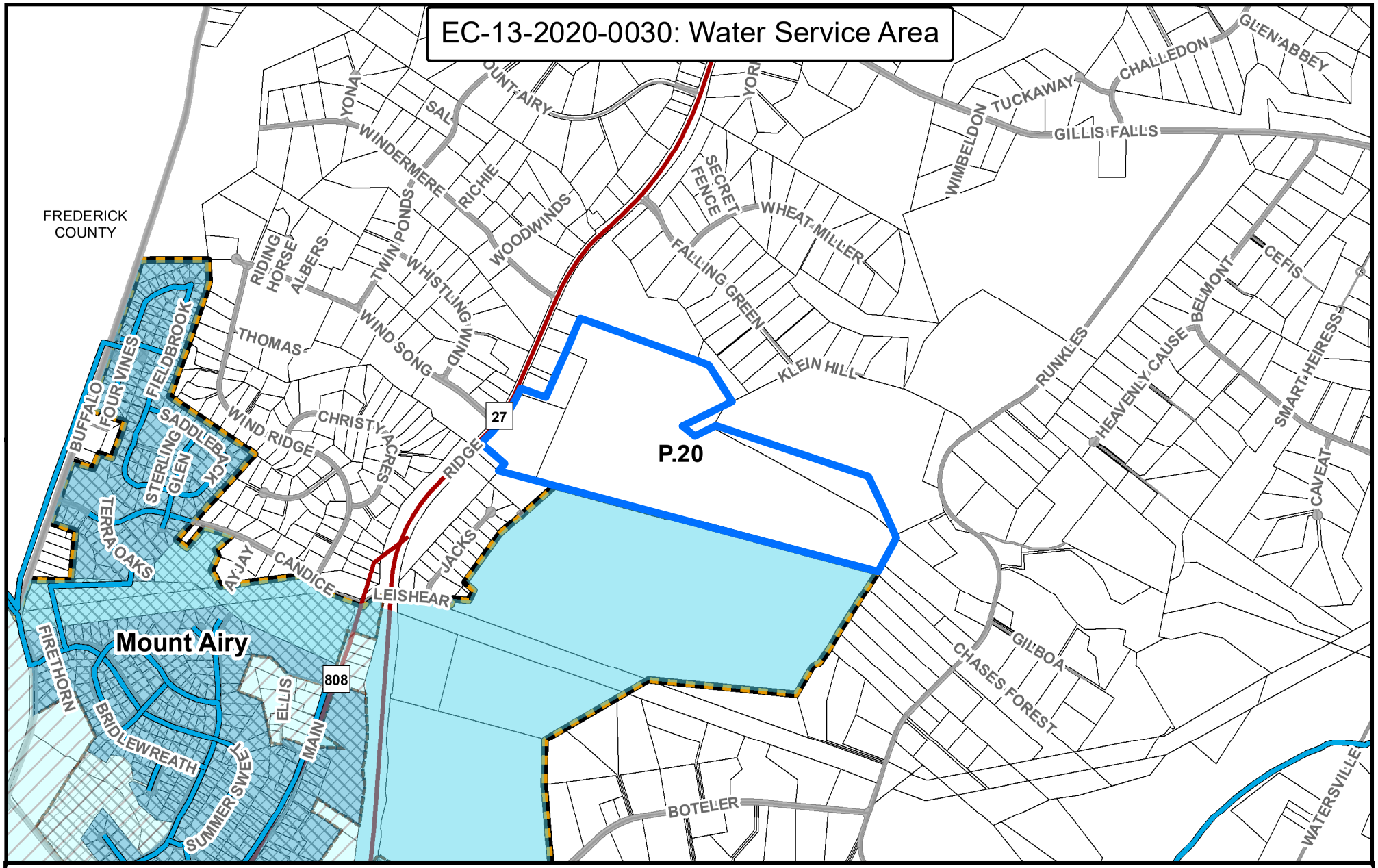
- Agriculture
- Conservation
- R-40,000

0 500 1,000 2,000 Feet

N

Created by the Carroll County Department of Planning 7/20 (KC)

EC-13-2020-0030: Water Service Area



Legend

- EC-13-2020-0030
- Major Roads
- Roads
- WaterLines_NonCountyMaintained
- Growth Area
- County Border
- Corporate Limits
- Property Data

Water Service Area

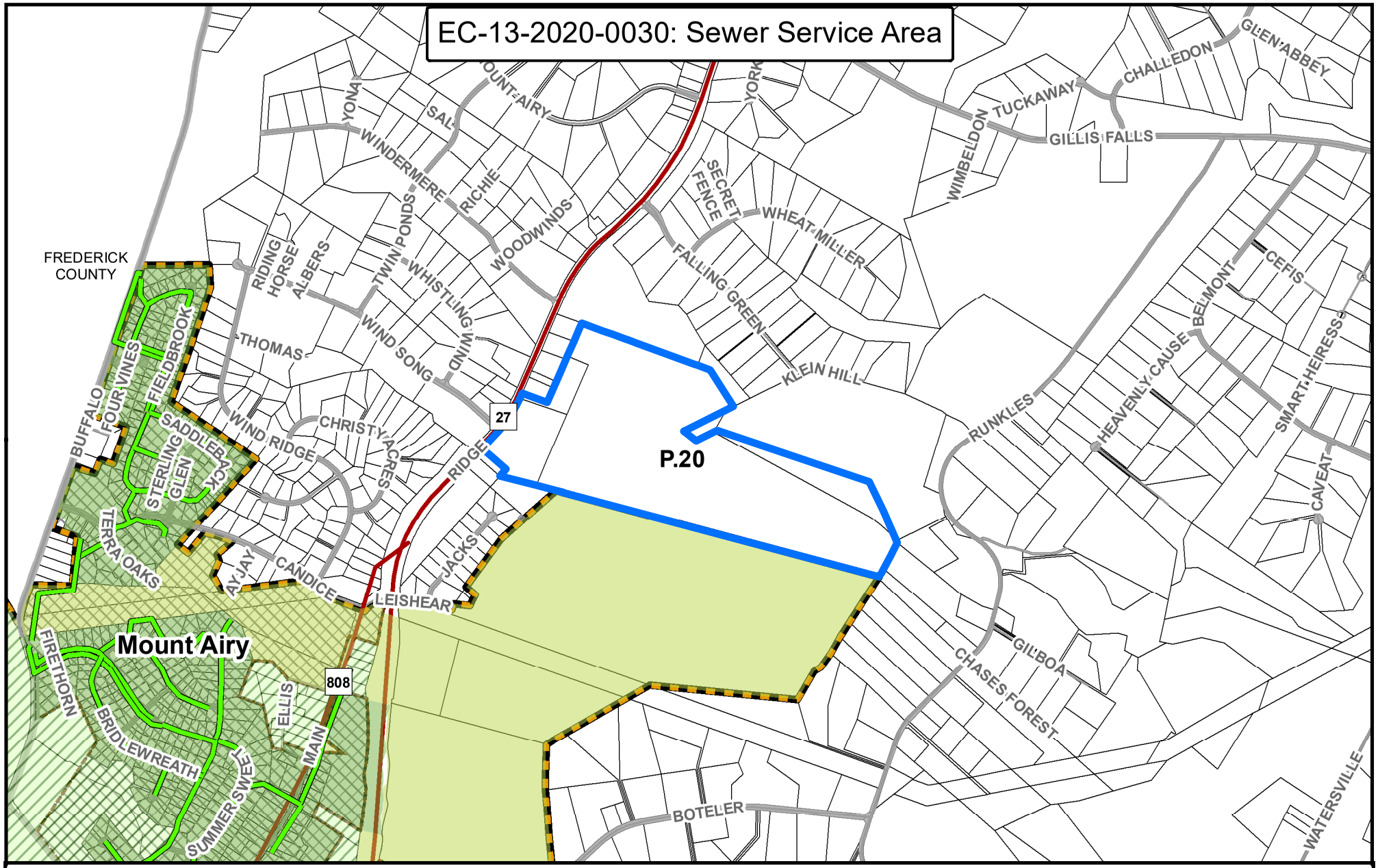
- Existing
- Priority
- Long Range Future

0 600 1,200 2,400 Feet

N

Created by the Carroll County Department of Planning 7/20 (KC)

EC-13-2020-0030: Sewer Service Area



Legend

- EC-13-2020-0030
- Major Roads
- Roads
- Sewer Lines Non-County Maintained
- Growth Area
- County Border
- Corporate Limits
- Property Data

Sewer Service Area

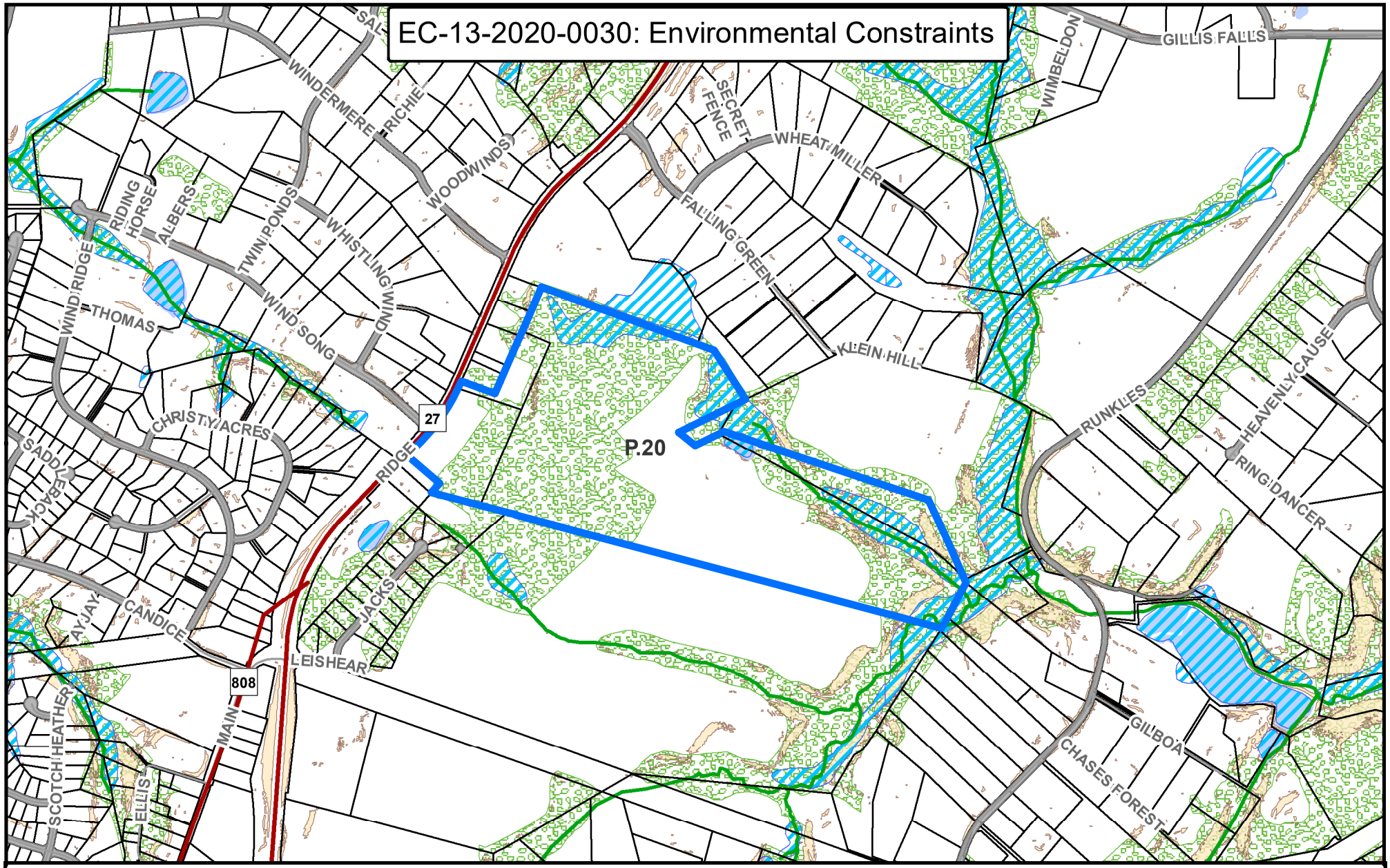
- Existing
- Priority
- Long Range

0 550 1,100 2,200 Feet

N

Created by the Carroll County Department of Planning 7/20 (KC)

EC-13-2020-0030: Environmental Constraints



Legend

- EC-13-2020-0030
- Major Roads
- Roads
- Streams
- Property Data
- Wetlands
- Ponds - Reservoirs
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 455 910 1,820 Feet

N

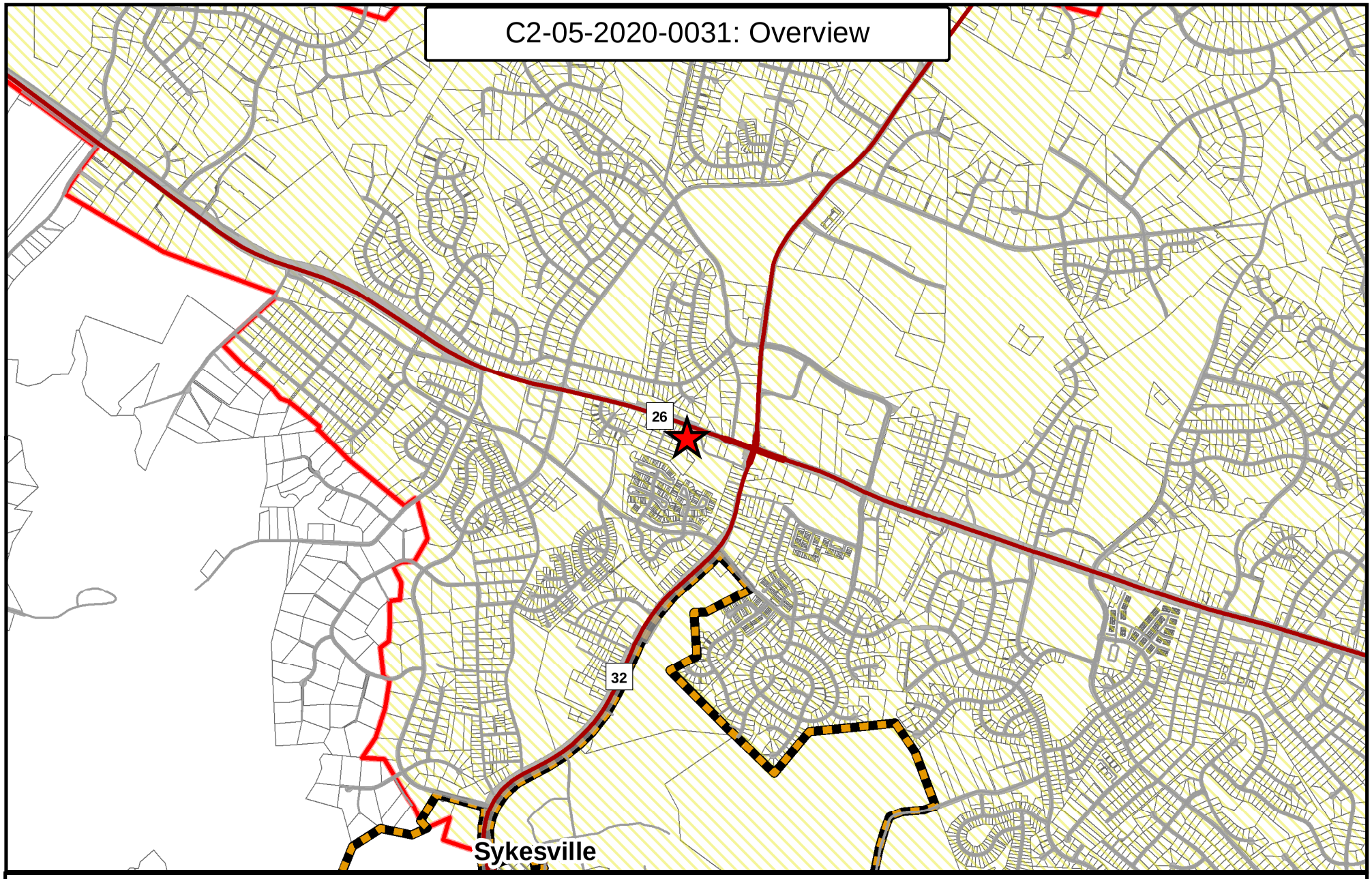
Created by the Carroll County Department of Planning 7/20 (KC)

BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-05-2020-0031

C2-05-2020-0031: Overview



Legend

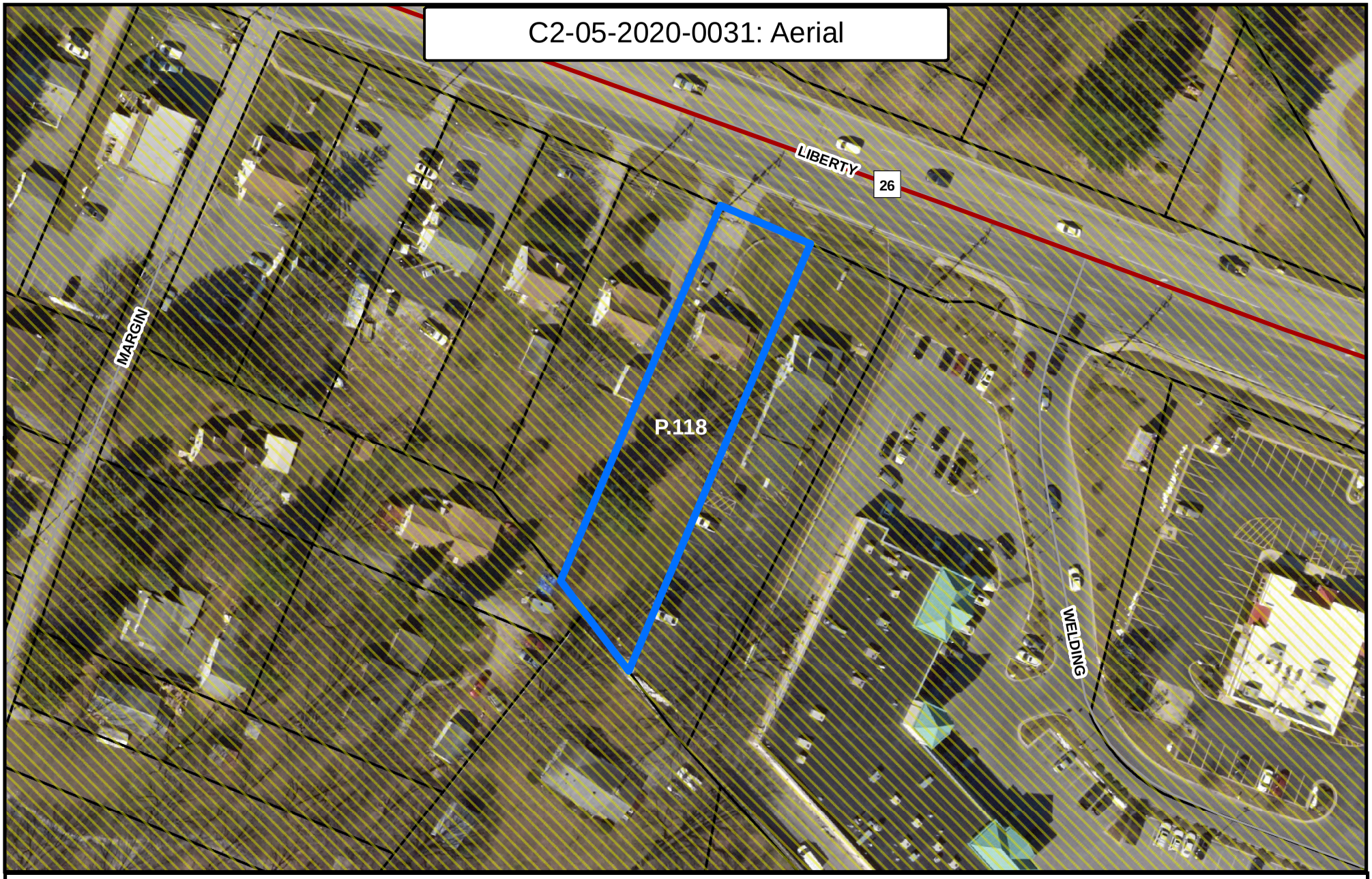
- C2-05-2020-0031
- Major Roads
- Roads
- County Border
- Growth Area
- Corporate Limits
- Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles

N

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

C2-05-2020-0031: Aerial



Legend

- C2-05-2020-0031
- Major Roads
- Roads
- Property Data
- Priority Funding Areas
- Growth Area

0 50 100 200 Feet

N

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

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

Carroll County Department of Planning
Comprehensive Zoning Assessment Report

1. Request

Request # _C2-05-2020-0031 Applicant Name __BUCKMAN ASSOCIATES LLC_____

Property Address _1135 LIBERTY RD, SYKESVILLE, MD 21784_____

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

2. Description of Property

Site Address ____1135 LIBERTY RD, SYKESVILLE, MD 21784_____

Commissioner District _____5__Account ID: 0705011515__Parcel __0118_____Map _0073_

Total Acreage of Parcel __0.3966_____ Area to be Rezoned: ___0.3966_____

Current Use: _____Residential_____Improved or Unimproved: ____Improved_____

Current Zoning: _____R-10,000_____ Requested Zoning: ___C-2_____

3. Land Use and Zoning Considerations

Existing Land Uses:	Residence
Land Use Plan Designation:[1]	Commercial Medium

Zoning History Summary

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

[1] Per 2018 Freedom Community Comprehensive Plan.

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

	Zoning	Land Use
North	R-20,000	R-M
South	R-7,500	R-H
East	C-2	C-M
West	R-7,500	C-M

4. Consistency with Master and Functional Plans:

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

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

B. Applicable Master Plan Goals and Objectives

These properties meet the following goals from the 2018 Freedom Community Comprehensive Plan:

GOAL 1 Pursue policies that facilitate the implementation of the plan vision, including development in appropriate areas within density limits that respect the overall Vision of the community, where water, sewer, and other infrastructure are projected to be available.

GOAL 2 Allow appropriately timed and scaled development which supports, enhances, respects, and reinforces the identity and character of the Freedom CPA.

GOAL 4 Facilitate economic development opportunities that support the local skilled workforce and entrepreneurs and expand the county's employment tax base.

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

This property has existing water.

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

This property has existing sewer.

5. Environmental Constraints

Nothing of significance.

6. Historic Resources Identified

None

7. Public Safety Assessment

In Sykesville District, adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

None on site or in the vicinity.

9. Assessment Summary

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

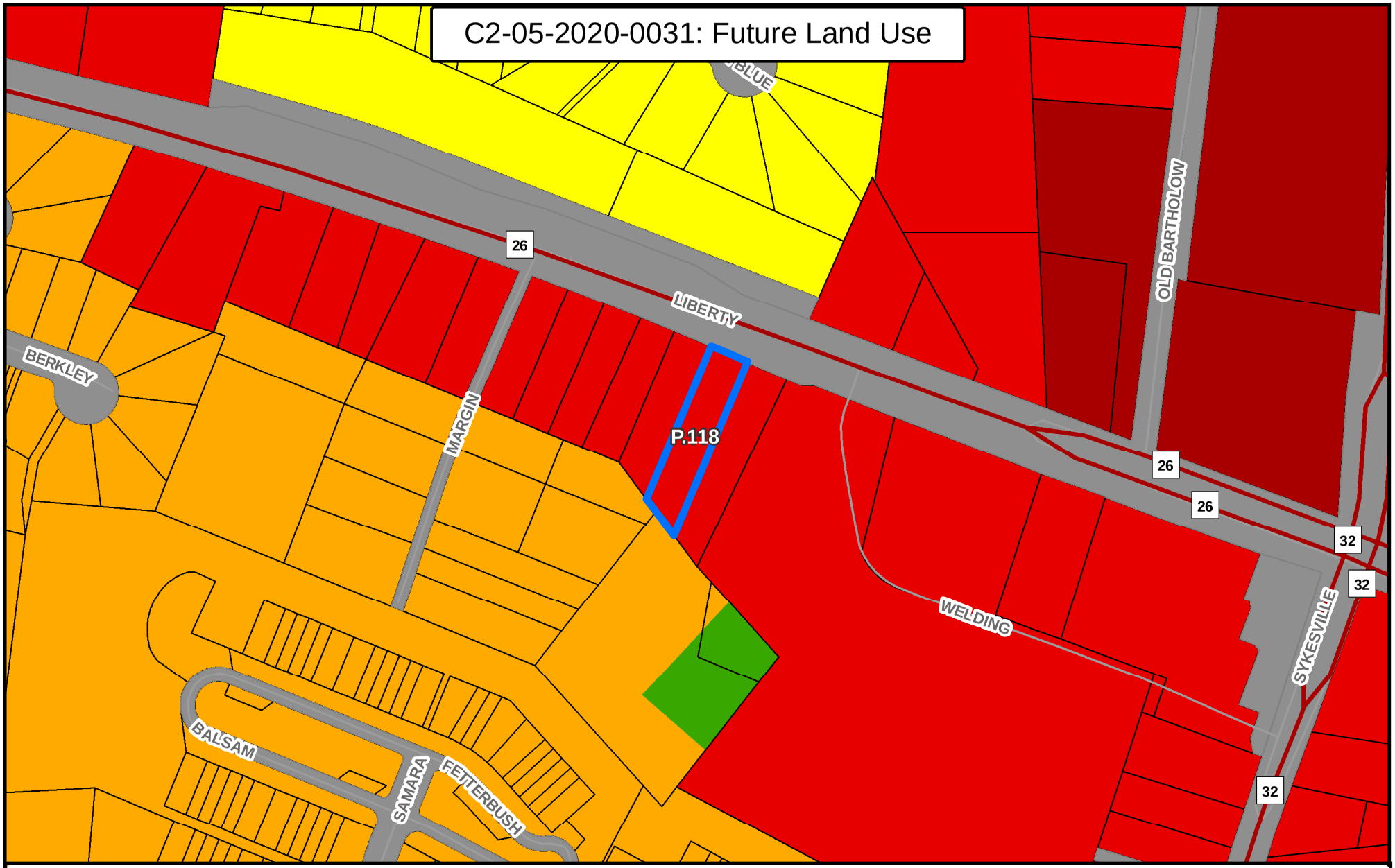
10. Recommendations

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

11. Appendixes

See attachments for individual assessments.

C2-05-2020-0031: Future Land Use



Legend

- C2-05-2020-0031
- Major Roads
- Roads
- Property Data

Freedom Future Land Use

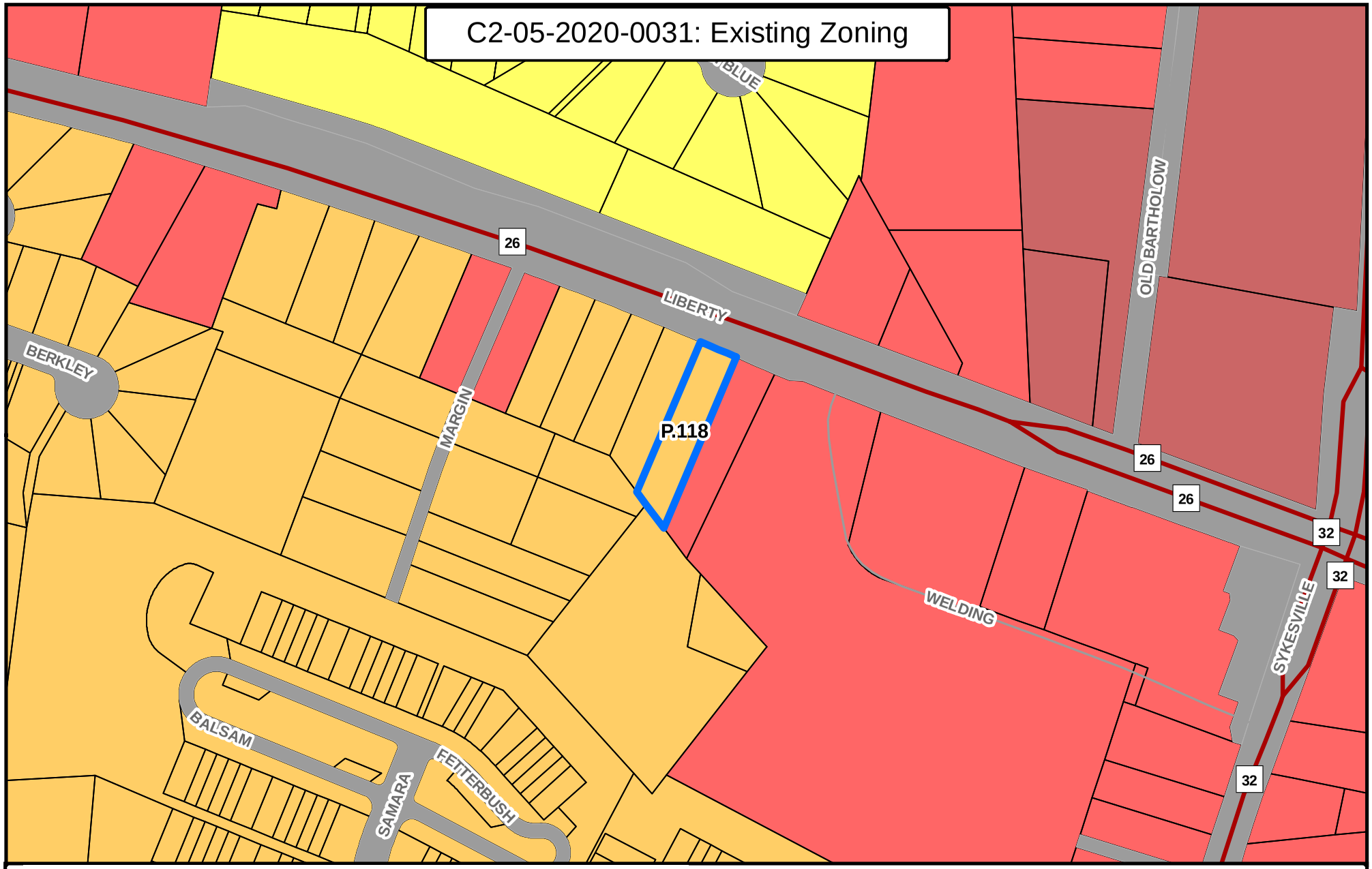
- Resource Conservation
- Residential-Medium
- Residential-High
- Commercial-Medium
- Commercial-High
- Transportation

0 90 180 360 Feet

N

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

C2-05-2020-0031: Existing Zoning



Legend

- C2-05-2020-0031
- Major Roads
- Roads
- Property Data

County Zoning

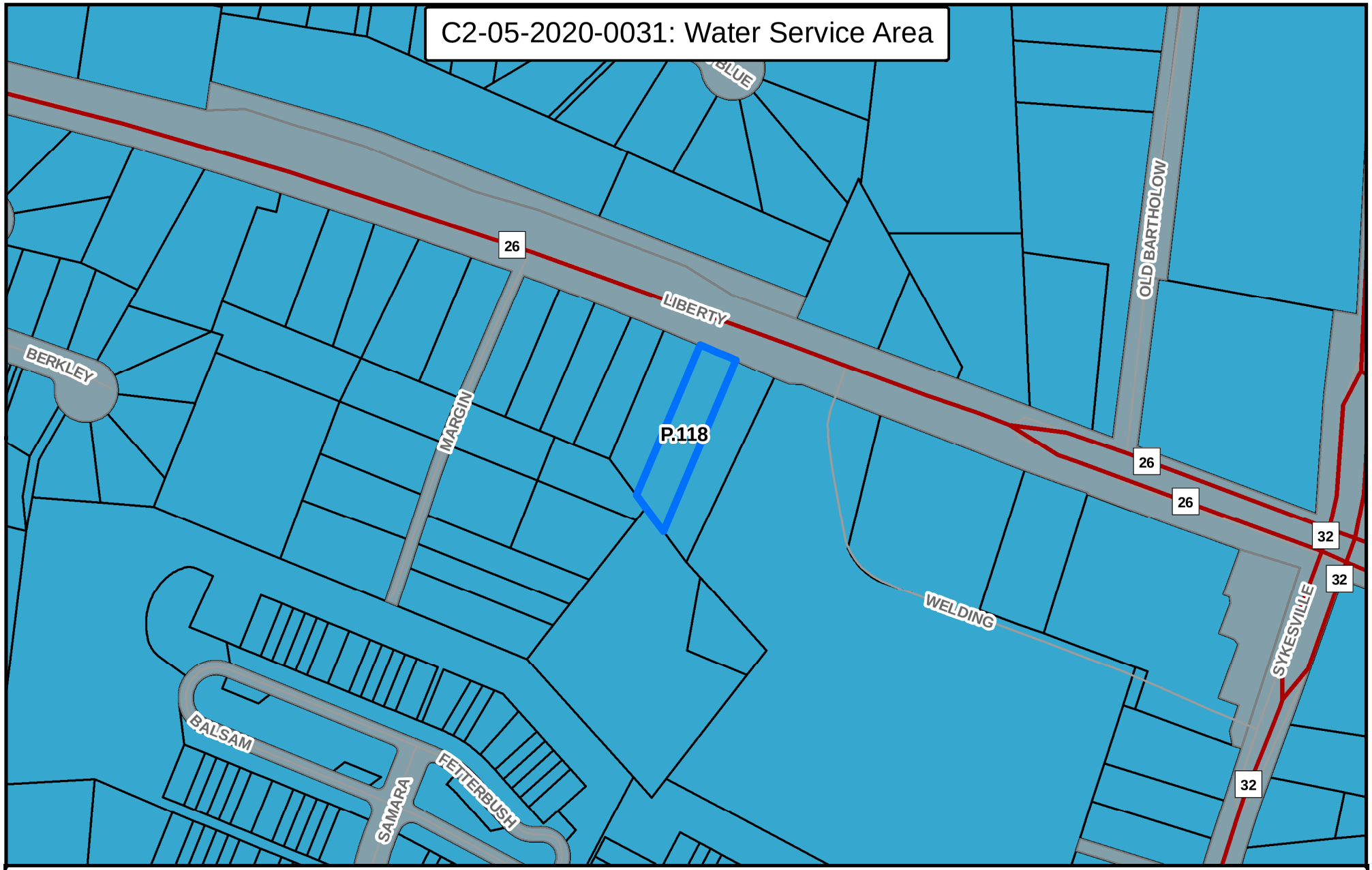
- R-20,000
- R-10,000
- C-2
- C-3

0 90 180 360 Feet

N

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

C2-05-2020-0031: Water Service Area



Legend

- C2-05-2020-0031
- Major Roads
- Roads
- Property Data
- **WaterServiceArea**
- Existing

0 90 180 360 Feet

N

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

C2-05-2020-0031: Sewer Service Area

Legend

- C2-05-2020-0031
- Major Roads
- Roads
- Property Data

Sewer Service Area

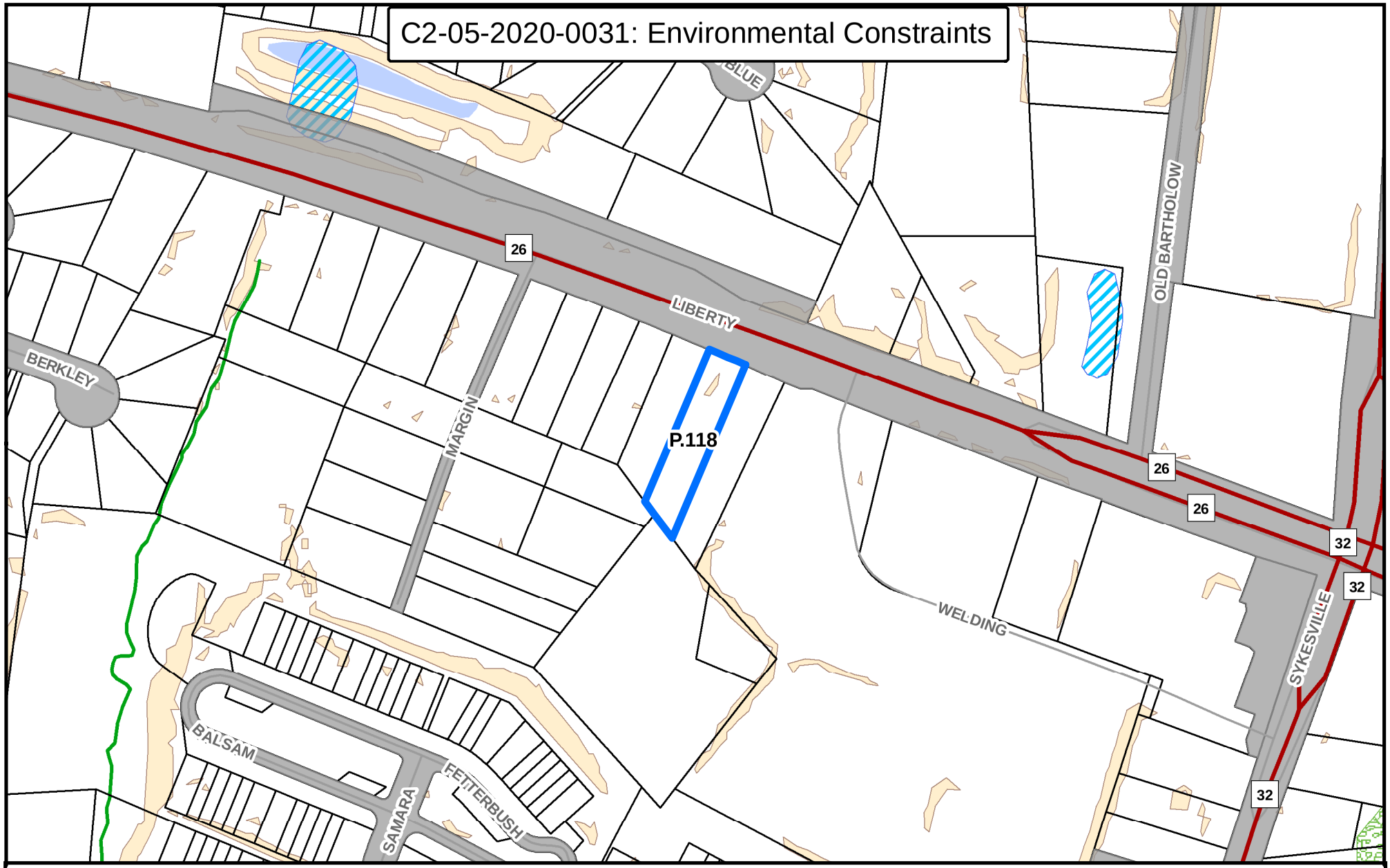
- Existing
- Priority
- Future
- Long Range

0 90 180 360 Feet

N

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

C2-05-2020-0031: Environmental Constraints



Legend

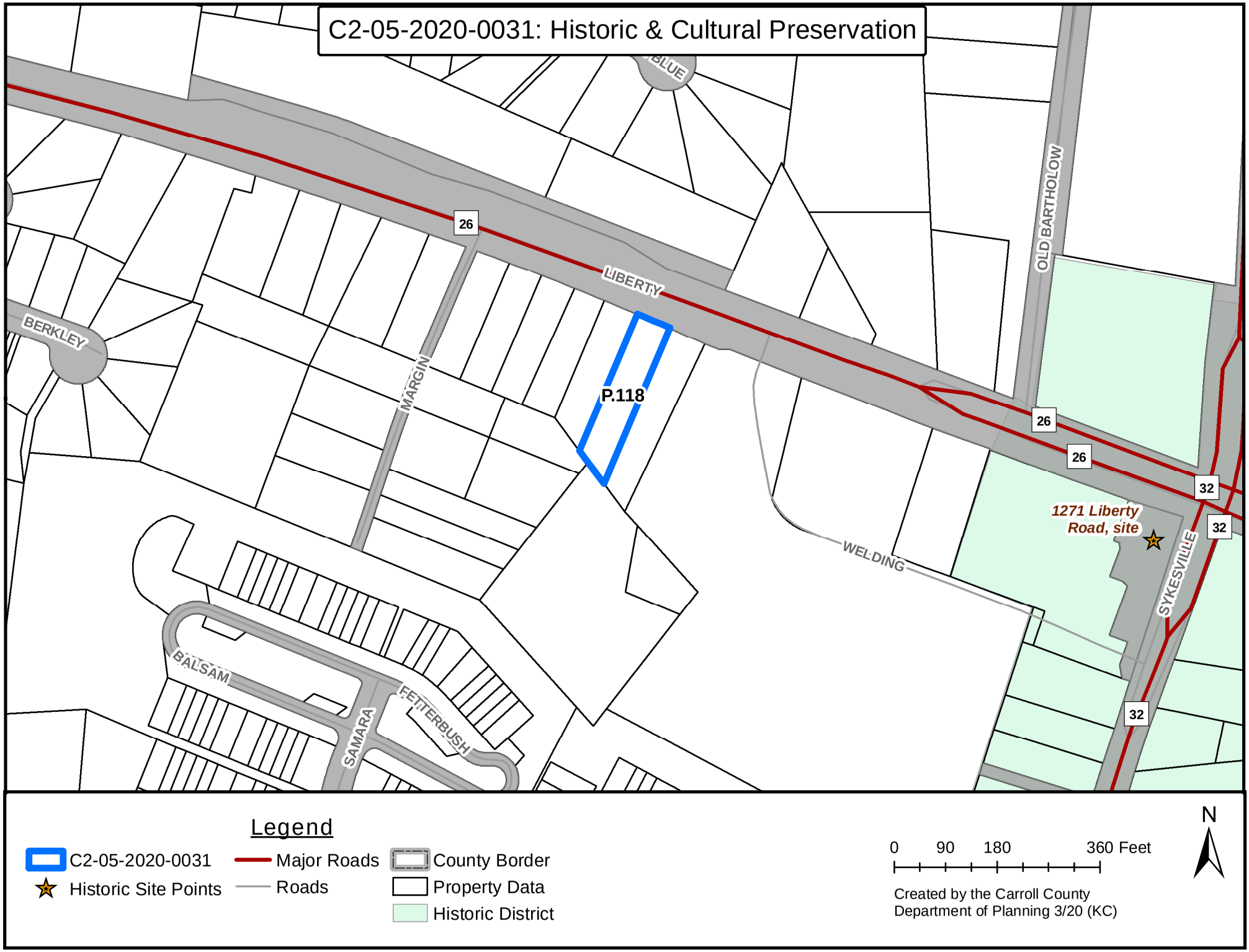
- C2-05-2020-0031
- Major Roads
- Roads
- Streams
- Property Data
- Wetlands
- Ponds - Reservoirs
- Steep Slopes Lidar (25% or greater)
- Forest Cover

0 90 180 360 Feet

N

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

C2-05-2020-0031: Historic & Cultural Preservation

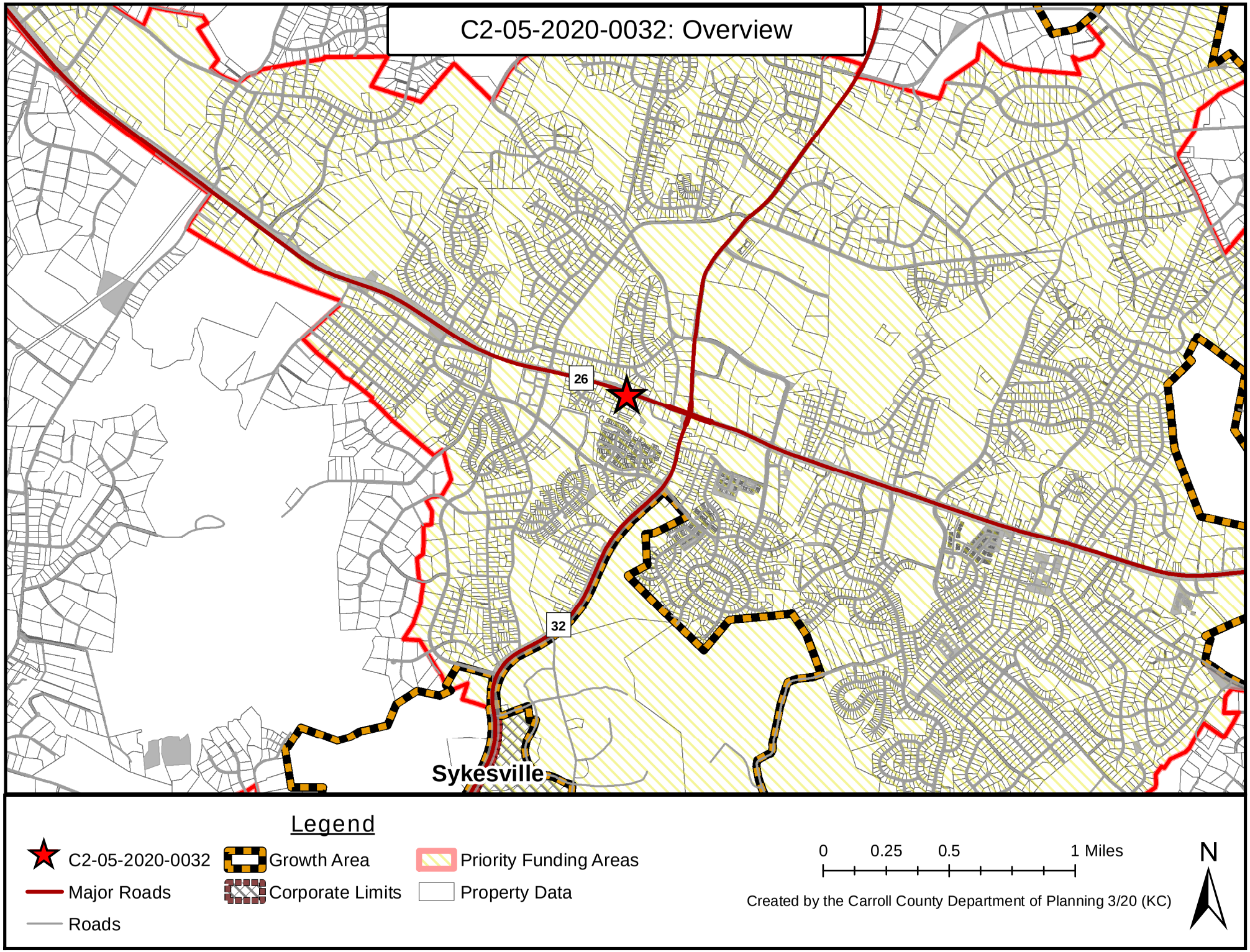


BY-REQUEST COMPREHENSIVE REZONING

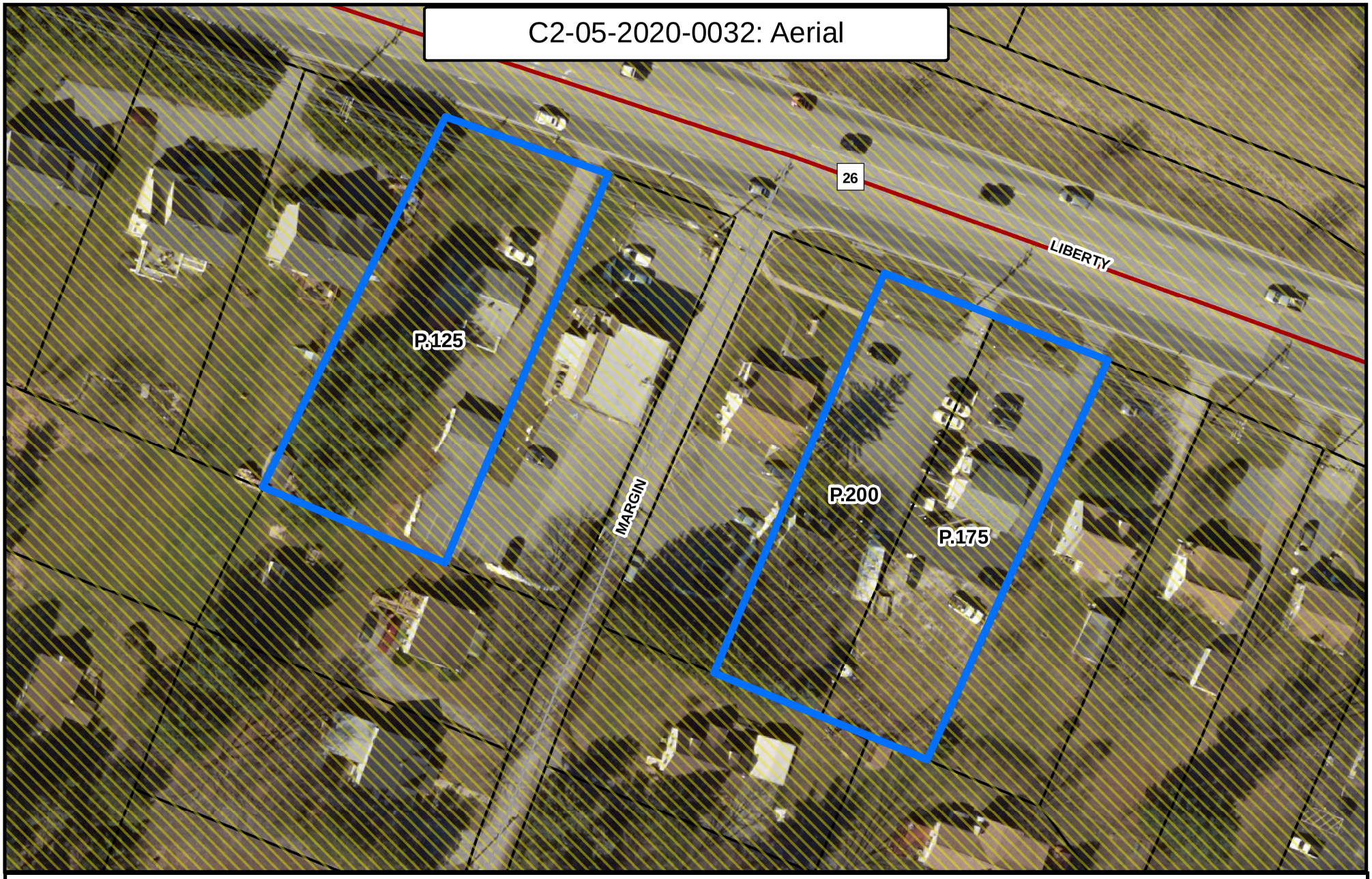
COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-05-2020-0032

C2-05-2020-0032: Overview



C2-05-2020-0032: Aerial



Legend

- C2-05-2020-0032
- Property Data
- Major Roads
- Priority Funding Areas
- Roads

0 40 80 160 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—05-2020-0032 Applicant Name __ONOFRIO CIMINO TRUSTEE_____

Property Address _1107, 1123, & 1129 LIBERTY RD, SYKESVILLE, MD 21784_____

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

2. Description of Property

Site Address ____1107, 1123, & 1129 LIBERTY RD, SYKESVILLE, MD 21784_____

Commissioner District _____5__Account ID: 0705026172, 0705020581, 0705016525_____

Parcel __0125, _0175, 0200_____Map __0073_____

Total Acreage of Parcel __1.067_____ Area to be Rezoned: ___1.067___

Current Use: Residential Improved or Unimproved: Improved

Current Zoning: _____R-10,000_____ Requested Zoning: ___C-2

3. Land Use and Zoning Considerations (See maps)

Existing Land Uses:	Residences
Land Use Plan Designation:[1]	Commercial Medium

Zoning History Summary

These properties have been zoned R-10,000 since 1965.

[1] Per 2018 Freedom Community Comprehensive Plan

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

	Zoning	Land Use
North	R-20,000	R-M
South	R-10,000	R-H
East	R-10,000, C-2	C-M
West	R-10,000, C-2	C-M

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, the Priority Funding Area and Freedom Designated Growth Area. It has a Future Land Use designation of Commercial Medium and is located along the MD26 commercial corridor. This request is consistent with the Future Land Use Designation.

B. Applicable Master Plan Goals and Objectives

These properties meet the following goals from the 2018 Freedom Community Comprehensive Plan:

GOAL 1 Pursue policies that facilitate the implementation of the plan vision, including development in appropriate areas within density limits that respect the overall Vision of the community, where water, sewer, and other infrastructure are projected to be available.

GOAL 2 Allow appropriately timed and scaled development which supports, enhances, respects, and reinforces the identity and character of the Freedom CPA.

GOAL 4 Facilitate economic development opportunities that support the local skilled workforce and entrepreneurs and expand the county's employment tax base.

C. Water Service Area and Service (see map)

This property has existing water.

D. Sewer Service Area Service (see map)

This property has existing sewer.

5. Environmental Constraints

Nothing of significance.

6. Historic Resources Identified

None

7. Public Safety Assessment

In Sykesville District, adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

None on site or in the vicinity.

9. Assessment Summary

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

There are no zoning violations on the property.

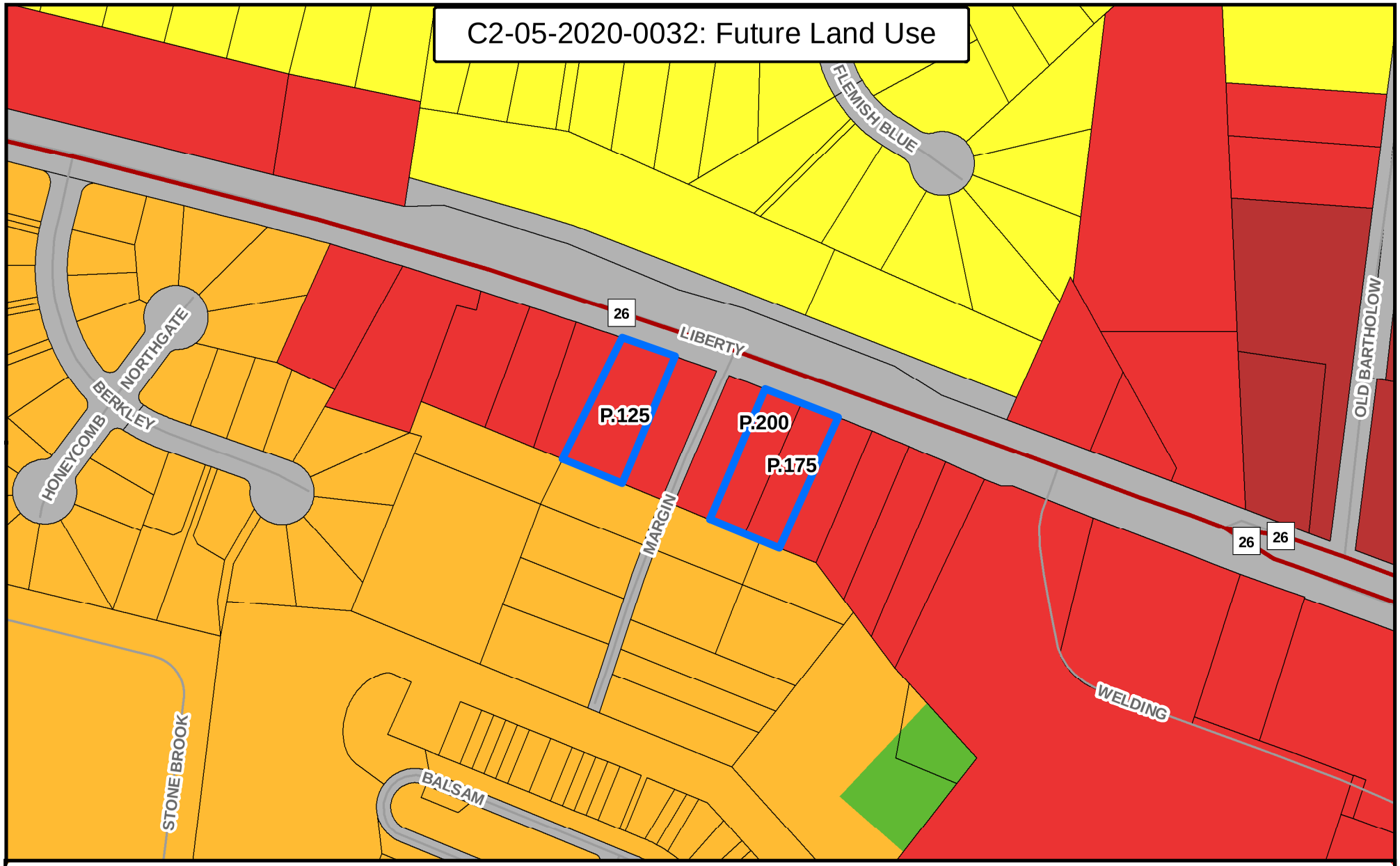
10. Recommendations

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

11. Appendixes

See attachments for individual assessments.

C2-05-2020-0032: Future Land Use



Legend

- C2-05-2020-0032
- Major Roads
- Roads
- Property Data

Freedom Future Land Use

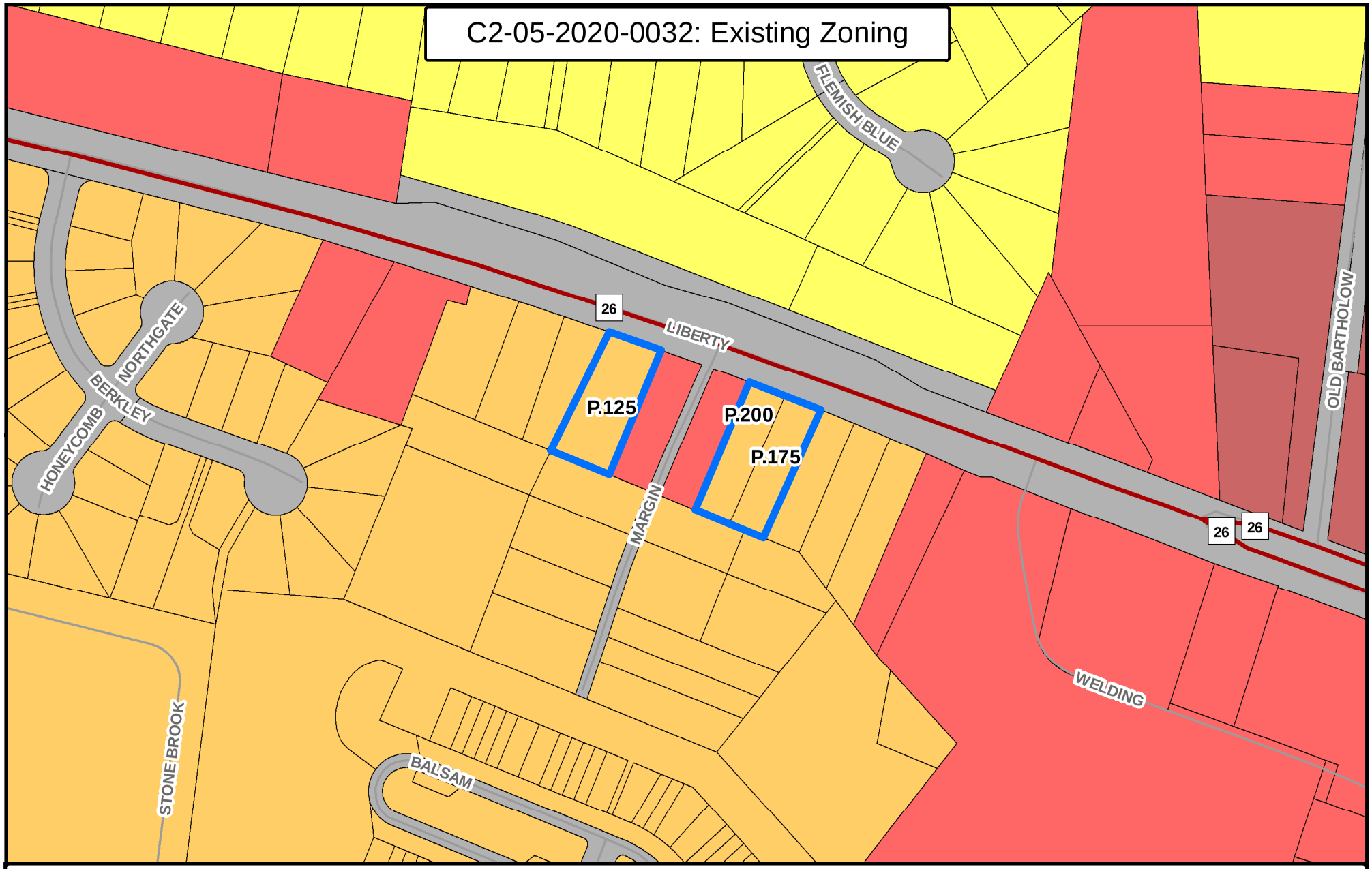
- Resource Conservation
- Residential-Medium
- Residential-High
- Commercial-Medium
- Commercial-High
- Transportation

0 90 180 360 Feet

N

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

C2-05-2020-0032: Existing Zoning



Legend

- C2-05-2020-0032
- Major Roads
- Roads
- Property Data

Existing Zoning

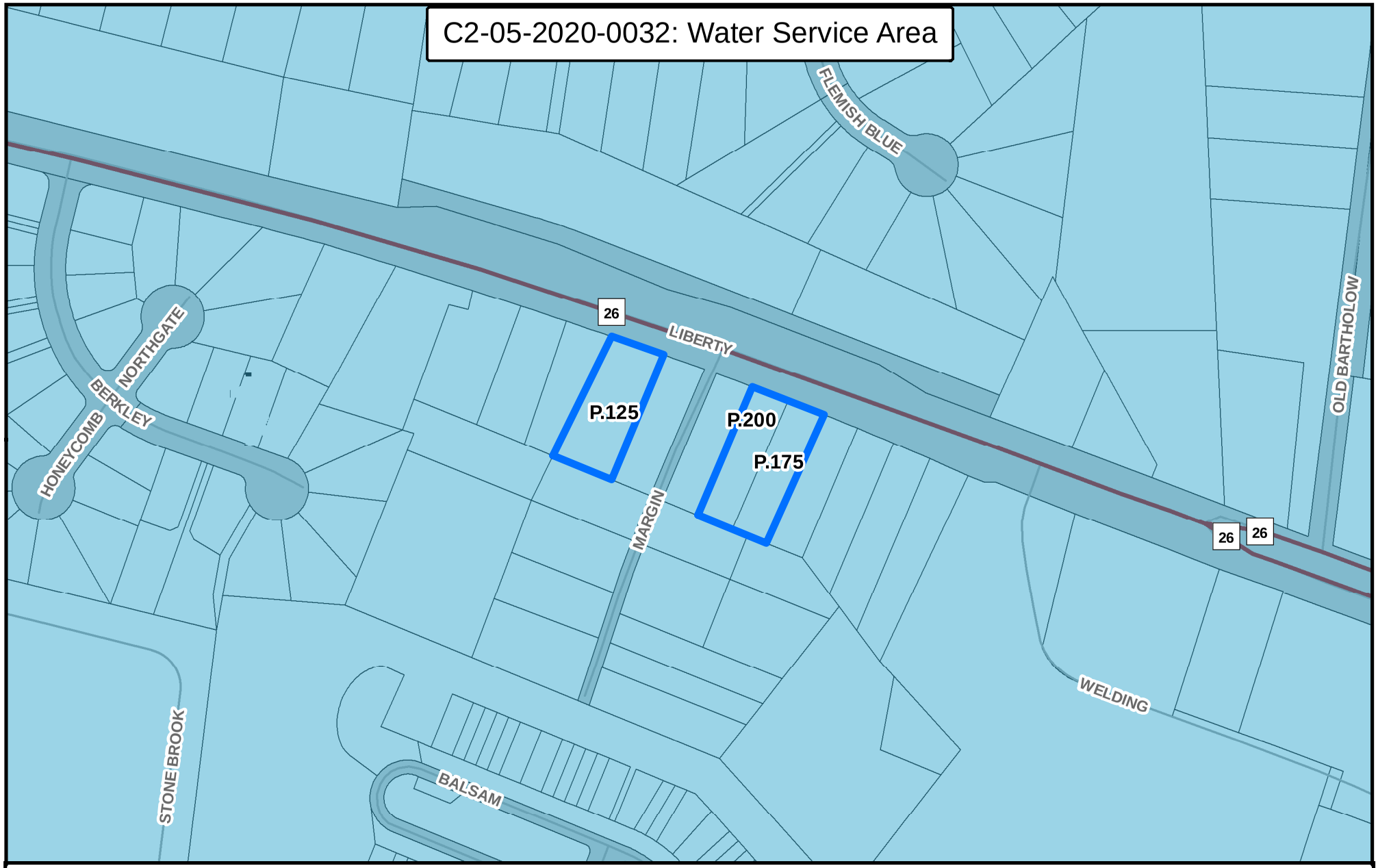
- R-20,000
- R-10,000
- C-2
- C-3

0 90 180 360 Feet

N

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

C2-05-2020-0032: Water Service Area



Legend

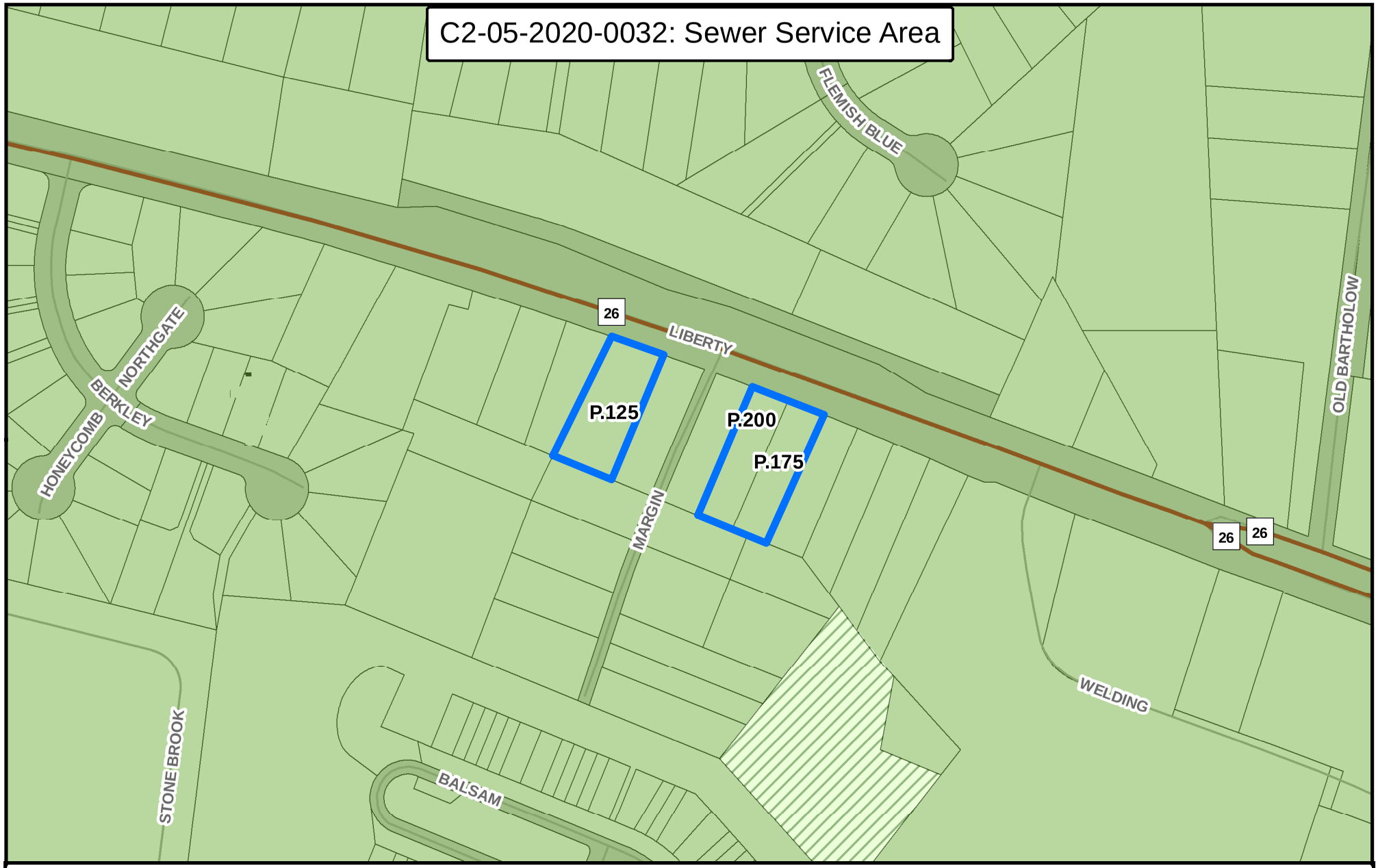
- C2-05-2020-0032
- Major Roads
- Roads
- Property Data
- **Water Service Area**
- Existing

0 90 180 360 Feet

N

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

C2-05-2020-0032: Sewer Service Area



Legend

- C2-05-2020-0032
- Major Roads
- Roads
- Property Data

Sewer Service Area

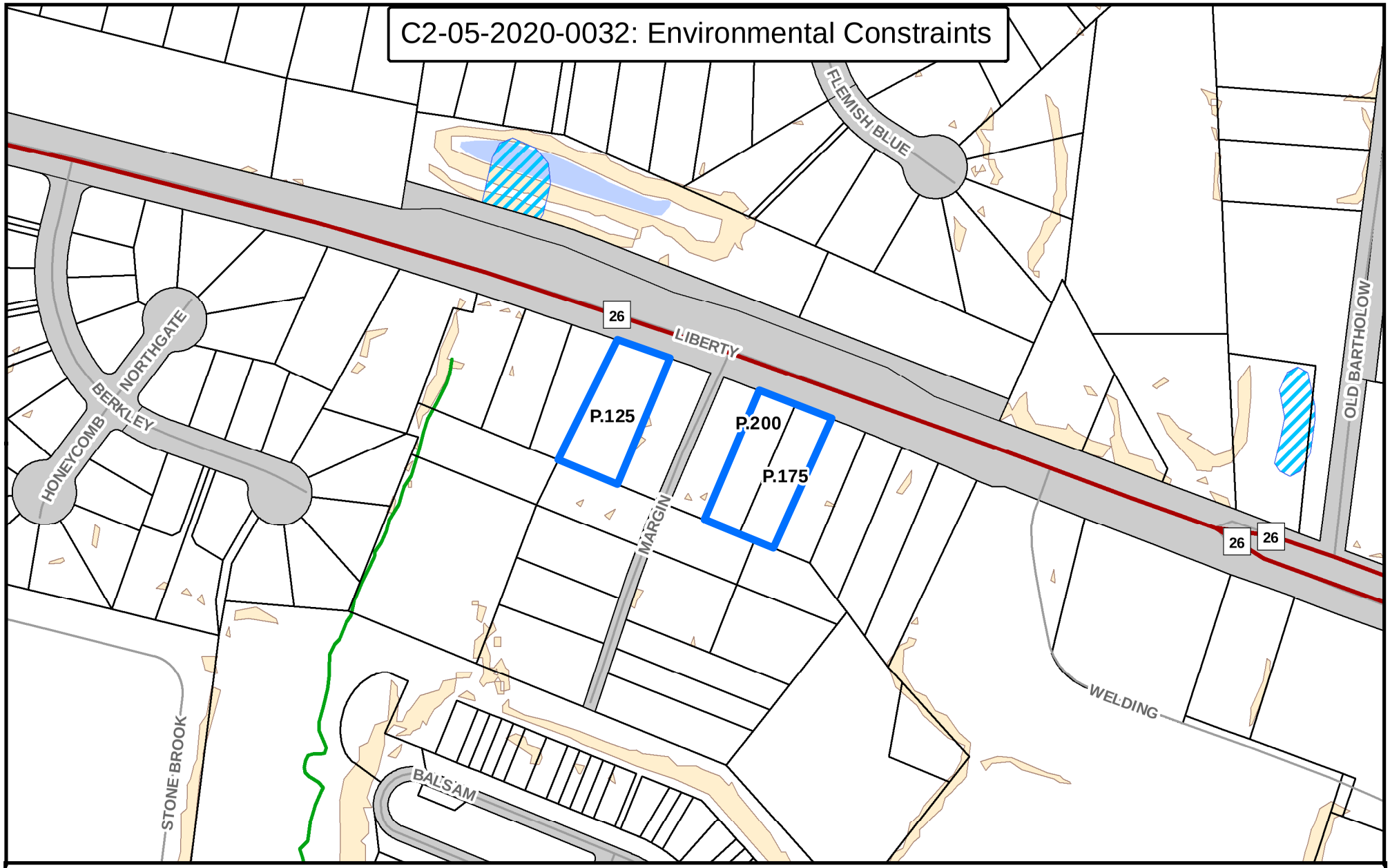
- Existing
- Long Range

0 90 180 360 Feet

N

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

C2-05-2020-0032: Environmental Constraints



Legend

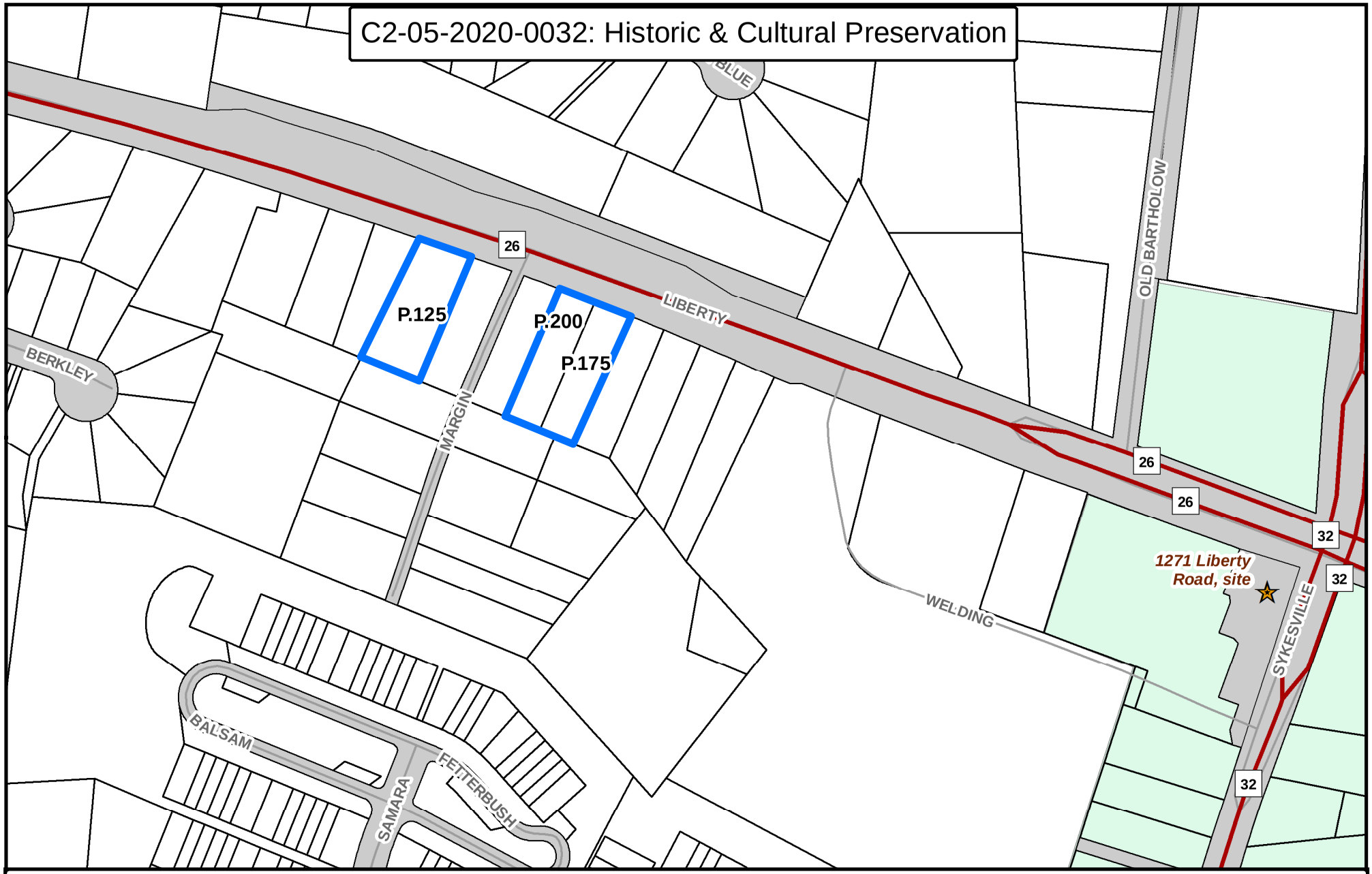
- C2-05-2020-0032
- Major Roads
- Roads
- Streams
- Property Data
- Wetlands
- Ponds - Reservoirs
- Steep Slopes Lidar (25% or greater)

0 90 180 360 Feet

N

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

C2-05-2020-0032: Historic & Cultural Preservation



Legend

- C2-05-2020-0032
- Historic Site Points
- Major Roads
- Roads
- Property Data
- Historic District

0 90 180 360 Feet

N

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