

BY-REQUEST COMPREHENSIVE REZONING

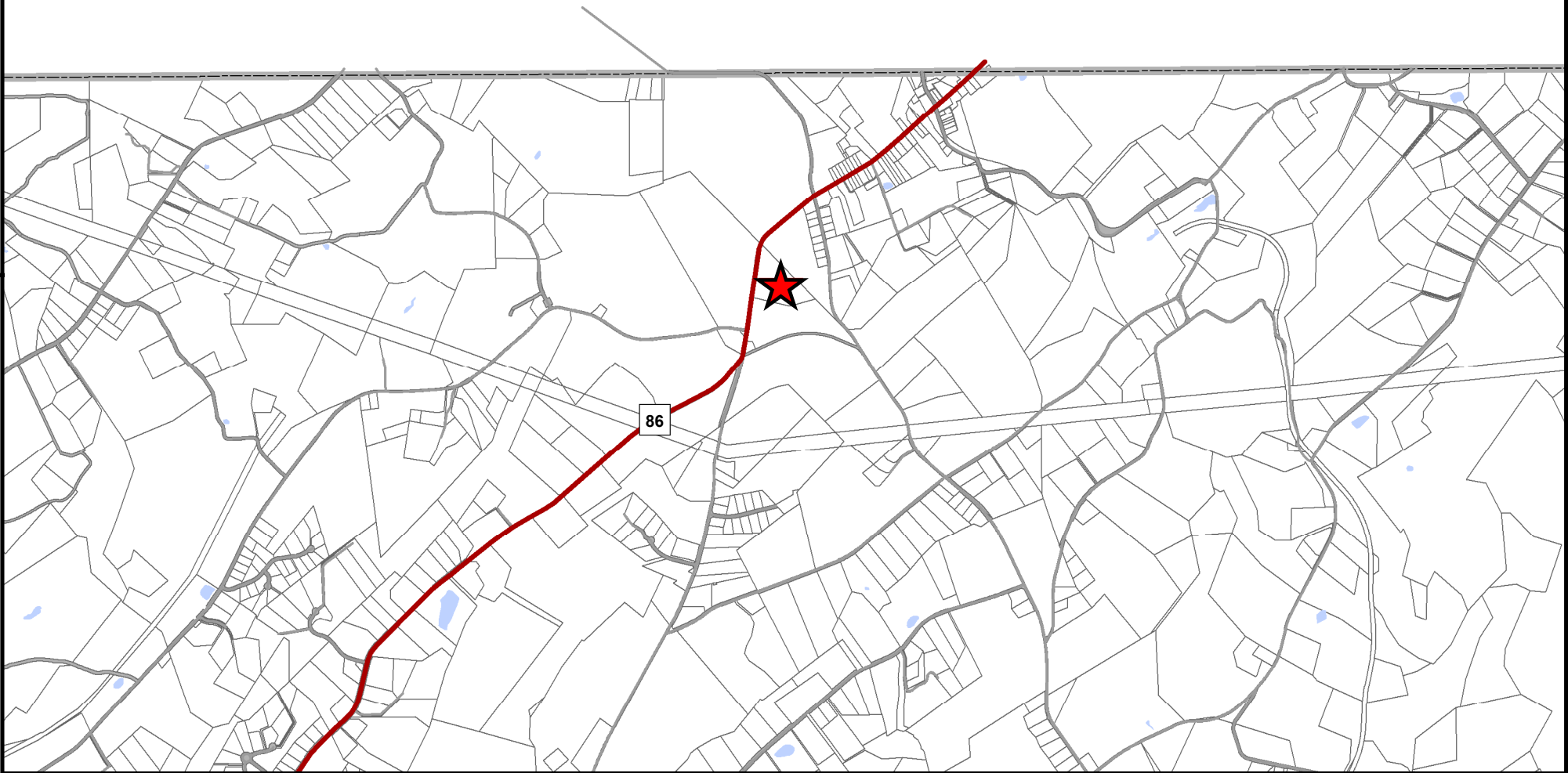
COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-06-2020-0015








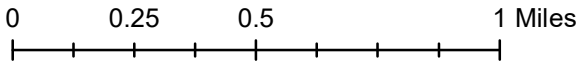
C2-06-2020-0015: Overview

YORK
COUNTY, PA



Legend

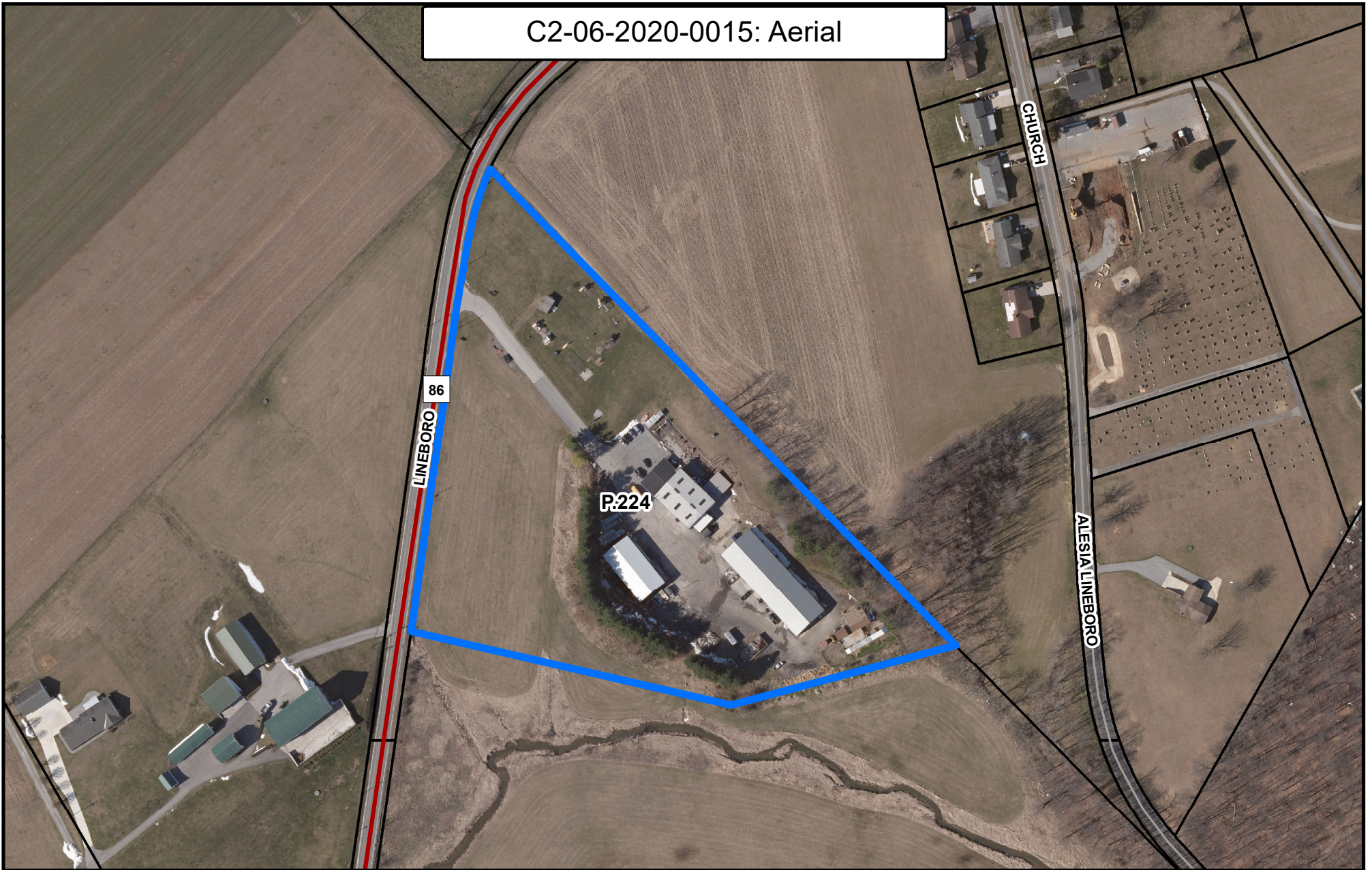
-  C2-06-2020-0015
-  Major Roads
-  Roads
-  County Border
-  Property Data







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

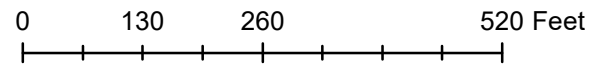


C2-06-2020-0015: Aerial



Legend

-  C2-06-2020-0015
-  Property Data
-  Major Roads
-  Roads



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



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # C2-06-2020-0015 Applicant Name: Clark Shaffer/on behalf of Mary Jane Graf, TR

Property Address: 4033 Lineboro Road, Manchester MD 21102

Current Zoning: AG Requested Zoning: C-2

2. Description of Property

Site Address 4033 Lineboro Rd., Manchester, MD 21102

Commissioner District 1

Parcel 0224 Map 0007

Total Acreage of Parcel 8.087 acres Area to be Rezoned: 8.087 acres

Current Zoning: AG Requested Zoning: C-2

3. Land Use and Zoning Considerations

Existing Land Uses:

Commercial (Daycare, Automobile Repair, Contractors office/storage)

Land Use Plan Designation:¹

Village-Residential

Zoning History Summary (see worksheet)

<p>This property has been in the Agricultural district since 1965. It has a long history of commercial uses, including contractor's equipment storage, garden supply, sale and repair of farm equipment, and day care center, which are permitted by right or for which conditional uses have been approved by the BZA. In 2019, it was found to have a vehicle repair business, which is not permitted in the AG District. This case is pending.</p>

¹ Per 2014 Master Plan as amended 2019.

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

	<u>Zoning</u>	<u>Land Use</u>
North	Agriculture	Agriculture, Residential
South	Agriculture	Agriculture
East	Agriculture	Agriculture, Commercial
West	Agriculture	Agriculture

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. It has a Future Land Use designation of Village Residential, as it is within the boundaries of the Lineboro Rural Village. The Village Commercial designated property is to the north on MD 86. This request is not consistent with the Future Land Use Designation.

B. Applicable Master Plan Goals and Objectives

Goals for Rural Villages were not specifically addressed in the 2014 CCMP as amended in 2019.

This request is consistent with the Following Implementation Strategy: *“In Rural Villages, encourage small neighborhood commercial development that is consistent with local character and that revitalizes historic properties.”*

As articulated in the enabling legislation of the Smart Growth Act of 1997 the intent of Rural Villages is to support: *“... many small unincorporated communities in Maryland that are logical centers for rural development that supports the surrounding rural economy and landscape. “*

<https://planning.maryland.gov/Documents/OurProducts/Archive/72195/mg17-Designating-PFAs.pdf>

C. Water Service Area and Service lines in proximity

Not within planned water service area.

D. Sewer Service Area Service

Not within planned sewer service area.

5. Environmental Constraints

The 100-year Floodplain encroaches onto a small area in the southern portion of the property.

There are two areas identified as steep slopes, the first area, closet to Lineboro Road, are berms which were built as shown on site plan S-90-025. The other area of steep slopes run halfway up and are adjacent to the northern property line.

6. Historic Resources Identified

None on the property There are thirty-nine records identified by the Maryland Cultural Resource Information System which fall within the ½ mile Area of Potential Effect (APE).

7. Public Safety Assessment

Lineboro District: approaching inadequate for Fire and EMS.

8. Ag Preservation and Applicable Preservation Area

There is a 106-acre parcel (split by MD 86), with a portion abutting this parcel to the north which is in a County Easement for Ag Preservation.

This parcel also lies within the Little Pipe Creek Rural Legacy Area.

9. Assessment Summary

This property has a Future Land Use designation in the 2014 CCMP as amended 2019 of Village Residential, which is not consistent with the C-2 Zoning District. However, it has a long history of BZA approvals for allowable commercial uses in the AG district, such as contractor’s storage, garden supply center, and farm machinery service and sales. The property is also currently the location of a day care center, a principal permitted use in the AG District.

The inclusion of this property in the Rural Village of Lineboro along MD 86 differentiates it from other requests for properties with inconsistent FLU designations. The Rural Village designation grew out of the State of Maryland’s 1997 Smart Growth Areas Act. Lineboro is one of the County’s 35 unincorporated traditional settlements. Historically, the Rural Villages were a concentration of residences and local businesses located on relatively small lots, grouped close together, surrounded by farms. Because of the nature of these villages, properties originally used for commercial purposes may now be residential, and vice versa. These areas were originally mixed use in nature and designating properties as only residential or only commercial is problematic as uses change over time.

This property has a history of commercial use, has access to MD 86, and is 8 acres in size. It is appropriate that it continue to be used for commercial purposes.

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

Favorable

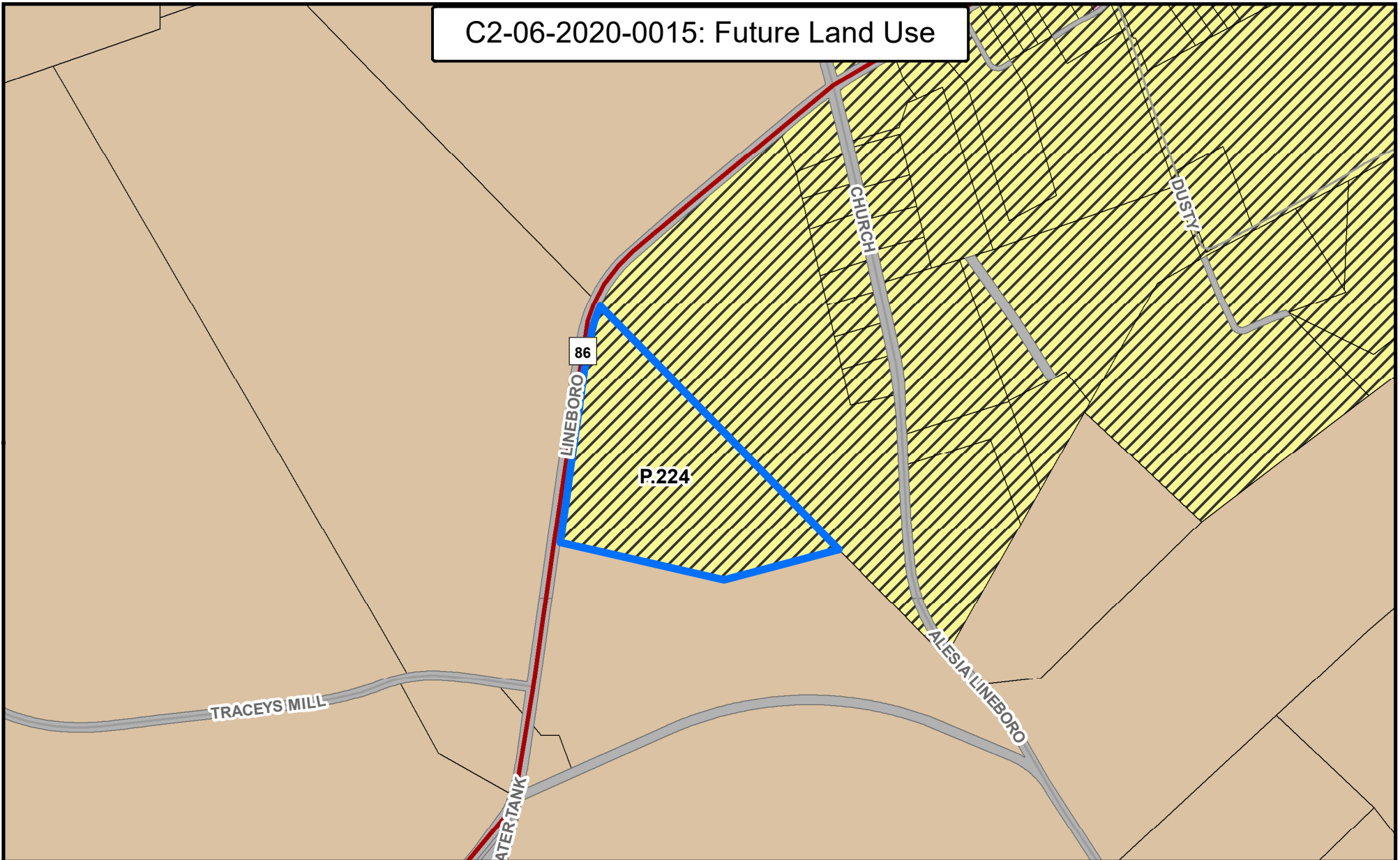
**Planning Commission Recommendation:
(Favorable or Unfavorable)**

Favorable


11. Appendixes

See attachments for individual assessments.

C2-06-2020-0015: Future Land Use



Legend

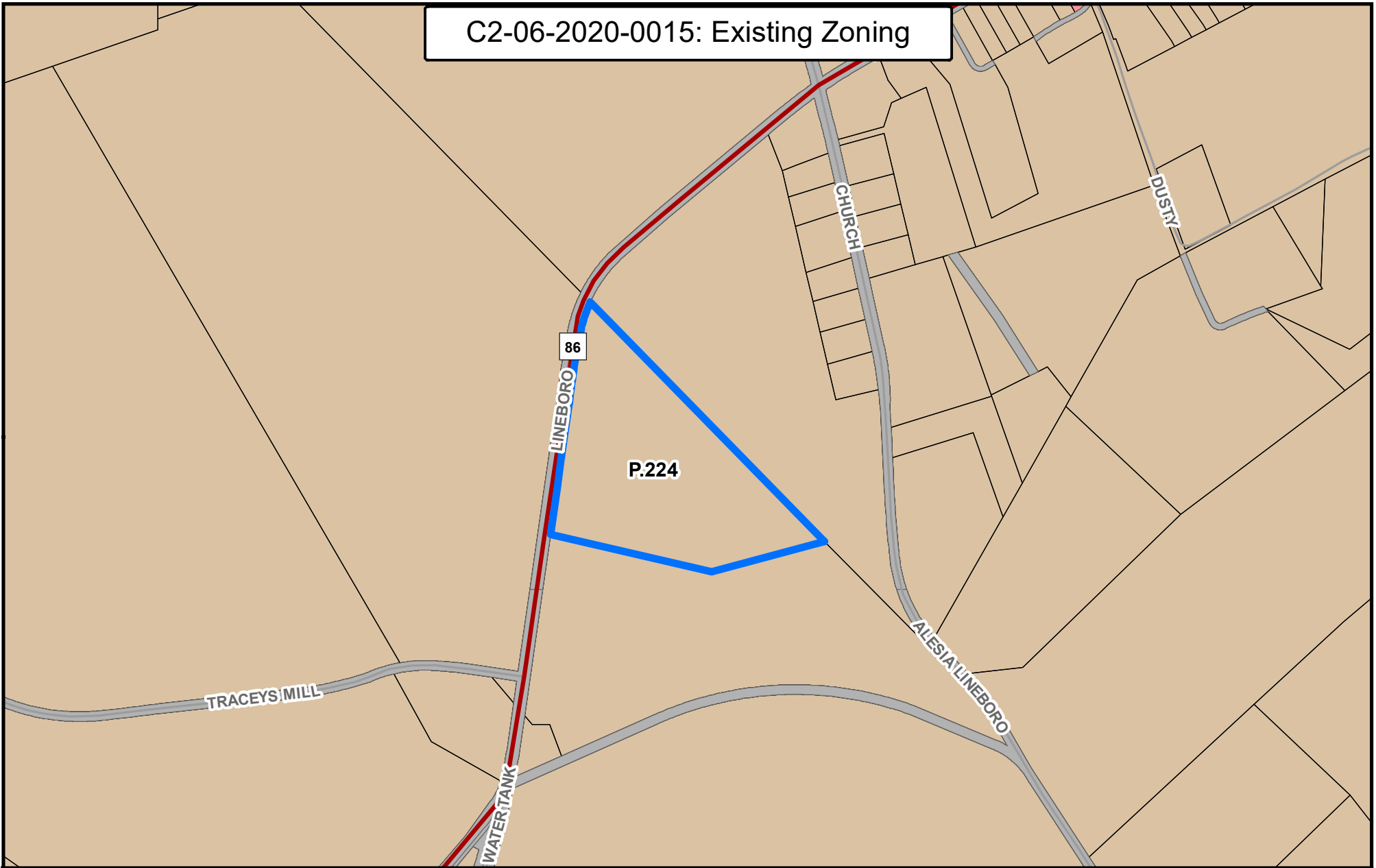
- | | | |
|--|---|---|
|  C2-06-2020-0015 | County Future Land Use |  Village-Residential |
|  Major Roads |  Agriculture |  Transportation |
|  Roads |  Village-Commercial/Industrial | |
|  Property Data | | |

0 195 390 780 Feet







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Department of Planning 3/20 (KC)

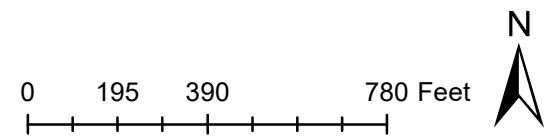


C2-06-2020-0015: Existing Zoning



Legend

- | | | |
|--|---|------------------------|
|  C2-06-2020-0015 |  Major Roads | Existing Zoning |
|  Roads |  Agriculture | |
|  Property Data |  C-1 | |



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

Zoning History

Request # C2-06-2020-0015 Applicant Name: Clark Shaffer/on behalf of Mary Jane Graf, TR

Property Address: 4033 Lineboro Road, Manchester MD 21102

Current Zoning: AG Requested Zoning: C-2

Previous Zoning Change Requests (if applicable): N/A

BZA Requests (if applicable): Case #'s 1323, 1531, 1633, 3208 & 3274

Zoning Violations (if applicable): ZI-19-0042, ZI-91-0551, ZI-92-0283

Comments:

BZA Case # 1323- Conditional Use (establishment of a Contractor's Equipment Storage Yard with a shop building 60'x75' on 69 acres.

BZA Case # 1531-Conditional Use (permit an addition, 28'x50' to an existing contractor's storage building for purposes of storage and office space, and future storage building 30'x100'.

BZA Case # 1633-Request for authorization to amend the dimensions of the future storage building authorized in Case 1531, in conjunction with a Contractor's Equipment Storage Yard, from 30'x100' to 60'x152'.

BZA Case # 3208-Conditional Use request for Garden Supply Center in 1989 - approved

BZA Case # 3274-Conditional Use request for sale repair and service of farm machinery and equipment in 1989 - approved

ZI-19-0042- 2019 Illegal vehicle repair in the Ag District

ZI-91-0551- 1991 Illegal portable sign

ZI-92-0283- 1992 Investigation of illegal sale of sheds. Deemed to be accessory to the garden center

Checklist of Environmental Issues

Request # **C2-06-2020-0015** Applicant Name: **Clark Shaffer/on behalf of Mary Jane Graf, TR**

Property Address: **4033 Lineboro Road, Manchester MD 21102**

Current Zoning: **AG** Requested Zoning: **C-2**

Watershed: **Prettyboy Reservoir**

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 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): _____ |

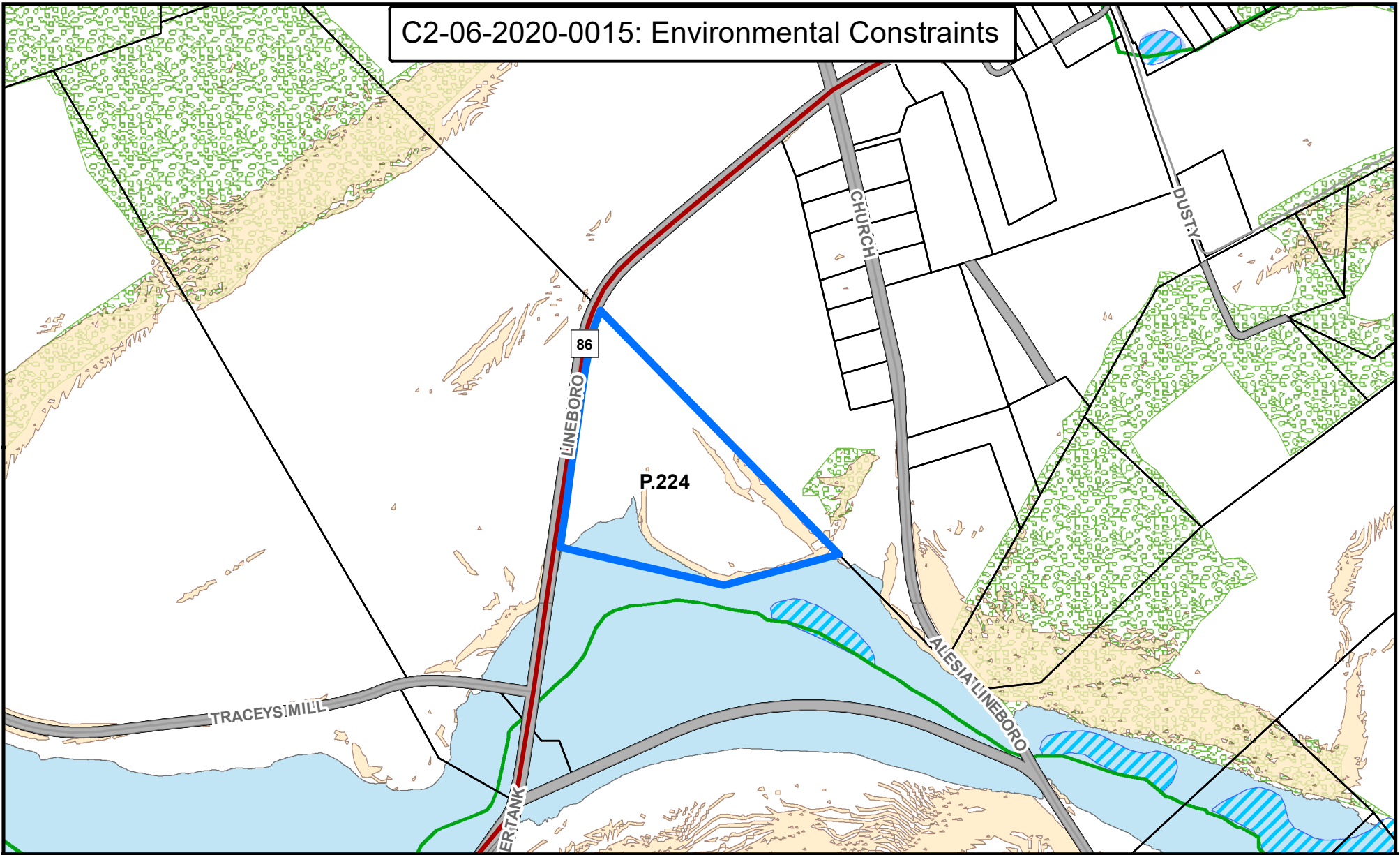
Please provide an accompanying map with this data.

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

The 100-Year Floodplain encroaches onto a small area in the southern portion of the property.

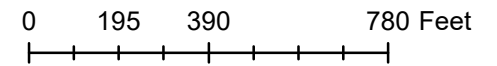
There are two areas identified as steep slopes, the first area, closet to Lineboro Road, are berms which were built as required in BZA cases 1323, 1531, 1633, 3208 & 3274. The other area of steep slopes runs halfway up and is adjacent to the northern property line.

C2-06-2020-0015: Environmental Constraints



Legend

- C2-06-2020-0015
- Major Roads
- Wetlands
- Roads
- FEMA Floodplain
- Streams
- Ponds - Reservoirs
- Property Data
- Steep Slopes Lidar (25% or greater)
- Forest Cover



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



ATTACHMENTS YES NO
DATE COMPLETED 6/3/2020
PLANNER INITIALS WPW

Historic Preservation Checklist

Request # C2-06-2020-0015 Applicant Name: Clark Shaffer/on behalf of Mary Jane Graf, TR

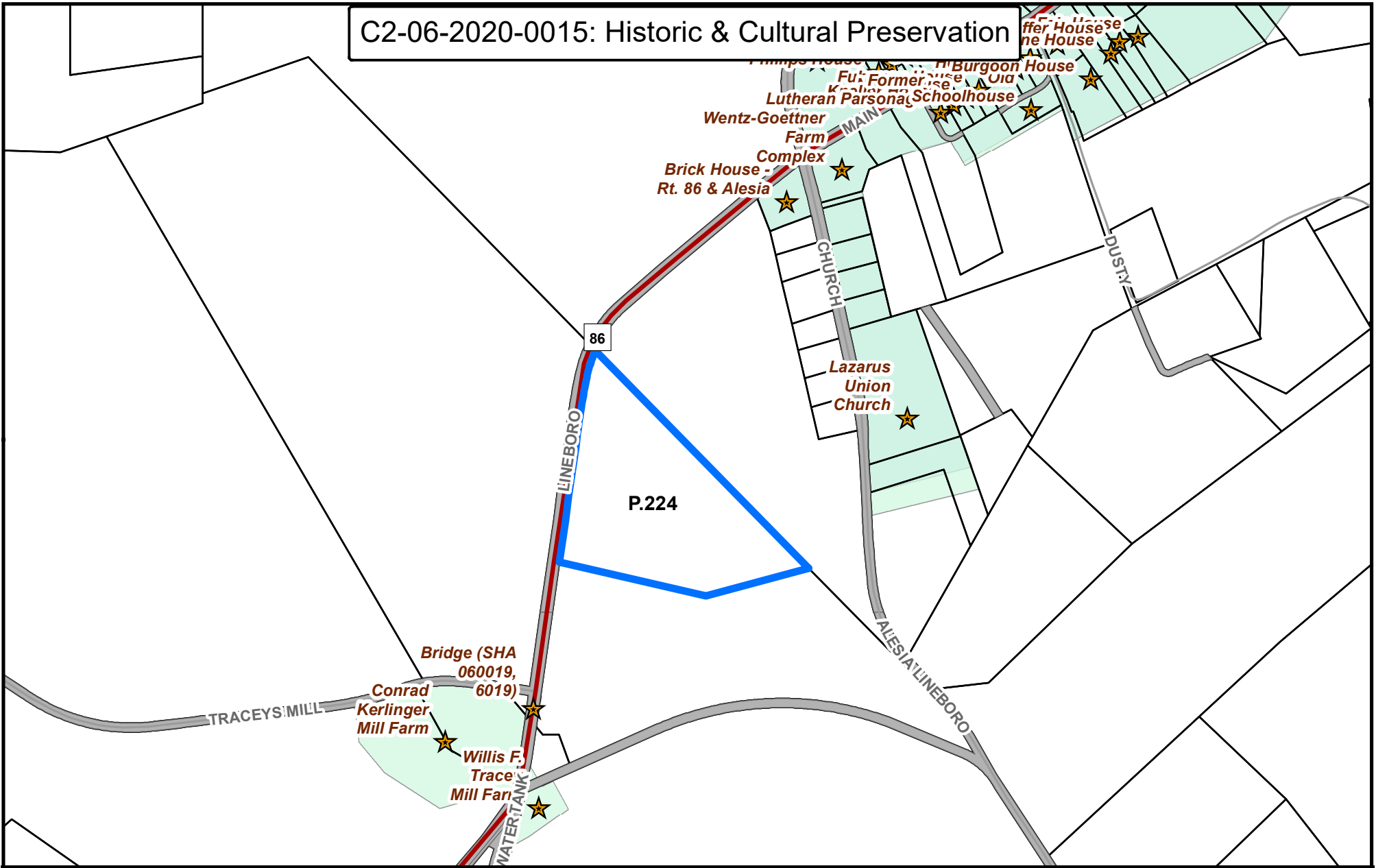
Property Address: 4033 Lineboro Road, Manchester MD 21102

Current Zoning: AG Requested Zoning: C-2

Historic Inventory Number: N/A

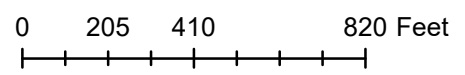
Comments: Numerous properties to the north along MD 86 (see map)

C2-06-2020-0015: Historic & Cultural Preservation



Legend

- C2-06-2020-0015
- Major Roads
- County Border
- ★ Historic Site Points
- Roads
- Property Data
- Historic District
- National Register of Historic Places



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

ATTACHMENTS YES NO
DATE COMPLETED 6/3/2020
PLANNER INITIALS WPW

Fire and EMS Assessment

Request # C2-06-2020-0015 Applicant Name: Clark Shaffer/on behalf of Mary Jane Graf, TR

Property Address: 4033 Lineboro Road, Manchester MD 21102

Current Zoning: AG Requested Zoning: C-2

Districts:

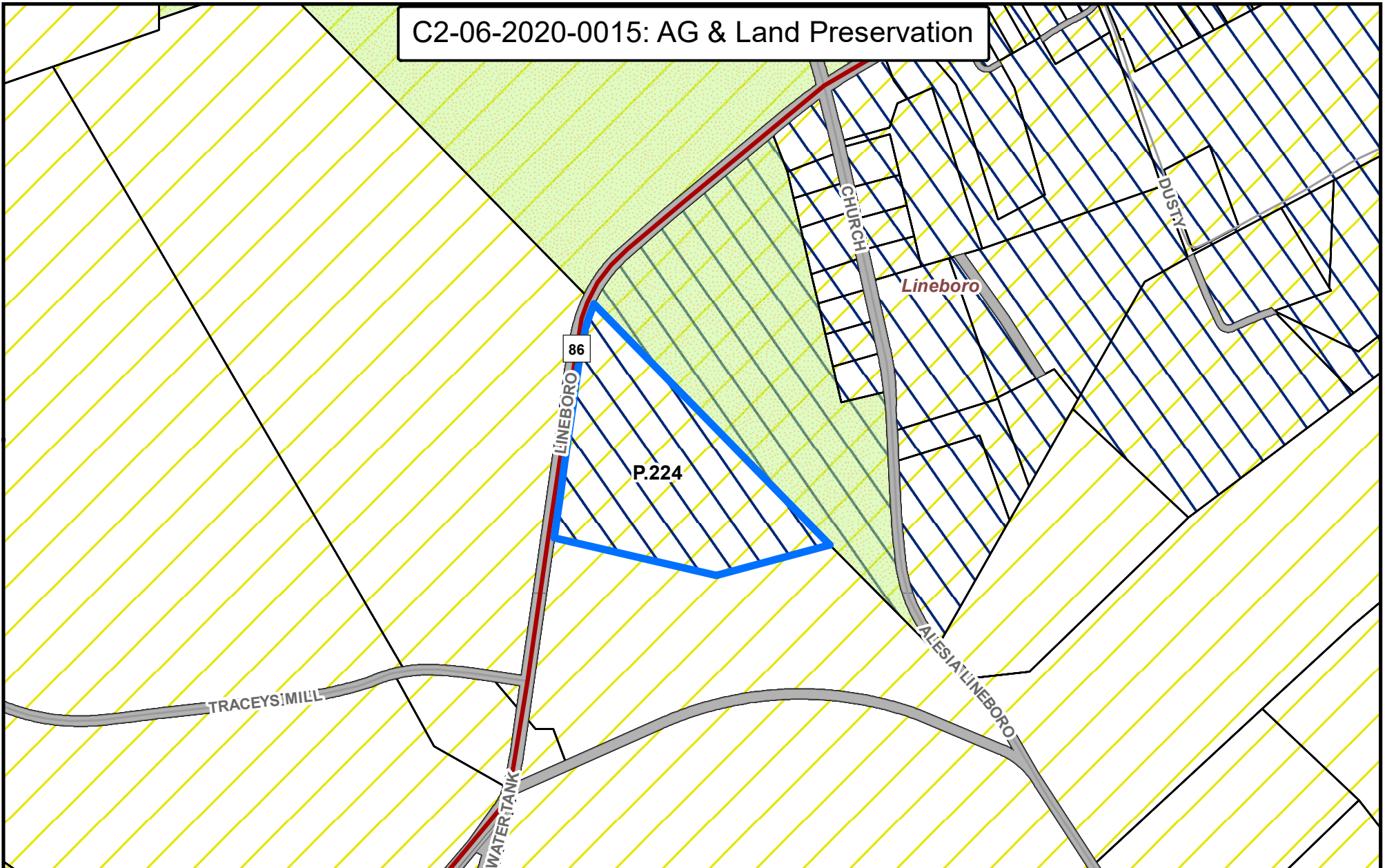
Fire and EMS: Lineboro Volunteer Adequacy: Approaching Inadequate

*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

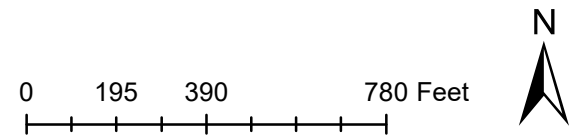
Notes:

C2-06-2020-0015: AG & Land Preservation



Legend

- | | | |
|--|---|--|
|  C2-06-2020-0015 |  Property Data | Rural Village |
|  Major Roads |  Carroll County Easement |  Lineboro |
|  Roads | |  Upper Patapsco Rural Legacy Area |



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ATTACHMENTS YES NO
DATE COMPLETED 6/3/2020
PLANNER INITIALS WPW

Transportation Checklist

Request # C2-06-2020-0015 Applicant Name: Clark Shaffer/ on behalf of Mary Jane Graf, TR

Property Address: 4033 Lineboro Road, Manchester, MD 21102

Current Zoning: AG Requested Zoning: C-2

Frontage Road: Lineboro Road (MD 86)

Most Recent ADT of Frontage Road: 3722

Functional Classification of Frontage Road: 4R

<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:

ATTACHMENTS YES NO
DATE COMPLETED 6/3/2020
PLANNER INITIALS WPW

School Assessment

Request # C2-06-2020-0015 Applicant Name: Clark Shaffer/on behalf of Mary Jane Graf, TR

Property Address: 4033 Lineboro Road, Manchester MD 21102

Current Zoning: AG Requested Zoning: C-2

Districts:

Elementary: Ebb Valley Current Utilization Rate: 91.0% Adequacy: Adequate

Middle: North Carroll Current Utilization Rate: 81.9% Adequacy: Adequate

High: Manchester Valley Current Utilization Rate: 94.3% 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

Notes: