BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

I1-04-2020-0008
Carroll County Department of Planning  
Comprehensive Zoning Assessment Report

1. Request  
Request #: I1-04-2020-0008  
Applicant Name: K&P Resource Recovery, LLC  
Property Address: 2074 Reese Rd, Westminster, MD 21157 (Parcel 0050)  
Current Zoning: “A” Agriculture & “C” Conservation  
Requested Zoning: “I-1” Light Industrial

2. Description of Property

Property Address: 2074 Reese Rd, Westminster, MD 21157  
Commissioner District: 2  
Parcel: 0050  
Account ID: 07-04-024656  
Map: 0047  
Total Acreage of Parcel: 169.76 acres  
Area to be Rezoned: 135 acres to “I-1”  
Current Use (SDAT): Residential  
Improved or Unimproved: Unimproved  
Current Zoning: “A” Agriculture & “C” Conservation  
Requested Zoning: “I-1” Light Industrial

3. Land Use and Zoning Considerations

Existing Land Uses: 
No improvements on the property.

Land Use Plan Designation:¹  
North of the rail line there is approximately  
• 17 acres designated as Resource Conservation  
• 79 acres designated as Light Industrial  
South of the rail line there is approximately  
• 18 acres designated as Resource Conservation  
• 56 acres designated as Light Industrial

¹ 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>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>“A” Agriculture</td>
</tr>
<tr>
<td></td>
<td>“C” Conservation</td>
</tr>
<tr>
<td></td>
<td>2014 CCMP: Agriculture</td>
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<tr>
<td>South</td>
<td>“A” Agriculture</td>
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<tr>
<td></td>
<td>2014 CCMP: Agriculture, Heavy Industrial</td>
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<tr>
<td>East</td>
<td>“A” Agriculture</td>
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<td></td>
<td>“C” Conservation</td>
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<td></td>
<td>2014 CCMP: Agriculture, Conservation</td>
</tr>
<tr>
<td>West</td>
<td>“A” Agriculture</td>
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<tr>
<td></td>
<td>“C” Conservation</td>
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<td>2014 CCMP: Agriculture, Conservation, Heavy Industrial</td>
</tr>
</tbody>
</table>

Zoning History Summary

This property has been zoned Agriculture and Conservation since 1965.

4. Consistency with Master and Functional Plans:

A. Applicable Master Plan Land Use, (MGA, Rural Village Designation, etc.)

The requested “I-1” Light Industrial zoning is consistent with the future land use designation of Light Industrial and inconsistent with the land use designation of Resource Conservation in the 2014 CCMP. This property is outside of the Westminster municipal growth area.

B. Applicable Master Plan Goals and Objectives

This request is consistent with Goal 13 from the 2014 CCMP:
“Promote a healthy economy and additional employment opportunities by…focusing on 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; and maintaining a desirable balance between economic development and residential development.”

Also consistent with the following Implementation Strategy from the 2014 CCMP:
“Zone adequate commercial, industrial, and employment campus lands to increase the non-residential tax base; along major roadway corridors encourage the assembly of small, separate adjoining parcels of developable and into single larger parcels…”
C. Water Service Area and Service lines in proximity (see map)

| W-7 No Planned Water Service |

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

| S-7 No Planned Sewer Service |

5. Environmental Constraints

A stream branch of the Liberty Reservoir spans the site from east to west. The site around the stream encompasses wetlands and is within the FEMA floodplain. To the south of the stream is Maryland Midland rail line and to the north of the stream is BGE overhead Transmission Lines, both spanning the site from east to west. Neither the rail line nor the transmission lines are within the FEMA floodplain.

Slopes greater than 25% are present bordering the property and floodplain area, and 66% of the site has forest cover. The full site is located within the North Branch Patapsco River Tier II Catchment Area.

6. Historic Resources Identified

No historic sites were identified on the property. Nine historic sites were identified within a ½ mile radius.

7. Public Safety Assessment

EMS is adequate, there are no deficiencies at the time of this assessment. Fire is adequate for Late and Failed and is approaching inadequate for Response Time.

8. Ag Preservation and Applicable Preservation Area

Upper Patapsco Rural Legacy Area. There is a MALPF Easement directly north of the property.
9. Assessment Summary

This request is consistent with the 2014 CCMP. The future land use as expressed in the plan and its proximity to future water and sewer make this site an ideal candidate for Industrial Light Zoning. The future land use is consistent with this zoning designation. Both environmental constraints and utility corridors which split this property into north and south may pose as a challenge to development; these challenges will be addressed at the time of site plan review. Conservation Zoning should buffer the stream and floodplains to the south as it currently does to the north, and as expressed on the land use map.

10. Recommendations

Department of Planning Recommendation: Favorable with the following amendment to the request: follow Land Use from the 2014 CCMP as amended 2019 to rezone the property. Approximately 17 acres north of the rail line remain Conservation, and 18 acres south of the rail line be rezoned to Conservation. The remaining 135 acres to be rezoned to Light Industrial.

Planning Commission Recommendation: Unfavorable

11. Appendixes

See attachments for individual assessments.
Zoning History

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Previous Zoning Change Requests (if applicable): None

BZA Requests (if applicable): None

Zoning Violations (if applicable): None

Comments:

1965 Zoning – Agriculture and Conservation
I1-04-2020-0008: Water Service Area

Legend
- Major Roads
- Roads
- Water Lines: Non-County Maintained
- Growth Area
- Corporate Limits
- Property Data
- Water Service Area
  - Existing
  - Priority
  - Future

Created by the Carroll County Department of Planning 3/20 (KC)
Environmental Issues

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Watershed: Liberty Reservoir

<table>
<thead>
<tr>
<th>Yes</th>
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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): North Branch Patapsco River 1

Comments:

A stream branch of the Liberty Reservoir, FEMA floodplain and the Maryland Midland rail line traverse east to west through the center of the parcel.

Forest Cover – 66% (111.76 acres) of parcel

Steep slopes – are located along edges of parcel

Notes: See accompanying map with this data. Percentages and numbers are approximate as staff used the latest data from PUB to calculate the area of environmental issues.
Historic Preservation

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Historic Inventory Number On-Site: None

Historic Feature within a ½ mile radius: Several

Comments:

<table>
<thead>
<tr>
<th>Within a ½ mile radius there are several historic features:</th>
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</thead>
<tbody>
<tr>
<td>• CARR-698, Swartzbaugh-Beaver house</td>
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<tr>
<td>• CARR-882, Oxmore Mill</td>
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<tr>
<td>• CARR-909, Carrollton Roller Mill</td>
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<tr>
<td>• CARR-1346, Noah Long House</td>
</tr>
<tr>
<td>• CARR-1349, Isaac Long House, abandoned</td>
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<tr>
<td>• CARR-1350, Ludwig Long-Jesse Long House &amp; Site</td>
</tr>
<tr>
<td>• CARR-1351, Evelyn Thompson Farm</td>
</tr>
<tr>
<td>• CARR-1372-Miles Long House</td>
</tr>
<tr>
<td>• CARR-1377, McGinnis Distillery Master’s House</td>
</tr>
</tbody>
</table>
Fire and EMS Assessment

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Districts:

Fire: Reese (2/1/18-1/31/20)  
Late and Failed: Adequate (14.13%)  
Failed: Adequate (1.09%)  
RT: Approaching Inadequate (9 min. 05 sec.)

EMS: Central/Reese (2/1/18-1/31/20)  
Late and Failed: Adequate (0.24%)  
Failed: Adequate (0.12%)  
RT: Adequate (7 min. 21 sec.)

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>
Transportation

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Frontage Road: Reese Road

Most Recent ADT or AADT of Frontage Road: Reese Road, west of Carrollton Road, ADT of 531 (2011 data); Reese Road, north of MD 140, ADT of 706 (2011 data)

LOS at the Nearest Intersection or Frontage Road: No information available

Functional Classification of Frontage Road: Reese Road – Rural Local Roadway (6R)

Capital Improvements of Adjacent Road(s): None

Planned Major Streets on-site or in proximity: None

<table>
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<tr>
<th>Yes</th>
<th>No</th>
</tr>
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</table>
| ☐   | ☒  | Sidewalk
| ☐   | ☒  | Trail
| ☐   | ☒  | TrailBlazer Route or Stop

Comments: