BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-05-2020-0028
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: 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):

<table>
<thead>
<tr>
<th>North</th>
<th>Zoning</th>
<th>Land Use (existing/future)</th>
</tr>
</thead>
<tbody>
<tr>
<td>South</td>
<td>R-20,000</td>
<td>Medium Density Residential/R-M</td>
</tr>
<tr>
<td>East</td>
<td>R-20,000/Conservation</td>
<td>Medium Density Residential/R-M</td>
</tr>
<tr>
<td>West</td>
<td>I-1</td>
<td>Light Industrial</td>
</tr>
</tbody>
</table>

4. Consistency with Master and Functional Plans:

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

This property is 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
(Favorable or Unfavorable)

Planning Commission Recommendation:
(Favorable or Unfavorable)

11. Appendixes

See attachments for individual assessments.
C2-04-2020-0028: Future Land Use

Legend

**Freedom Future Land Use**
- Commercial-Medium
- Commercial-High
- Industrial-Light
- School
- Transportation

- Major Roads
- Roads
- Growth Area
- Property Data

Legend created by the Carroll County Department of Planning 3/20 (KC)
Zoning History

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

Property Address 373 LIBERTY ROAD, SYKESVILLE, MD 21784

Current Zoning I-1  Requested Zoning C-2

Previous Zoning Change Requests (if applicable): NONE

BZA Requests (if applicable): None

Zoning Violations (if applicable):
None

If so, have they been resolved:

Comments:

The original on this property was R-10,000 in 1965 and remained as such until the Adoption and subsequent implementation of the Freedom Mini Plan in 1977, changing the zoning to Industrial Restricted. The I-R designation changed to the new I-1 with the removal of the I-R district from County Zoning Code in 2019.
Checklist of Environmental Issues

Request # _C2_ 05-2020-0028   Applicant Name __Long Meadow Farm 21784, LLC________
Property Address _373 LIBERTY ROAD, SYKESVILLE, MD 21784_____________________
Current Zoning _I-1________ Requested Zoning __C-2________
Watershed  _ __LIBERTY RESERVOIR____________________________________________

Yes      No
☐       ☒  Water Resources Protection Easement
☐       ☒  100-Year Floodplain on the Property
☒       ☐  Streams
☒       ☐  Wetlands
☐       ☒  Steep Slopes (<25%)
☒       ☐  Forest Cover (<25% ☒ 25-50% ☐ 51-75% ☐ >75% ☐ of total parcel)

For any YES indicated above please provide an accompanying map with this data.

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

This property is mainly fielded and has little forest cover. It has a stream through the central portion of the overall property, but not impacting the requested C-2 acreage.
Historic Preservation Checklist

Request # _C2-05-2020-0028_ Applicant Name __Long Meadow Farm 21784, LLC________

Property Address _373 LIBERTY ROAD, SYKESVILLE, MD 21784____________________________________

Current Zoning _I-1________ Requested Zoning __C-2________

Historic Inventory Number On-Site __NONE________________________

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

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

Comments:

There are 5 properties that are just on the periphery of the ½ mile radius. These are CARR numbers: 1632, 1633, 1634, 1635, and 1636. All of these properties were reviewed for the National Registry of Historic Places, but none met the eligibility requirement.
Fire and EMS Assessment

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

Property Address: 373 LIBERTY ROAD, SYKESVILLE, MD 21784

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

Districts:

<table>
<thead>
<tr>
<th>EMS: Southern</th>
<th>Adequacy: Adequate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire: Sykesville</td>
<td>Adequacy: Adequate</td>
</tr>
</tbody>
</table>

*Adequacy Rates for Fire and EMS:

<table>
<thead>
<tr>
<th></th>
<th>Inadequate</th>
<th>Approaching Inadequate</th>
<th>Adequate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Late and No Response</td>
<td>Equals or exceeds 15%</td>
<td>Equals or exceeds 15%</td>
<td>Less than 15%</td>
</tr>
<tr>
<td>Total No Response</td>
<td>Equals or exceeds 4% over 24 months</td>
<td>Equals or exceeds 4% over 24 months</td>
<td>Equals or exceeds 4% over 24 months</td>
</tr>
<tr>
<td>Response Time</td>
<td>Exceeds 10 minutes</td>
<td>Between 8-10 minutes</td>
<td>8 minutes or less</td>
</tr>
</tbody>
</table>

Notes:
Transportation Checklist

Request # _C2-05-2020-0028 _ Applicant Name _Long Meadow Farm 21784, LLC________

Property Address _373 LIBERTY ROAD, SYKESVILLE, MD 21784_____________________

Current Zoning _I-1________ Requested Zoning __C-2________

Frontage Road __Bennett Road______________________________________________

Most Recent ADT of Frontage Road ____ 3,885___________________________

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

Functional Classification of Frontage Road ____ Urban Major Collector

[https://www.carrollcountymd.gov/media/1675/fclass-list.pdf](https://www.carrollcountymd.gov/media/1675/fclass-list.pdf)

Capital Improvements of Adjacent Road(s)_MD 32 improvements from MD 26 to Pine Knob
Road for an Urban divided highway reconstruct. Also intersection improvements funded for
construction on MD 32 at Johnsville Road and Bennett Road. The project will include left turn
lanes to improve safety and relieve congestion.

Planned Major Streets on-site or in proximity __Georgetown Blvd Extended and connects
Georgetown to Progress Way on the West Side of the property. This is a critical connection for
this property and future development to MD 26 and MD 32____________________________

Sidewalk ☒ Yes ☐ No Sidewalks along Bennett Rd to the east of the property. Additional
sidewalks along Bennett Road and Georgetown Blvd would provide the valuable connections to
the Eldersburg Area.

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☐ Yes ☒ No