BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

EC-13-2020-0030
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: 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):

<table>
<thead>
<tr>
<th>North</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Conservation</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South</td>
<td>Conservation/R-40,000</td>
<td>Undeveloped/Residential – FLU Office Park Employment</td>
</tr>
<tr>
<td>East</td>
<td>Conservation</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>R-40,000</td>
<td>Residential</td>
</tr>
</tbody>
</table>

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)

Planning Commission Recommendation: (Favorable or Unfavorable)

11. Appendixes

See attachments for individual assessments.
EC-13-2020-0030: Existing Zoning

Legend
- **EC-13-2020-0030**: Existing Zoning
- Growth Area
- **Major Roads**
- County Border
- Corporate Limits
- Property Data

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

Mount Airy

GILLIS FALLS
CHALES
PREAKNESS
BELMONT

GILBOA

CESES FOREST

SECRET FENCE
WHEAT MILLER
FALLING GREEN
KLEIN HILL

KEVIN HILL

LEISHEART

808

Legend

- **EC-13-2020-0030**: Existing Zoning
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Legend

- **EC-13-2020-0030**: Existing Zoning
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- **Major Roads**
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- Corporate Limits
- Property Data

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

Request # ________ EC-13-2020-0030 ________ Applicant Name ___Hulver/Colburn/Bay_______

Property Address _____6503 Ridge Rd Mt Airy ______________________________________

Current Zoning ______Conservation____ Requested Zoning ___Employment Campus_____

Previous Zoning Change Requests (if applicable): ____None_____________________________

BZA Requests (if applicable): _____________________________________________________

Zoning Violations (if applicable): ____None_________________________________________

Comments:

This property has been zoned Conservation since 1965.
EC-13-2020-0030: Sewer Service Area

Legend

- **EC-13-2020-0030**
- Growth Area
- Major Roads
- County Border
- Corporate Limits
- Sewer Lines Non-County Maintained
- Property Data
- Sewer Service Area
  - Existing
  - Priority
  - Long Range

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

Request # EC-13-2020-0030
Applicant Name Colburn/Hulver/Bay

Property Address 6503 Ridge Rd, Mt Airy, MD

Current Zoning Conservation
Requested Zoning Employment Campus

Watershed S Branch Patapsco

Yes  No
☐  ☒ Water Resources Protection Easement
☒  ☐ 100-Year Floodplain on the Property
☒  ☐ Streams
☒  ☐ Wetlands
☒  ☐ Steep Slopes (<25%)
☒  ☐ Forest Cover (<25% ☐ 25-50% ☒ 51-75% ☐ >75% ☐ of total parcel)
☐  ☐ Tier II Catchment Area (if yes, Name): Gillis Falls 2

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

Stream crossing the right most part of the property on the opposite side of MD 27; minimal
South Branch Patapsco River

Wetlands- 2 different parts of the property contain wetlands; top left of the property closest to MD 27 and the right most part of the property on the opposite side of MD 27

Floodplain- right most part of the property on the opposite side of MD 27; minimal

Pond- fresh water pond on the top center part of the property; minimal

Steep Slopes- dominant on the right most part of the property on the opposite side of MD 27; sporadic throughout the remaining property

Forest Cover- dominantly covers the property; outskirts of the property covered while the middle is open

*Percentages are approximate as staff used the latest data from PUB to calculate the areas of environmental issues.
EC-13-2020-0030: Environmental Constraints

Legend

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

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

Request # EC-13-2020-0030  Applicant Name Hulver/Colburn/Bay

Property Address 6503 Ridge Road

Current Zoning Conservation  Requested Zoning Employment Campus

Historic Inventory Number N/A

Comments:

No historic sites, easements, or district
Fire and EMS Assessment

Request # EC-13-2029-0030

Applicant Name Hulver/Colburn/Bay

Property Address 6503 Ridge Rd., Mt Airy, MD

Current Zoning Conservation

Requested Zoning Employment Campus

Districts:

**Fire** = Mt. Airy District
L & F = 4.38% = Adequate
No Response = 2.92%
Response Time = 7 min 03 sec = Adequate

**EMS** = Southern
L & F = 1.23% = Adequate
No response = .04%
Response Time = 5 min 59 sec = Adequate

*Adequacy Rates for Fire and EMS:*

<table>
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<tr>
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<th>Inadequate</th>
<th>Approaching Inadequate</th>
<th>Adequate</th>
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</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>
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<tr>
<td>Response Time</td>
<td>Exceeds 10 minutes</td>
<td>Between 8-10 minutes</td>
<td>8 minutes or less</td>
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</table>
Transportation Checklist

Request # ___EC-13-2020-0030____ Applicant Name __ Hulver/Colburn/Bay___________

Property Address ___6503 Ridge Road Mt. Airy______________________________________

Current Zoning ____Conservation_____ Requested Zoning _____Employment Campus___

Frontage Road ____MD 27 Ridge Road_____________________________________________

Most Recent ADT of Frontage Road_______21,660____________________________________

LOS at the Nearest Intersection of Frontage Road: __LOS B at AM and PM peak hour (2017)__

Functional Classification of Frontage Road_ Urban Principal Arterial _______________________

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

Capital Improvements of Adjacent Road(s)____None____________________________________

Planned Major Streets on-site or in proximity ______Center Street Extended, Century Drive
Extended (in proximity) __________________________________________________________

Sidewalk ☐ Yes ☒ No

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☐ Yes ☒ No

Other Comments:

School Assessment

Request # EC-13-2020-0030  
Applicant Name Hulver/Colburn/Bay

Property Address 6503 Ridge Road, Mt. Airy, MD

Current Zoning Conservation  
Requested Zoning Employment Campus

Districts:

Elementary Parrs Ridge  
Current Utilization Rate 76.6%  
Adequacy Adequate

Middle Mt. Airy Middle  
Current Utilization Rate 80.1%  
Adequacy Adequate

High South Carroll  
Current Utilization Rate 77.0%  
Adequacy Adequate

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


<table>
<thead>
<tr>
<th>School</th>
<th>Inadequate</th>
<th>Approaching Inadequate</th>
<th>Adequate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>&gt;= 120% SRC</td>
<td>110-119% SRC</td>
<td>&lt;110% SRC</td>
</tr>
<tr>
<td>Middle</td>
<td>&gt;= 120% FC</td>
<td>110-119% FC</td>
<td>&lt;110% FCC</td>
</tr>
<tr>
<td>High</td>
<td>&gt;= 120% SRC</td>
<td>110-119% SRC</td>
<td>&lt;110% SRC</td>
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