

# BY-REQUEST COMPREHENSIVE REZONING

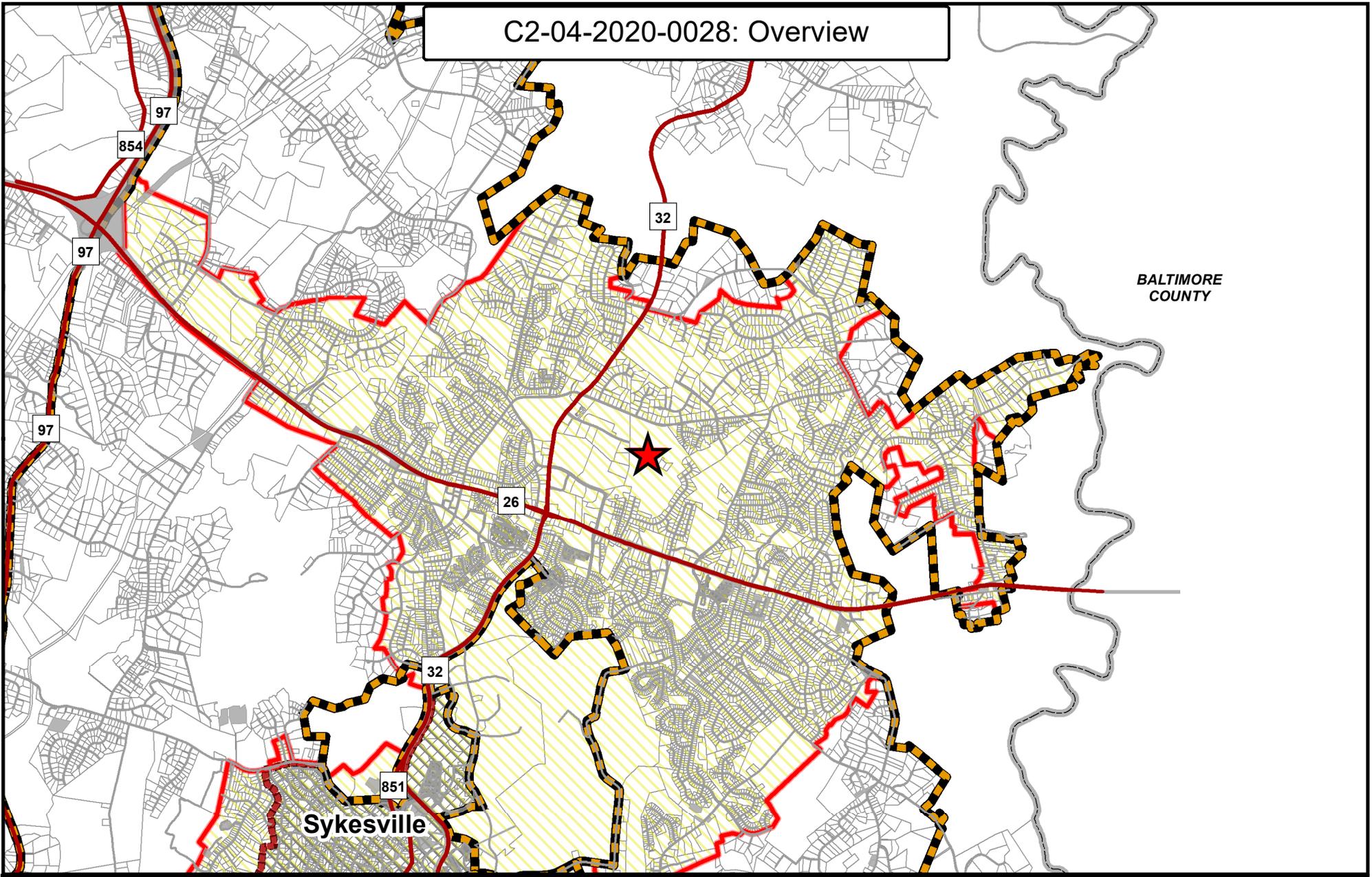
## COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-05-2020-0028





# C2-04-2020-0028: Overview

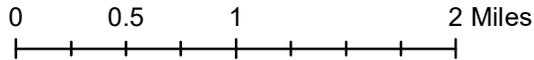


BALTIMORE COUNTY

Sykesville

## Legend

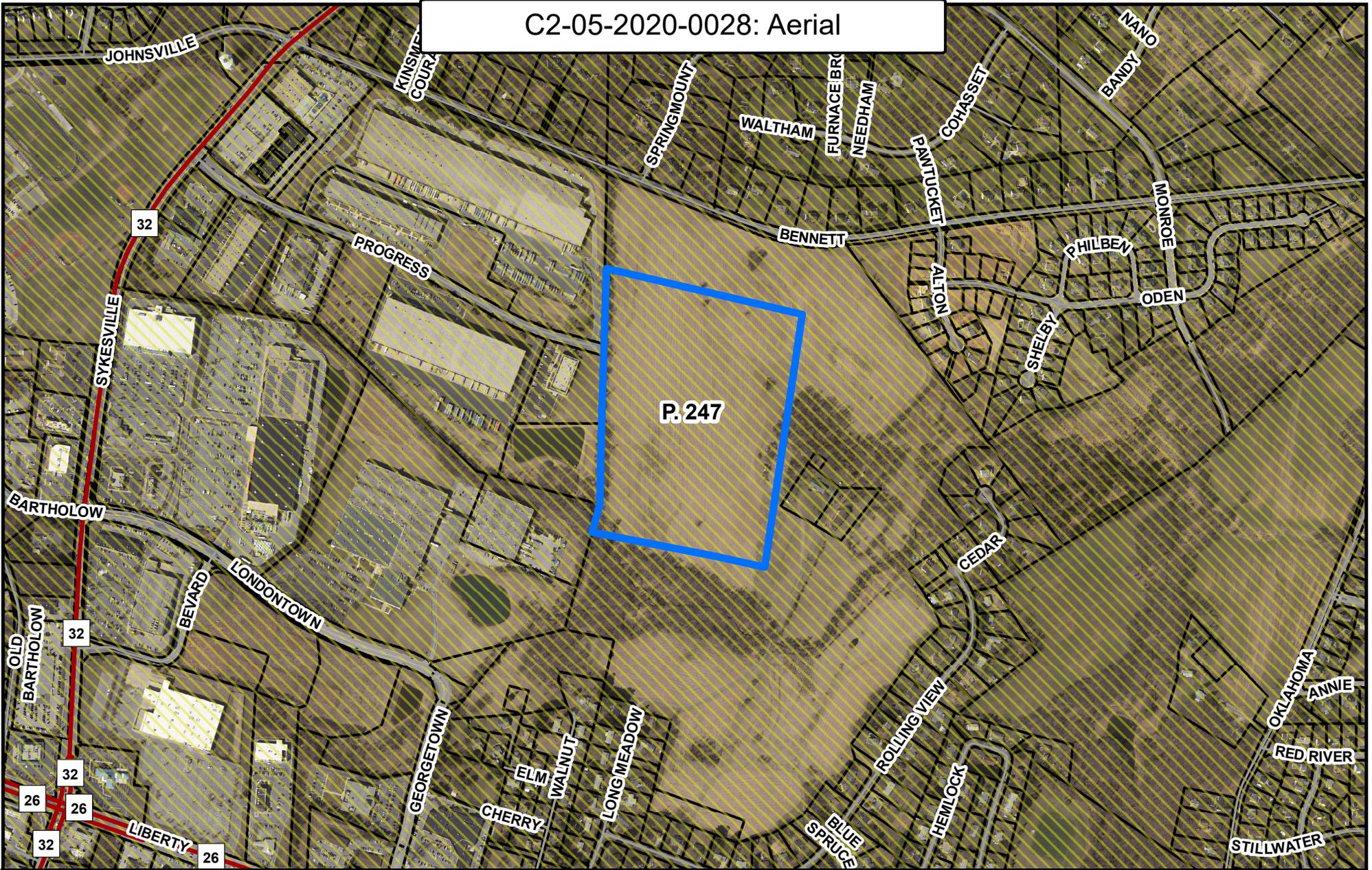
- ★ C2-04-2020-0028
- Major Roads
- Roads
- ▭ County Border
- ▭ Growth Area
- ▭ Corporate Limits
- ▨ Priority Funding Areas
- ▭ Property Data



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

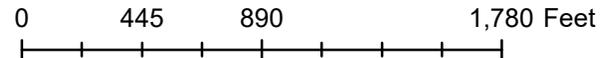


C2-05-2020-0028: Aerial



**Legend**

-  C2-05-2020-0028
-  Property Data
-  Major Roads
-  Priority Funding Areas
-  Roads



Created by the Carroll County Department of Planning 8/20 (KC)



## Carroll County Department of Planning Comprehensive Zoning Assessment Report

### 1. Request

Request # C2-05-2020-0028 Applicant Name Long Meadow Farm 21784, LLC

Property Address 1701 BENNETT ROAD, SYKESVILLE, MD 21784

Current Zoning I-1 Requested Zoning C-2

### 2. Description of Property

Site Address Bennett Road, Sykesville, MD 21784

Commissioner District 5 Account ID: 0705001927

Parcel 0247 Map 0073

Total Acreage of Parcel 117 Area to be Rezoned: 15-30 acres

Current Use: Agriculture Improved or Unimproved: Unimproved

Current Zoning: I-1 Requested Zoning: C-2

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

Existing Land Uses: 

Open field/Agriculture/Single-family dwelling
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Land Use Plan Designation:<sup>1</sup>

Commercial High and Residential Medium
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#### Zoning History Summary

This property is part of a larger 117- acre parcel. It was originally zoned R-10,000 and was rezoned to I-R District in 1977. It was rezoned to I-1 District in 2019 as part of the first phase on the comprehensive rezoning.
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<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	R-40,000	Low Density Residential/R-L
South	R-20,000	Medium Density Residential/R-M
East	R-20,000/Conservation	Medium Density Residential/R-M
West	I-1	Light Industrial

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

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

This property is in 2018 Freedom Community Comprehensive Plan, the Priority Funding Area and the Freedom Designated Growth Area. The Future Land Use designation is Commercial High. Although this request is for Commercial Medium, there is little difference in the purposes and uses permitted between the C-2 and C-3 zoning districts. This request is consistent with the Future Land Use Designation.

B. Applicable Master Plan Goals and Objectives

This property meets 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)

This property is in the Existing Water Service Area. Water lines are in close proximity.

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

This property is in the Existing Sewer Service Area. Sewer Service lines transect the southern end of the property.

**5. Environmental Constraints**

Nothing of significance on this portion of the property.

**6. Historic Resources Identified**

None on this property

**7. Public Safety Assessment**

In Sykesville District, Adequate for Fire and EMS.

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

None on site or in the vicinity.

**9. Assessment Summary**

This request is consistent with the 2018 Freedom Community Comprehensive Plan. The future land use as expressed in the plan, its situation within the Freedom Designated Growth area, its proximity to MD32 and MD26, and the availability of water and sewer make this site an ideal candidate for commercial medium zoning.

## 10. Recommendations

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

Favorable

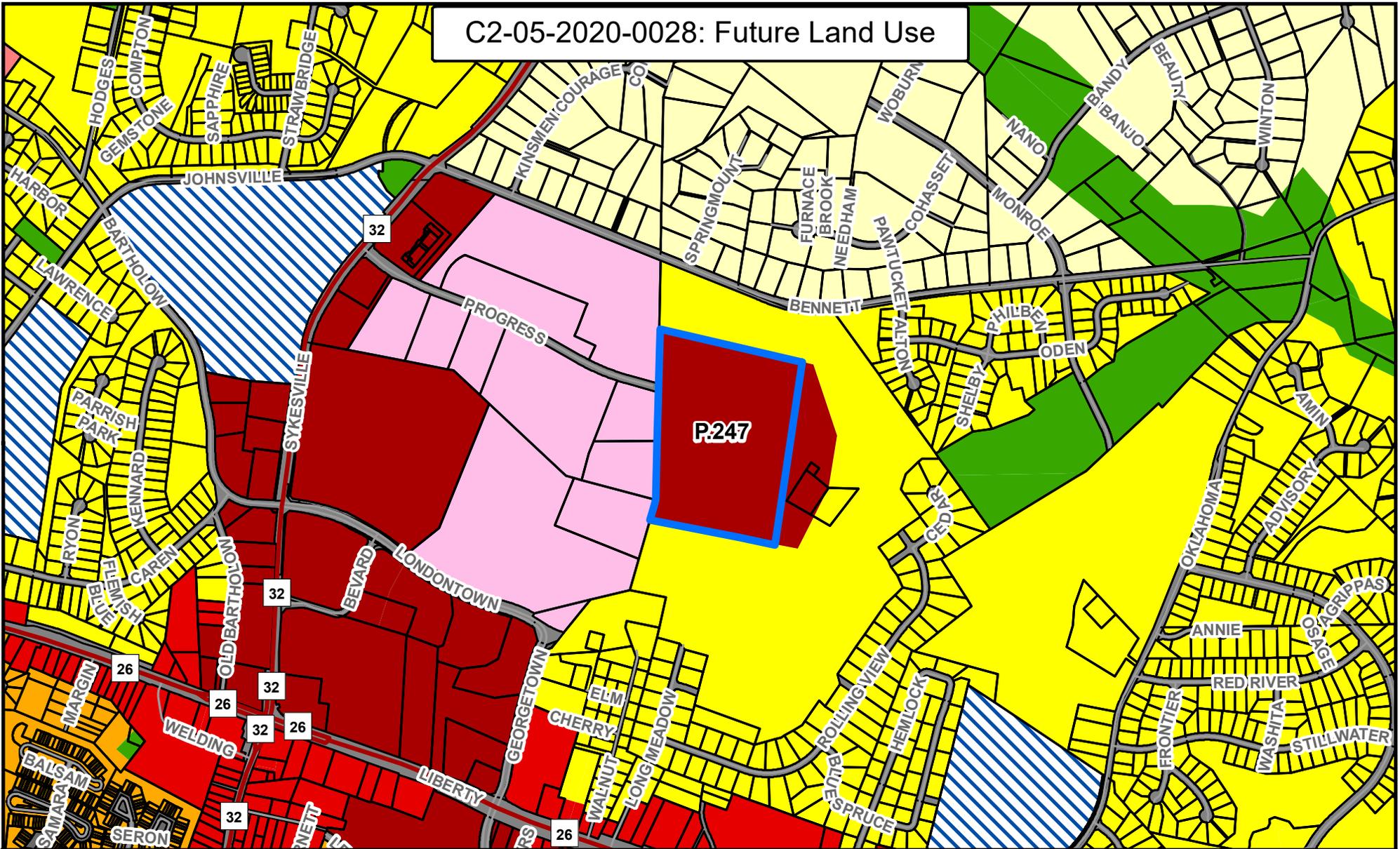
**Planning Commission Recommendation:**  
(Favorable or Unfavorable)

Favorable for C-2 with revised boundary  
shown on the maps.

## 11. Appendixes

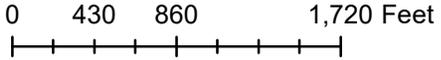
See attachments for individual assessments.

# C2-05-2020-0028: Future Land Use



## Legend

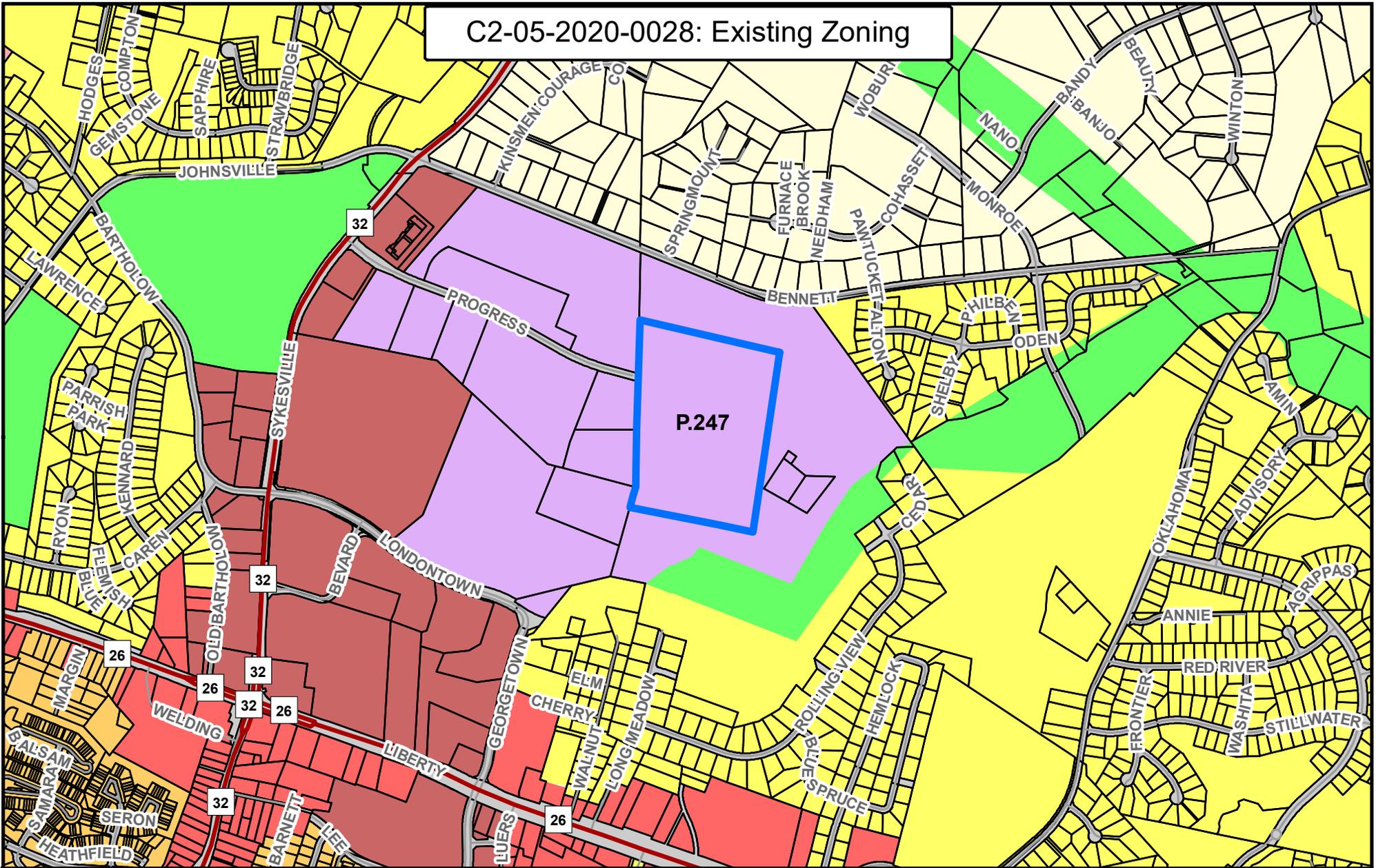
- |                 |                                |                   |                  |
|-----------------|--------------------------------|-------------------|------------------|
| C2-05-2020-0028 | <b>Freedom Future Land Use</b> | Residential-High  | Industrial-Light |
| Major Roads     | Resource Conservation          | Commercial-Low    | School           |
| Roads           | Residential-Low                | Commercial-Medium | Transportation   |
| Growth Area     | Residential-Medium             | Commercial-High   |                  |
| Property Data   |                                |                   |                  |



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# C2-05-2020-0028: Existing Zoning



## Legend

C2-05-2020-0028

Major Roads

**Existing Zoning**

R-20,000

C-2

Roads

Conservation

R-10,000

C-3

Growth Area

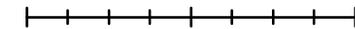
R-40,000

C-1

I-1

Property Data

0 430 860 1,720 Feet



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Department of Planning 8/20 (KC)

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

### Zoning History

Request # C2-05-2020-0028 Applicant Name Long Meadow Farm 21784, LLC

Property Address 373 LIBERTY ROAD, SYKESVILLE, MD 21784

Current Zoning I-1 Requested Zoning C-2

Previous Zoning Change Requests (if applicable): NONE

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BZA Requests (if applicable): None

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Zoning Violations (if applicable):

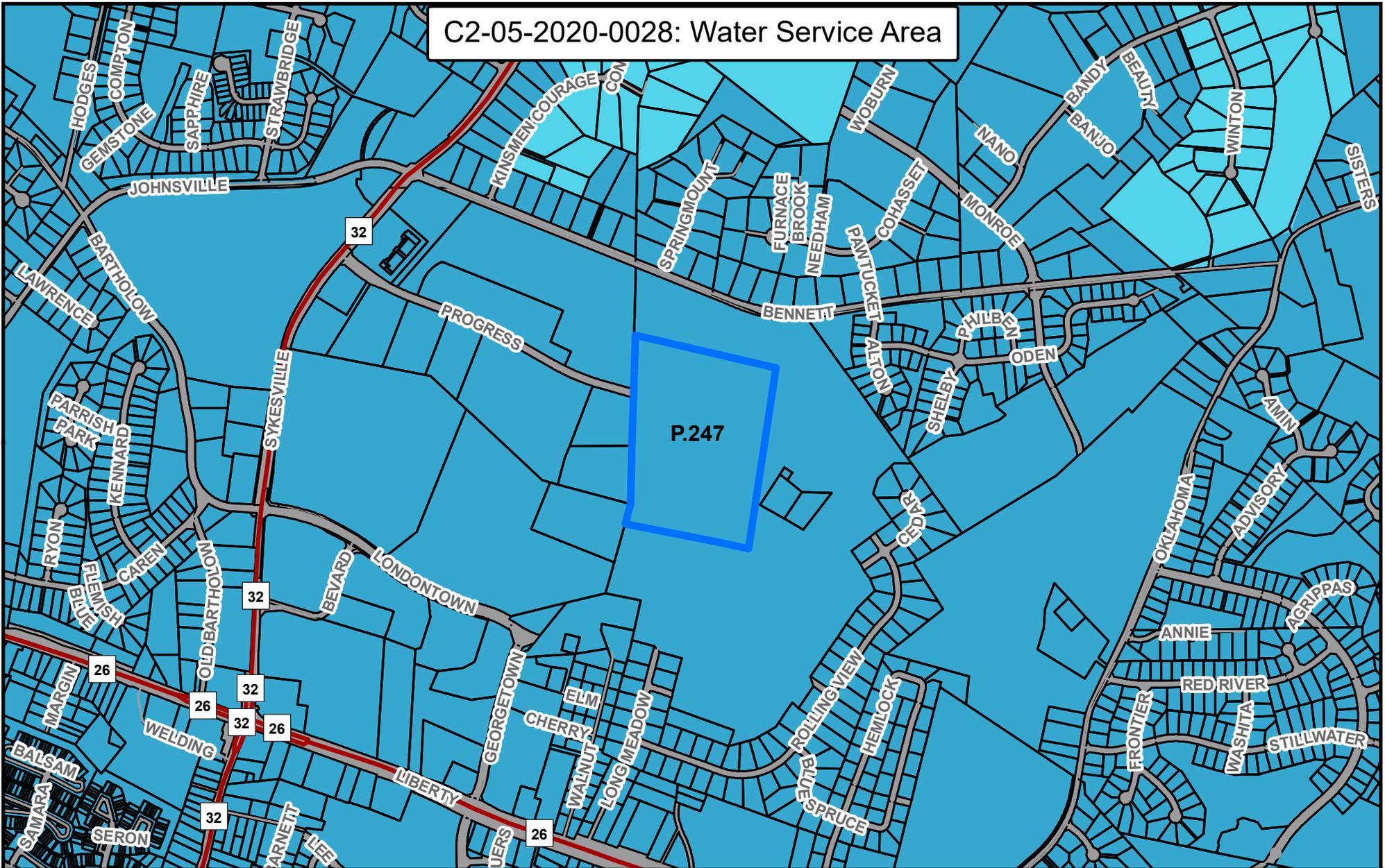
None

If so, have they been resolved:

Comments:

The original on this property was R-10,000 in 1965 and remained as such until the Adoption and subsequent implementation of the Freedom Mini Plan in 1977, changing the zoning to Industrial Restricted. The I-R designation changed to the new I-1 with the removal of the I-R district from County Zoning Code in 2019.

C2-05-2020-0028: Water Service Area



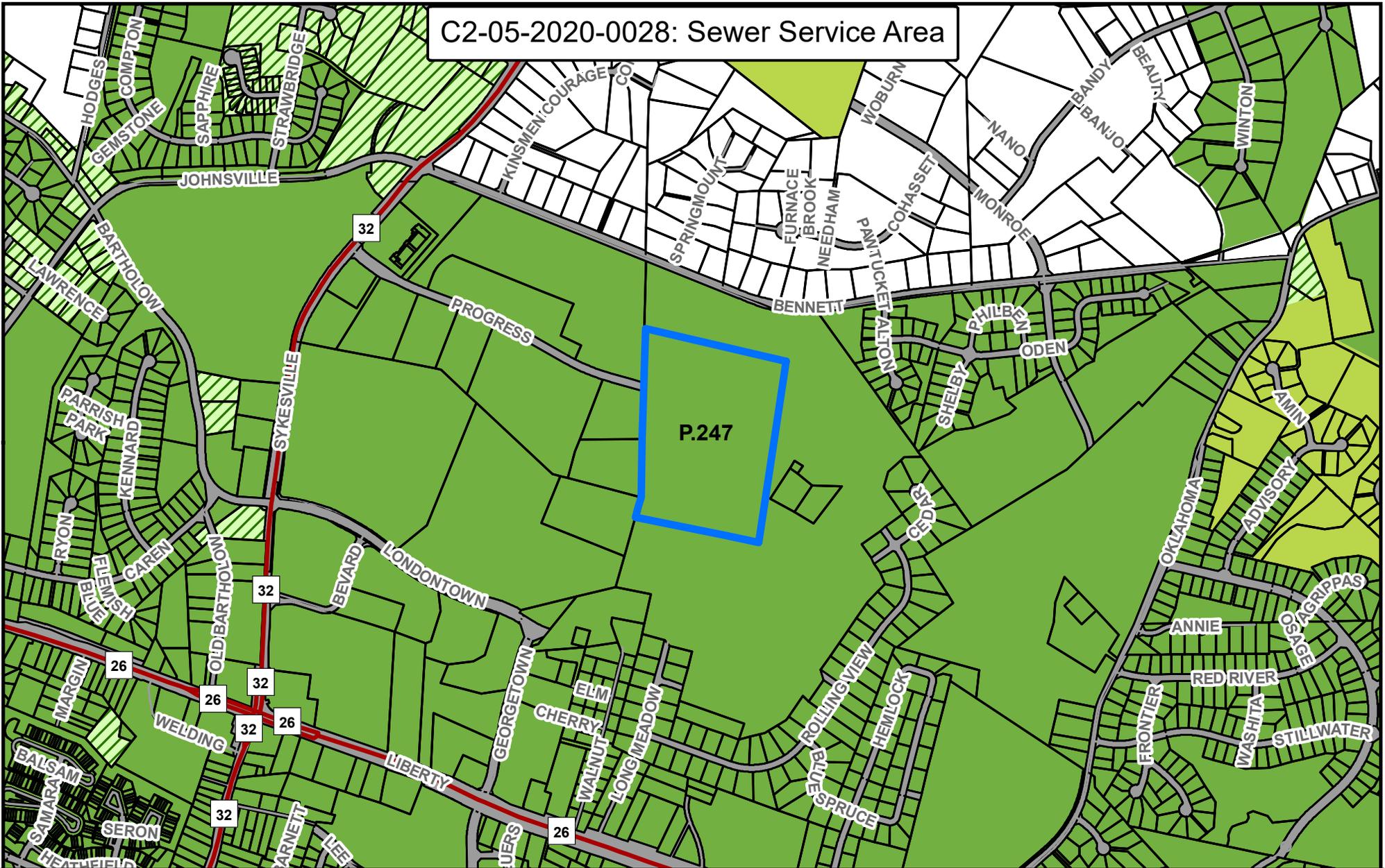
**Legend**

- C2-05-2020-0028
- Major Roads
- Roads
- Property Data
- Water Service Area**
- Existing
- Priority

0 430 860 1,720 Feet

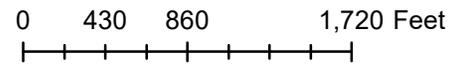
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C2-05-2020-0028: Sewer Service Area



**Legend**

- C2-05-2020-0028
- Major Roads
- Roads
- Property Data
- Sewer Service Area**
- Existing
- Future
- Long Range
- Priority



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Department of Planning 8/20 (KC)

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

### Checklist of Environmental Issues

Request # C2\_05-2020-0028 Applicant Name Long Meadow Farm 21784, LLC

Property Address 373 LIBERTY ROAD, SYKESVILLE, MD 21784

Current Zoning I-1 Requested Zoning C-2

Watershed LIBERTY RESERVOIR

Yes    No

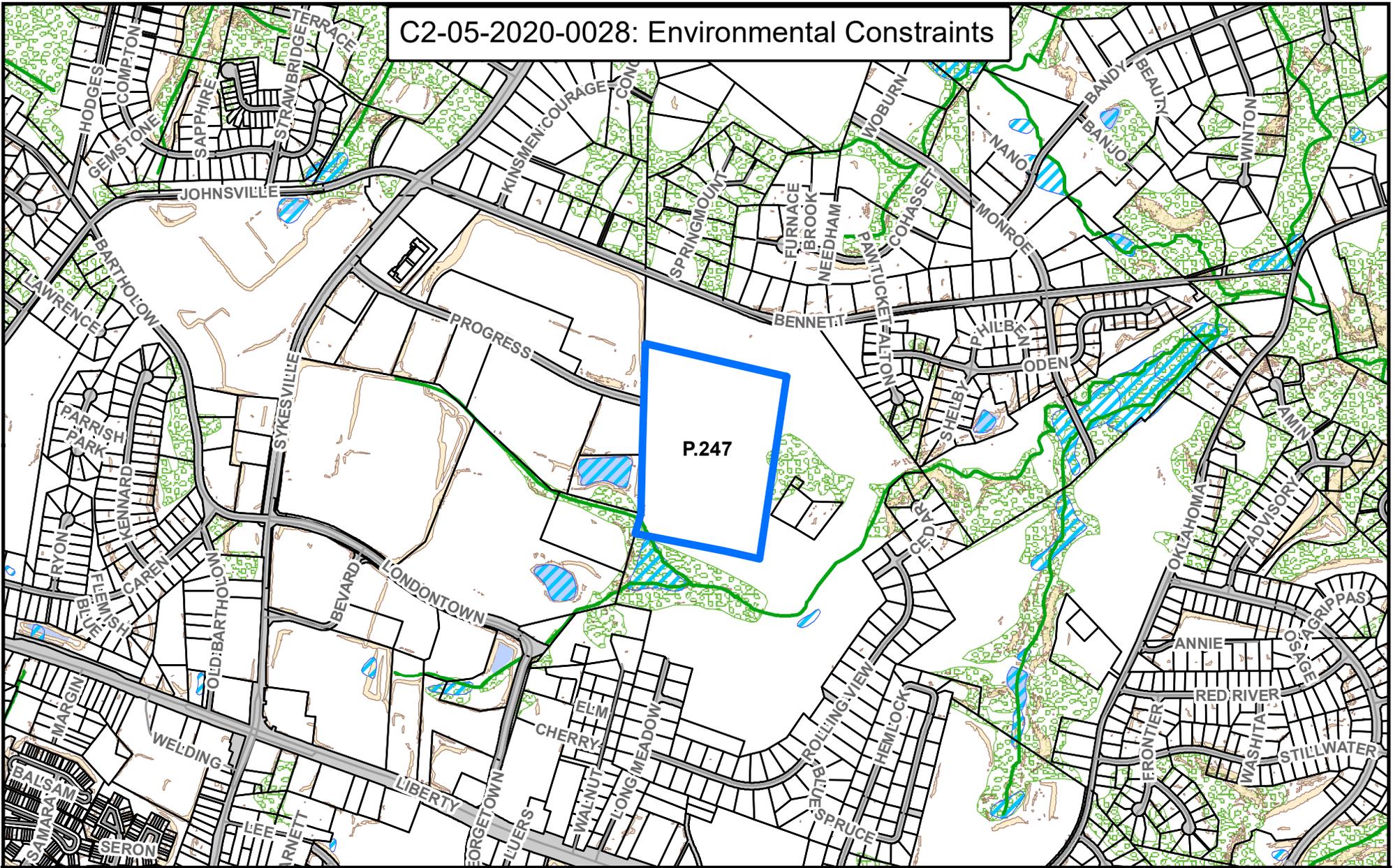
- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Water Resources Protection Easement   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 100-Year Floodplain on the Property   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Streams   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Wetlands  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Steep Slopes (<25%)   |
| <input checked="" type="checkbox"/> | <input 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:**

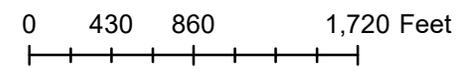
This property is mainly fielded and has little forest cover. It has a stream through the central portion of the overall property, but not impacting the requested C-2 acreage.

# C2-05-2020-0028: Environmental Constraints



## Legend

- C2-05-2020-0028
- Roads
- Wetlands
- Streams
- Ponds - Reservoirs
- Property Data
- Steep Slopes Lidar (25% or greater)
- Forest Cover



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### Historic Preservation Checklist

Request # C2-05-2020-0028 Applicant Name Long Meadow Farm 21784, LLC

Property Address 373 LIBERTY ROAD, SYKESVILLE, MD 21784

Current Zoning I-1 Requested Zoning C-2

Historic Inventory Number On-Site NONE

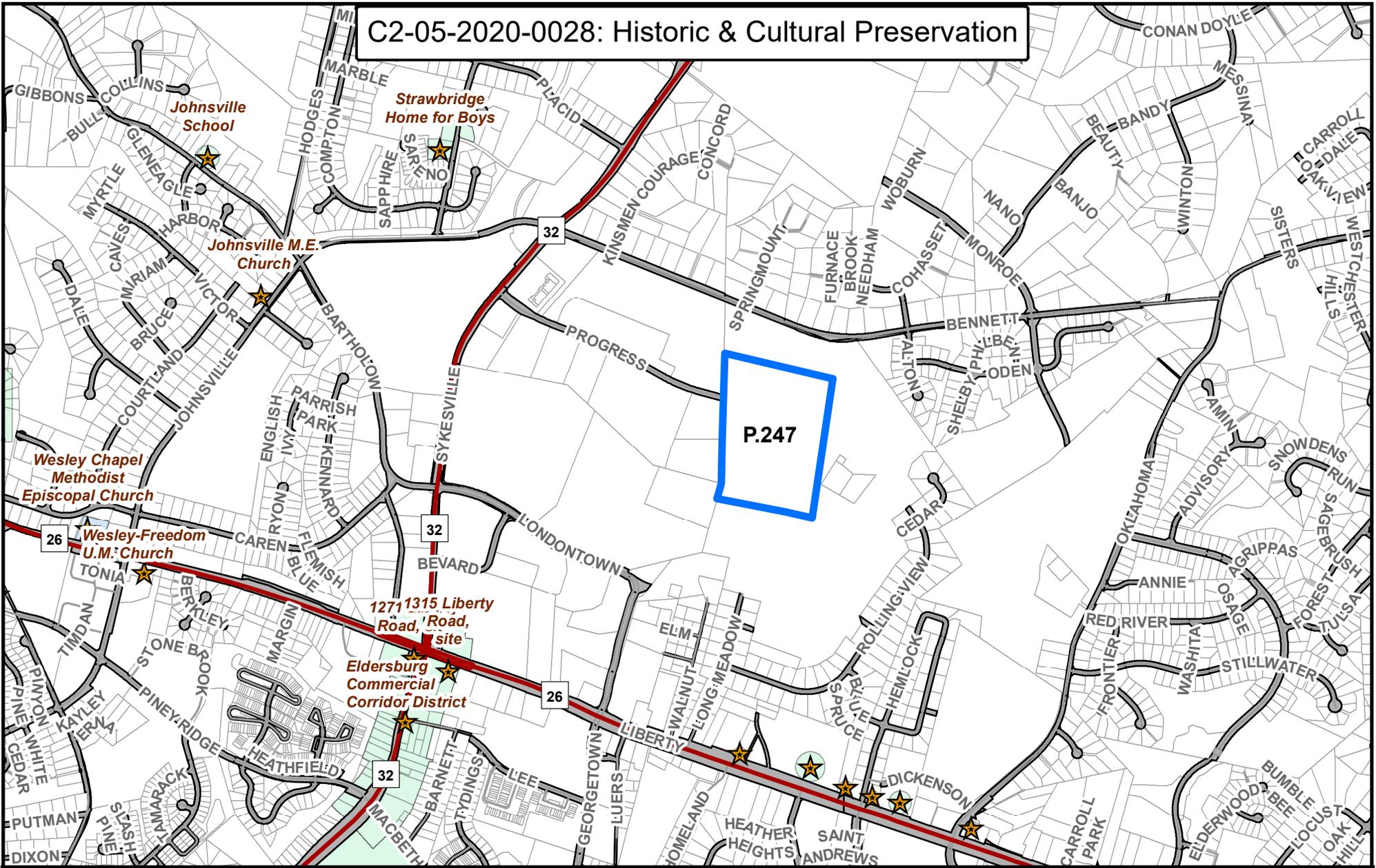
Historic Feature within a ½ mile radius There are several properties just at the ½ mile radius of the property.

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

Comments:

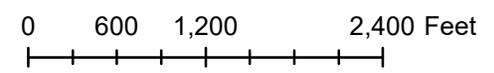
There are 5 properties that are just on the periphery of the ½ mile radius. These are CARR numbers: 1632, 1633, 1634, 1635, and 1636. All of these properties were reviewed for the National Registry of Historic Places, but none met the eligibility requirement.

C2-05-2020-0028: Historic & Cultural Preservation



**Legend**

- C2-05-2020-0028
- ★ Historic Site Points
- County Border
- Major Roads
- Property Data
- Roads
- Historic District
- National Register of Historic Places



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**Fire and EMS Assessment**

Request # C2-05-2020-0028 Applicant Name Long Meadow Farm 21784, LLC

Property Address 373 LIBERTY ROAD, SYKESVILLE, MD 21784

Current Zoning I-1 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:

### Transportation Checklist

Request # C2-05-2020-0028 Applicant Name Long Meadow Farm 21784, LLC

Property Address 373 LIBERTY ROAD, SYKESVILLE, MD 21784

Current Zoning I-1 Requested Zoning C-2

Frontage Road Bennett Road

Most Recent ADT of Frontage Road 3,885

LOS at the Nearest Intersection of Frontage Road LOS D both AM and PM Peak for intersection of MD 32 and MD 26

Functional Classification of Frontage Road Urban Major Collector

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

Capital Improvements of Adjacent Road(s) MD 32 improvements from MD 26 to Pine Knob Road for an Urban divided highway reconstruct. Also intersection improvements funded for construction on MD 32 at Johnsville Road and Bennett Road. The project will include left turn lanes to improve safety and relieve congestion.

Planned Major Streets on-site or in proximity Georgetown Blvd Extended and connects Georgetown to Progress Way on the West Side of the property. This is a critical connection for this property and future development to MD 26 and MD 32

Sidewalk  Yes  No Sidewalks along Bennett Rd to the east of the property. Additional sidewalks along Bennett Road and Georgetown Blvd would provide the valuable connections to the Eldersburg Area.

Trails  Yes  No

Trail Blazer Route or Stop  Yes  No