

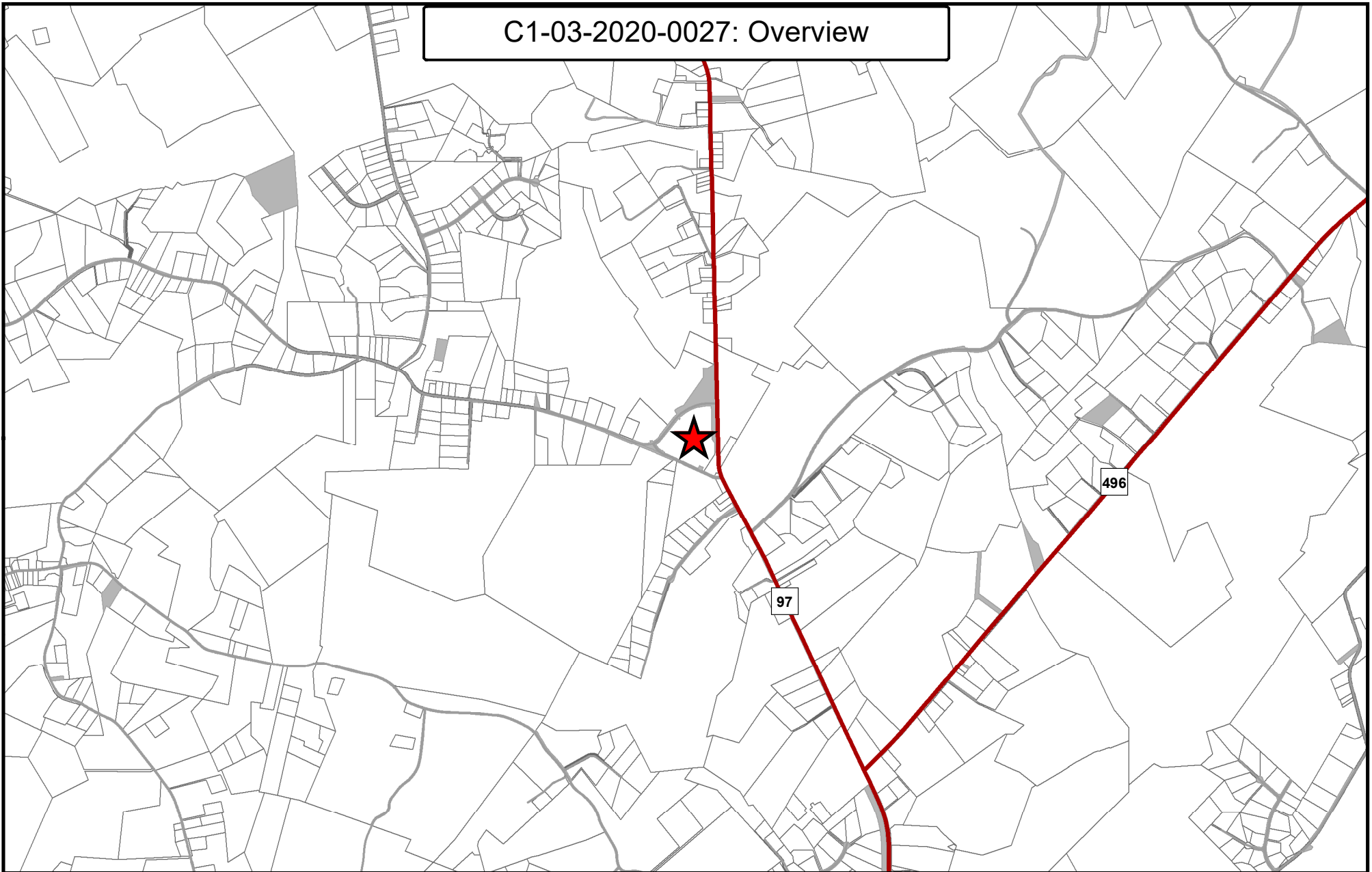
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C1-03-2020-0027



C1-03-2020-0027: Overview



Legend

- ★ C1-03-2020-0027
- Major Roads
- Roads
- Property Data

0 0.25 0.5 1 Miles





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C1-03-2020-0027: Aerial



Legend

-  C1-03-2020-0027
-  Major Roads
-  Roads
-  Property Data

0 165 330 660 Feet

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Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # C1-03-2020-0027 Applicant Name North Carroll Community School

Property Address 401 Stone Road Westminster, MD 21158

Current Zoning AG Requested Zoning C-1

2. Description of Property

Site Address 401 Stone Road Westminster, MD 21158

Commissioner District 3 Account ID: 0703432031

Parcel 0050 Map 0030

Total Acreage of Parcel 12.694 Area to be Rezoned: 12.694

Current Use: School Improved or Unimproved: Improved

Current Zoning AG Requested Zoning C-1

3. Land Use and Zoning Considerations

Existing Land Uses:

School

Land Use Plan Designation:¹

Agriculture

Zoning History Summary

<p>This property has been zoned Agriculture since 1965. There have been no violations on the property.</p>
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¹ Per 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):

	<u>Zoning</u>	<u>Land Use</u>
North	Ag abutting to the North, C-2 parcel to the north on MD 97	Ag, C-2 parcel used as day care center
South	Ag abutting to the South, two C-2 parcels to the south on MD97	Ag and residential, C-2 parcel used as automobile service.
East	Ag	Ag/Conservation, Carroll Sports Complex east of MD97
West	Ag	Ag

4. Consistency with Master and Functional Plans:

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

This property is designated Agriculture in the 2014 CCMP as amended 2019 and is immediately surrounded by land designated for agriculture. There are several small commercial properties in the vicinity and a large indoor recreational facility to the east. The request is not consistent with the FLU designation in the 2014 CCMP.

B. Applicable Master Plan Goals and Objectives

This request is not consistent with the goals of the 2014 CCMP as amended 2019. It is contrary to goals 14 and 15 in the Plan.

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.

Goal 15 Pursue policies that facilitate development in appropriate areas, including the Designated Growth Areas, thereby protecting and conserving agricultural and environmental resources, preserving open space, and providing public facilities and services efficiently and cost-effectively.

C. Water Service Area and Service

No planned service

D. Sewer Service Area Service

No planned service

5. Environmental Constraints (see map)

Nothing of significance

6. Historic Resources Identified (see map)

None on property, several adjacent to property to the south and east

7. Public Safety Assessment

In Pleasant Valley District; Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area (see map)

Priority Preservation Area, surrounded by MALPF easement

9. Assessment Summary

This request is not consistent with the 2014 Carroll County Master Plan as amended 2019 or other applicable plans. Inconsistency with the master plan and the presumption of correctness of the master plan are the two main reasons for this unfavorable recommendation.

Although the property is not currently in an Ag use, it is a legally operating commercial use as permitted by Section 158.070 (D) of the County Code and may continue as such indefinitely. It may also be used for a number of other nonagricultural uses, both residential and commercial, as set forth in 158.070 (D) and (E). Changing this property from Ag zoning to the C-1 zoning category would allow all the additional commercial uses in Section 158.082 of the County Code on this property, which is in a Priority Preservation Area, surrounded by Ag-zoned and protected land and large-lot residential properties. This was not envisioned by the 2014 Plan or the 2019 Amendment.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Unfavorable

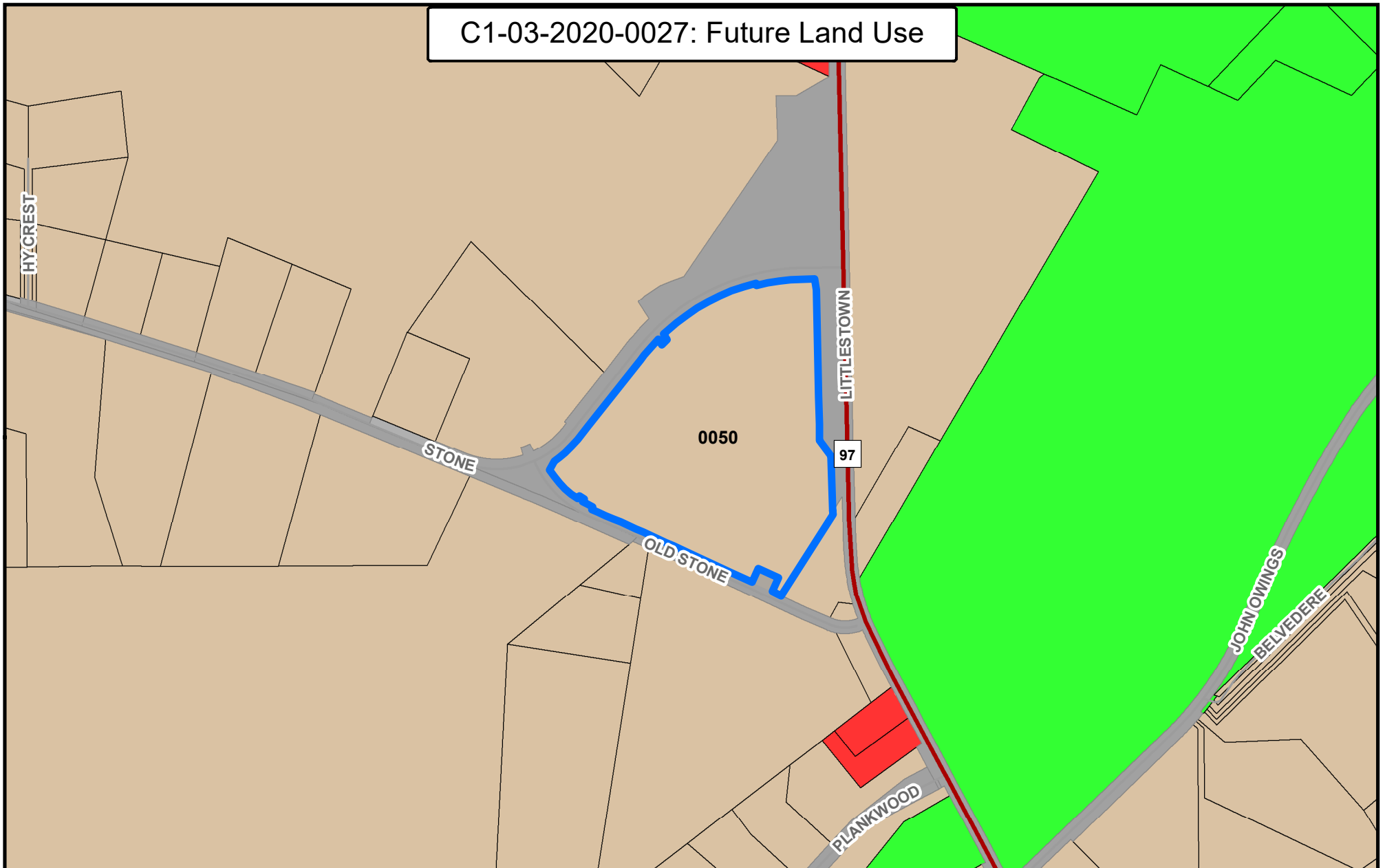
Planning Commission Recommendation:
(Favorable or Unfavorable)

Unfavorable

11. Appendixes

See attachments for individual assessments.

C1-03-2020-0027: Future Land Use



Legend



C1-03-2020-0027

Major Roads

Roads

Property Data

Future Land Use

Agriculture

Resource Conservation

Commercial-Medium

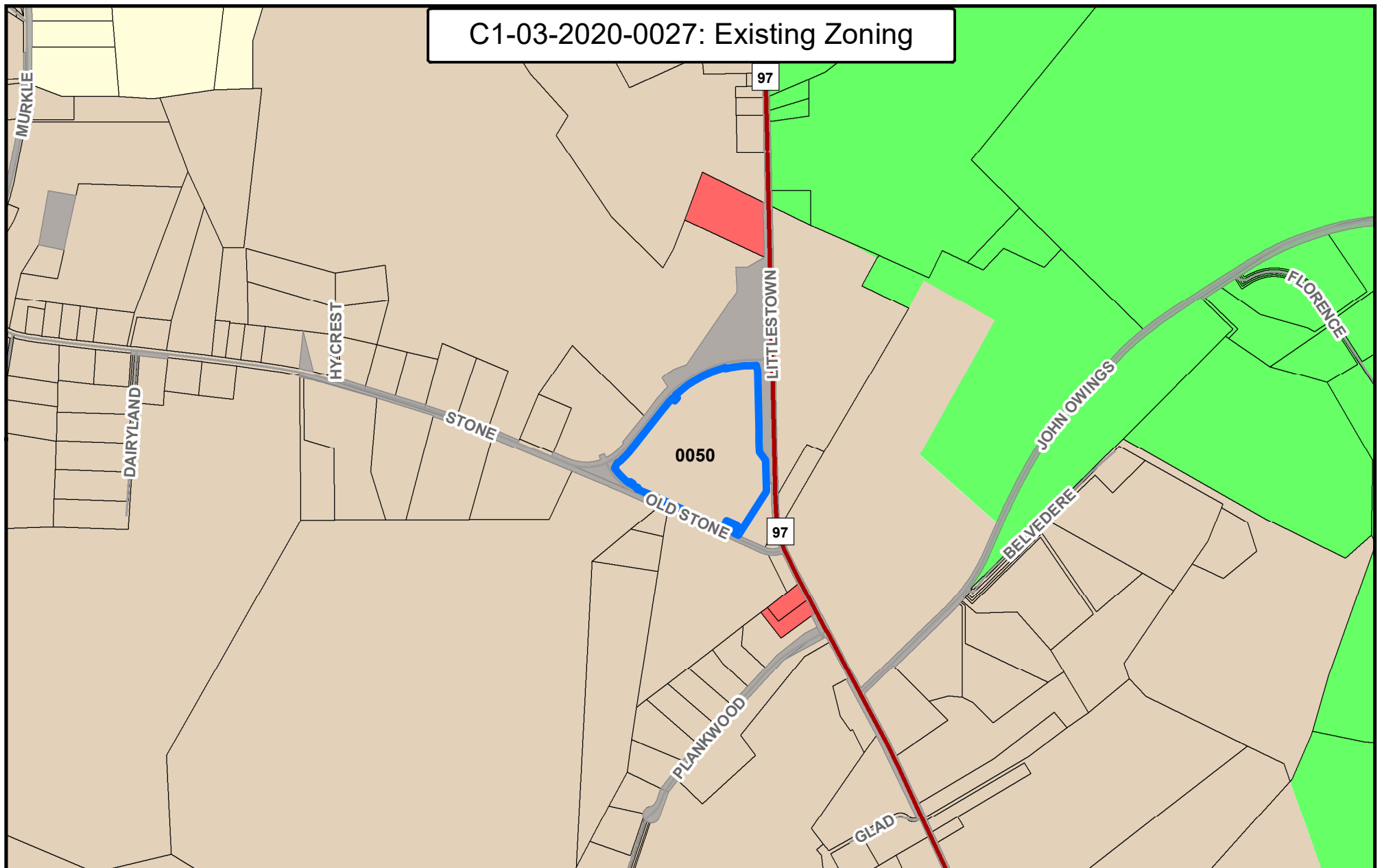
Transportation

0 195 390 780 Feet









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C1-03-2020-0027: Existing Zoning



Legend

- | | | | |
|--|--|---|--|
|  C1-03-2020-0027 |  Major Roads | Existing Zoning |  R-40,000 |
|  Roads |  Agriculture |  C-2 | |
|  Property Data |  Conservation | | |

0 350 700 1,400 Feet



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Zoning History

Request # C1-03-2020-0027 Applicant Name North Carroll Community School

Property Address 401 Stone Road, Westminster, MD 21158

Current Zoning AG Requested Zoning C-1

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

BZA Requests (if applicable): None

Zoning Violations (if applicable): ZI-18-0031: Investigated a complaint regarding site plan violation; no violation

Comments:

This property has been zoned Agriculture since 1965.

Checklist of Environmental Issues

Request # C1-03-2020-0027 Applicant Name North Carroll Community School

Property Address 401 Stone Road Westminster MD 21158

Current Zoning AG Requested Zoning C-1

Watershed Double Pipe Creek

Yes No

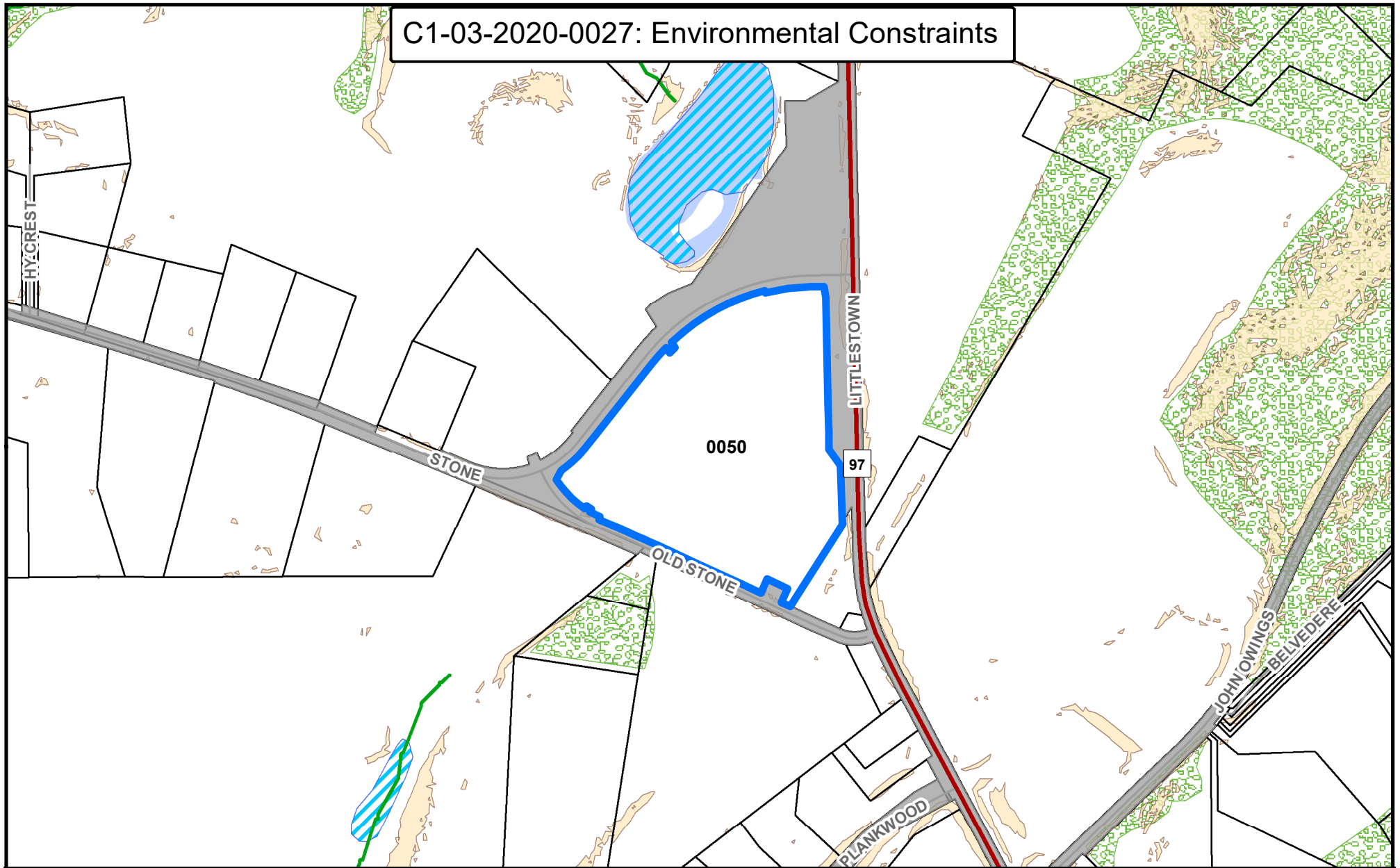
- ☐ ☒ Water Resources Protection Easement
☐ ☒ 100-Year Floodplain on the Property
☐ ☒ Streams
☐ ☒ Wetlands
☒ ☐ Steep Slopes (<25%)
☐ ☒ Forest Cover (<25% ☐ 25-50% ☐ 51-75% ☐ >75% ☐ of total parcel)
☐ ☒ Tier II Catchment Area (if yes, Name):_____

Please provide an accompanying map with this data.

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

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C1-03-2020-0027: Environmental Constraints



Legend

- | | | |
|-----------------|--------------------|-------------------------------------|
| C1-03-2020-0027 | Property Data | Steep Slopes Lidar (25% or greater) |
| Major Roads | Wetlands | Forest Cover |
| Roads | Ponds - Reservoirs | |
| Streams | | |

0 195 390 780 Feet

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Historic Preservation Checklist

Request # C1-03-2020-0027 Applicant Name North Carroll Community School

Property Address 401 Stone Road, Westminster MD 21158

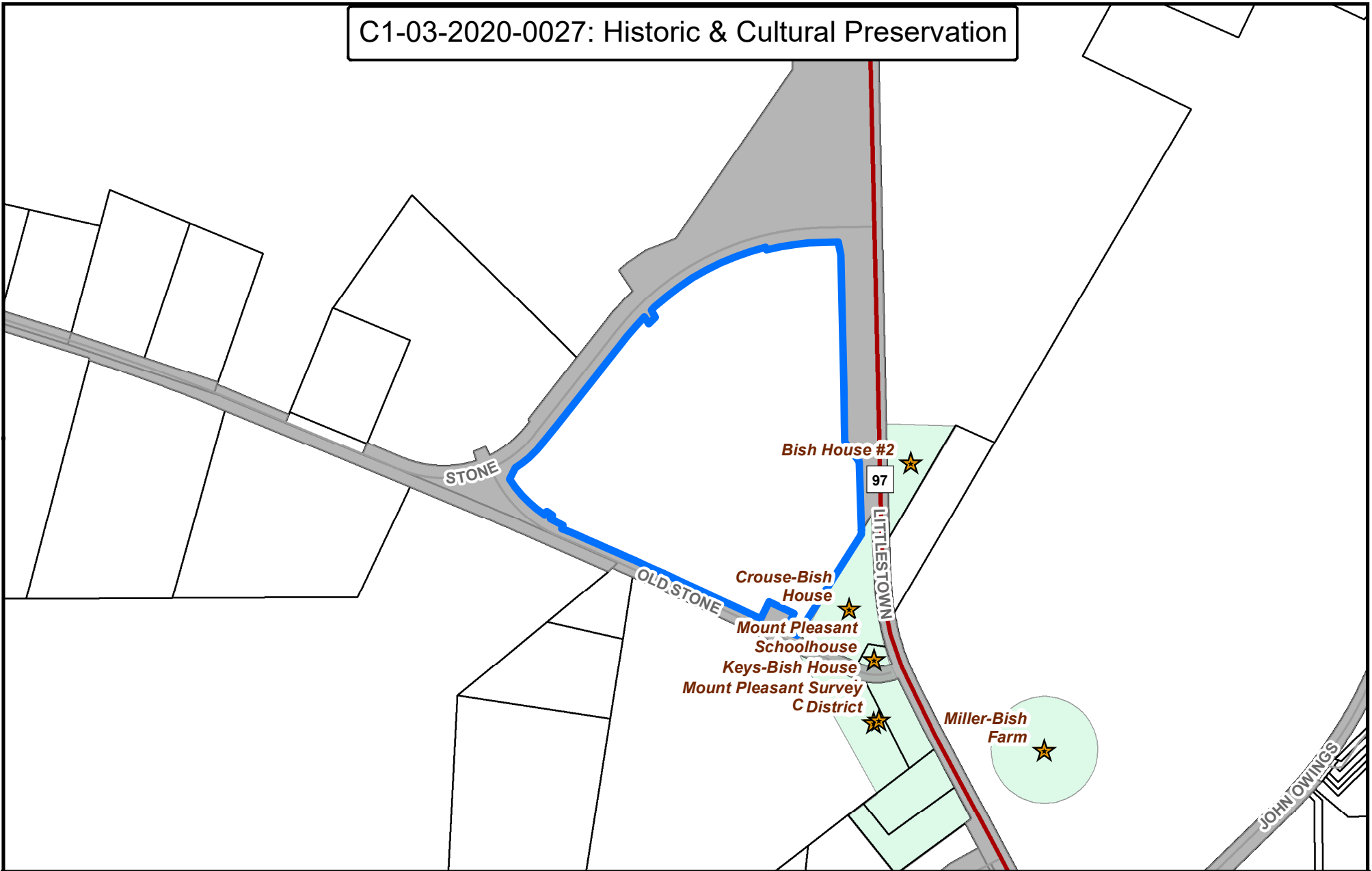
Current Zoning AG Requested Zoning C-1

Historic Inventory Number N/A



Comments:

Historic Properties located adjacent to site – Crouse-Bish House, Bish House #2, Mount Pleasant Schoolhouse, Keys-Bish House, Mount Pleasant Survey C District, Miller-Bish Farm

C1-03-2020-0027: Historic & Cultural Preservation



Legend

- | | | |
|--|---|---|
|  C1-03-2020-0027 |  Major Roads |  Property Data |
|  Historic Site Points |  Roads |  Historic District |

0 195 390 780 Feet

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Fire and EMS Assessment

Request # C1-03-2020-0027 Applicant Name North Carroll Community School

Property Address 401 Stone Road, Westminster, MD 21158

Current AG Requested Zoning C-1

Districts:

Fire Pleasant Valley

Adequacy: Adequate

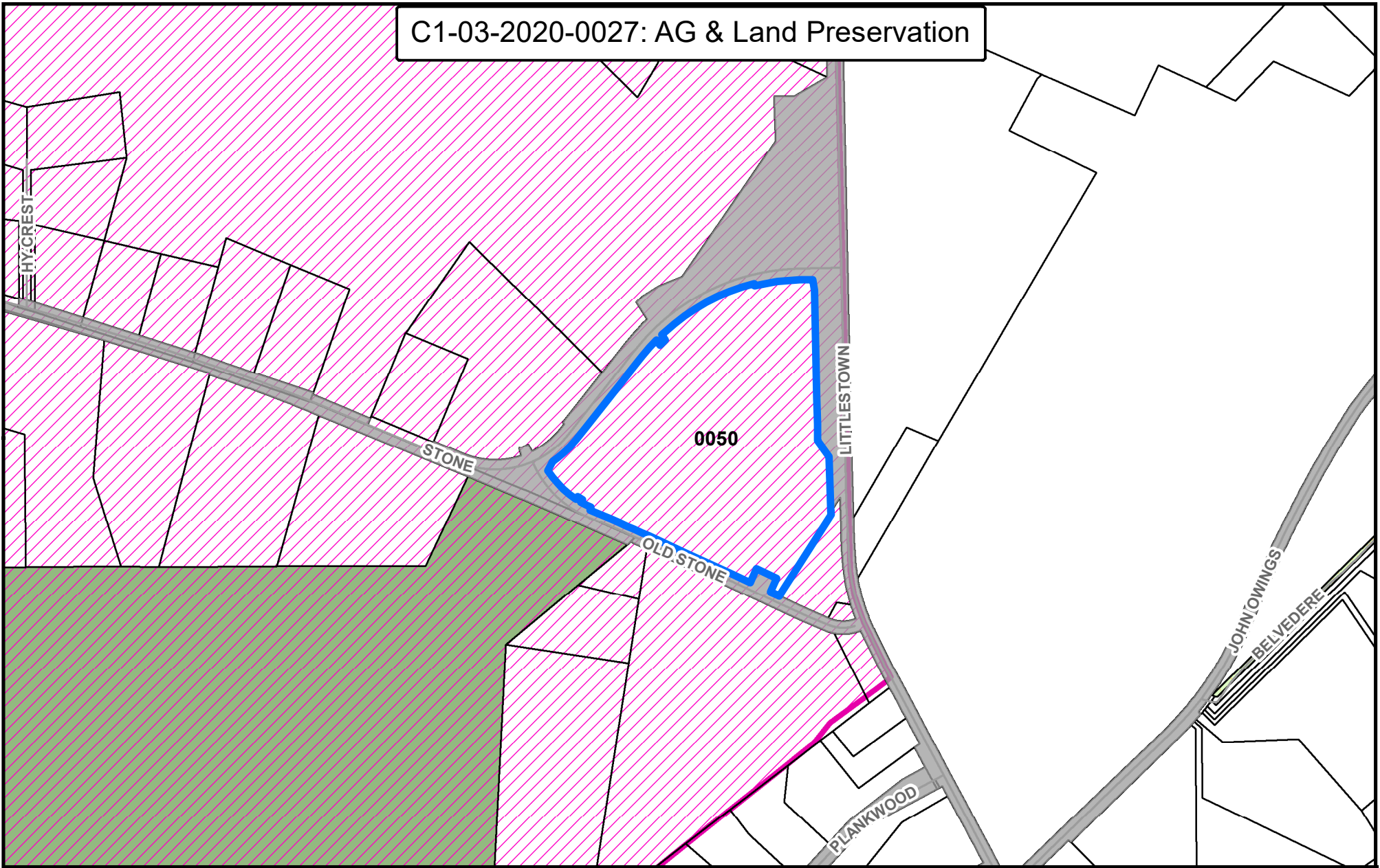
EMS Pleasant Valley

Adequacy 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


C1-03-2020-0027: AG & Land Preservation



Legend

- | | |
|---|--|
|  C1-03-2020-0027 |  Priority Preservation Area |
|  Roads |  MALPF Easement |
|  Property Data |  Carroll County Easement |

0 195 390 780 Feet



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Transportation Checklist

Request # North Carroll Community School

Property Address 401 Stone Road

Current Zoning AG Requested Zoning C-1

Frontage Road Stone Road

Most Recent ADT of Frontage Road 1392

LOS at the Nearest Intersection of Frontage Road Uncongested/Moderate congested

Functional Classification of Frontage Road Major Collector

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

Capital Improvements of Adjacent Road(s) N/A

Planned Major Streets on-site or in proximity N/A

Sidewalk ☐ Yes ☒ No

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☐ Yes ☒ No

Other Comments:

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School Assessment

Request # C1-03-2020-0027 Applicant Name North Carroll Community School

Property Address 401 Stone Road Westminster, MD 21158

Current Zoning AG Requested Zoning C-1

Districts:

Elementary: Runnymede Current Utilization Rate 92.7% Adequacy: Adequate

Middle East Current Utilization Rate 90.8% Adequacy: Adequate

High Winters Mill Current Utilization Rate 84.1% 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	$\geq 120\%$ SRC	110-119% SRC	$<110\%$ SRC
Middle	$\geq 120\%$ FC	110-119% FC	$<110\%$ FCC
High	$\geq 120\%$ SRC	110-119% SRC	$<110\%$ SRC