

# BY-REQUEST COMPREHENSIVE REZONING

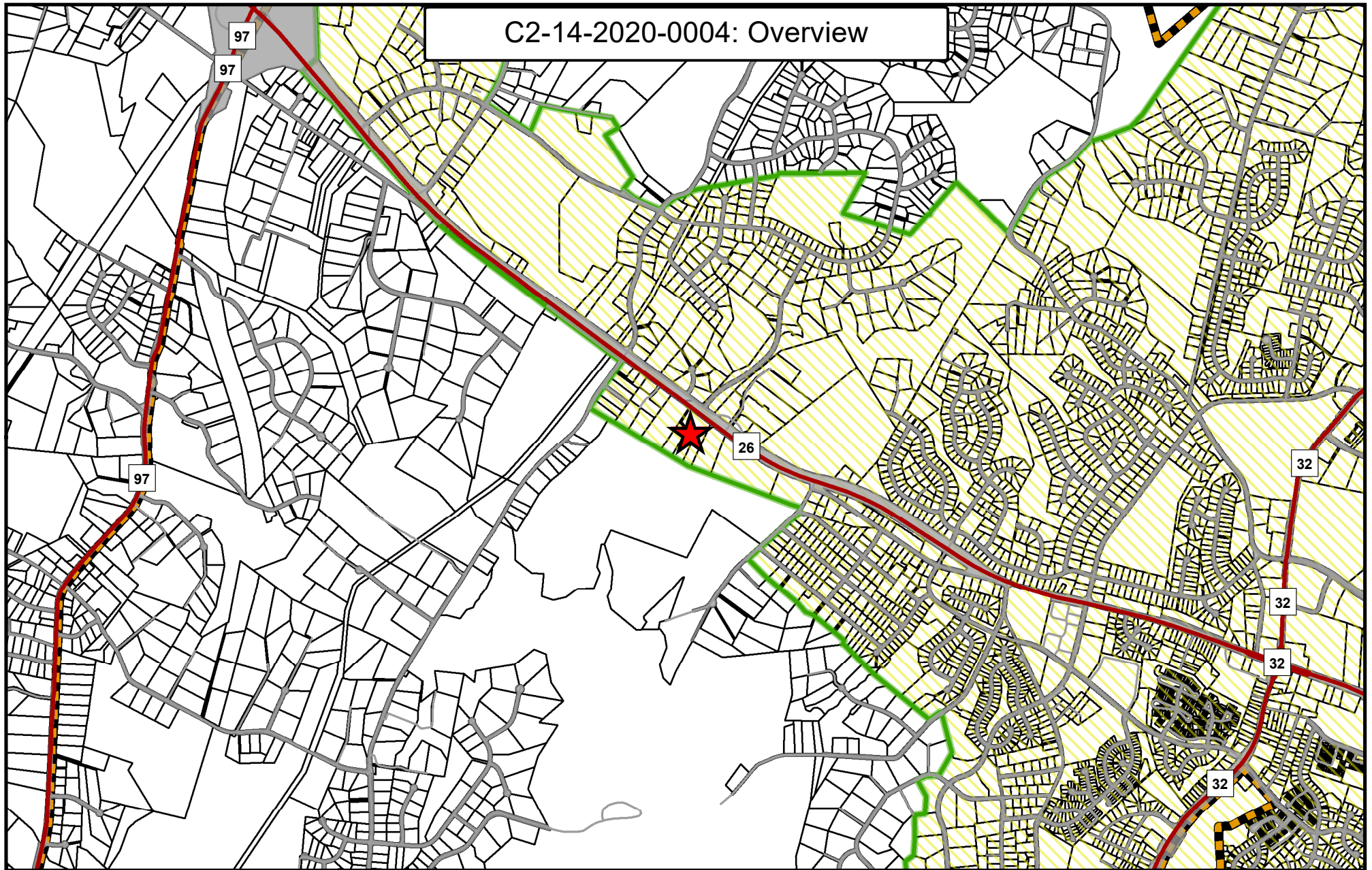
## COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-14-2020-0004





# C2-14-2020-0004: Overview



## Legend

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

0 0.25 0.5 1 Miles

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







# C2-14-2020-0004: Aerial



## Legend

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

0 125 250 500 Feet

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## Carroll County Department of Planning Comprehensive Zoning Assessment Report

### 1. Request

Request # C2-14-2020-0004 Applicant Name DEBORAH STOCKDALE

Property Address 373 LIBERTY ROAD, SYKESVILLE, MD 21784

Current Zoning R-20,000 Requested Zoning C-2

### 2. Description of Property

Site Address 411, 373 and 371 LIBERTY ROAD, SYKESVILLE, MD 21784

Commissioner District 5 Account ID: 0714007091, 0714039686,  
0714007091 Parcels 0003, 0702, 0703 Map 0073

Total Acreage of Parcel 8.03 Area to be Rezoned: 8.03

Current Use: Residences Improved or Unimproved: Improved

Current Zoning: R-20,000 Requested Zoning: C-2

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

Existing Land Uses:

These 3 properties consist of private residences.

Land Use Plan  
Designation:<sup>1</sup>

Commercial Medium

#### Zoning History Summary

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

<sup>1</sup> Per 2018 Freedom Community Comprehensive Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**5. Environmental Constraints**

Nothing of significance.

**6. Historic Resources Identified**

None

**7. Public Safety Assessment**

In Sykesville District, Adequate for Fire and EMS.

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

None on site. There is a large block (181 acres) of Maryland Environmental Trust land directly to the south of these properties. This offers a protective buffer to the Piney Run Reservoir.

**9. Assessment Summary**

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

There are no zoning violations on the property.

## 10. Recommendations

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

Favorable

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

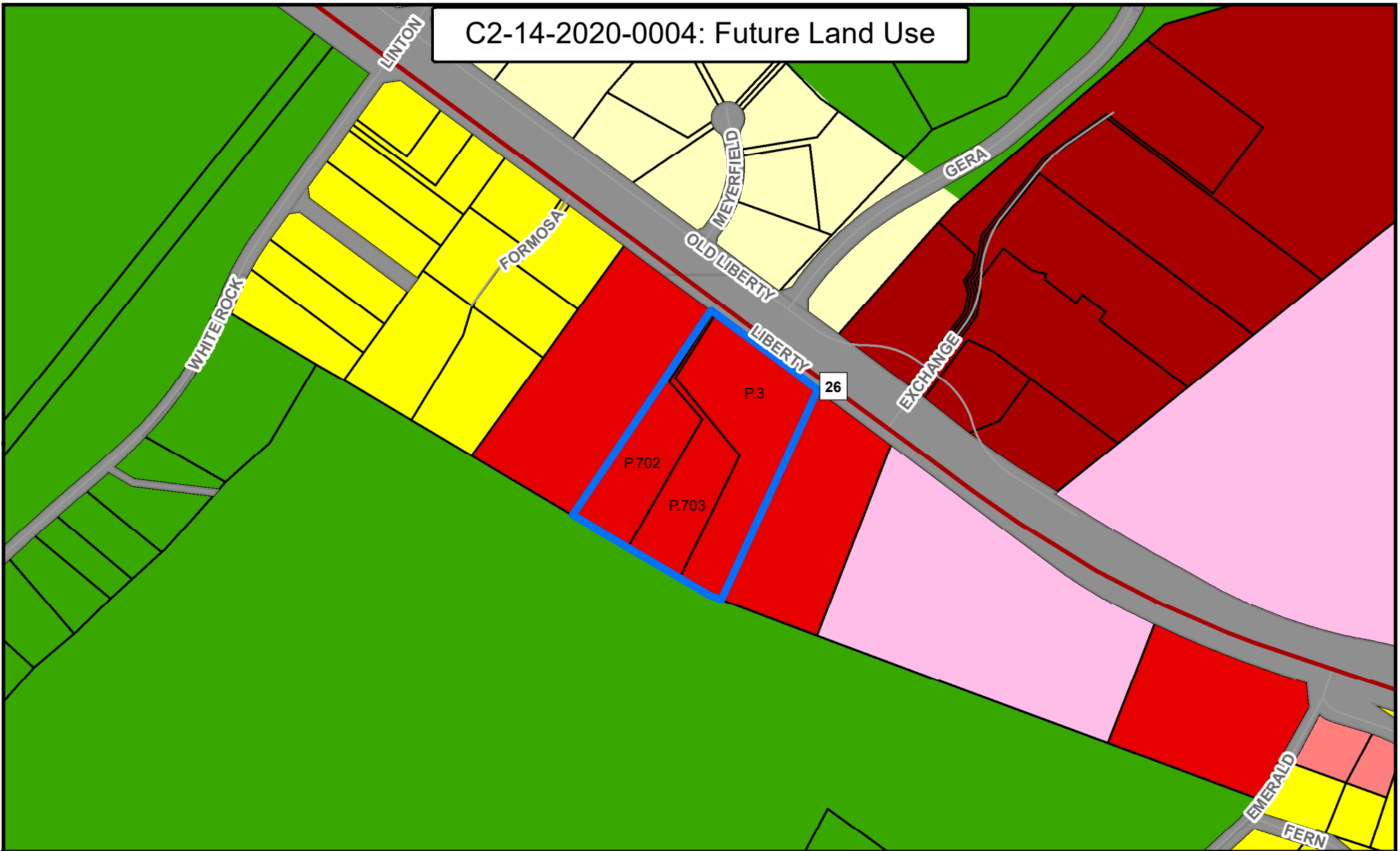
Favorable

## 11. Appendixes














See attachments for individual assessments.



# C2-14-2020-0004: Future Land Use



## Legend

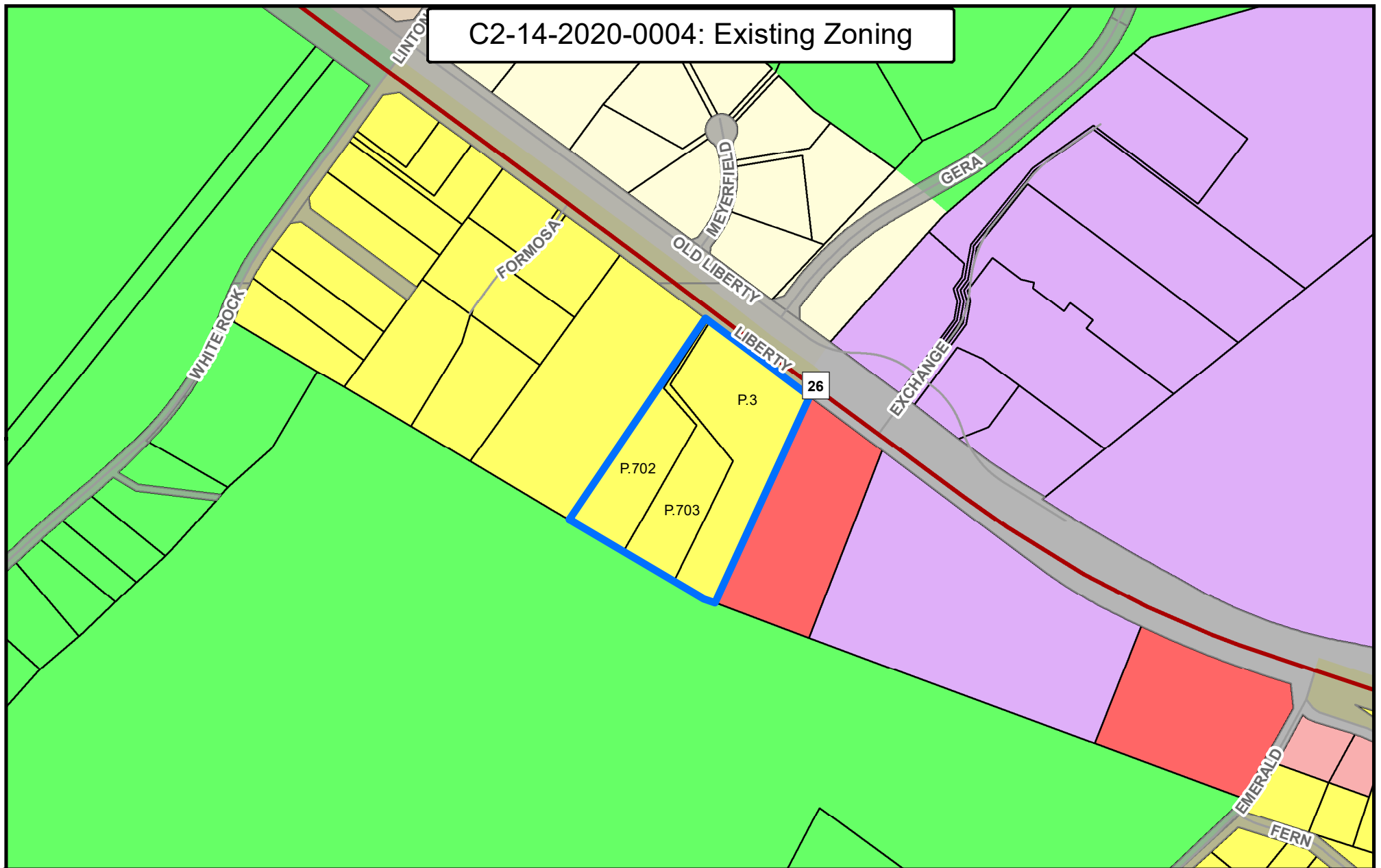
 C2-14-2020-0004	 Major Roads	<b>Freedom Future Land Use</b>	 Commercial-Medium
 Roads	 Resource Conservation		 Commercial-High
 Growth Area	 Residential-Low		 Industrial-Light
 Property Data	 Residential-Medium		 Transportation
	 Commercial-Low		

0 180 360 720 Feet













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# C2-14-2020-0004: Existing Zoning



## Legend

	C2-14-2020-0004		Major Roads	<b>Existing Zoning</b>		R-20,000	
			Roads		Agriculture		C-1
			Growth Area		Conservation		C-2
			Property Data		R-40,000		I-1

0 180 360 720 Feet

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

### **Zoning History**

Request # C2-14-2020-0004 Applicant Name DEBORAH STOCKDALE

Property Address 373 LIBERTY ROAD, SYKESVILLE, MD 21784

Current Zoning R-20,000 Requested Zoning C-2

Previous Zoning Change Requests (if applicable): NONE

BZA Requests (if applicable): None

Zoning Violations (if applicable):

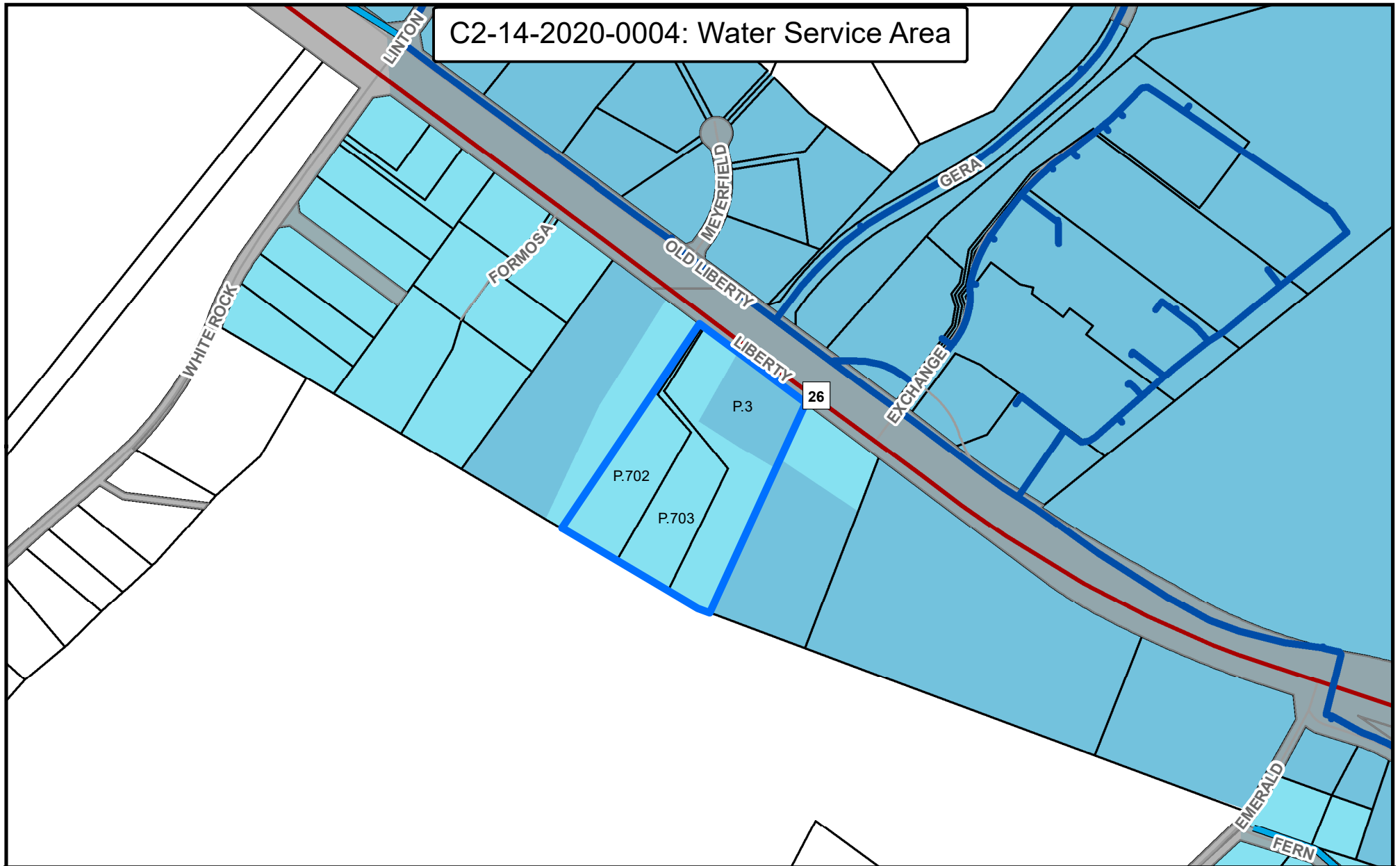
None

Comments:

These properties were agriculturally zoned between 1965 and 1977. They were rezoned in 1977 to R-20,000.



# C2-14-2020-0004: Water Service Area



## Legend



C2-14-2020-0004

Major Roads

Roads

Water Mains

Water Lines: Non-County Maintained

### WaterServiceArea

Existing

Priority

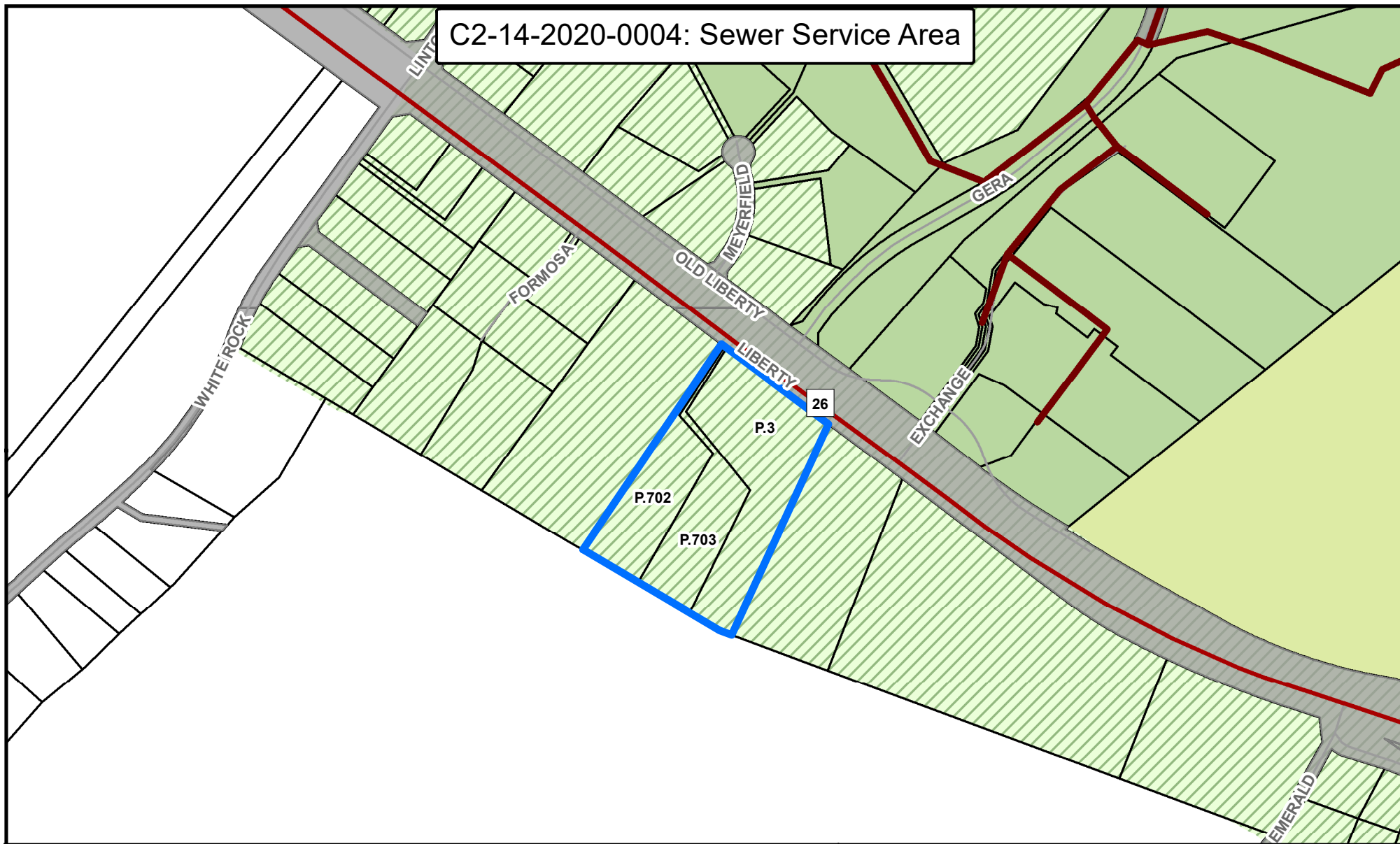
Property Data

0 180 360 720 Feet

Created by the Carroll County  
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# C2-14-2020-0004: Sewer Service Area



## Legend

  C2-14-2020-0004

— Major Roads

— Roads

— Sewer: Gravity Mains

— Sewer Lines: Non-County Maintained

**Sewer Service Area**   Property Data

Existing

Priority

Future

Long Range

0 180 360 720 Feet

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

### Checklist of Environmental Issues

Request # C2-14-2020-0004 Applicant Name DEBORAH STOCKDALE

Property Address 373 LIBERTY ROAD, SYKESVILLE, MD 21784

Current Zoning R-20,000 Requested Zoning C-2

Watershed LIBERTY RESERVOIR

Yes    No

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Resources Protection Easement   |
| <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | Steep Slopes (<25%)   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Forest Cover (<25% <input checked="" type="checkbox"/> 25-50% <input type="checkbox"/> 51-75% <input type="checkbox"/> >75% <input type="checkbox"/> of total parcel) |

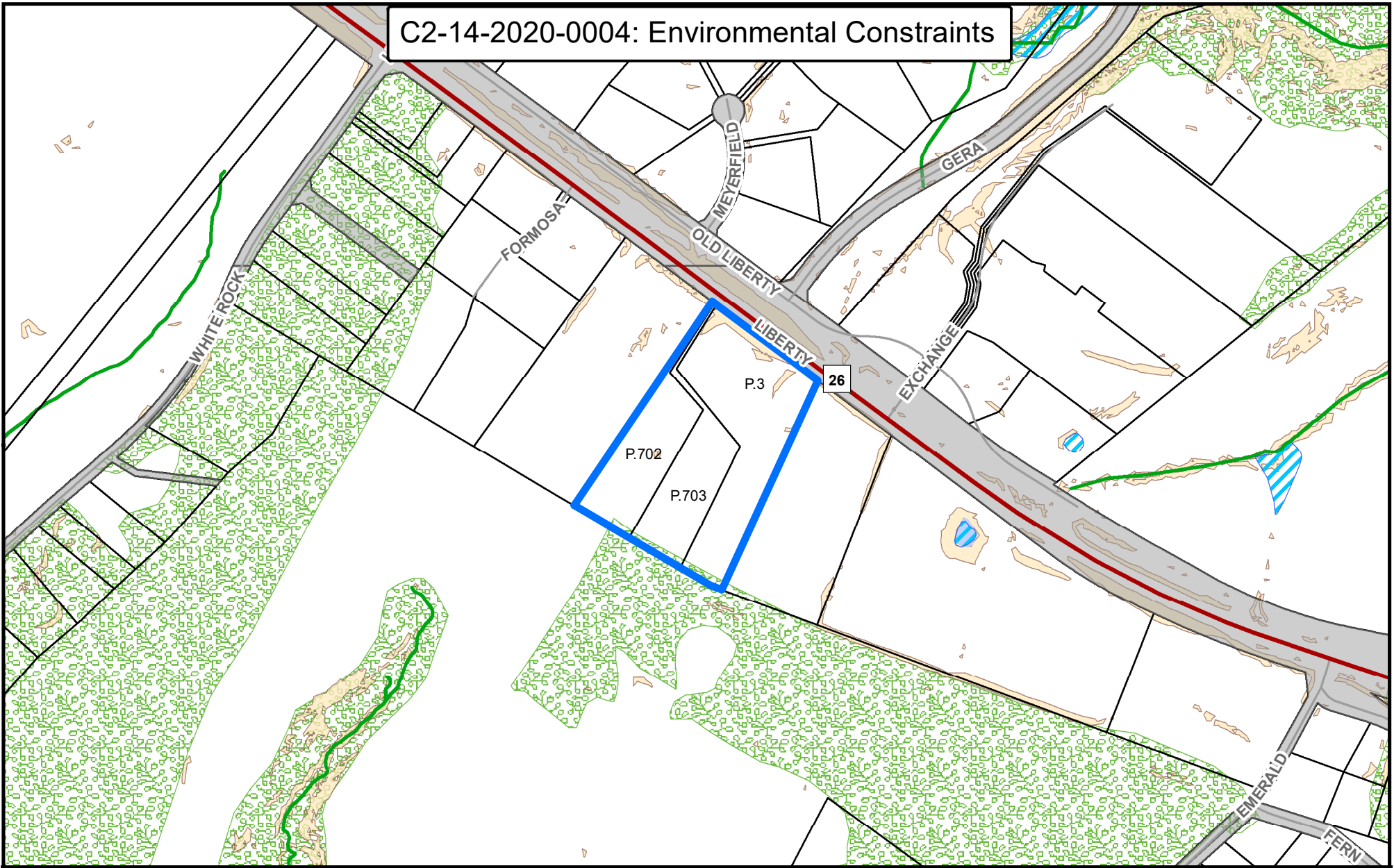
For any YES indicated above please provide an accompanying map with this data.

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

No significant slopes on these sites.



C2-14-2020-0004: Environmental Constraints



**Legend**

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

0 180 360 720 Feet

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ATTACHMENTS ☐ YES ☒ NO  
DATE COMPLETED 06/04/2020  
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### Historic Preservation Checklist

Request # C2-14-2020-0004 Applicant Name DEBORAH STOCKDALE

Property Address 373 LIBERTY ROAD, SYKESVILLE, MD 21784

Current Zoning R-20,000 Requested Zoning C-2

Historic Inventory Number On-Site NONE

Historic Feature within a ½ mile radius NONE

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

Comments:

NO HISTORIC FEATURES IN CLOSE PROXIMITY.

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

### Fire and EMS Assessment

Request # C2-14-2020-0004 Applicant Name DEBORAH STOCKDALE

Property Address 373 LIBERTY ROAD, SYKESVILLE, MD 21784

Current Zoning R-20,000 Requested Zoning C-2

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 # C2-14-2020-0004 Applicant Name DEBORAH STOCKDALE

Property Address 373 LIBERTY ROAD, SYKESVILLE, MD 21784

Current Zoning R-20,000 Requested Zoning C-2

Frontage Road MD 26

Most Recent ADT of Frontage Road 26,352

Functional Classification of Frontage Road Rural Minor Arterial

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

Capital Improvements of Adjacent Road(s) Divided highway reconstruct (see below)

Planned Major Streets on-site or in proximity No

Sidewalk ☐ Yes ☒ No

Trails ☒ Yes ☐ No A bike lane would be part of any reconstruct on the MD 26 in this section of the West Freedom Trail.

Trail Blazer Route or Stop ☒ Yes ☐ No

The Trail Blazer route goes past these properties. A stop for a commercial development could be added if necessary.

Other Comments:

The following language was included in the BCC 2021 CTP Priority Letter regarding MD26: "The County is currently discussing with the SHA ways to revise the 30 percent design to a new "practical" design approach. Rather than complete widening to six lanes, improvements will consist of more limited breakout projects that focus primarily on enhancing the safety of the corridor. This may be achieved through the extension of auxiliary lanes, increased signalization, and a center median in certain segments of the road which have been identified as critical to the safe and efficient functioning of the entire corridor. Through further analysis and collaboration with SHA staff, breakout projects will be identified and prioritized."

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

### School Assessment

Request # C2-14-2020-0004 Applicant Name DEBORAH STOCKDALE

Property Address 373 LIBERTY ROAD, SYKESVILLE, MD 21784

Current Zoning R-20,000 Requested Zoning C-2

#### Districts:

Elementary Linton Current Utilization Rate 87.0% Adequacy: Adequate

#### Springs

Middle Sykesville Current Utilization Rate 98.3% Adequacy Adequate

High Century Current Utilization Rate 82.8% Adequacy Adequate

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

<https://www.carrollk12.org/admin/facilities/planning/Documents/EFMP%202019-2028%20Section%205.pdf>

School	Inadequate	Approaching Inadequate	Adequate
Elementary	>= 120% SRC	110-119% SRC	<110% SRC
Middle	>= 120% FC	110-119% FC	<110% FCC
High	>= 120% SRC	110-119% SRC	<110% SRC