

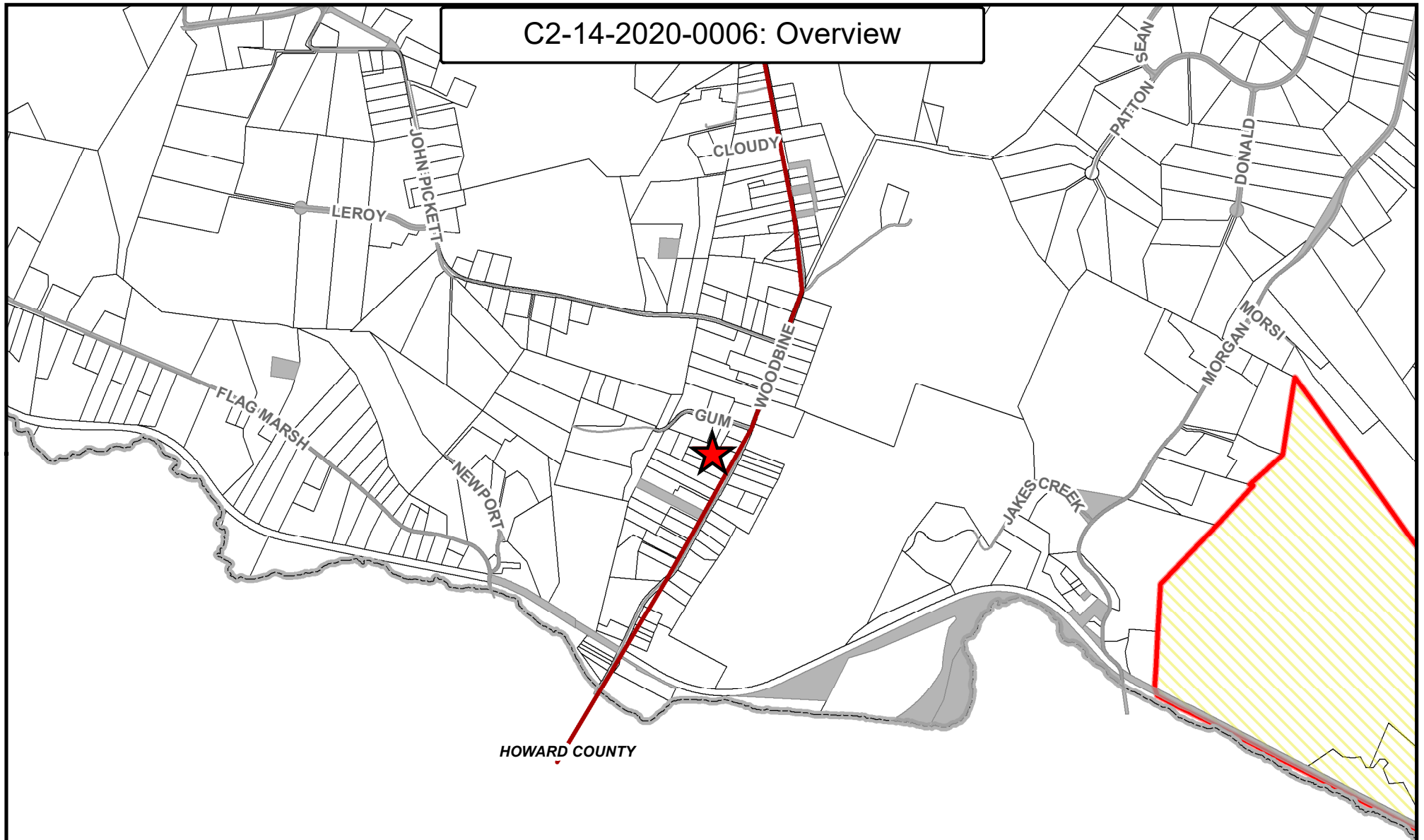
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS







C2-14-2020-0006



C2-14-2020-0006: Overview



Legend

-  C2-14-2020-0006
-  Major Roads
-  Roads
-  County Border
-  Priority Funding Areas
-  Property Data

0 0.15 0.3 0.6 Miles

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




C2-14-2020-0006: Aerial



Legend

-  C2-14-2020-0006  Roads
 Property Data

0 75 150 300 Feet


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Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # C2-14-2020-0006 Applicant Name Sarah Eveler
Property Address 7606 Woodbine Rd, Woodbine Md 21797
Current Zoning C-1 Requested Zoning C-2 or C-3

2. Description of Property

Site Address 7606 Woodbine Rd. Woodbine Md. 21797
Commissioner District 04 Account ID: 0714015086
Parcel 137 Map 77
Total Acreage of Parcel 1.4095 Area to be Rezoned: 1.4095
Current Use: Automobile Service Improved or Unimproved: Improved
Current Zoning: C-1 Requested Zoning: C-2 or C-3

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

Existing Land Uses: Automobile Service

Land Use Plan
Designation:¹

Village Commercial/Industrial

Zoning History Summary

This property was originally zoned Agriculture, was rezoned to the B-L District in 1975, changed to B-NR when the B-L converted to the B-NR in 2006, and again changed by comprehensive rezoning to the C-1 District on December 12, 2019.

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

	<u>Zoning</u>	<u>Land Use</u>
North	Agriculture	Residential
South	C-1	Landscape Business
East	Agriculture and C-1	Residential, small shopping center and post office
West	Agriculture	Residential

4. Consistency with Master and Functional Plans:

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

Future Land Use of Village Commercial/Industrial – In the Rural Village of Woodbine, a main stretch of Woodbine Road approximately 1.7 miles long. The Smart Growth Act of 1997 allowed counties to certify Rural Villages as Priority Funding Areas (PFAs) if they are designated in the Comprehensive Plan. Rural Villages are small, unincorporated minor growth centers with identifiable edges to define the area. The line is drawn around the aggregation of residential and commercial properties that are logically interconnected.

C-2 zoning is consistent with the future land use designation in the Carroll County Master Plan. It is also consistent with the following Economic Development Implementation Strategies “Facilitate the expansion of existing businesses through the periodic comprehensive review of the ... zoning maps...”, “In Rural Villages, encourage small neighborhood commercial development that is consistent with local character ...”, and “Continue to facilitate commercial development to be consistent with the character and needs of each particular community”.

B. Applicable Master Plan Goals and Objectives

Consistent with the Chapter 15 Goal: 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.

C. Water Service Area and Service lines in proximity

No Planned Service

D. Sewer Service Area Service lines in proximity

No Planned Service

5. Environmental Constraints

Minimal. 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

No

9. Assessment Summary

This property was previously in the BL, and then B-NR Districts, and has been used periodically as an automobile service and vehicle repair business. As it was not in use at the time of the 2019 comprehensive rezoning, it was placed from the B-NR to the C-1 District, where automobile service is a conditional use. The BZA approved the request for a conditional use in February 2020, Case #6218, for automobile service. However, vehicle repair, which has in the past been part of this business, is not permitted in the C-1 District. This property fronts on a Major Collector and is 1.4095 acres in size, which is comparable to other C-2-zoned properties throughout the County. C-2 is consistent with the Village-Commercial/Industrial land use designation in the County Master Plan, the economic development goals of the Plan, the purpose of the Rural Village as set forth in the Smart Growth Act of 1997, and the character of the area.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Favorable for C-2

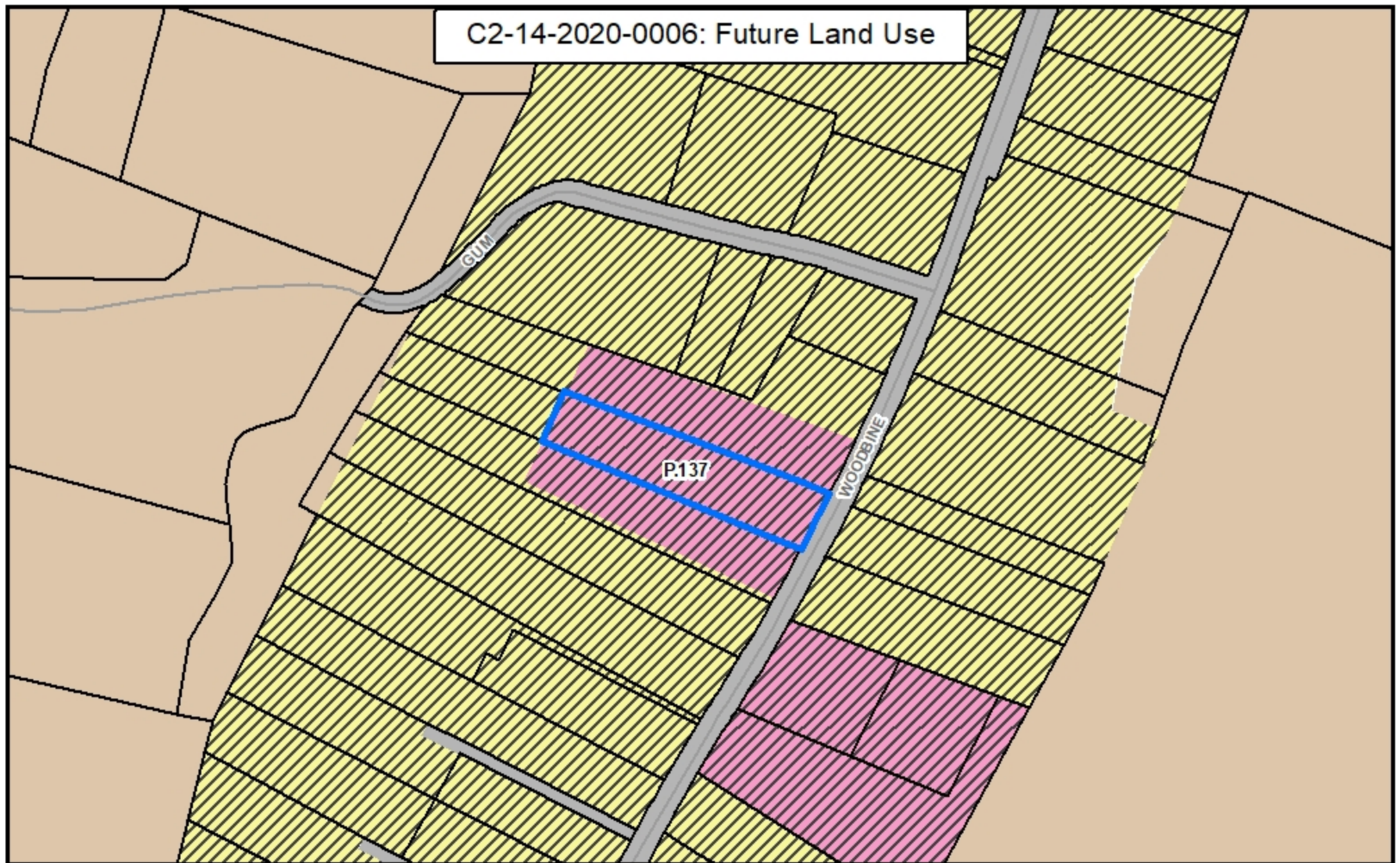
Planning Commission Recommendation:
(Favorable or Unfavorable)

Unfavorable


11. Appendixes


See attachments for individual assessments.


C2-14-2020-0006: Future Land Use



Legend


 C2-14-2020-0006


 Roads

 Property Data


Future Land Use

 Agriculture

 Village-Commercial/Industrial

 Village-Residential

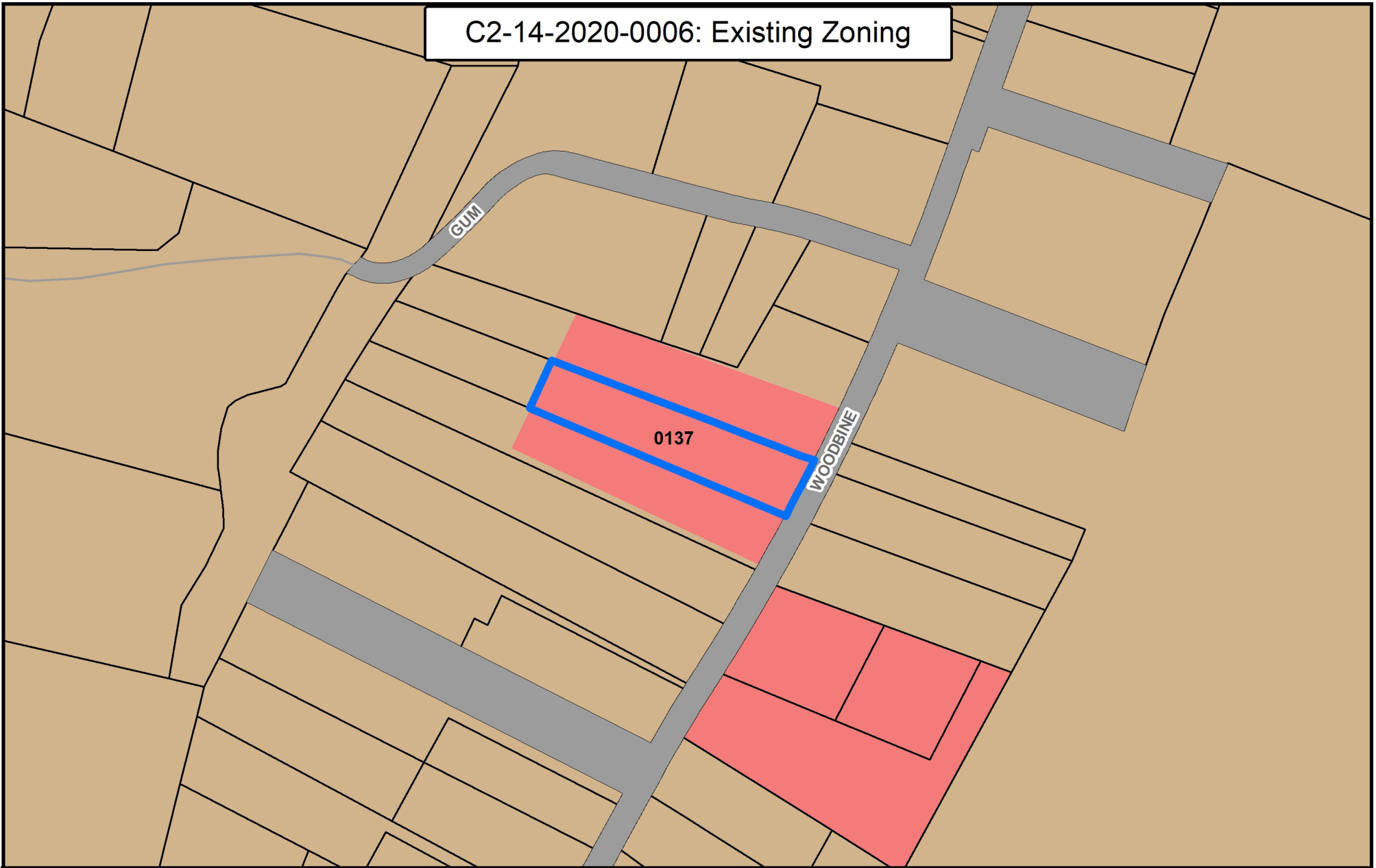
 Transportation

0 90 180 360 Feet







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C2-14-2020-0006: Existing Zoning



Legend

- | | |
|---|---|
|  C2-14-2020-0006 | Existing Zoning |
|  Roads |  Agriculture |
|  Property Data |  C-1 |

0 90 180 360 Feet

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Department of Planning 9/20 (KC)



Zoning History

Request # C2-14-2020-0006 Applicant Name Sarah Eveler

Property Address 7606 Woodbine Rd., Woodbine, Md 21797

Current Zoning C-1 Requested Zoning C-2 or C-3

Previous Zoning Change Requests (if applicable): Request filed by property owner in 1975, MA-72, and approved by BCC to rezone from AG to B-L (Business Local) District

BZA Requests (if applicable): Case #6218, conditional use for automobile service approved on February 28, 2020.

Zoning Violations (if applicable): None

Comments:

This property was originally zoned Agriculture, was rezoned to the B-L District in 1975 at the request of the property owner, changed to B-NR when the B-L converted to the B-NR in 2006, and again changed by comprehensive rezoning to the C-1 District on December 12, 2019 through Ordinance 19-08.

Checklist of Environmental Issues

Request # **C2-14-2020-0006**

Applicant Name **Sarah Eveler**

Property Address **7606 Woodbine Rd., Woodbine MD 21797**

Current Zoning **C-1**

Requested Zoning **C-2 or C-3**

Watershed **S Branch Patapsco**

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 checked="" type="checkbox"/> | <input type="checkbox"/> | Steep Slopes (<25%) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Forest Cover (<25% <input type="checkbox"/> 25-50% <input type="checkbox"/> 51-75% <input type="checkbox"/> >75% <input type="checkbox"/> of total parcel) |
| <input type="checkbox"/> | <input type="checkbox"/> | Tier II Catchment Area (if yes, Name): _____ |

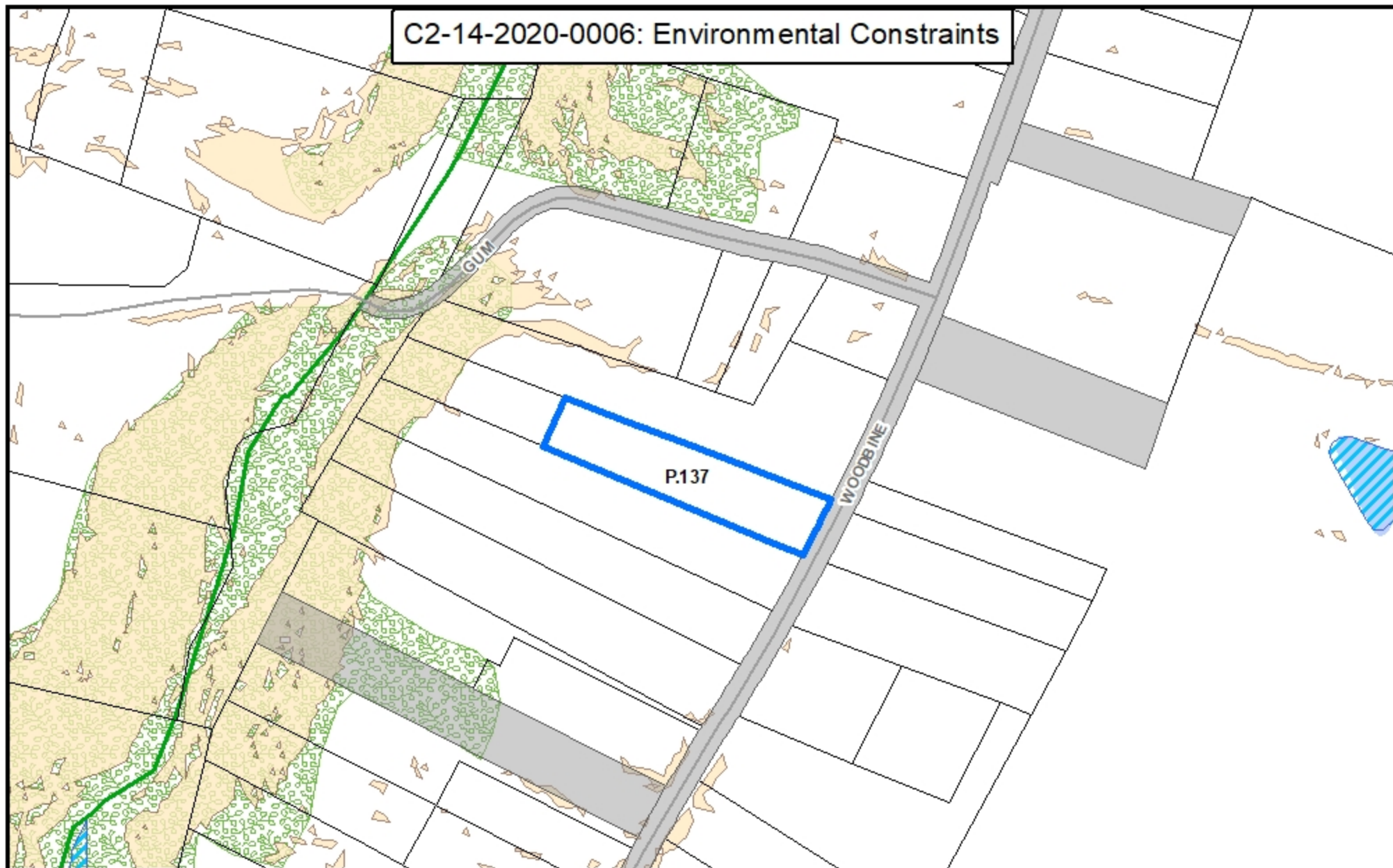
Please provide an accompanying map with this data.

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

Steep Slopes- very minimal steep slope in top right corner, farthest away from Woodbine Rd.

*Percentages are approximate as staff used the latest data from PUB to calculate the areas of environmental issues.

C2-14-2020-0006: Environmental Constraints



Legend

- | | | |
|-----------------|--------------------|-------------------------------------|
| C2-14-2020-0006 | Property Data | Steep Slopes Lidar (25% or greater) |
| Roads | Wetlands | Forest Cover |
| Streams | Ponds - Reservoirs | |

0 90 180 360 Feet



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Historic Preservation Checklist

Request # **C2-14-2020-0006**

Applicant Name **Sarah Eveler**

Property Address **7606 Woodbine Rd, Woodbine Md**

Current Zoning **C-1**

Requested Zoning **C-2 or C-3**

Historic Inventory Number **N/A**

Comments:

No historic sites, easements, or district

Fire and EMS Assessment

Request # **C2-14-2020-0006**

Applicant Name **Sarah Eveler**

Property Address **7606 Woodbine Road**

Current Zoning **C-1**

Requested Zoning **C-2 or C-3**

Districts:

Fire = Winfield

L & F = 9.92% = Adequate

No Response = .83%

Response Time = 7 min 45 sec = Adequate

EMS = Southern

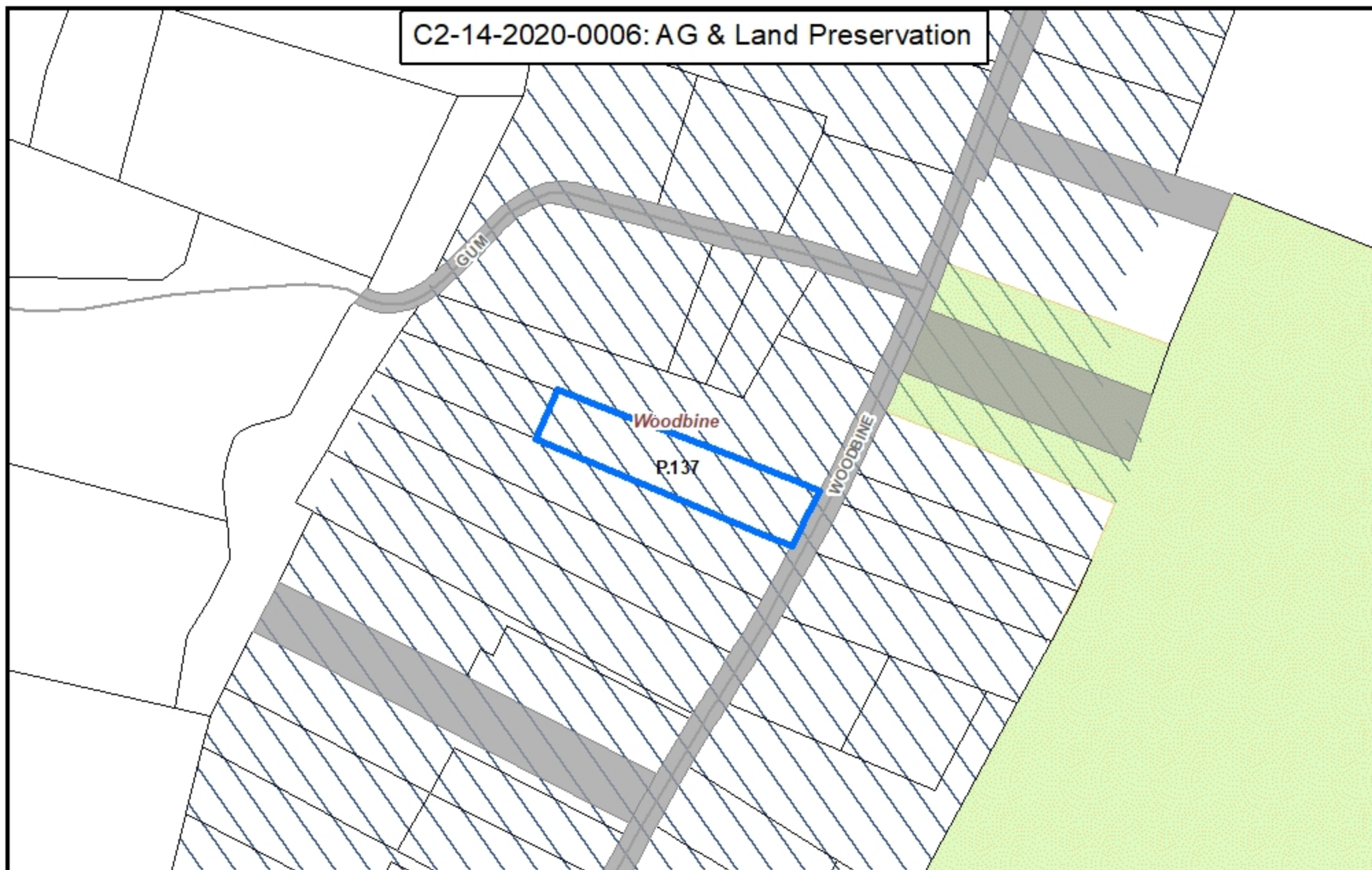
L & F = .6% = Adequate

No response = .05%

Response Time = 7 min 19 sec = Adequate

*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



Legend

-  C2-14-2020-0006
-  Carroll County Easement
-  Roads
- Rural Villages**
-  Property Data
-  Woodbine

0 90 180 360 Feet

Created by the Carroll County
Department of Planning 9/20 (KC)



Transportation Checklist

Request # C2-14-2020-0006 Applicant Name Sarah Eveler

Property Address 7606 Woodbine Rd. Woodbine, Md 21797

Current Zoning C-1 Requested Zoning C-2 or C-3

Frontage Road Woodbine Road

Most Recent ADT of Frontage Road 8,053

Functional Classification of Frontage Road Rural 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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School Assessment

Request # **C2-14-2020-0006**

Applicant Name **Sarah Eveler**

Property Address **7606 Woodbine Rd**

Current Zoning **C-1**

Requested Zoning **C-2 or C-3**

Districts:

Elementary Parrs Ridge	Current Utilization Rate 76.6%	Adequacy Adequate
Middle Mount 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

<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