

# BY-REQUEST COMPREHENSIVE REZONING

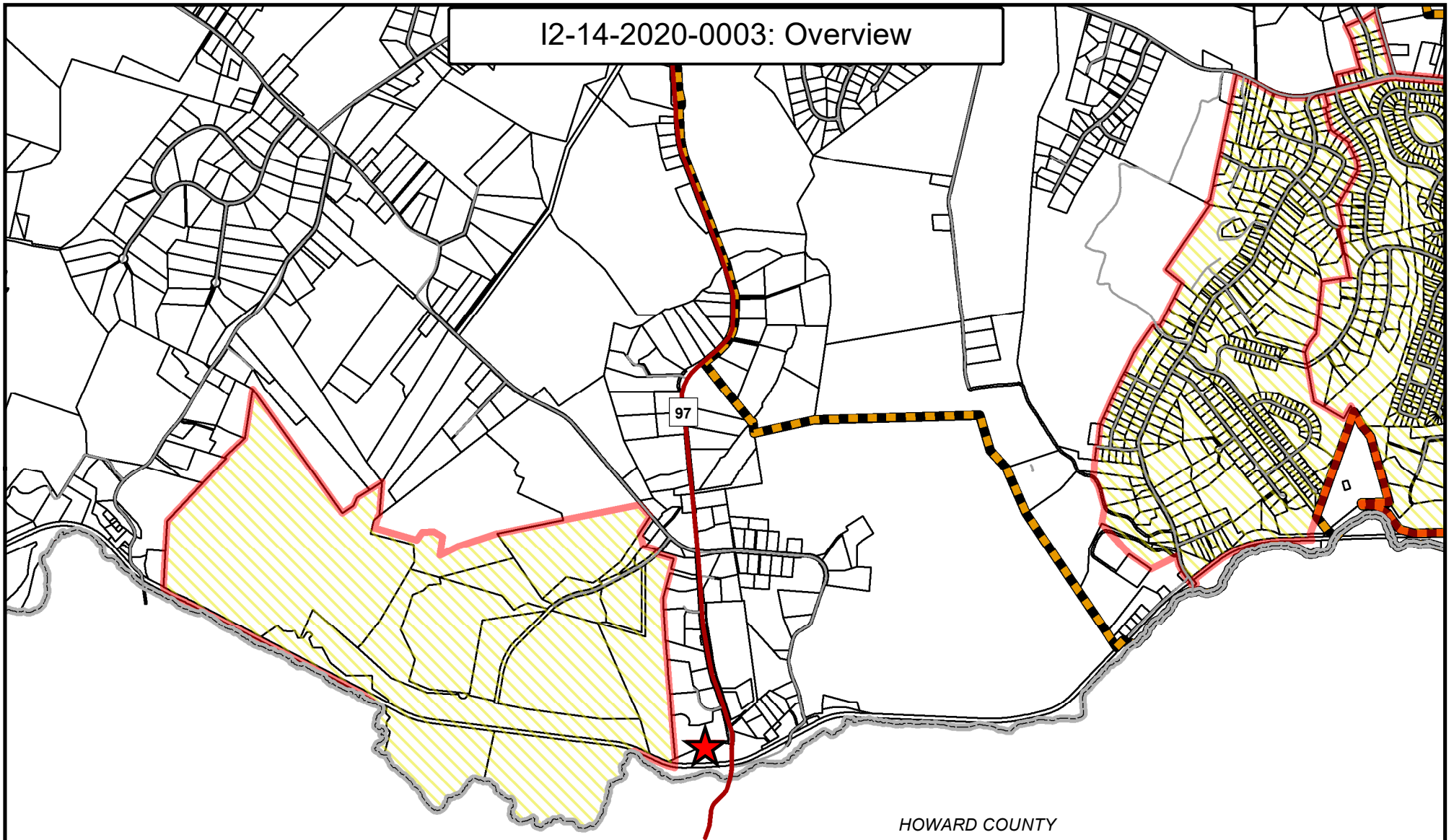
## COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

I2-14-2020-0003





# I2-14-2020-0003: Overview



## Legend

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

0 0.25 0.5 1 Miles

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I2-14-2020-0003: Aerial



**Legend**

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

0 125 250 500 Feet



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# Carroll County Department of Planning

## Comprehensive Zoning Assessment Report

### 1. Request

Request # I2-14-2020-0003 Applicant Name MICHAEL WEDEKIND

Property Address 8050 OLD WASHINGTON RD, WOODBINE, MD 21797

Current Zoning AG Requested Zoning I-2

### 2. Description of Property

Site Address 8050 OLD WASHINGTON RD, WOODBINE, MD 21797

Commissioner District 4 Account ID: 0714016740

Parcel 0074 Map 0077

Total Acreage of Parcel 5.58 Area to be Rezoned: 5.58

Current Use: Vacant Improved or Unimproved: Unimproved

Current Zoning: AG Requested Zoning: I-2

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

Existing Land Uses: 

No improvements on the property
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Land Use Plan Designation:<sup>1</sup>

Industrial Heavy
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#### Zoning History Summary

In 1965 the property was originally zoned Ag, until 1983 when the northern portion of the larger property was rezoned to IG and subdivided into various industrial parcels. This 5.58 acre parcel was not included in those earlier rezonings. This is the only remaining piece of agriculture zoned land north of the river; the rest of the land is in I-2 zoning.
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<sup>1</sup> Per 2014 Carroll County Master Plan as amended 2019.

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

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

#### 4. Consistency with Master and Functional Plans:

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

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

##### B. Applicable Master Plan Goals and Objectives

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

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

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

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

C. Water Service Area and Service

No Planned Service

D. Sewer Service Area Service

No Planned Service

**5. Environmental Constraints**

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

**6. Historic Resources Identified**

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

**7. Public Safety Assessment**

In the Sykesville District, Adequate for Fire and EMS.

**8. Ag Preservation and Applicable Preservation Area**

None

**9. Assessment Summary**

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

## 10. Recommendations

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

Favorable

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

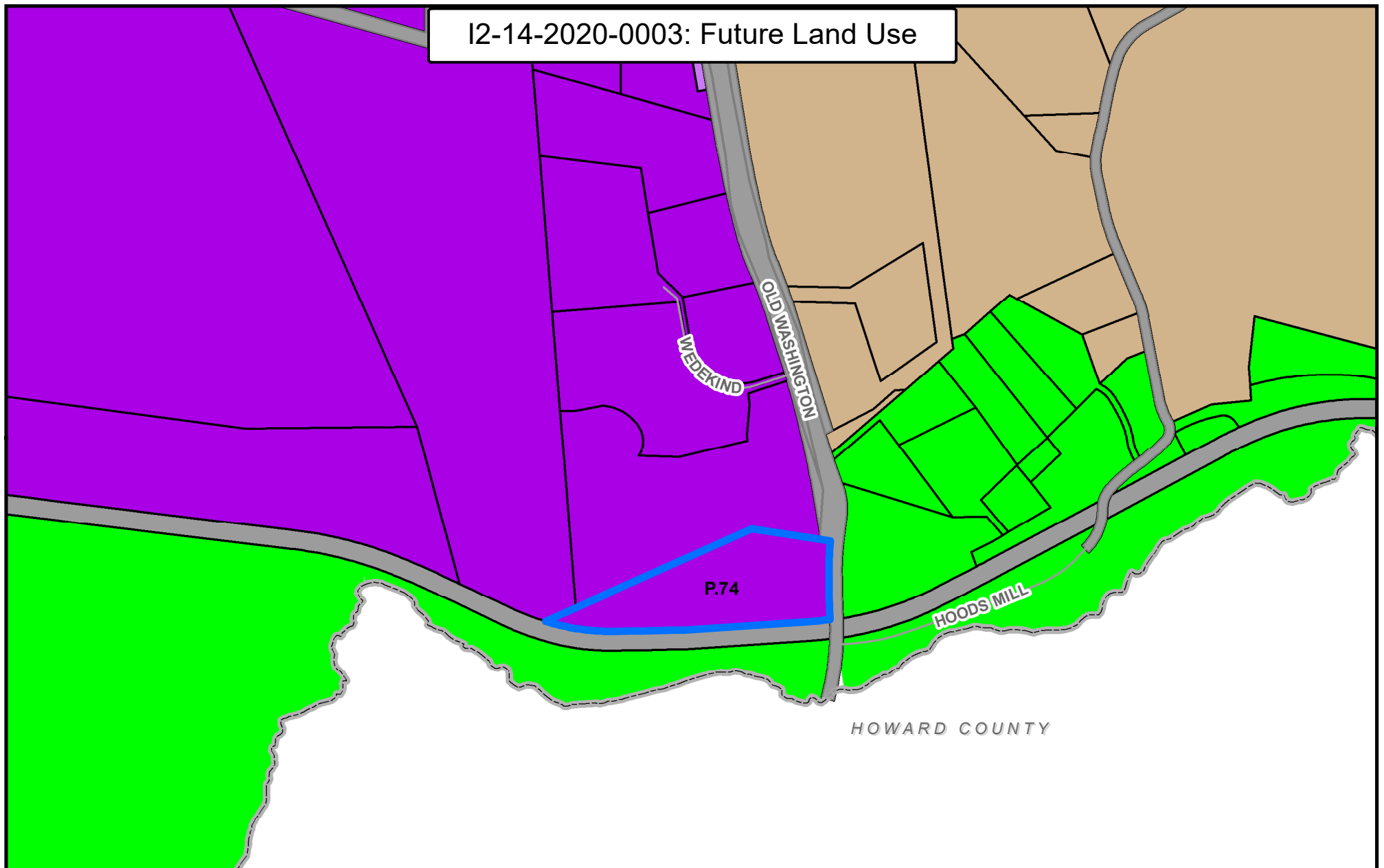
Favorable

## 11. Appendixes










See attachments for individual assessments.



I2-14-2020-0003: Future Land Use



### Legend

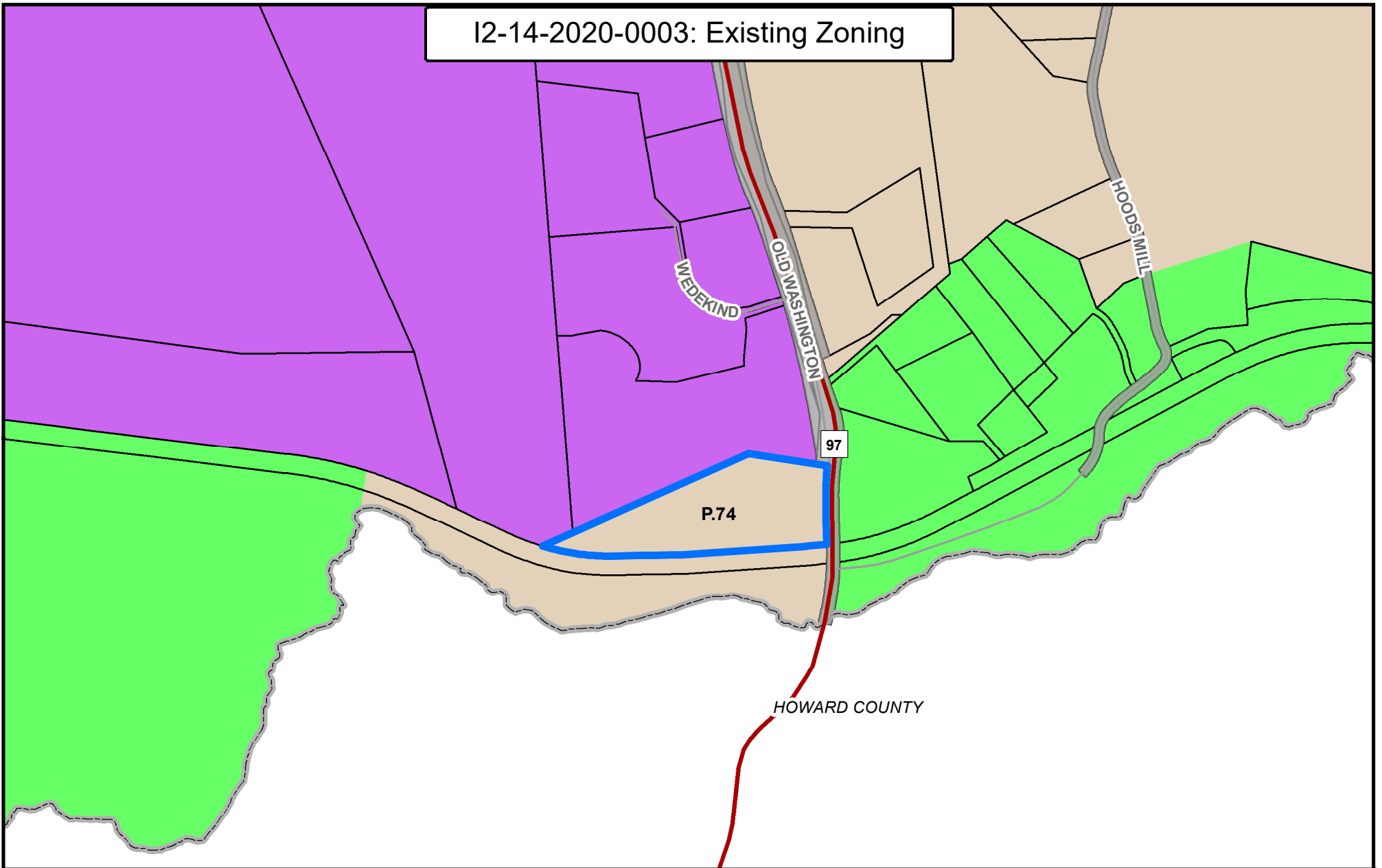
- |  |   |  |
|--|---|--|
|  I2-14-2020-0003 | <b>Future Land Use</b>  |  Industrial-Heavy |
|  Roads           |  Agriculture           |  Industrial-Light |
|  County Border   |  Resource Conservation |  Transportation   |
|  Property Data   |   |  |

0 180 360 720 Feet









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# I2-14-2020-0003: Existing Zoning



## Legend

- |  |   |  |
|--|---|--|
|  I2-14-2020-0003 |  County Border | <b>Existing Zoning</b>   |
|  Major Roads     |  Property Data |  Agriculture  |
|  Roads           |   |  Conservation |
|  |   |  I-2          |

0 180 360 720 Feet

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### **Zoning History**

Request # I2-14-2020-0003 Applicant Name MICHAEL WEDEKIND

Property Address 8050 OLD WASHINGTON RD, WOODBINE, MD 21797

Current Zoning AG Requested Zoning I-2

Previous Zoning Change Requests (if applicable): This property was the subject of a zoning map amendment request in 1983 from AG to IG and was disapproved. In 2001 the northern portion of the property was rezoned from A to IG in 2001 under zoning map amendment 245-01.

BZA Requests (if applicable): BZA case 4931 was for a bituminous concrete (blacktop) mixing plan and a variance from height and distance. This was approved in 2004. There was also a ZA case, 1836, for a reduction in the setback for the Tevis Propane portion of the property. Then BZA case 6160, an appeal of a ZA case voiding a BZA 5524, case for a convenience store, fuel state and vehicle repair. This was approved.

Zoning Violations (if applicable): None

If so, have they been resolved:

Comments:

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

### Checklist of Environmental Issues

Request # I2-14-2020-0003 Applicant Name MICHAEL WEDEKIND

Property Address 8050 OLD WASHINGTON RD, WOODBINE, MD 21797

Current Zoning AG Requested Zoning I-2

Watershed South Branch of the Patapsco

Yes    No

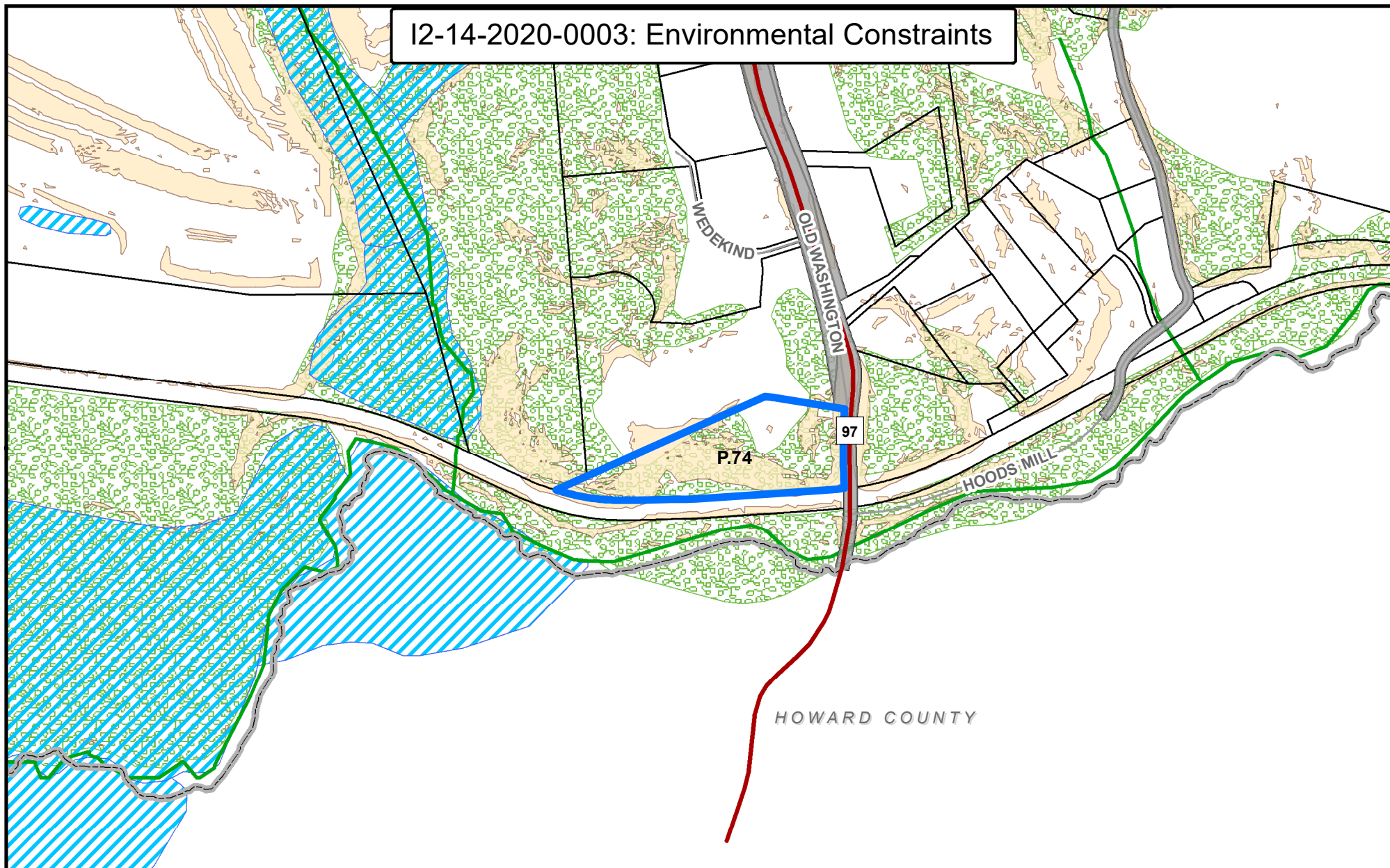
- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Water Resources Protection Easement   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 100-Year Floodplain on the Property   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Streams   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Wetlands  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Steep Slopes (<25%)   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Forest Cover (<25% <input type="checkbox"/> 25-50% <input type="checkbox"/> 51-75% <input checked="" type="checkbox"/> >75% <input type="checkbox"/> 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:**

There are significant forest and slope features on the property. On some portions of the property what was identified by the County as forest is no longer forest cover (see aerial map). There is encroachment of the Industrial features from the adjoining property to this one.

# I2-14-2020-0003: Environmental Constraints



## Legend

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

0 180 360 720 Feet

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### Historic Preservation Checklist

Request # I2-14-2020-0003 Applicant Name MICHAEL WEDEKIND

Property Address 8050 OLD WASHINGTON RD, WOODBINE, MD 21797

Current Zoning AG Requested Zoning I-2

Historic Inventory Number On-Site NONE

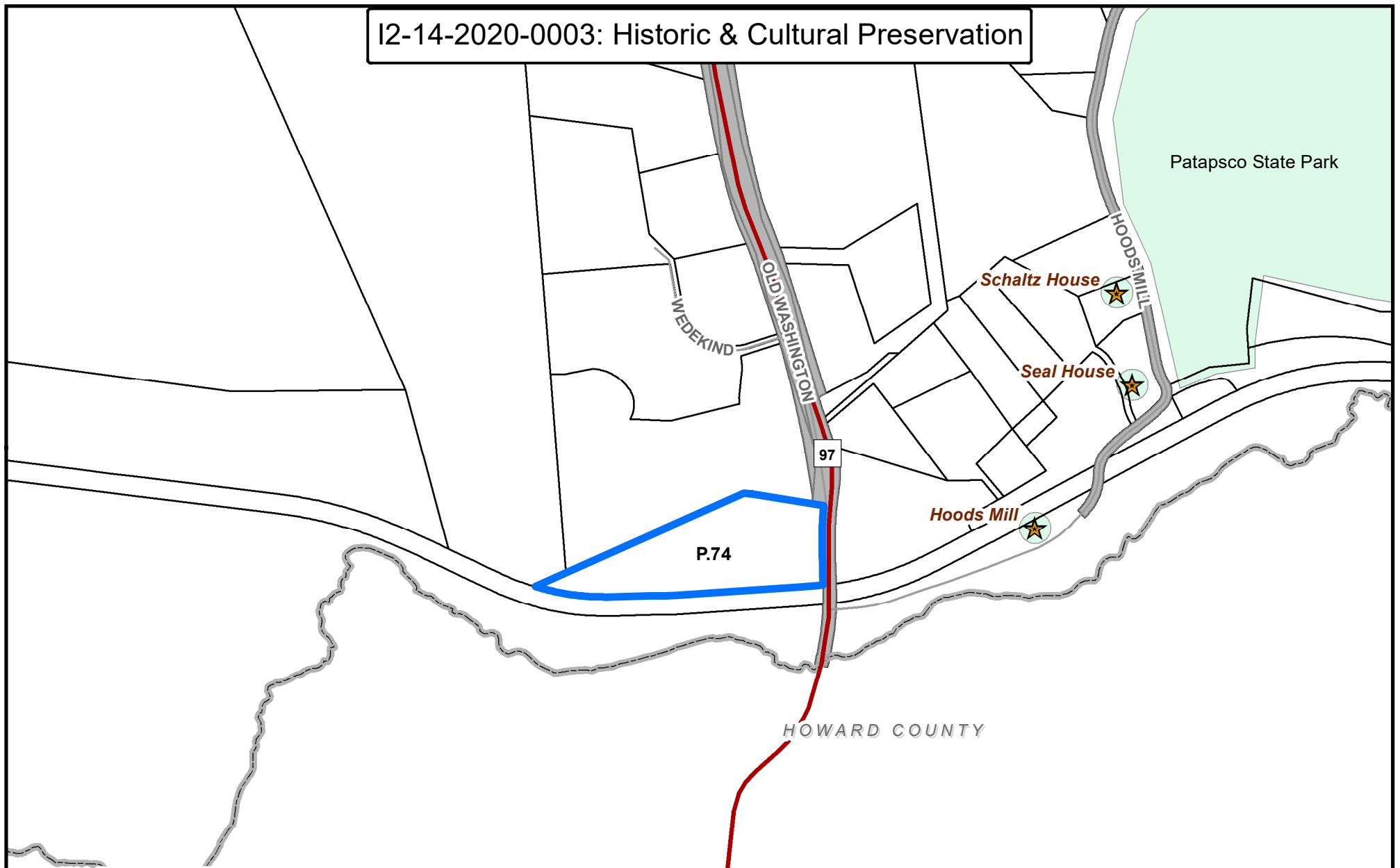
Historic Feature within a ½ mile radius Several

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

Comments:

Within a ½ mile radius there are several historic features- The Hoods Mill grist mill, the Seal House, a probable mill worker housing, and the Schaltz House and Patapsco Valley State Park.

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



**Legend**

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

0 180 360 720 Feet

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

### Fire and EMS Assessment

Request # I2-14-2020-0003 Applicant Name MICHAEL WEDEKIND

Property Address 8050 OLD WASHINGTON RD, WOODBINE, MD 21797

Current Zoning AG Requested Zoning I-2

#### Districts:

EMS: Southern	Adequacy: <u>Adequate</u>
Fire: Sykesville	Adequacy: <u>Adequate</u>

#### \*Adequacy Rates for Fire and EMS:

	Inadequate	Approaching Inadequate	Adequate
Late and No Response	Equals or exceeds 15%	Equals or exceeds 15%	Less than 15%
Total No Response	Equals or exceeds 4% over 24 months	Equals or exceeds 4% over 24 months	Equals or exceeds 4% over 24 months
Response Time	Exceeds 10 minutes	Between 8- 10 minutes	8 minutes or less

Notes:

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

### Transportation Checklist

Request # I2-14-2020-0003 Applicant Name MICHAEL WEDEKIND

Property Address 8050 OLD WASHINGTON RD, WOODBINE, MD 21797

Current Zoning AG Requested Zoning I-2

Frontage Road MD 97

Most Recent ADT of Frontage Road 10,414

Functional Classification of Frontage Road Major Collector

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

Capital Improvements of Adjacent Road(s) None

Planned Major Streets on-site or in proximity None

Sidewalk ☐ Yes ☒ No

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☐ Yes ☒ No

Other Comments:

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