



BY-REQUEST COMPREHENSIVE REZONING COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

Property Booklet 2: Requests 18-32
As of 10/7/20



Request Number (Type-District-Year-000)	Request: Current Zoning	Requested Zoning	Planner Assigned	Consistent with Plan for Area	Planner Recommendation	PC Meeting	PC Provisional Recommendation	PC Final Recommendation
EC-14-2020-0001	AG	EC	Lynda Eisenberg	Yes	Favorable	July 21st	Favorable	Favorable for EC
I2-14-2020-0003	AG	I-2	Lynda Eisenberg	Yes	Favorable	August 5th	Favorable	Favorable for I-2
C2-14-2020-0004	R-20000	C-2	Lynda Eisenberg	Yes	Favorable	July 21st	Favorable	Favorable for C-2
C2-07-2020-0005	R-10,000	C-2	Cody Spaid	Yes	Favorable	August 5th	Favorable	Favorable for C-2
C2-14-2020-0006	C-1	C-2/C-3	Mary Lane/Hannah W	Yes	Favorable for C-2	August 5th	Favorable for C-2	Unfavorable for C-2
C1-04-2020-0007	AG	C-1/C-2	Price Wagoner	No	Unfavorable	August 18th	Unfavorable	Unfavorable for C-1/C-2
I1-04-2020-0008	AG	I-1	Clare Stewart	Yes	Favorable	July 21st	Favorable	Unfavorable for I-1, the timing is not right for
EC-04-2020-0009	AG	EC	Clare Stewart	Yes	Favorable	July 21st	Favorable	Favorable for EC
C2-04-2020-0010	R40,000	C-2	Mary Lane/Hannah W	No	Favorable	August 5th	Favorable	Favorable for C-2
C2-04-2020-0011	R40,000	C-2	Mary Lane/Hannah W	No	Favorable	August 5th	Favorable	Favorable for C-2
C3-04-2020-0012	AG	C-3	Clare Stewart	Yes	Favorable	July 21st	Favorable	Favorable for C-3
I2-04-2020-0013	AG	I-2	Clare Stewart	Yes	Favorable	July 21st	Favorable	Favorable for I-2
C2-09-2020-0014	AG	C2	Lynda Eisenberg	No	Unfavorable	August 18th	Favorable	Favorable for C-2
C2-06-2020-0015	AG	C-2	Price Wagoner	Yes	Favorable	August 5th	Favorable	Favorable for C-2
I1-05-2020-0016	Cons.	I-1	Lynda Eisenberg	No	Unfavorable	August 18th	Unfavorable	Unfavorable for I-1

C3-07-2020-0017	R-10,000	C-2	Price Wagoner	No	Favorable for C-2	August 5th	Favorable for C-2	Favorable for C-2
I2-09-2020-0018	AG	I-2	Mary Lane/Hannah W	No	Unfavorable	August 18th	Unfavorable	Unfavorable for I-1
C2-04-2020-0019	Cons.	C2	Clare Stewart	No	Unfavorable	August 18th	Unfavorable	Favorable for C-2 with new boundary
C2-03-2020-0020	AG	C2	Price Wagoner	No	Unfavorable	August 18th	Favorable	Favorable for C-2
I1-14-2020-0021	AG	I-1	Lynda Eisenberg	Yes	Favorable	August 5th	Favorable	Applicant withdrew-10-7-20
C2-07-2020-0022	AG	C-2	Price Wagoner	No	Unfavorable	August 5th	Unfavorable	Unfavorable for C-2
I2-11-2020-0023	AG&I-2	I-2	Price Wagoner	No	Unfavorable	August 18th	Favorable	Unfavorable for I-2
C2-07-2020-0024	AG	C-2	Mary Lane/Hannah W	No	Favorable	August 5th	Favorable	Favorable for C-2
EC-14-2020-0025	AG	EC	Lynda Eisenberg	Yes	Favorable	July 21st	Favorable	Favorable for EC
C1-03-2020-0027	AG	C-1/C-2	Cody Spaid	No	Unfavorable	August 18th	Favorable C-1	Unfavorable for C-1
C2-05-2020-0028	I-1	C-2	Lynda Eisenberg	Yes	Favorable	July 21st	Favorable w/ new C-2 boundary	Favorable w/ new C-2 boundary
I2-04-2020-0029	AG	I-2	Mary Lane/Hannah W	No	Unfavorable	August 18th	Favorable for I-1 with boundary adjustment	Unfavorable for I-2
EC-13-2020-0030	Cons.	EC	Mary Lane/Hannah W	Yes	Favorable	August 18th	Favorable	Unfavorable for EC
C2-05-2020-0031	R-10000	C-2	Lynda Eisenberg	Yes	Favorable	July 21st	Favorable	Favorable for C-2
C2-05-2020-0032	R-10000	C-2	Lynda Eisenberg	Yes	Favorable	July 21st	Favorable	Favorable for C-2

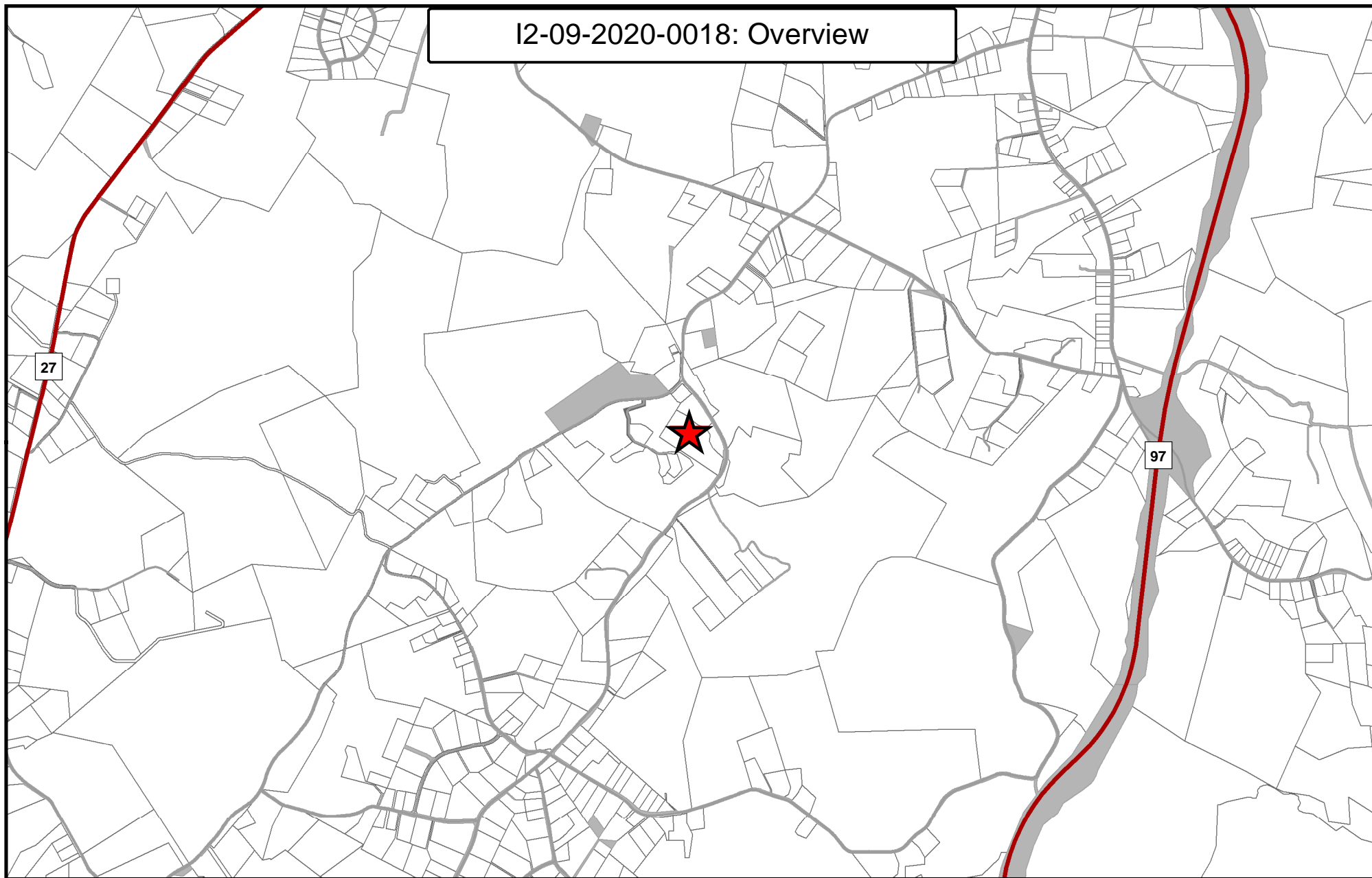
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

12-09-2020-0018



I2-09-2020-0018: Overview



Legend

- ★ I2-09-2020-0018
- Major Roads
- Roads
- Property Data




0 0.25 0.5 1 Miles

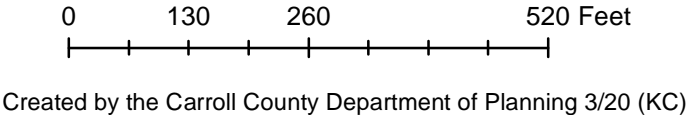
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Legend

-  I2-09-2020-0018
-  Roads
-  Property Data



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # I2-09-2020-0018 Applicant Name Melvin Laney

Property Address 3030 Salem Bottom Road

Current Zoning AG & C Requested Zoning I-2

2. Description of Property

Site Address 3030 Salem Bottom Road

Commissioner District 04 Account ID: 0709023895

Parcel 340 Map 57

Total Acreage of Parcel 11.40 Area to be Rezoned: 11.40

Current Use: Contractor's Equipment Storage/Residential Improved or Unimproved: Improved

Current Zoning: Ag and Conservation Requested Zoning: I-2

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

Existing Land Uses:

Contractors Equipment Storage

Land Use Plan Designation:¹

Resource Conservation

Zoning History Summary (see attached worksheet)

<p>This property has been zoned Agriculture and Conservation since 1965. It has been the subject of three BZA cases for nonconforming uses since 2005. The most recent case was for a substitution of a nonconforming use for a facility for the keeping of storage containers and the parking of vehicles. The request was granted with the conditions to park not more than 25 pieces of equipment, and parking facilities for not more than 10 employees.</p>
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¹ Per 2014 Carroll County Master Plan as amended 2019.

Existing Zoning and Land Use in Adjacent Area (See attached maps):

	<u>Zoning</u>	<u>Land Use</u>
North	Conservation	Residential
South	Conservation	Residential
East	Conservation	Ag, Residential
West	Agriculture	Equestrian Facility, Residential

4. Consistency with Master and Functional Plans:

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

2014 Carroll County Master Plan as amended 2019: Resource Conservation – Not Consistent. The definition of this land use in the adopted plan states “Commercial and industrial development should not generally be located on land with this designation....”

B. Applicable Master Plan Goals and Objectives

The Goal in the Carroll County Master Plan for Chapter 13 Environmental Resources, is “Protect, maintain, and restore, where feasible, the environmental resources and natural ecosystems in the county by promoting land use practices that are in balance with, and minimize the effects on the natural environment, subject to appropriate cost/benefit analysis”. This property has a water resources protective easement, 100-year floodplain, >25% steep slopes, and significant forest cover.

C. Water Service Area

No planned service

D. Sewer Service Area

No planned service

5. Environmental Constraints

More than 50% forest cover and steep slopes, 100-year floodplain. 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

Not in vicinity

9. Assessment Summary

This property is designated Resource Conservation in the 2014 Carroll County Master Plan as amended 2019. This designation is reserved for properties with “natural or environmental resources, including wooded areas and forests, wetlands, streams, ponds, steep slopes, floodplains, natural vegetation, fish and wildlife and their habitat.” (Future Land Use Definitions, 2014 Carroll County Master Plan as amended 2019). This property has considerable forest cover and steep slopes, as well as 100-year floodplain. It is currently used for contractor’s equipment storage, an approved conditional use in the AG District. (see Zoning History attachment). The requested I-2 District is intended to “provide locations for ...activities characterized by heavy manufacturing, refining, processing, or compounding of materials or products predominantly from raw materials. ... The uses associated with this district are intensive and frequently include operations that emit strong odors; loud noises; and some level or volume of dust, vibrations, smoke, soot, vapors, light and pollution. It is intended that properties in this district be located with access to major thoroughfares or other major modes of transportation....” (Section 158.080 of the Carroll County Code). The permitted I-2 uses, the most intense of the zoning districts, would generally not be compatible with the residential and agricultural uses on the surrounding properties. The property has frontage on Salem Bottom Road, a Rural Minor Collector, which would not be considered a major thoroughfare. This request is not consistent with the FLU designation or the goals in the 2014 CCMP as amended, the surrounding land uses, or the purpose of the I-2 District.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Unfavorable

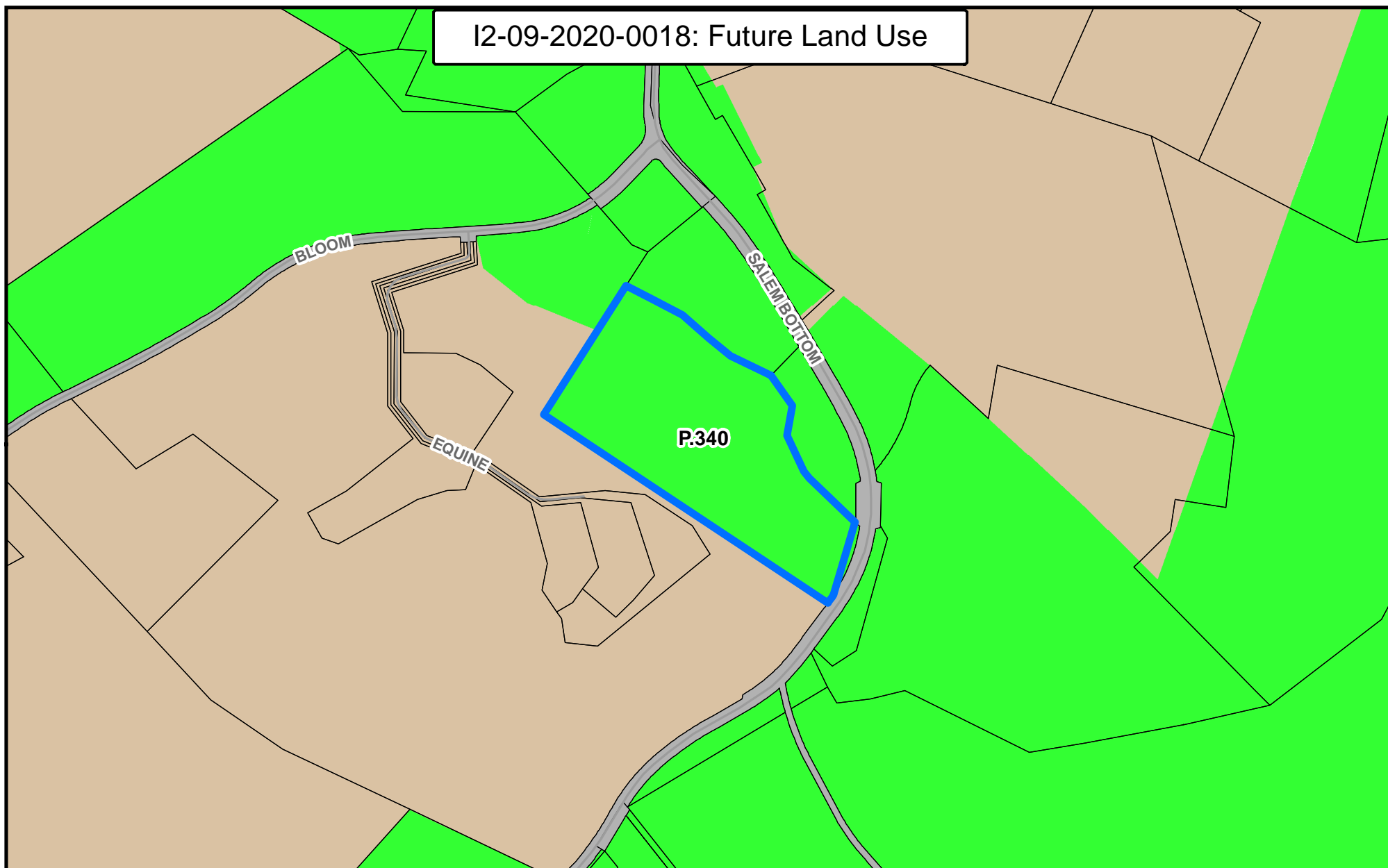
Planning Commission Recommendation:
(Favorable or Unfavorable)

Unfavorable







11. Appendixes

See attachments for individual assessments.


I2-09-2020-0018: Future Land Use



Legend

- | | |
|--|---|
|  I2-09-2020-0018 | County Future Land Use |
|  Roads |  Agriculture |
|  Property Data |  Resource Conservation |
| |  Transportation |

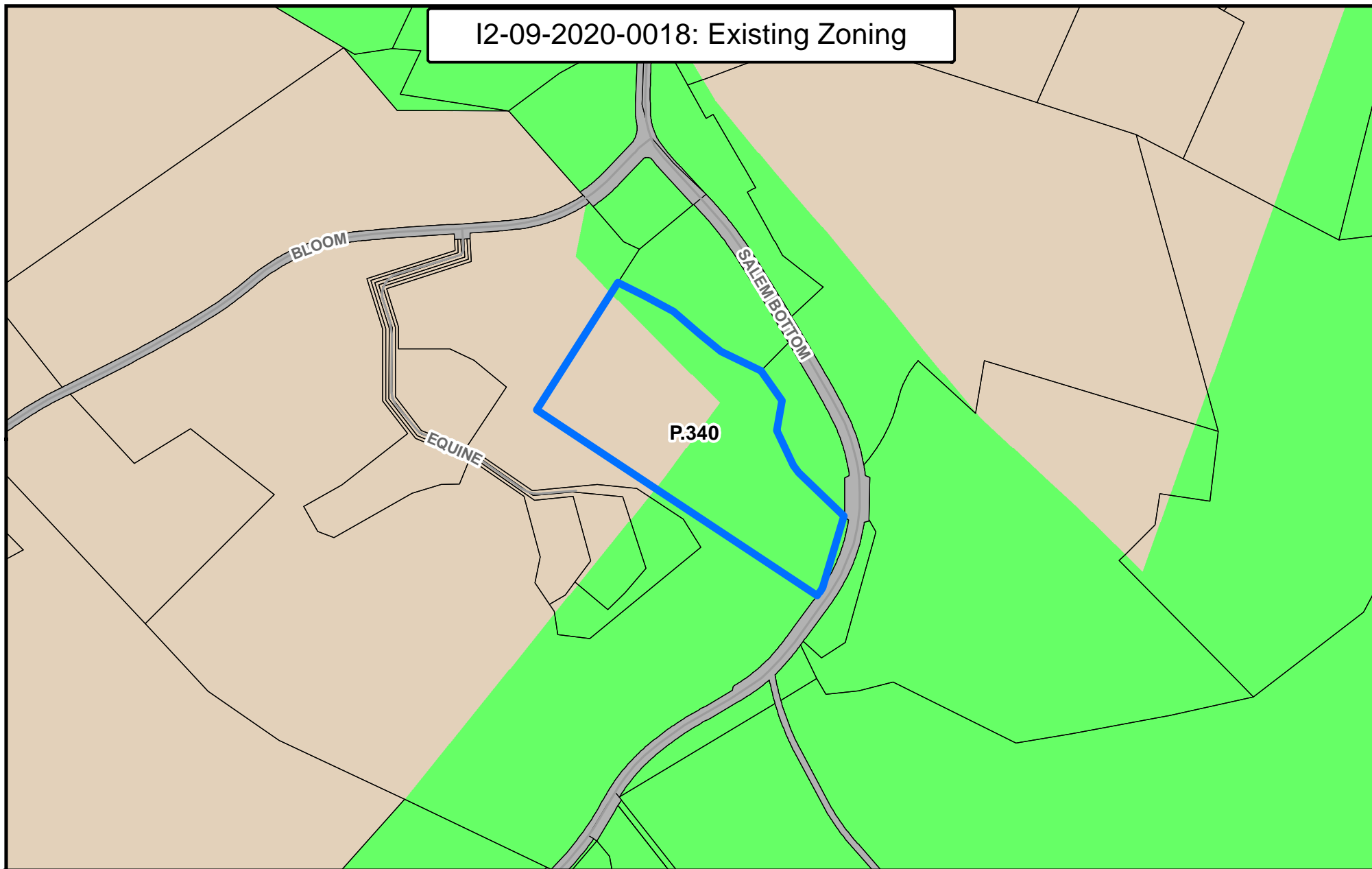
0 190 380 760 Feet








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I2-09-2020-0018: Existing Zoning



Legend

- | | |
|--|--|
|  I2-09-2020-0018 | Existing Zoning |
|  Roads |  Agriculture |
|  Property Data |  Conservation |

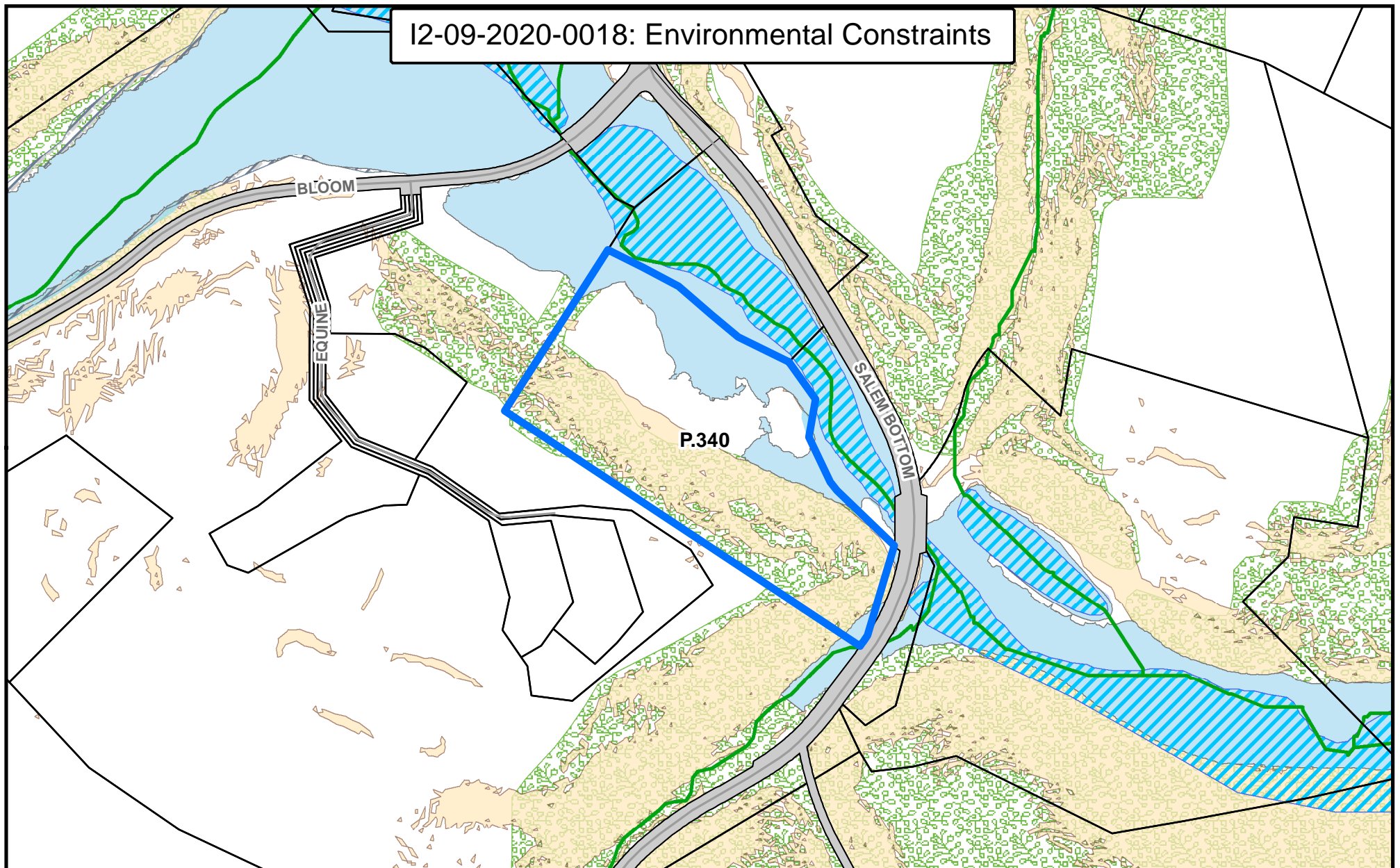
0 190 380 760 Feet



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I2-09-2020-0018: Environmental Constraints



Legend

- | | | |
|-----------------|---------------------|-------------------------------------|
| I2-09-2020-0018 | Wetlands | Water Resource Protection Easement |
| Roads | FEMA Floodplain | Steep Slopes Lidar (25% or greater) |
| Streams | Floodplain Easement | Forest Cover |
| Property Data | Ponds - Reservoirs | |

0 150 300 600 Feet

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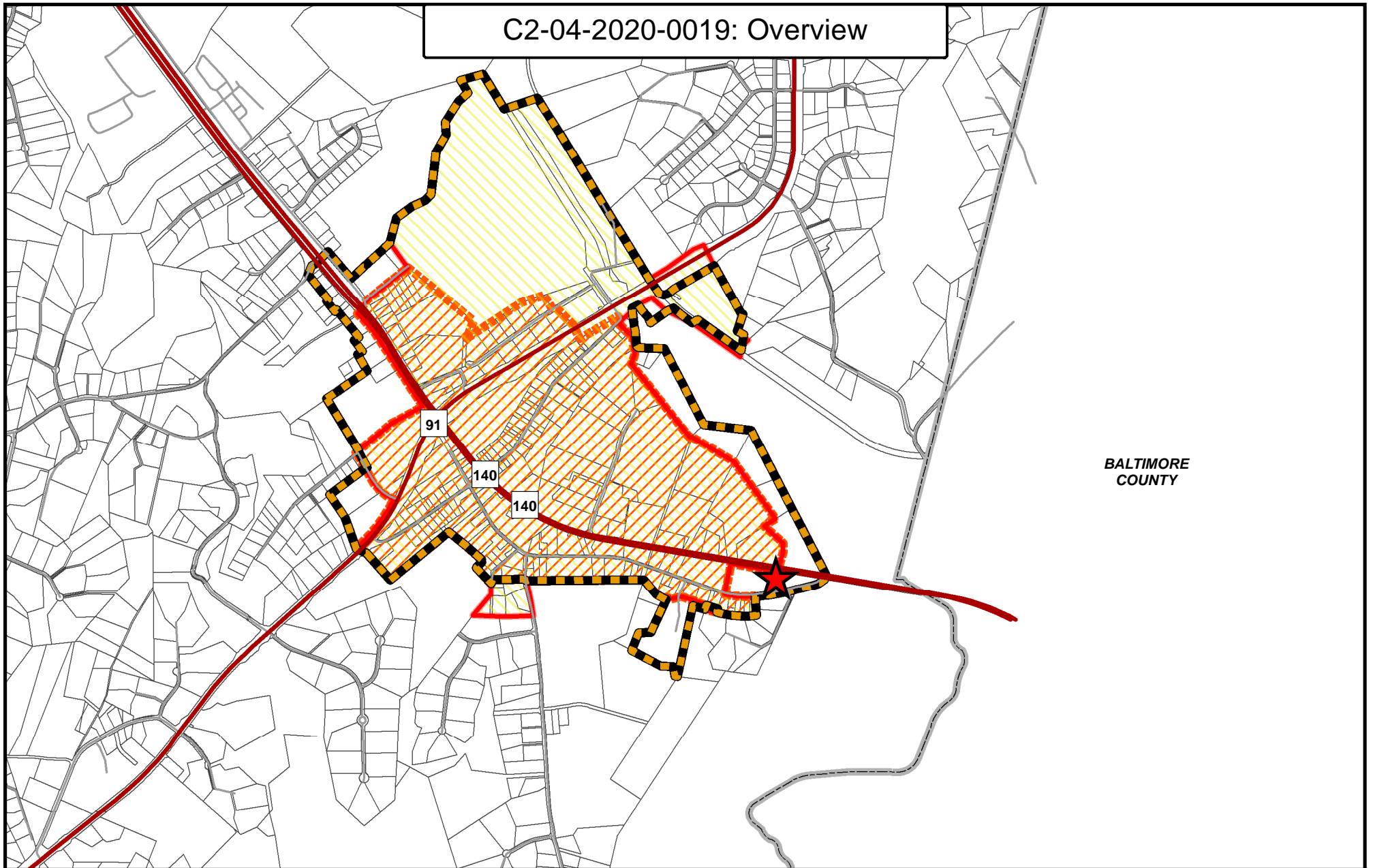
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-04-2020-0019



C2-04-2020-0019: Overview

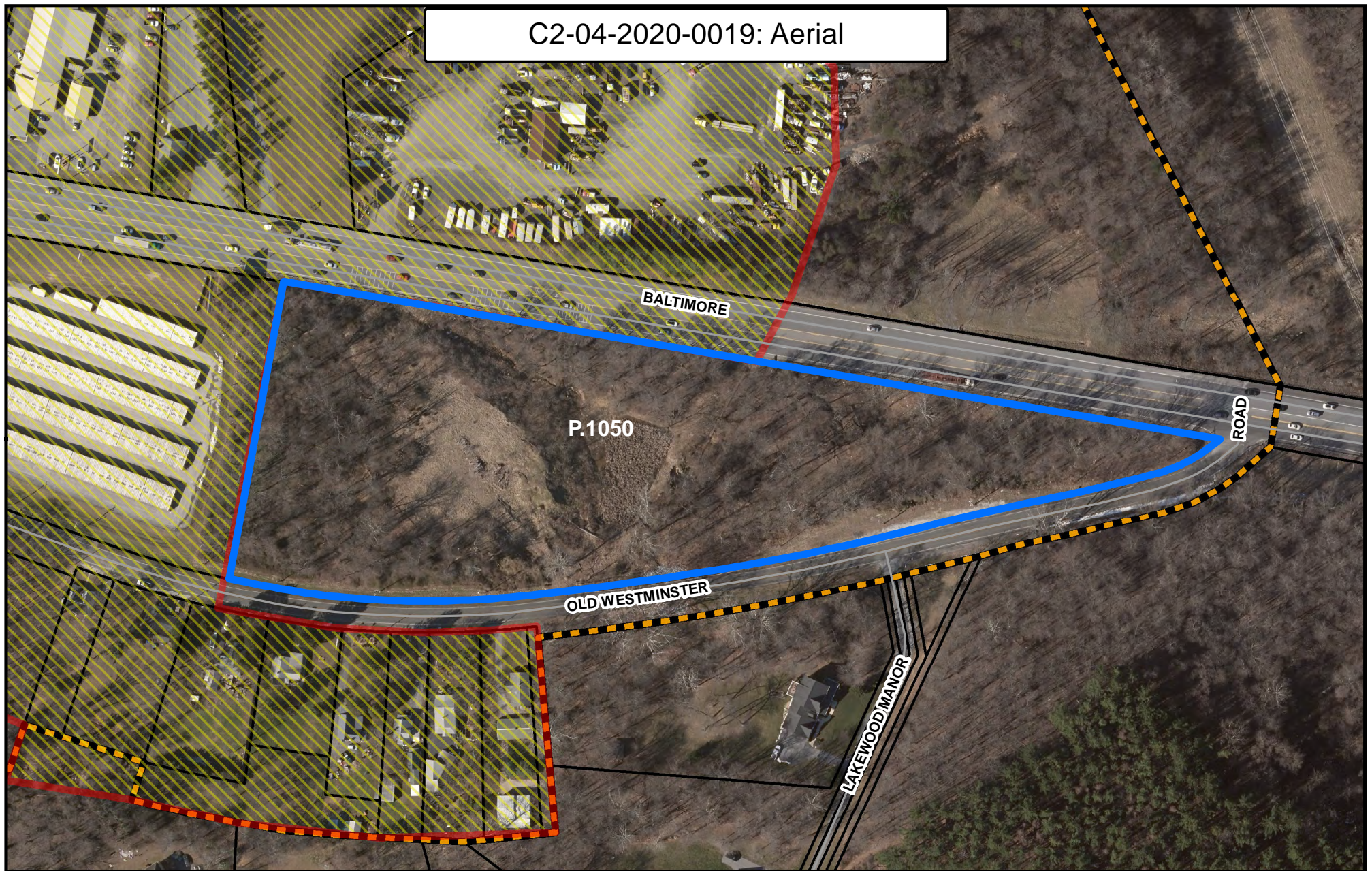


Legend

- ★ C2-04-2020-0019
 - Major Roads
 - Roads
 - County Border
 - Growth Area
 - Priority Funding Areas
 - Finksburg Sustainable Community
 - Property Data
- 0.2 0.4 0.8 Miles
- by the Carroll County Department of Planning 2/20 (KC)



C2-04-2020-0019: Aerial



Legend

- C2-04-2020-0019
- Roads
- Priority Funding Areas
- Property Data
- Growth Area

0 105 210 420 Feet

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Carroll County Department of Planning

Comprehensive Zoning Assessment Report

1. Request

Request #: C2-04-2020-0019Applicant Name: JEMS Investment LLCProperty Address: Old Westminster Pike, Finksburg, MD 21048 (Parcel 1050)Current Zoning: "C" ConservationRequested Zoning: "C-2" Commercial Medium

2. Description of Property

Property Address: Old Westminster Pike, Finksburg, MD 21048Commissioner District: 2Account ID: 07-04-001974Parcel: 1050Map: 0059Total Acreage of Parcel: 7.8 acresArea to be Rezoned: 7.8 acresCurrent Use (SDAT): ResidentialImproved or Unimproved: UnimprovedCurrent Zoning: "C" ConservationRequested Zoning: "C-2" Commercial Medium

3. Land Use and Zoning Considerations

Existing Land Uses:

No improvements on the property.

Land Use Plan
Designation:¹

Conservation, 2013 Finksburg Corridor Plan (2013 FCP)

Zoning History Summary

This property has been zoned Conservation since 1965. A request for rezoning to the "B-G" Business-General District was denied in 1968 based on protection of the Liberty Reservoir and environmental constraints to development.

¹ 2013 Finksburg Corridor Plan.

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

	<u>Zoning</u>	<u>Land Use</u>
North	“C” Conservation “C-2” Commercial Medium “I-1” Industrial Light	2013 FCP: Commercial, Conservation
South	“R-10,000” Residential “C” Conservation	2013 FCP: Suburban Residential 2014 Carroll County Master Plan (2014 CCMP): Resource Conservation, Reservoir
East	“C” Conservation	2014 CCMP: Reservoir
West	“C-2” Commercial Medium	2013 FCP: Commercial

4. Consistency with Master and Functional Plans:

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

The requested “C-2” Commercial Medium zoning is inconsistent with the future land use designation of Conservation in the 2013 FCP. This property is inside the Finksburg designated growth area and immediately outside the state designated priority funding area and designated sustainable community.

B. Applicable Master Plan Goals and Objectives

This request is contrary to the following goals and recommended actions as articulated in the 2013 FCP:

Goals

- To recognize and respond to the essential need to protect water quality in the Liberty Reservoir and its tributaries
- To create development that limits adverse environmental impacts
- To encourage redevelopment as a way to promote new small-scale business, office and retail activity within the corridor

Recommended Actions

- Where possible, implement the 2005 Action Strategy for the Reservoir Watersheds through compatible land use designations
 - Section 3.6 Land-Use Planning and Zoning contains the following strategies:
 - (3) Baltimore and Carroll Counties will maintain the current extent of conservation and agricultural zoning in the reservoir watersheds, insofar as possible.
 - (4) Baltimore and Carroll Counties will protect the reservoir watersheds by limiting insofar as possible additional urban development zoning within the reservoir watersheds.

Note: The 2005 Reservoir Watershed Management Agreement has the fundamental goal of ensuring that the three reservoirs and their respective watersheds will continue to serve as sources of high-quality raw water for the Baltimore metropolitan water-supply system. Other goals address future loadings to the reservoirs of phosphorus, sediment, bacteria, sodium and chlorides; reducing the risk of contamination by hazardous materials; and promoting beneficial patterns of land use in the three watersheds. The Action Strategy for the Region's Watersheds was created to further the goals of the 2005 Agreement.

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

Roughly 58% of the property is identified as forested, and the southwest portion of the property is the only area not predominantly covered by steep slopes >25%. A stream from the Liberty Reservoir enters the property from east, extends to the west through the center of the property and terminates roughly 150 feet from the property line. According to the United States Geological Survey the abandoned Patapsco Mine is located on this property.

6. Historic Resources Identified

No historic sites were identified on the property. One historic district and six 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

None

9. Assessment Summary

Given the site's proximity to the Liberty Reservoir, many environmental constraints and inconsistency with the 2013 FCP, it is not appropriate to allow commercial medium uses on this property. The request poses significant, adverse effects to the Liberty Reservoir. Furthermore, this property was not identified as a property with a future land use change in the most recent Finksburg Corridor Plan adopted in 2013. Changing this property's zoning classification would not be consistent with the plan's future land use designation or its goals and recommendations for the area. The site is within the Finksburg designated growth area yet outside of the state designated priority funding area and designated sustainable community.

10. Recommendations

Department of Planning Recommendation:

Unfavorable

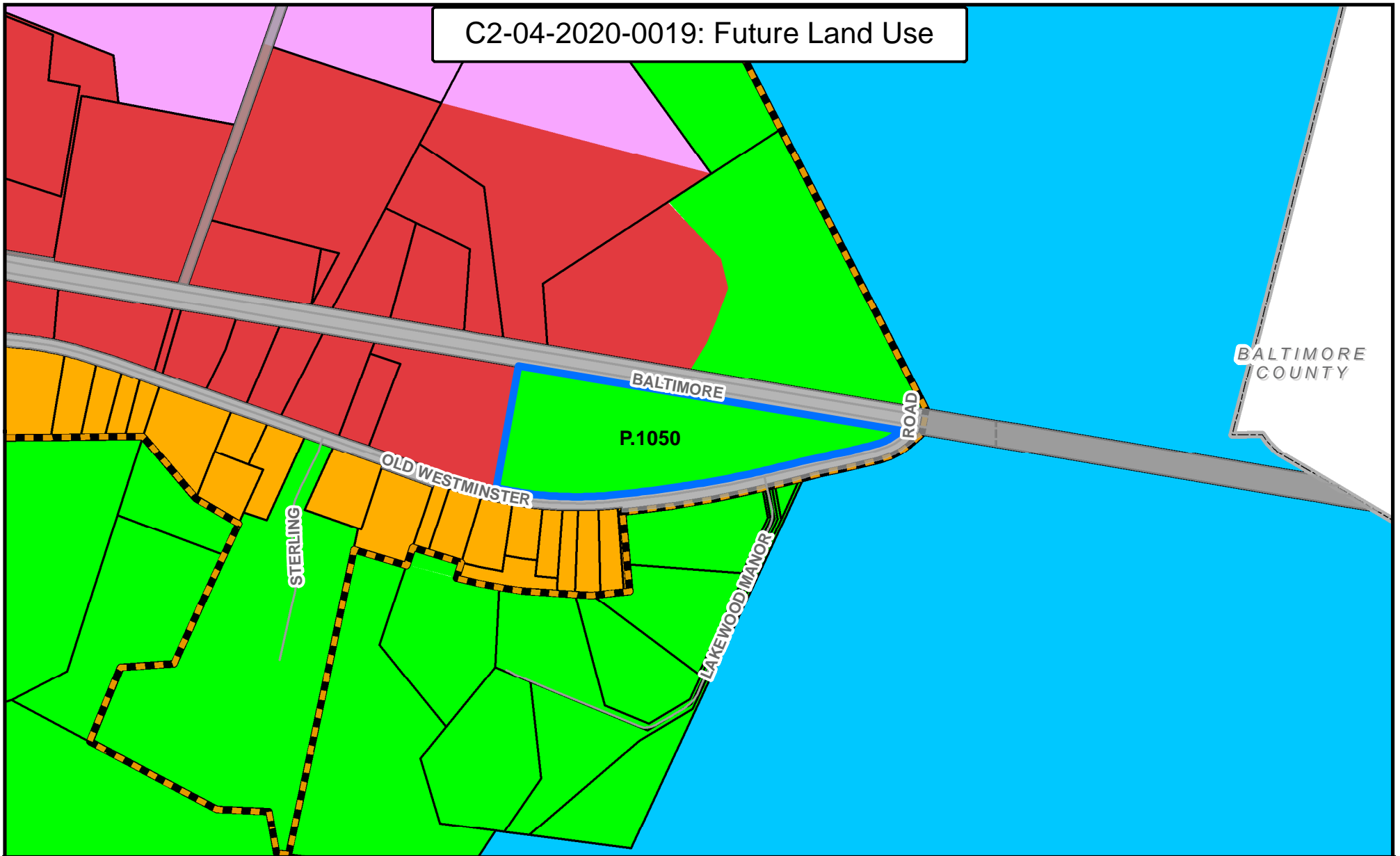
Planning Commission Recommendation:

Favorable for C-2 with new boundary.

11. Appendixes

See attachments for individual assessments.

C2-04-2020-0019: Future Land Use



Legend

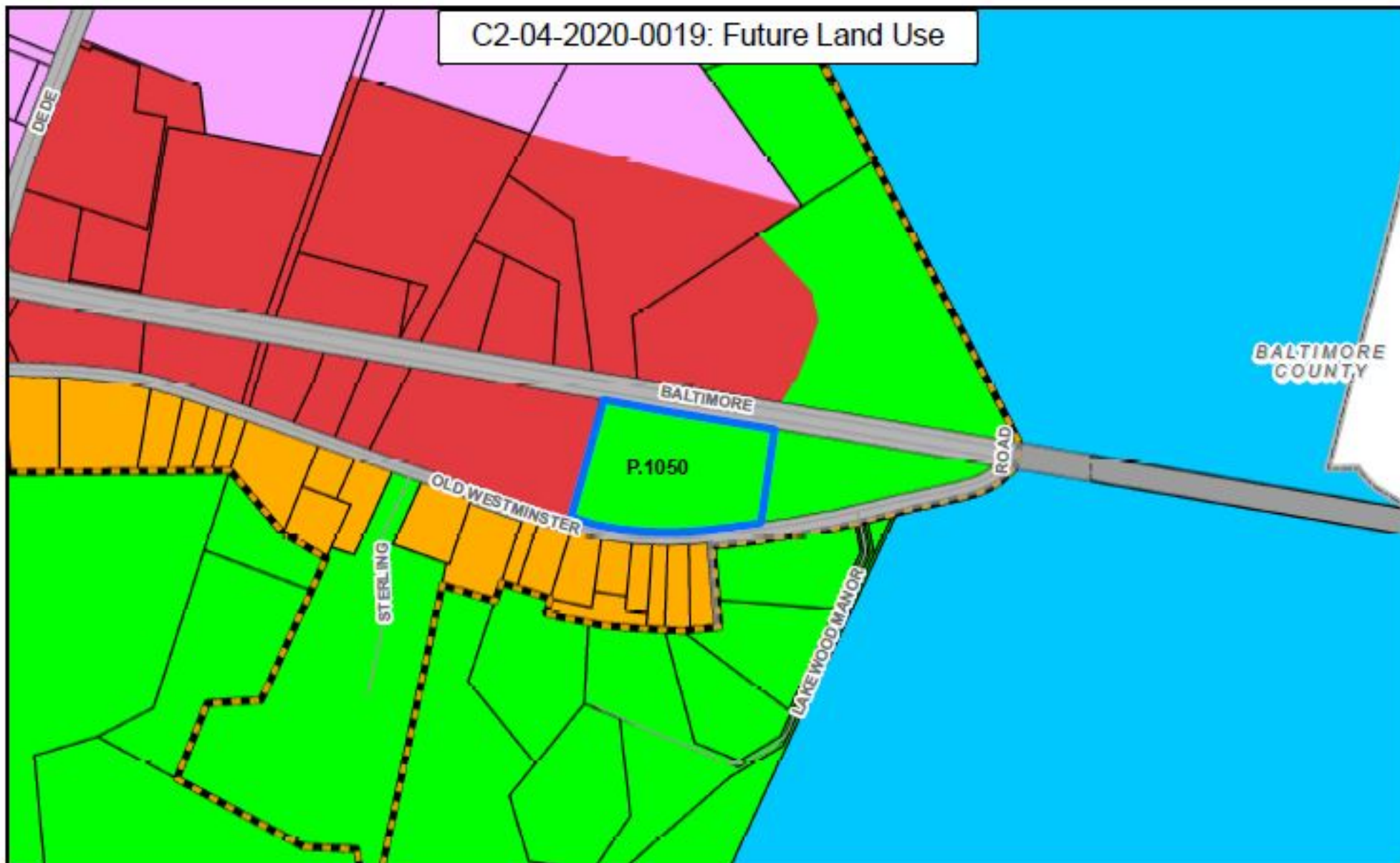
C2-04-2020-0019	Finksburg Future Land Use	County Future Land Use
Roads	Suburban Residential	Resource Conservation
Growth Area	Commercial	Reservoir
County Border	Industrial Restricted	Transportation
Property Data	Conservation	

0 180 360 720 Feet

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C2-04-2020-0019: Future Land Use



Legend

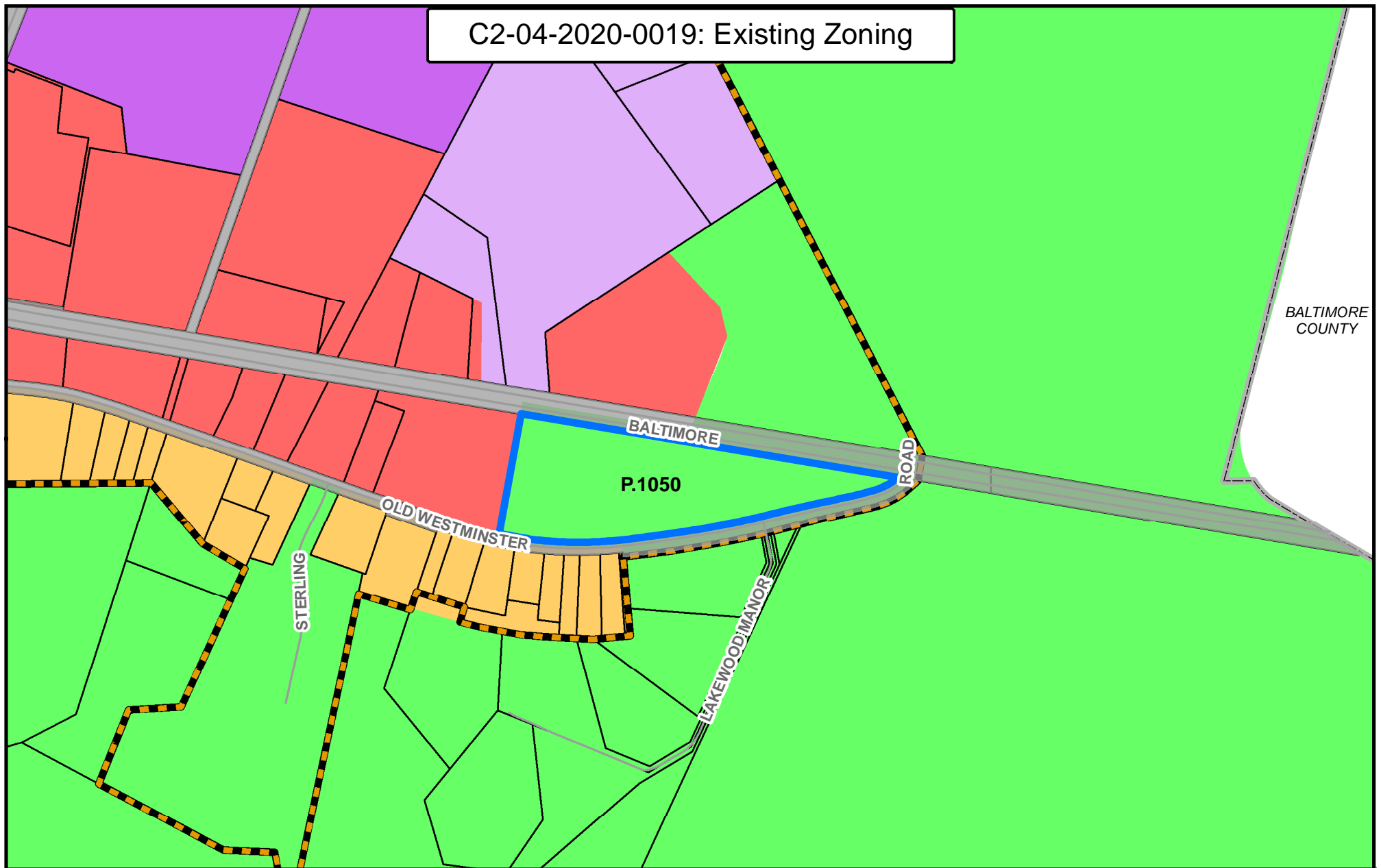
C2-04-2020-0019	Finksburg Future Land Use	County Future Land Use
Roads	Suburban Residential	Resource Conservation
Growth Area	Commercial	Reservoir
County Border	Industrial Restricted	Transportation
Property Data	Conservation	

0 180 360 720 Feet

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Department of Planning 2/20 (KC)



C2-04-2020-0019: Existing Zoning



BALTIMORE
COUNTY

Legend

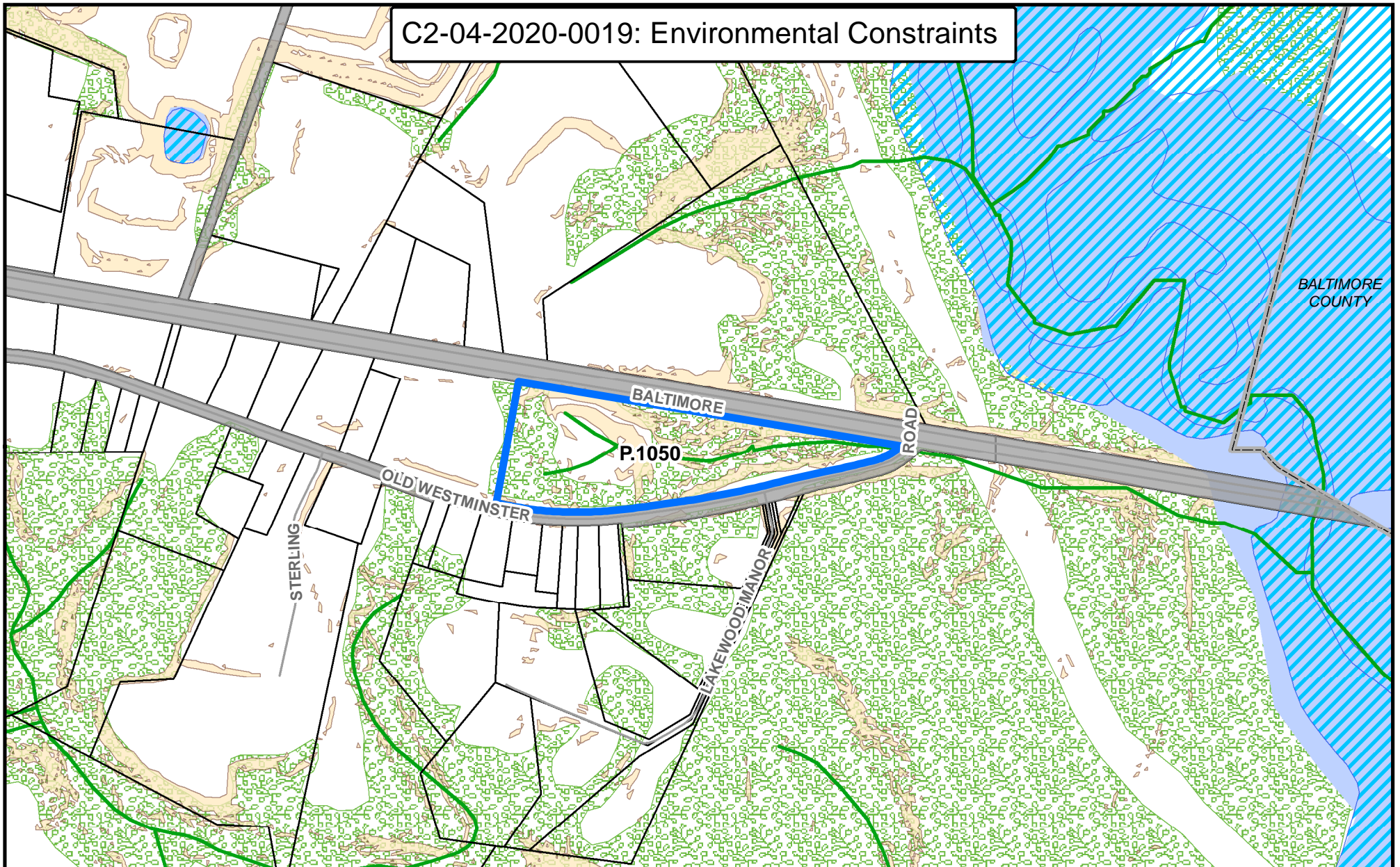
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|-----------------|---------------|--------------|-----|
| C2-04-2020-0019 | Growth Area | Conservation | I-1 |
| Roads | County Border | R-10,000 | I-2 |
| Property Data | C-2 | | |

0 200 400 800 Feet

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C2-04-2020-0019: Environmental Constraints



Legend

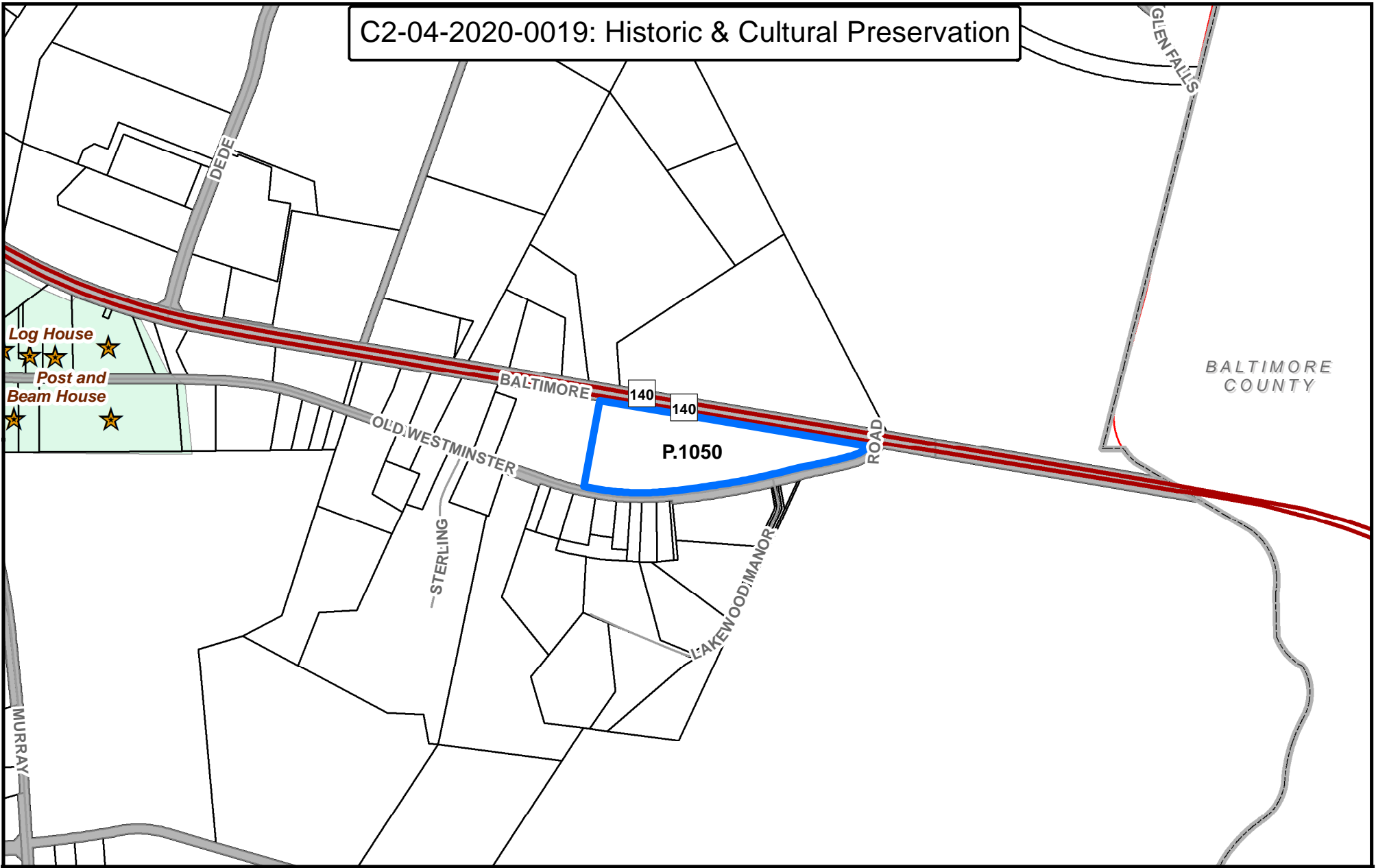
- | | | |
|-----------------|--------------------|-------------------------------------|
| C2-04-2020-0019 | County Border | Steep Slopes Lidar (25% or greater) |
| Roads | Property Data | Forest Cover |
| Streams | Wetlands | |
| | Ponds - Reservoirs | |

0 180 360 720 Feet

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Department of Planning 2/20 (KC)



C2-04-2020-0019: Historic & Cultural Preservation



Legend

- C2-04-2020-0019
- Major Roads
- County Border
- Historic Sites
- Roads
- Property Data
- Historic District

0 270 540 1,080 Feet

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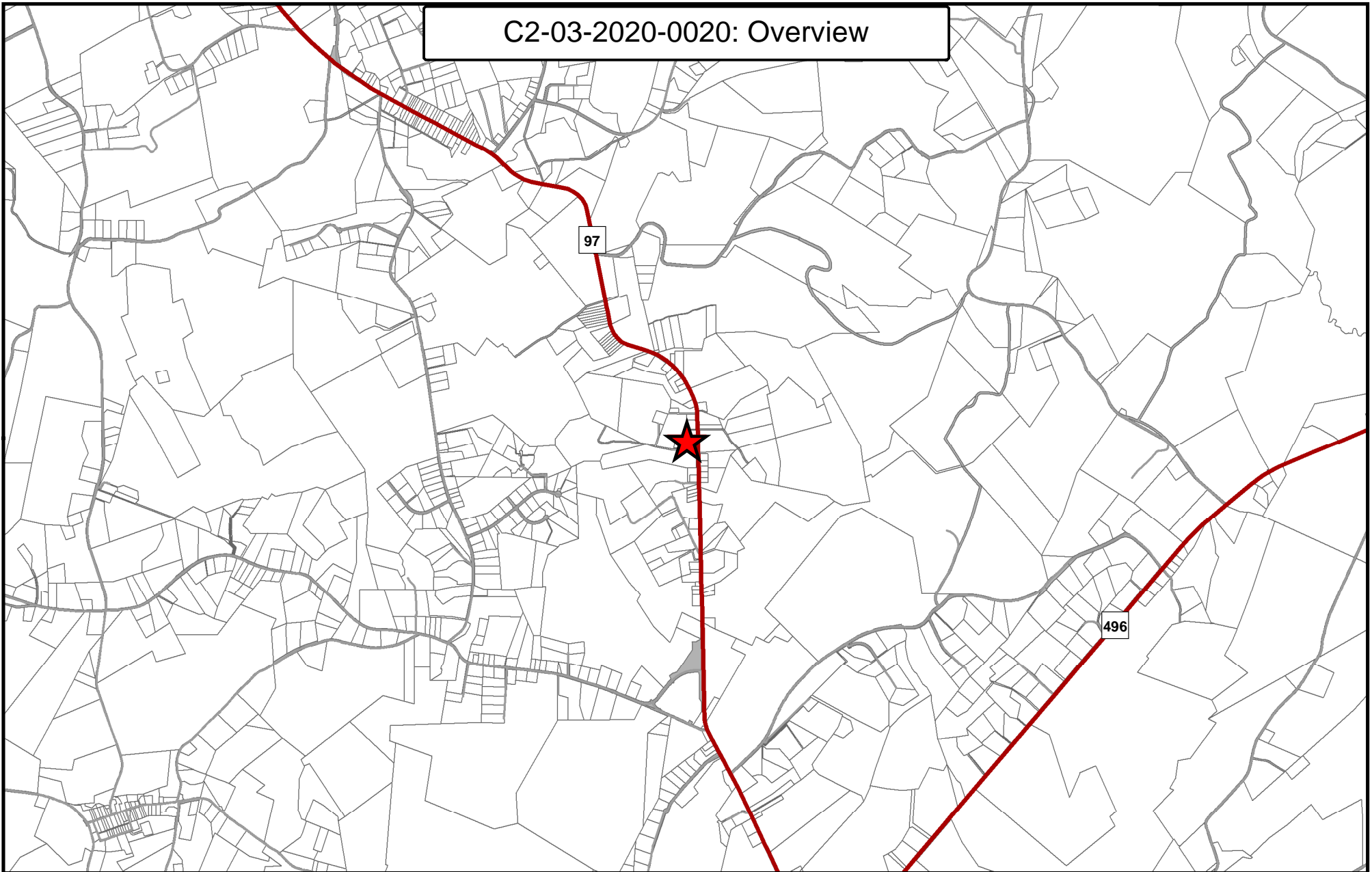
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-03-2020-0020



C2-03-2020-0020: Overview



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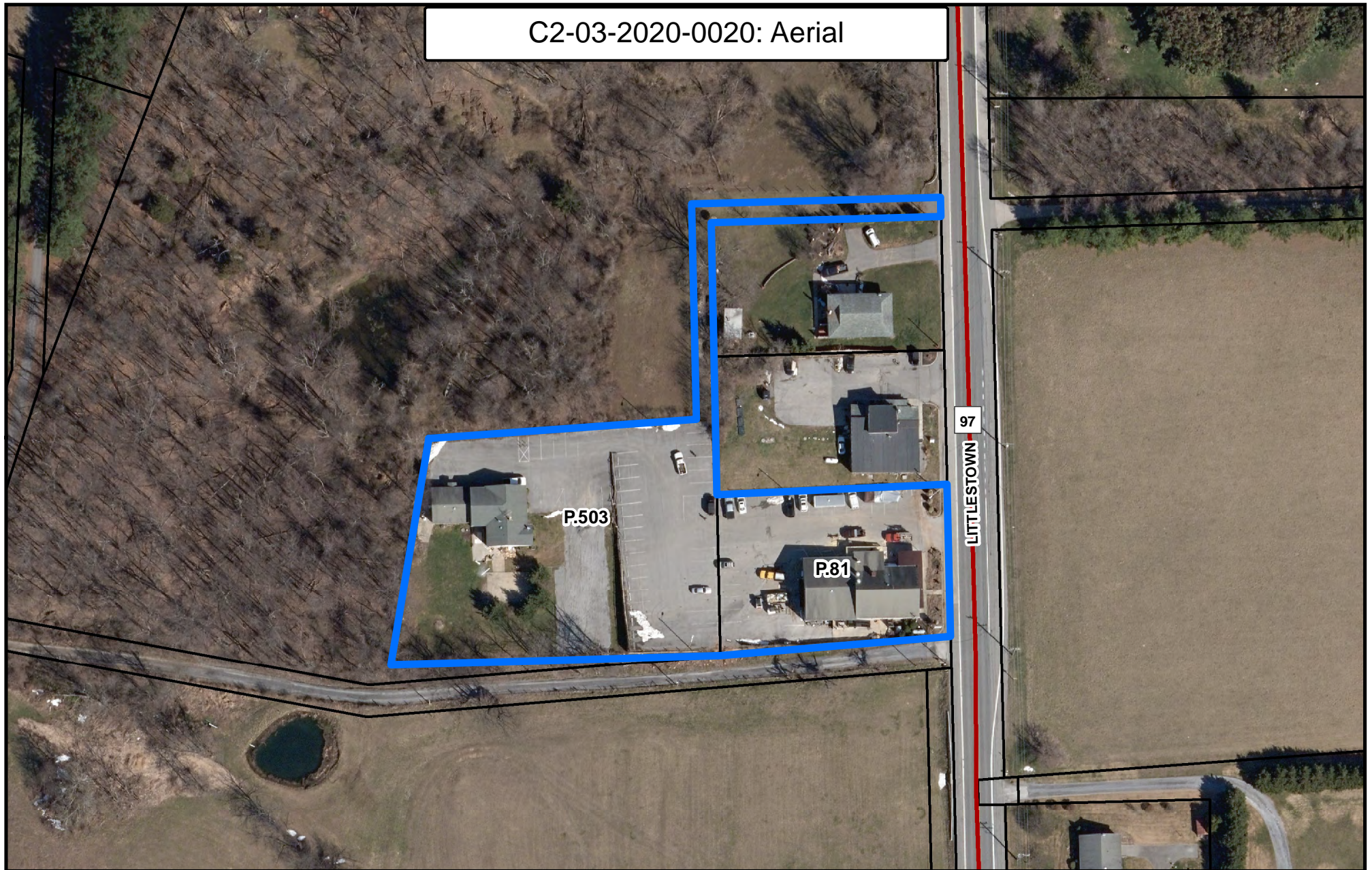
- ★ C2-03-2020-0020
- Major Roads
- Roads
- Property Data

0 0.25 0.5 1 Miles





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C2-03-2020-0020: Aerial



Legend

-  C2-03-2020-0020
-  Major Roads
-  Roads
-  Property Data

0 65 130 260 Feet

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Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # C2-03-2020-0020 Applicant Name: 97 Crab House LLC (c/o Kenneth Shane McQuay)

Property Address: 2820 Littlestown Pike, Westminster, MD 21158

Current Zoning: AG Requested Zoning: C-2

2. Description of Property

Site Address 2820 Littlestown Pike, Westminster, MD 21158

Commissioner District 1

Parcel 0081, 0503 Map 0021

Total Acreage of Parcel P81-25,000 Sf; P503-1.17 acres Area to be Rezoned: 1.74 acres

Current Zoning: AG Requested Zoning: C-2

3. Land Use and Zoning Considerations

Existing Land Uses: Parcel 810-Commercial
Parcel 503-Residential

Land Use Plan
Designation:¹

Agriculture

Zoning History Summary

This property has been in the Agricultural District since 1965. It has had a nonconforming tavern/restaurant on the property since that time, which has had several BZA approvals for expansion

¹ Per 2014 Carroll County Master Plan as amended 2019.

Existing Zoning and Land Use in Adjacent Area:

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

4. Consistency with Master and Functional Plans:

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

This property is in 2019 Amendment to the 2014 Carroll County Master Plan. It has a Future Land Use designation of Agricultural. This request is not consistent with the Future Land Use Designation.

B. Applicable Master Plan Goals and Objectives

This property is not consistent with the to the 2014 Carroll County Master Plan as amended 2019.

This request is contrary to goals 13, 14 and 15 in the Carroll County Master Plan.

Goal 13 Promote a healthy economy and additional employment opportunities by... 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.

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

Not within planned water service area.

D. Sewer Service Area Service

Not within planned sewer service area.

5. Environmental Constraints

None of significance

6. Historic Resources Identified

The Frock-Burgoon Farm (CARR-1548) is located within the ½ mile Area of Potential Effect (APE) identified on the Maryland Cultural Resource Information system.

7. Public Safety Assessment

In the Pleasant Valley District; Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

Not in the immediate area. (see map)

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 nonconforming commercial use, and may continue as such indefinitely. Changing this property from Ag zoning to the C-2 zoning category would allow all the more intense commercial uses in Section 158.082 of the County Code on this property, which is surrounded by Ag-zoned land. This was not envisioned by the 2014 Plan or the 2019 Amendment.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Unfavorable

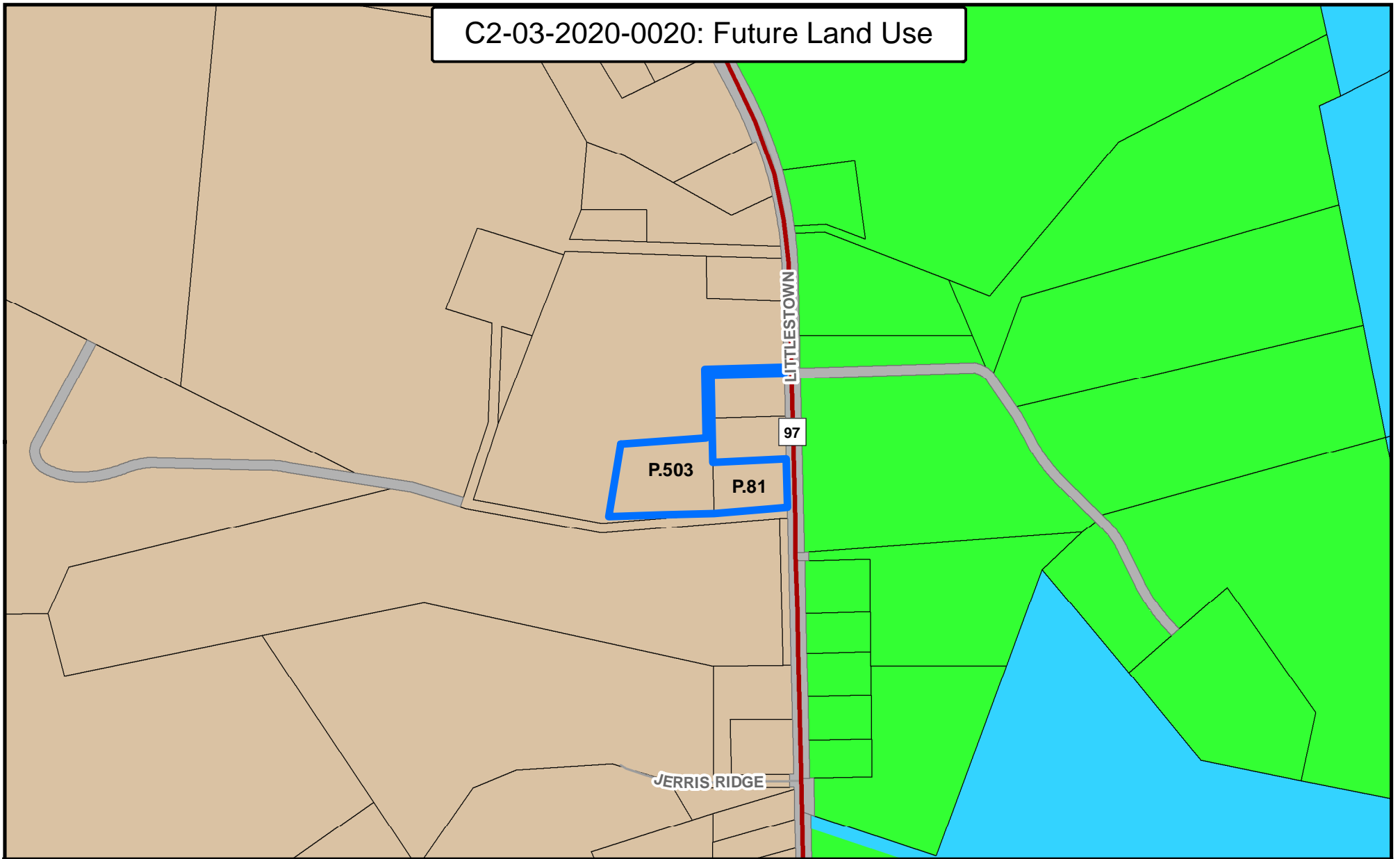
Planning Commission Recommendation:
(Favorable or Unfavorable)

Favorable









11. Appendixes

See attachments for individual assessments.

C2-03-2020-0020: Future Land Use



Legend

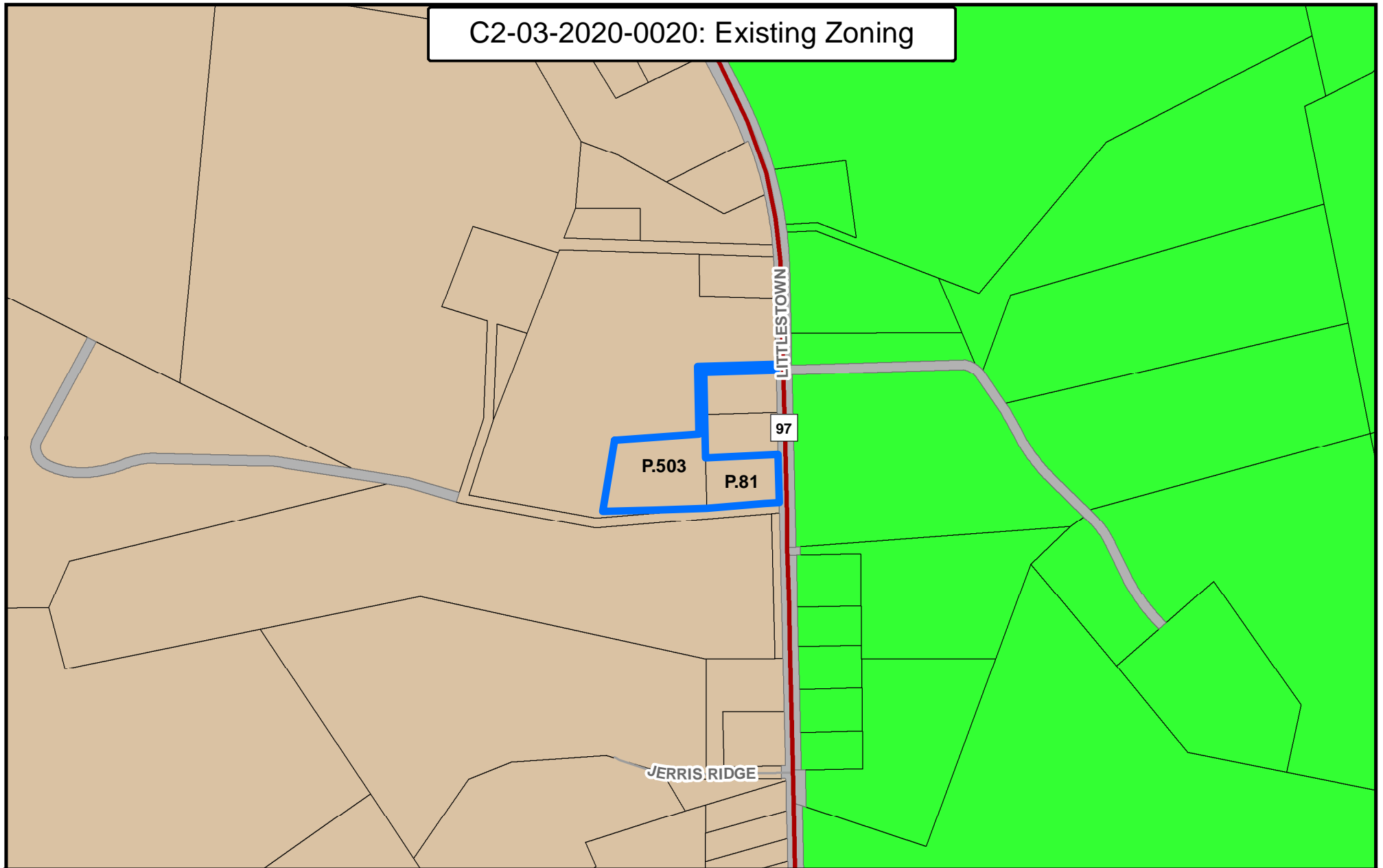
- | | | |
|--|---|--|
|  C2-03-2020-0020 | County Future Land Use |  Reservoir |
|  Major Roads |  Agriculture |  Transportation |
|  Roads |  Resource Conservation | |
|  Property Data | | |

0 150 300 600 Feet

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Department of Planning 3/20 (KC)



C2-03-2020-0020: Existing Zoning



Legend



C2-03-2020-0020

Major Roads

Roads

Property Data

Existing Zoning

Agriculture

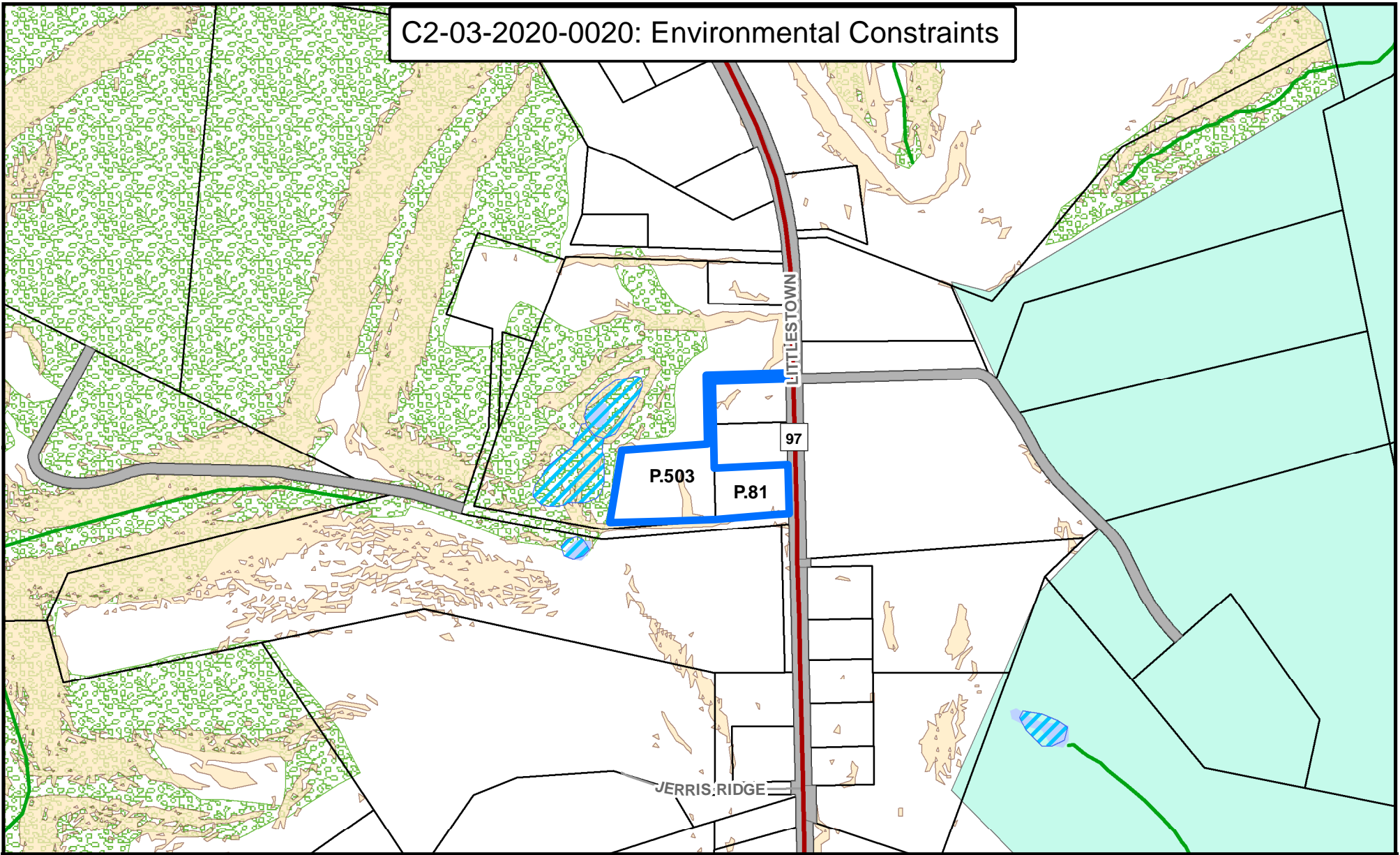
Conservation

0 150 300 600 Feet

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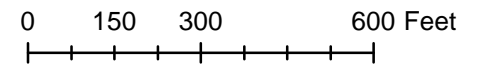


C2-03-2020-0020: Environmental Constraints



Legend

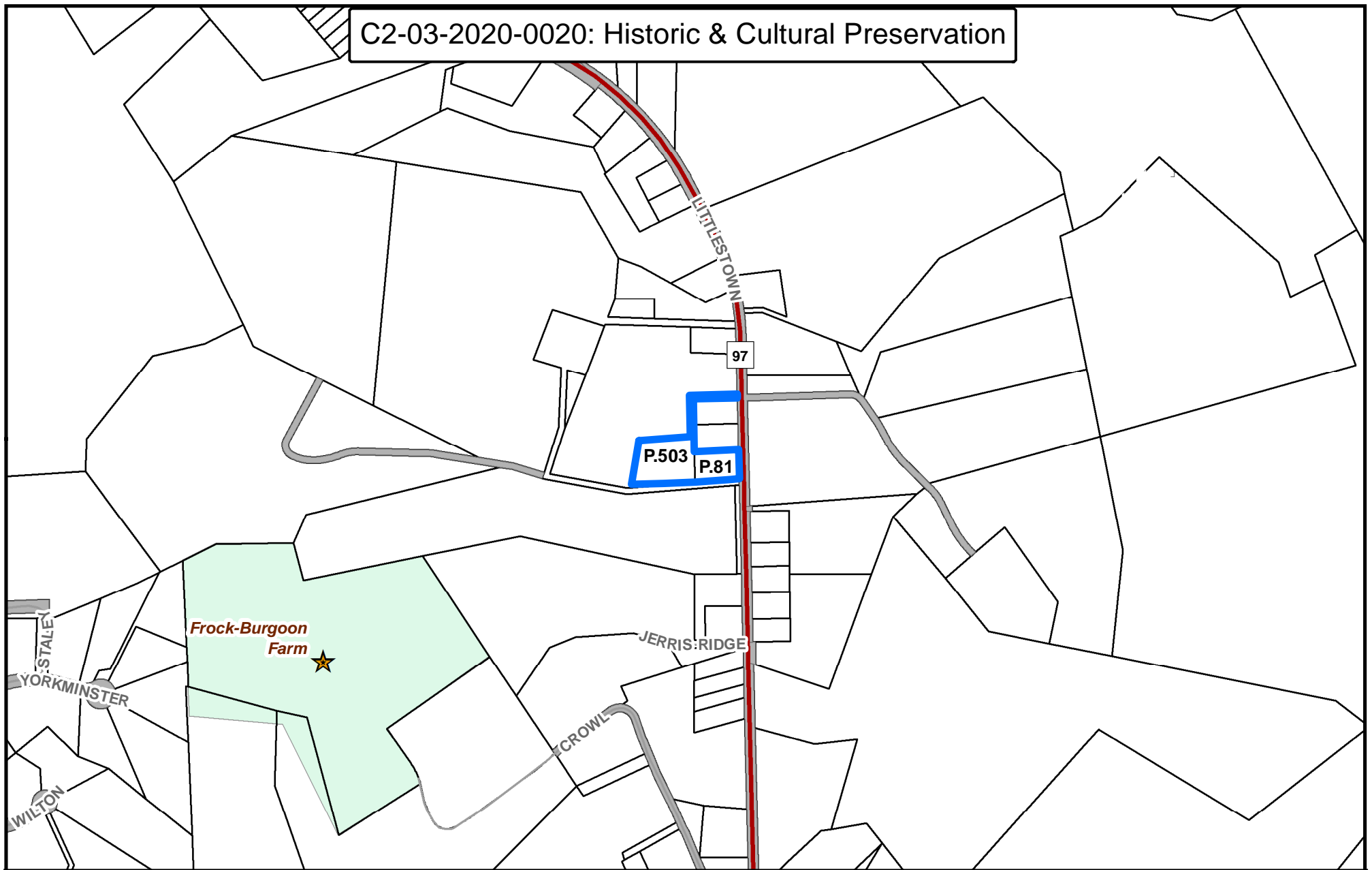
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| C2-03-2020-0020 | Wetlands |
| Major Roads | Ponds - Reservoirs |
| Roads | Union Mills Water Resource Protection Zone |
| Streams | Steep Slopes Lidar (25% or greater) |
| Property Data | Forest Cover |



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



C2-03-2020-0020: Historic & Cultural Preservation



Legend

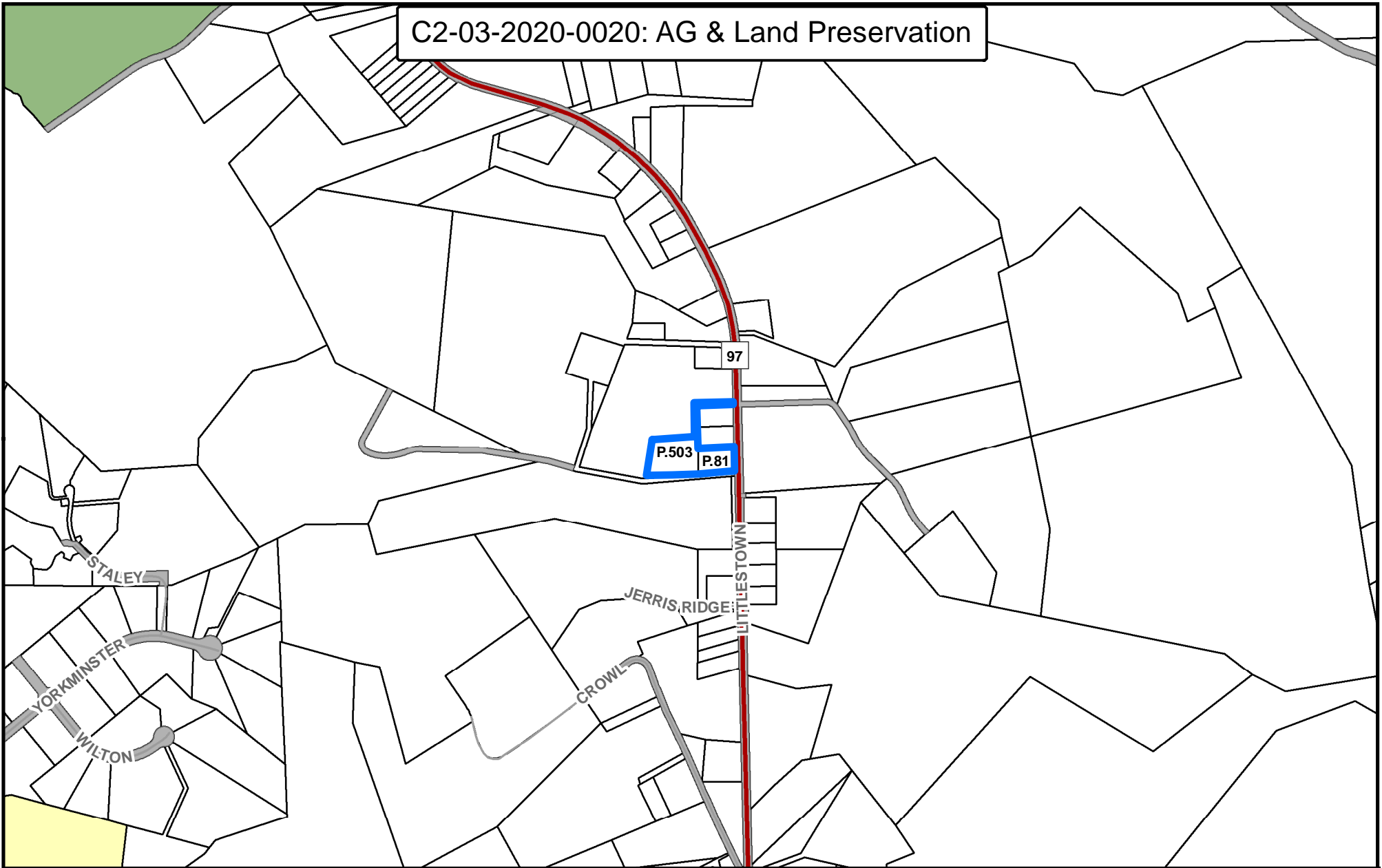
- | | | |
|--|---|---|
|  C2-03-2020-0020 |  Major Roads |  County Border |
|  Historic Site Points |  Roads |  Property Data |
| | |  Historic District |

0 240 480 960 Feet







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




C2-03-2020-0020: AG & Land Preservation



Legend

- | | |
|--|---|
|  C2-03-2020-0020 |  Property Data |
|  Major Roads |  MALPF Easement |
|  Roads |  Land Trust Easement |

0 305 610 1,220 Feet



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



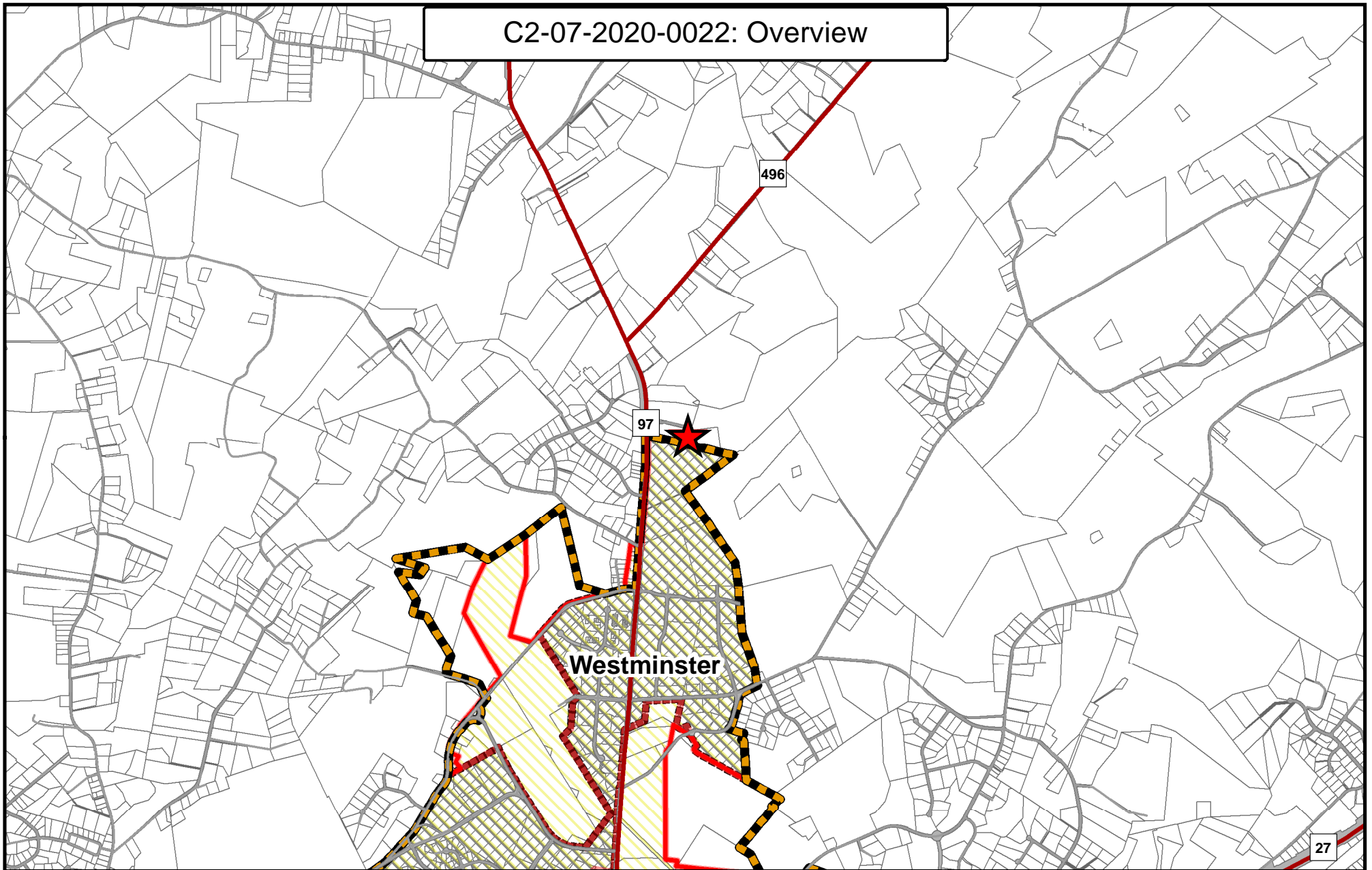
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-07-2020-0022



C2-07-2020-0022: Overview



Legend

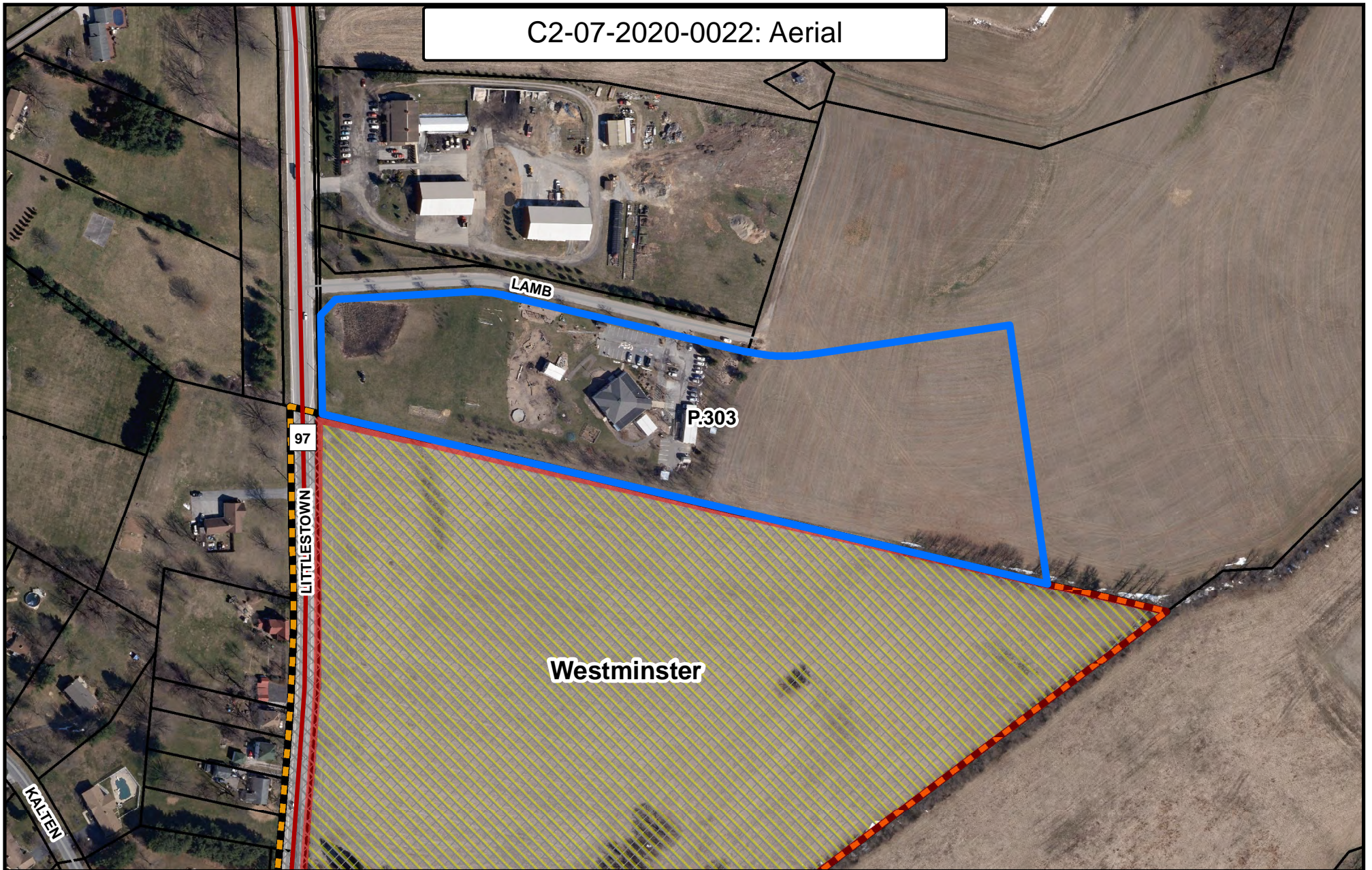
- ★ C2-07-2020-0022
- Major Roads
- Roads
- ▨ Growth Area
- ▨ Corporate Limits
- ▨ Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles








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



C2-07-2020-0022: Aerial



Legend

- | | | |
|--|--|--|
|  C2-07-2020-0022 |  Property Data |  Growth Area |
|  Major Roads |  Priority Funding Areas |  Corporate Limits |
|  Roads | | |

0 155 310 620 Feet

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



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # C2-07-2020-0022 Applicant Name: J. Brooks Leahy on behalf of Bokeh IV, LLC

Property Address 75 Lamb Drive, Westminster, MD 21157

Current Zoning AG Requested Zoning C-2

2. Description of Property

Site Address 75 Lamb Drive, Westminster, MD 21157

Commissioner District 03

Parcel Lot 1B Map 0055

Total Acreage of Parcel 10.2013 Area to be Rezoned: 10.2013

Current Zoning: AG Requested Zoning: C-2

3. Land Use and Zoning Considerations

Existing Land Uses:

Improved with a church/school building
--

Land Use Plan Designation:¹

Agriculture

Zoning History Summary

<p>This property has been zoned Agriculture since 1965. It was improved with a church in 2001, a principal permitted use in the Ag District. In 2012, the use was changed to a private school, also a principal permitted use. It is currently not in use. There are no zoning violations on this property.</p>

¹ Per 2014 Carroll County Master Plan as amended 2019.

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

	<u>Zoning</u>	<u>Land Use</u>
North	Agriculture	Agriculture, in use commercially
South	City of Westminster	Agriculture and Commercial (Knorr Brake)
East	Agriculture	Agriculture
West	Agriculture	Large lot residential subdivision, R-40,000 residential subdivision, Carroll County Airport

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. It is immediately outside the boundary of the City of Westminster. This request is not consistent with the Future Land Use designation.

B. Applicable Master Plan Goals and Objectives

This property is not consistent with the to the 2014 Carroll County Master Plan as amended 2019.

This request is contrary to goals 14 and 15 in the Carroll County Master 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 lines in proximity (see map)

This property is in the No Planned Service category, adjacent to property in the City of Westminster in the Priority sewer service area, and in the vicinity of Existing water service

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

This property is in the No Planned Service category, adjacent to property in the City of Westminster in the Priority sewer service area, and in the vicinity of Existing sewer service

5. Environmental Constraints

There are no environmental constraints on this property.

6. Historic Resources Identified

None on site, but a number in the immediate vicinity (see attached worksheet and map)

7. Public Safety Assessment

In the Westminster District, Adequate for Fire and EMS.

8. Ag Preservation and Applicable Preservation Area

There is a MALPF easement to the south and east of this property.

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. In addition, it is contrary to Goals 14 and 15 of the CCMP, lies outside Westminster's growth area boundary, is in the vicinity of MALPH easements, and is in close proximity to a number of historic properties.

Although the property is not currently in an Agricultural use, the uses previously located on this property, a church and a school, are permitted uses in the AG District, as are a number of similar commercial uses, such as recreational centers, day care centers and veterinary clinics. There are also a number of other commercial uses that are considered appropriate for the AG District and are allowed with conditional use approval. Changing this property from AG zoning to the C-2 zoning category would allow all the more intense commercial uses in Section 158.082 of the County Code on this property, which is surrounded by Ag-zoned land. This was not envisioned by the 2014 Plan or the 2019 Amendment.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Unfavorable

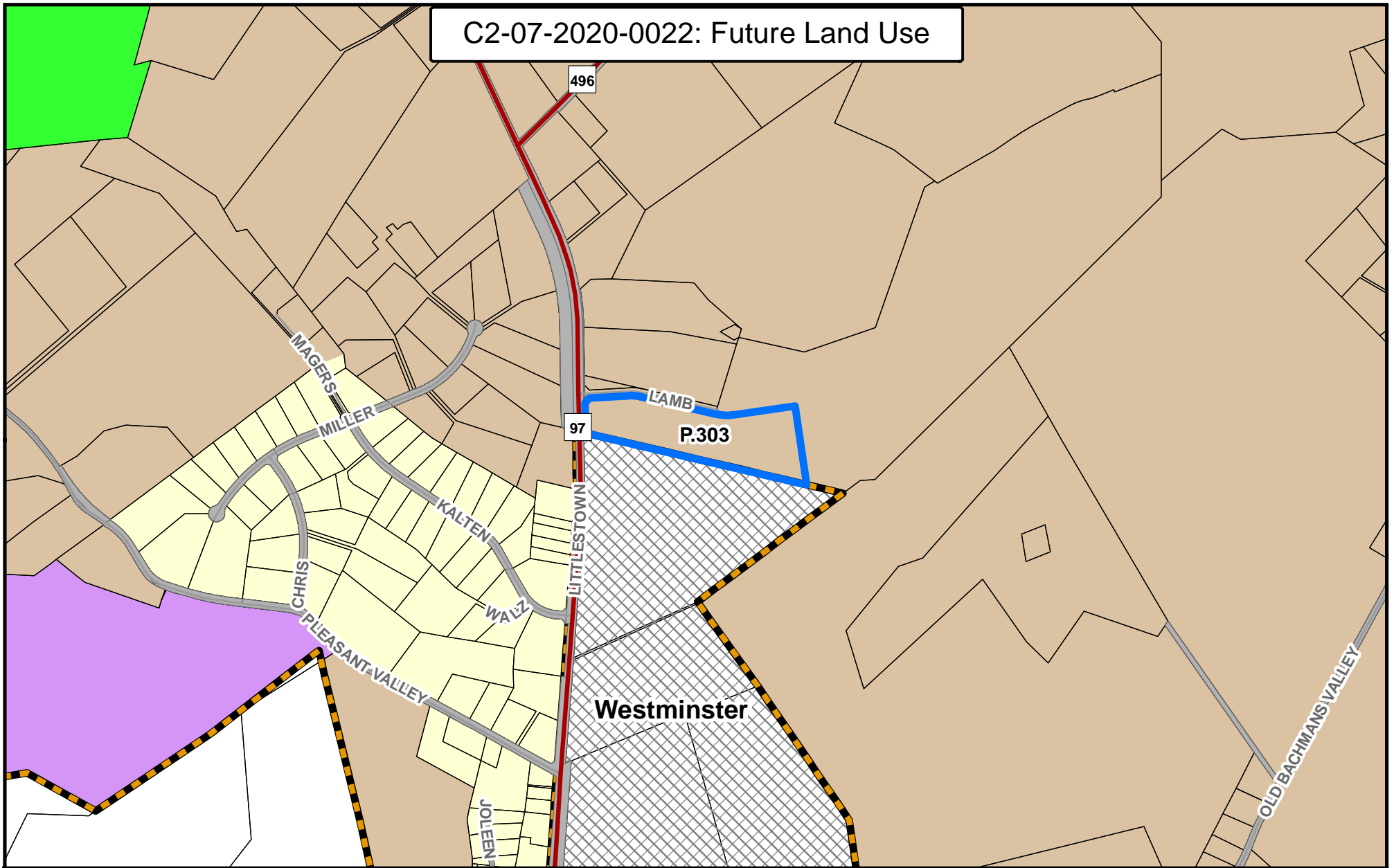
Planning Commission Recommendation:
(Favorable or Unfavorable)

Unfavorable












11. Appendixes

See attachments for individual assessments.

C2-07-2020-0022: Future Land Use



Legend

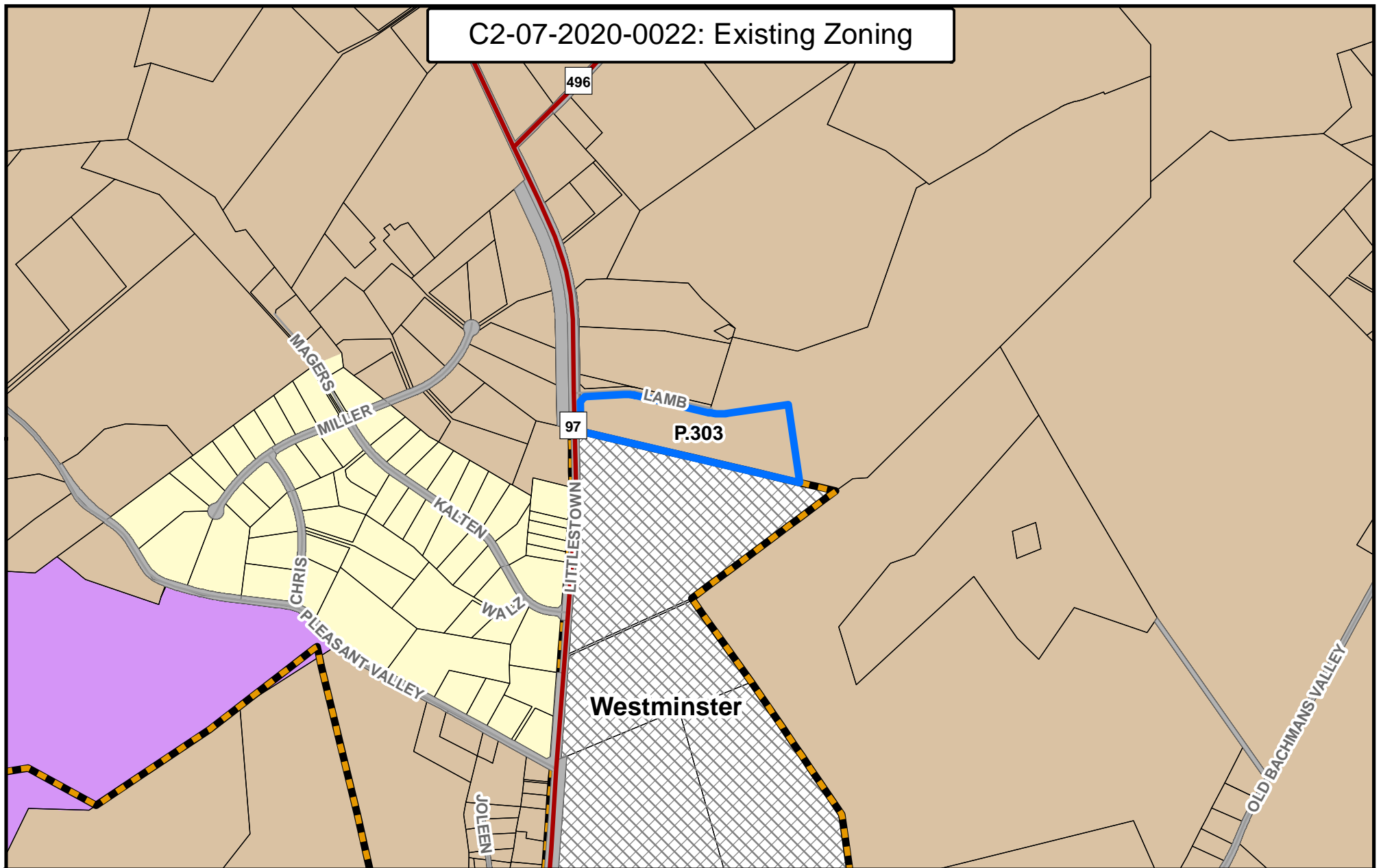
- | | | | |
|--|--|---|---|
|  C2-07-2020-0022 |  Growth Area | County Future Land Use |  Residential-Low Density |
|  Major Roads |  Corporate Limits |  Agriculture |  Industrial-Light |
|  Roads |  Property Data |  Resource Conservation |  Transportation |

0 385 770 1,540 Feet

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



C2-07-2020-0022: Existing Zoning



Legend

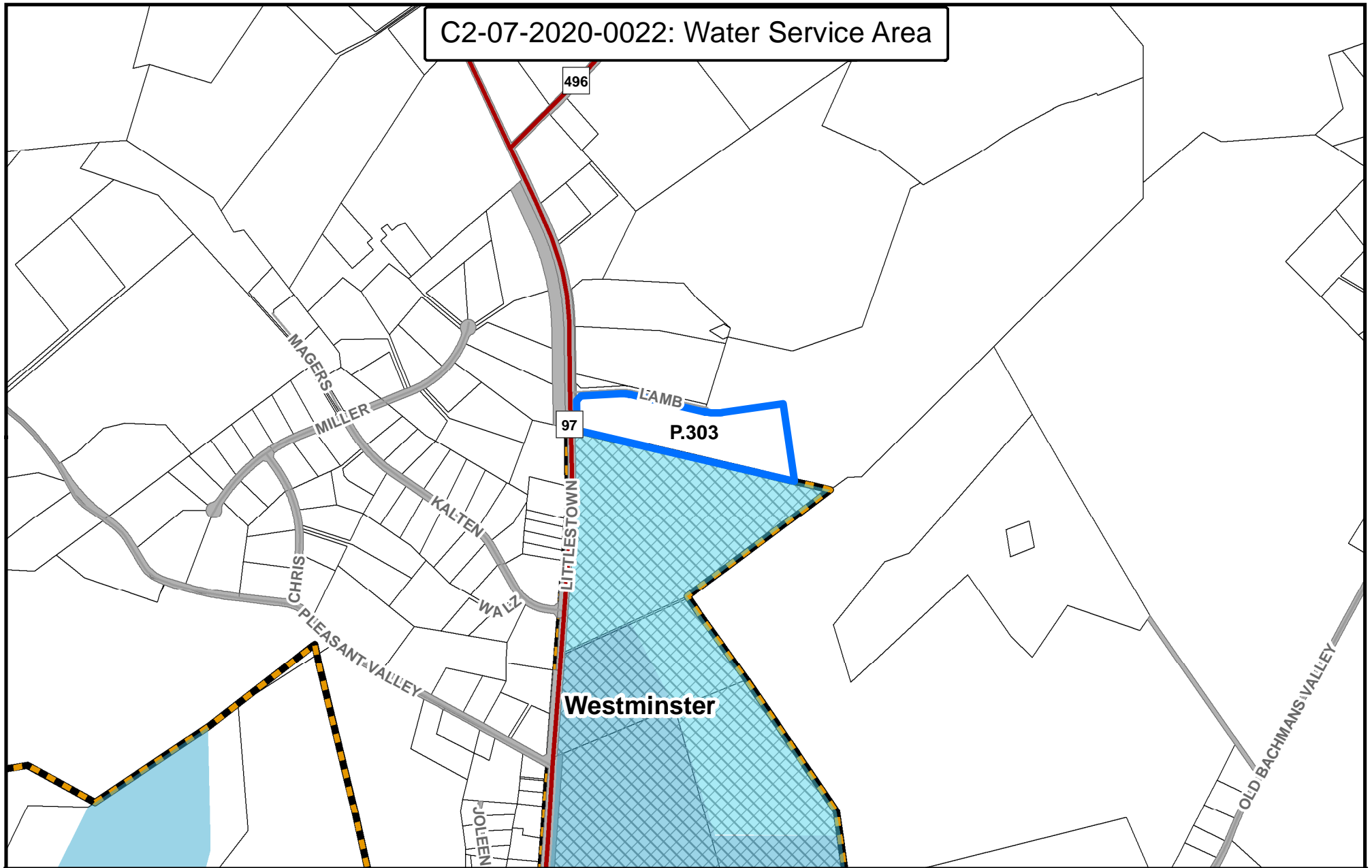
- | | | |
|-----------------|------------------|------------------------|
| C2-07-2020-0022 | Growth Area | Existing Zoning |
| Major Roads | Corporate Limits | Agriculture |
| Roads | Property Data | R-40,000 |
| | | I-1 |

0 385 770 1,540 Feet



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

C2-07-2020-0022: Water Service Area



Legend

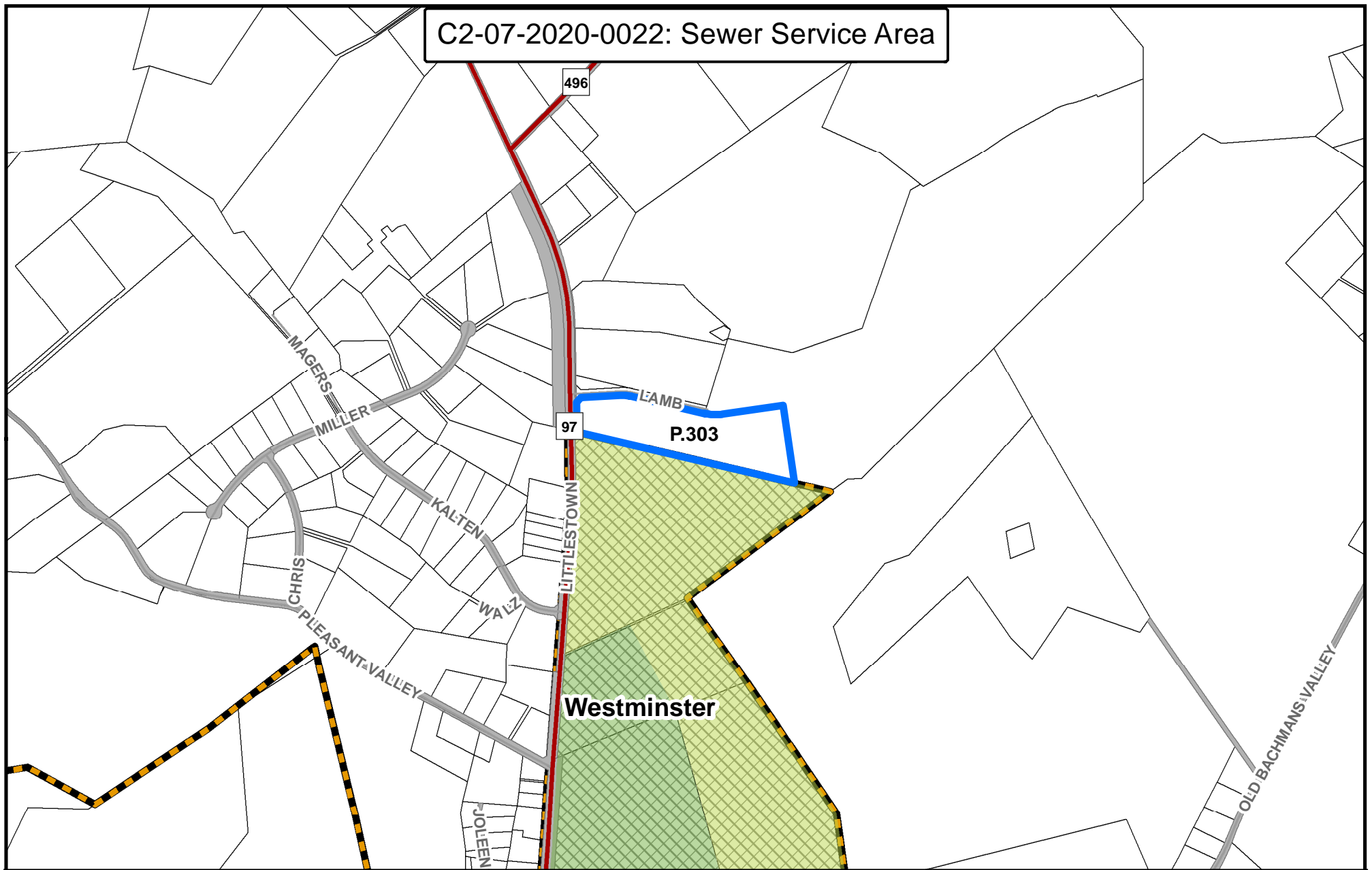
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|-----------------|------------------|---------------------------|----------|
| C2-07-2020-0022 | Growth Area | Water Service Area | |
| Major Roads | Corporate Limits | | Existing |
| Roads | Property Data | | Priority |

0 385 770 1,540 Feet

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



C2-07-2020-0022: Sewer Service Area



Legend

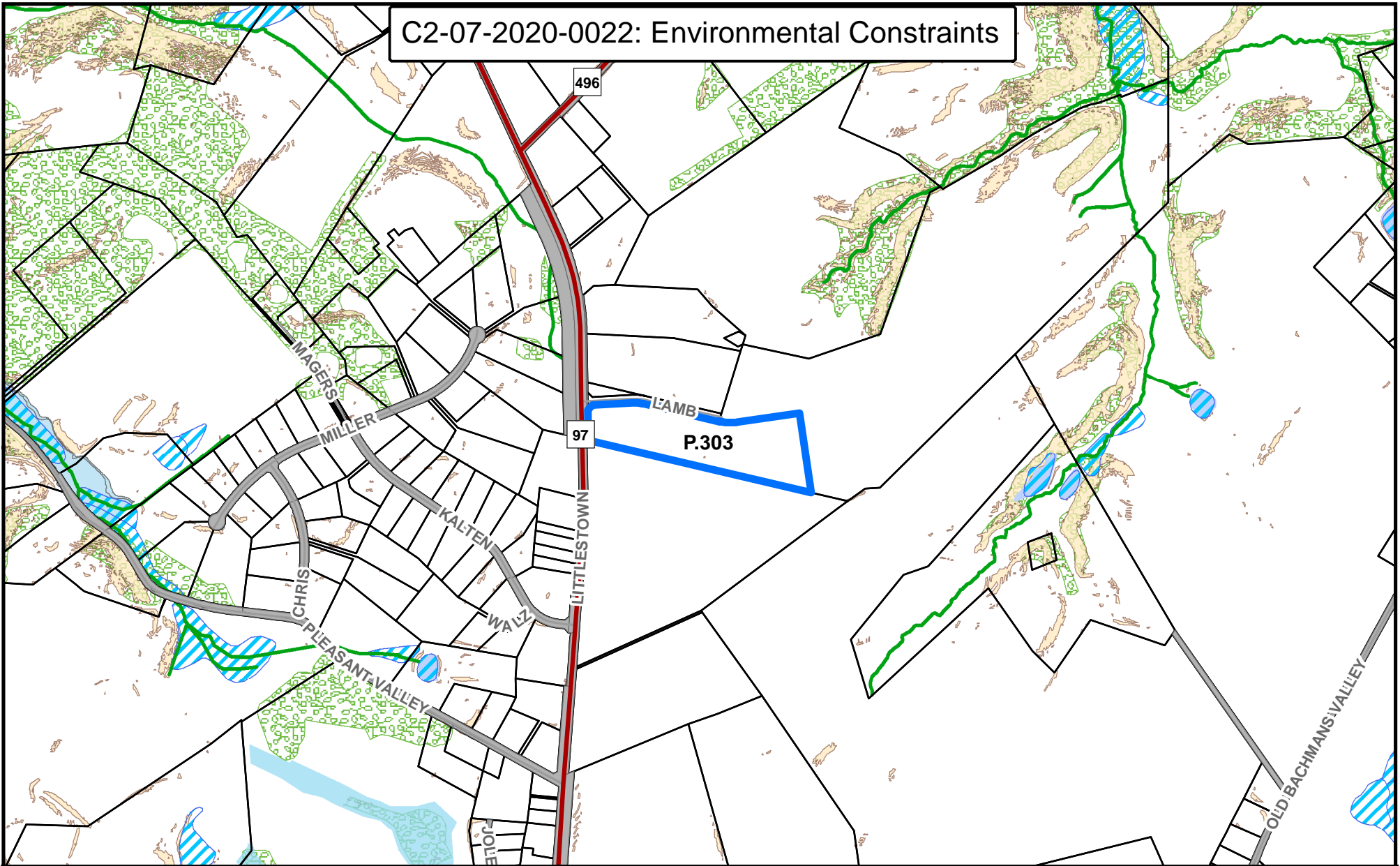
- | | | |
|-----------------|------------------|---------------------------|
| C2-07-2020-0022 | Growth Area | Sewer Service Area |
| Major Roads | Corporate Limits | Existing |
| Roads | Property Data | Priority |

0 385 770 1,540 Feet

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

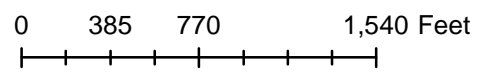


C2-07-2020-0022: Environmental Constraints



Legend

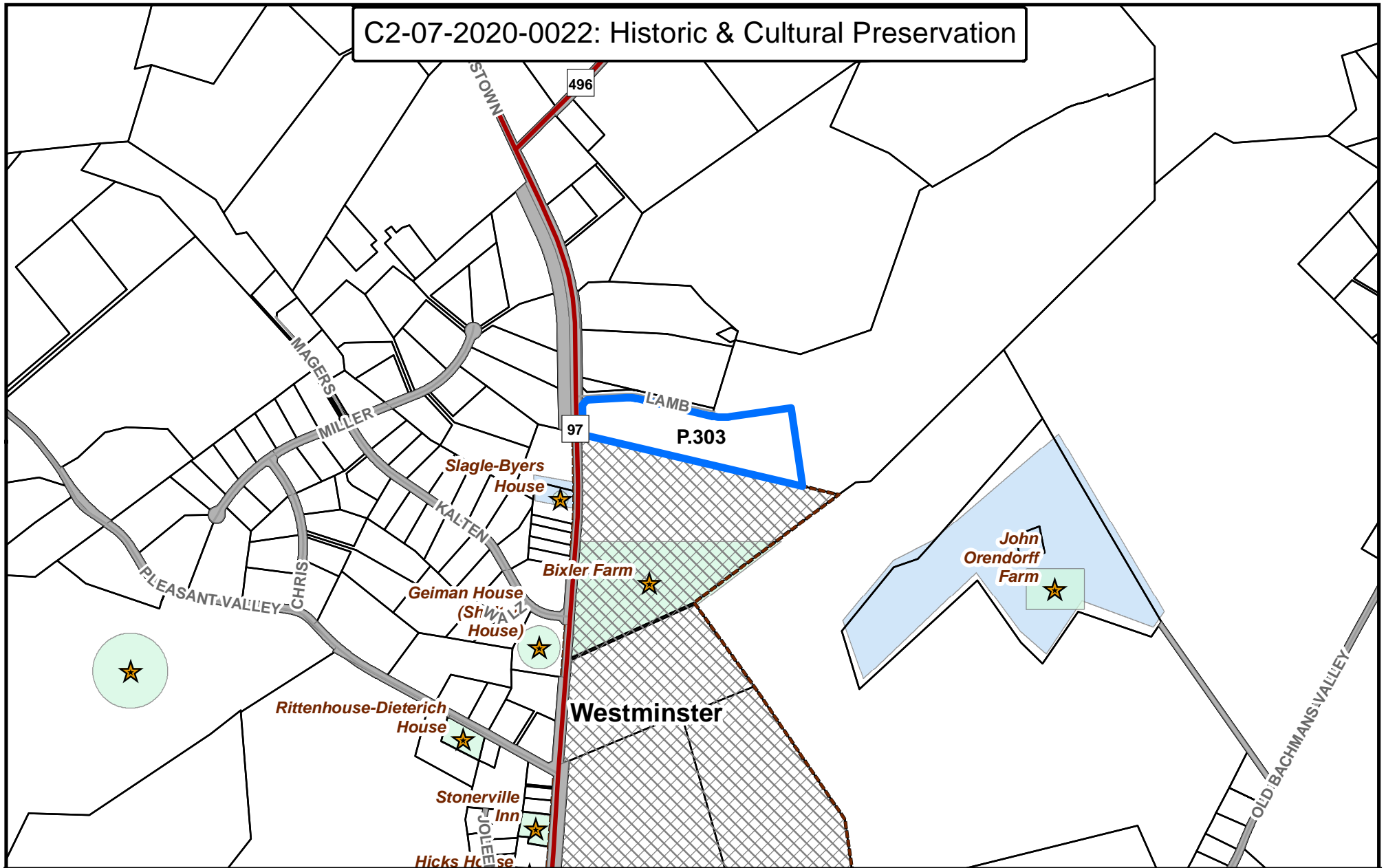
- | | | |
|-----------------|--------------------|-------------------------------------|
| C2-07-2020-0022 | Property Data | Water Resource Protection Easement |
| Major Roads | Wetlands | Steep Slopes Lidar (25% or greater) |
| Roads | FEMA Floodplain | Forest Cover |
| Streams | Ponds - Reservoirs | |



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

N

C2-07-2020-0022: Historic & Cultural Preservation



Legend

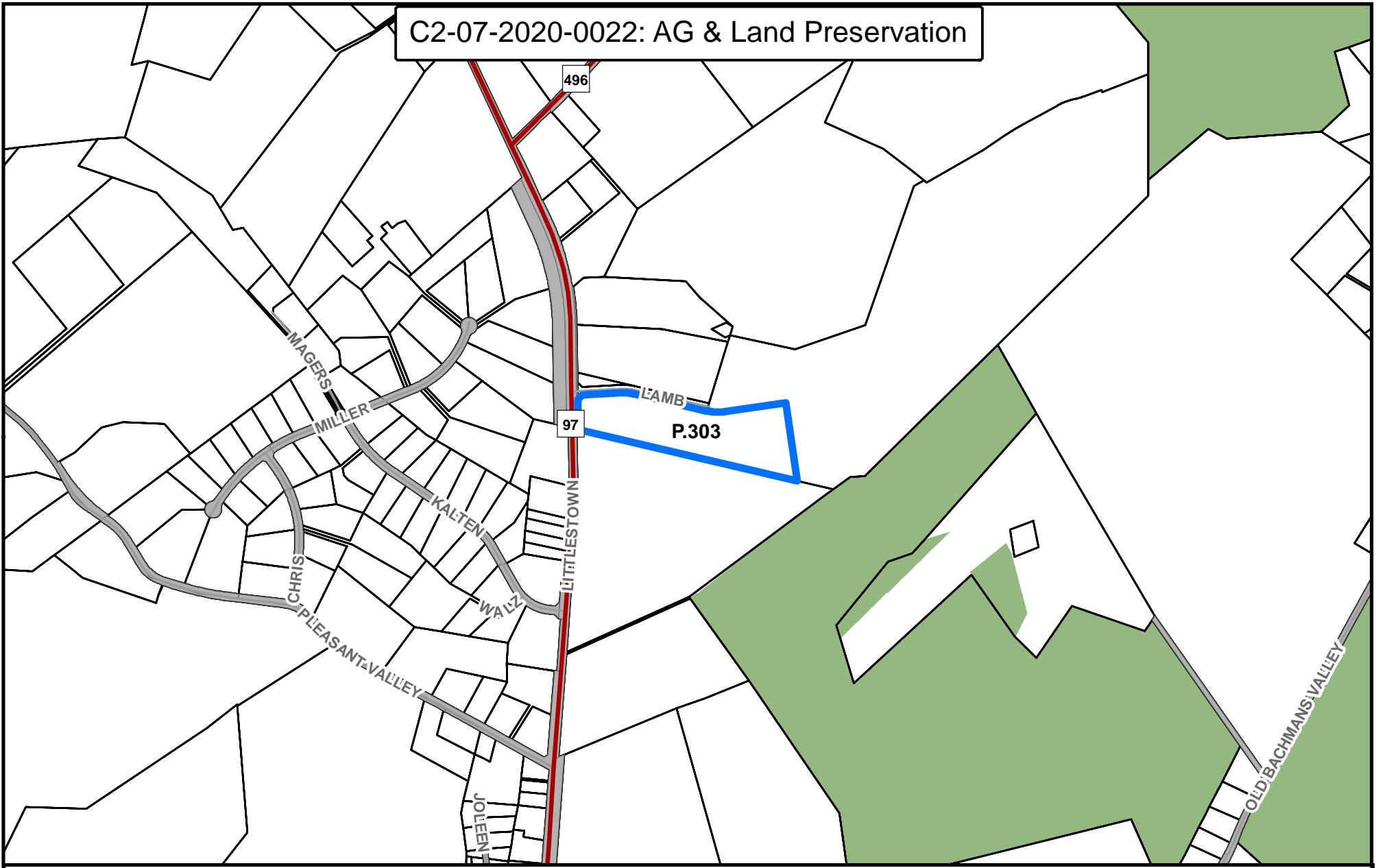
- | | |
|----------------------|--------------------------------------|
| C2-07-2020-0022 | Corporate Limits |
| Historic Site Points | Property Data |
| Major Roads | Historic District |
| Roads | National Register of Historic Places |

0 385 770 1,540 Feet







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



C2-07-2020-0022: AG & Land Preservation



Legend

-  C2-07-2020-0022
-  Property Data
-  Major Roads
-  MALPF Easement
-  Roads
-  Carroll County Easement

0 385 770 1,540 Feet

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

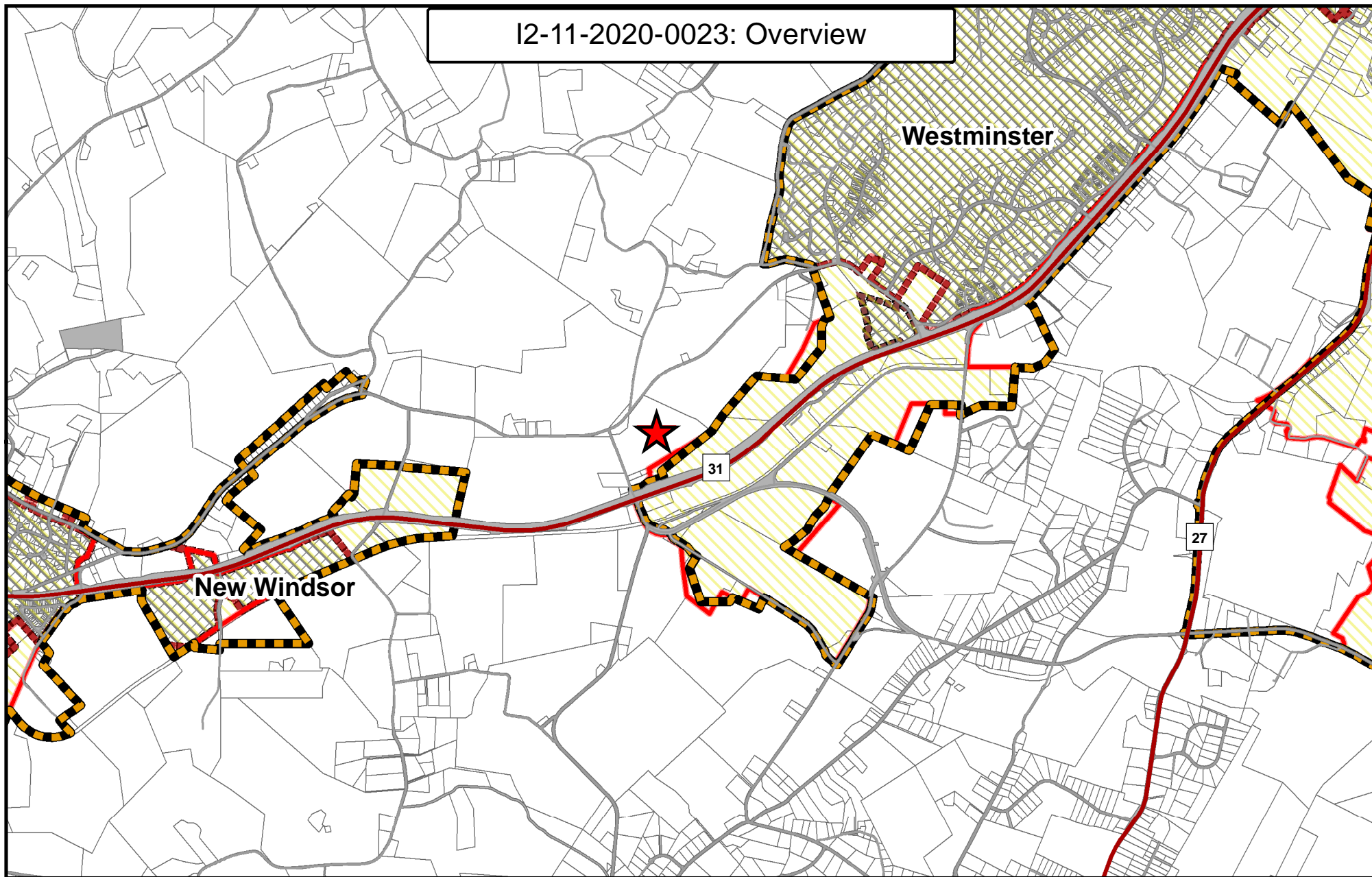


BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

I2-11-2020-0023





Legend

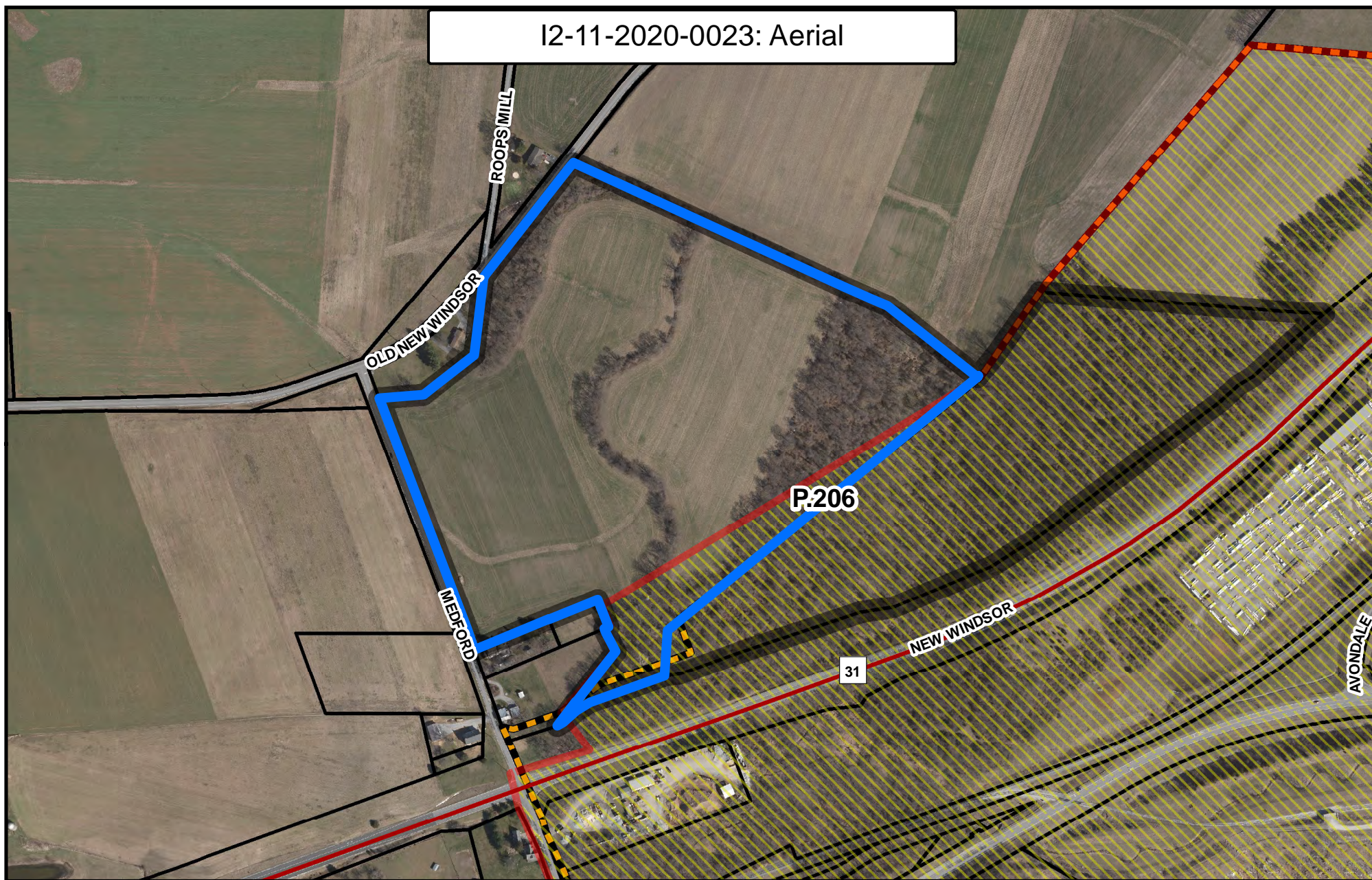
- I2-11-2020-0023
- Growth Area
- Priority Funding Areas
- Major Roads
- Corporate Limits
- Property Data
- Roads

0 0.3 0.6 1.2 Miles




Created by the Carroll County Department of Planning 5/20 (KC)



I2-11-2020-0023: Aerial



Legend

- | | |
|--|--|
|  I2-11-2020-0023 |  Property Data |
|  Major Roads |  Priority Funding Areas |
|  Roads |  Growth Area |

0 255 510 1,020 Feet

Created by the Carroll County Department of Planning 5/20 (KC)



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # I2-11-2020-0023 Applicant Name: John T. Maguire on behalf of Finch Services, Inc.

Property Address: N/S Medford Road between New Windsor Road and Old New Windsor Pike

Current Zoning: AG Requested Zoning: I-2

2. Description of Property

Site Address N/S Medford Road between New Windsor Road and Old New Windsor Pike

Commissioner District 3 and 4

Parcel 0206 Map 0045

Total Acreage of Parcel 58.21 acres Area to be Rezoned: 36.18 +/- acres

Current Zoning: AG Requested Zoning: I-2

3. Land Use and Zoning Considerations

Existing Land Uses:

Agriculture (Vacant)

Land Use Plan
Designation:¹

Agriculture

Zoning History

The subject of this request is approximately 36 acres in the AG District, which is part of a larger parcel of approximately 58 acres. The remaining 22 acres of the parcel is in the I-2 District. The subject property has been in the Agricultural District since 1965. The property has been split-zoned since 1965.

BZA Case # 726 - Conditional Use to permit establishment of a Bituminous Mixing Plant, (May 1972, Denied).

¹ Per 2014 Carroll County Master Plan as amended 2019.

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

	<u>Zoning</u>	<u>Land Use</u>
North	Agricultural	Agricultural
South	I-2	Heavy Industrial
East	Agricultural & I-2	Agricultural & Heavy Industrial
West	Agricultural	Agricultural

4. Consistency with Master and Functional Plans:

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

This property is split-zoned, with the requested portion designated Agriculture in the 2014 CCMP as amended 2019. The requested portion is primarily outside the Westminster Growth Area. This request is not consistent with the FLU in the Master Plan.

B. Applicable Master Plan Goals and Objectives

This property is not consistent with the 2014 CCMP as amended 2019.

This request is contrary to goals 14 and 15 in the Carroll County Master 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 lines in proximity (see map)

No planned service

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

No planned service

5. Environmental Constraints

Forest cover on the southern portion of the property. No other significant constraints on the portion of the parcel that is the subject of the request.

6. Historic Resources Identified

None on site

7. Public Safety Assessment

In New Windsor District, Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

This property is surrounded by MALPF easements and lies within the Little Pipe Creek Rural Legacy Area.

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.

The I-2 District, which is requested, is intended to “provide locations for ...activities characterized by heavy manufacturing, refining, processing, or compounding of materials or products predominantly from raw materials. ... The uses associated with this district are intensive and frequently include operations that emit strong odors; loud noises; and some level or volume of dust, vibrations, smoke, soot, vapors, light and pollution.” (Section 158.080 of the Carroll County Code). While the property is in the vicinity of an industrial corridor, the permitted I-2 uses, the most intense of the zoning districts, would generally not be compatible with the agricultural uses on the surrounding properties. Furthermore, it lies within the Little Pipe Creek Rural Legacy Area.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Unfavorable

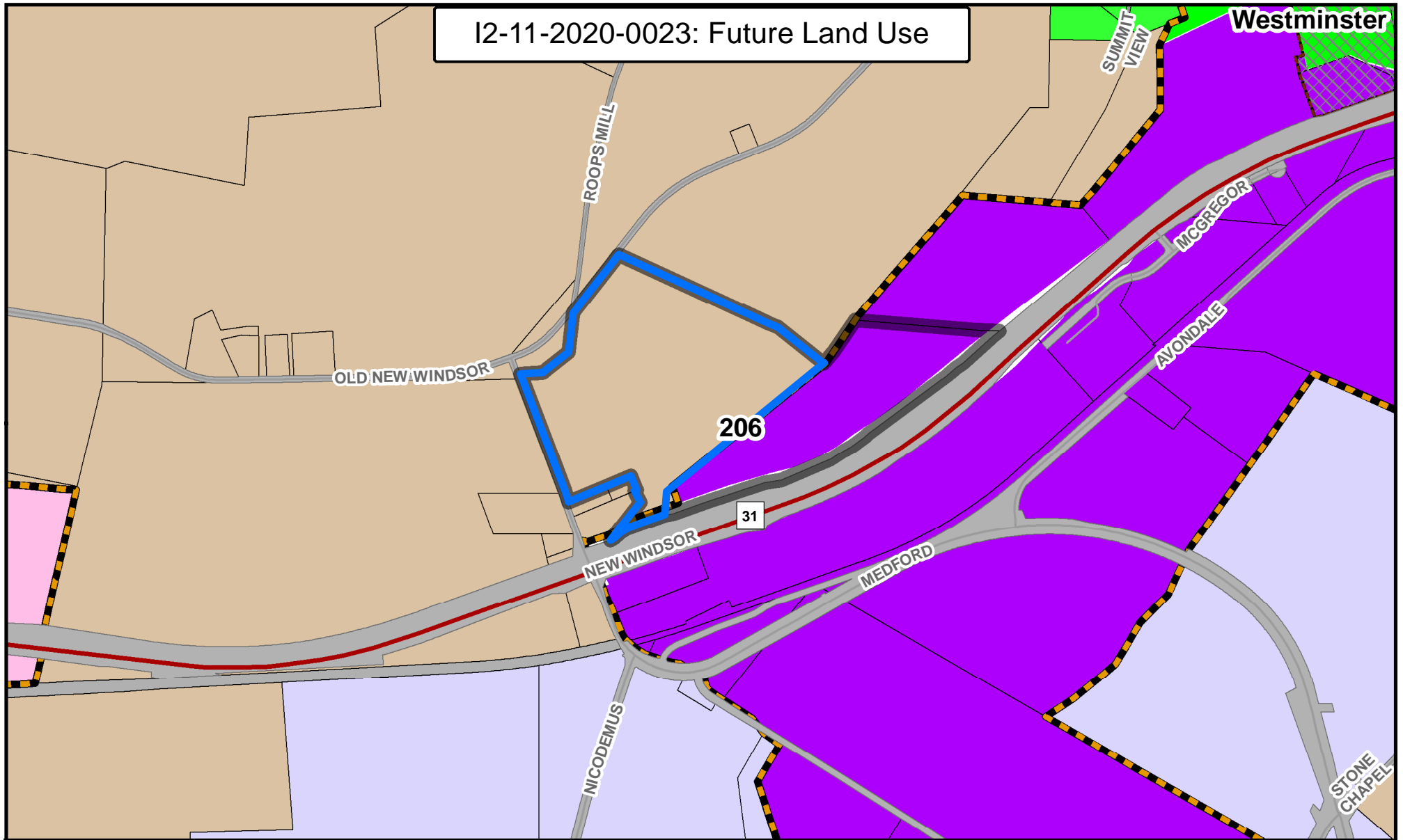
Planning Commission Recommendation:
(Favorable or Unfavorable)

Unfavorable

11. Appendixes

See attachments for individual assessments.

I2-11-2020-0023: Future Land Use



Legend

- I2-11-2020-0023 I2-11-2020-0023
- Major Roads
- Roads
- Growth Area Growth Area
- Corporate Limits Corporate Limits
- Property Data Property Data
- New Windsor Future Land Use**
- Light Industrial

- County Future Land Use**
- Agriculture
- Resource Conservation
- Extractive
- Transportation

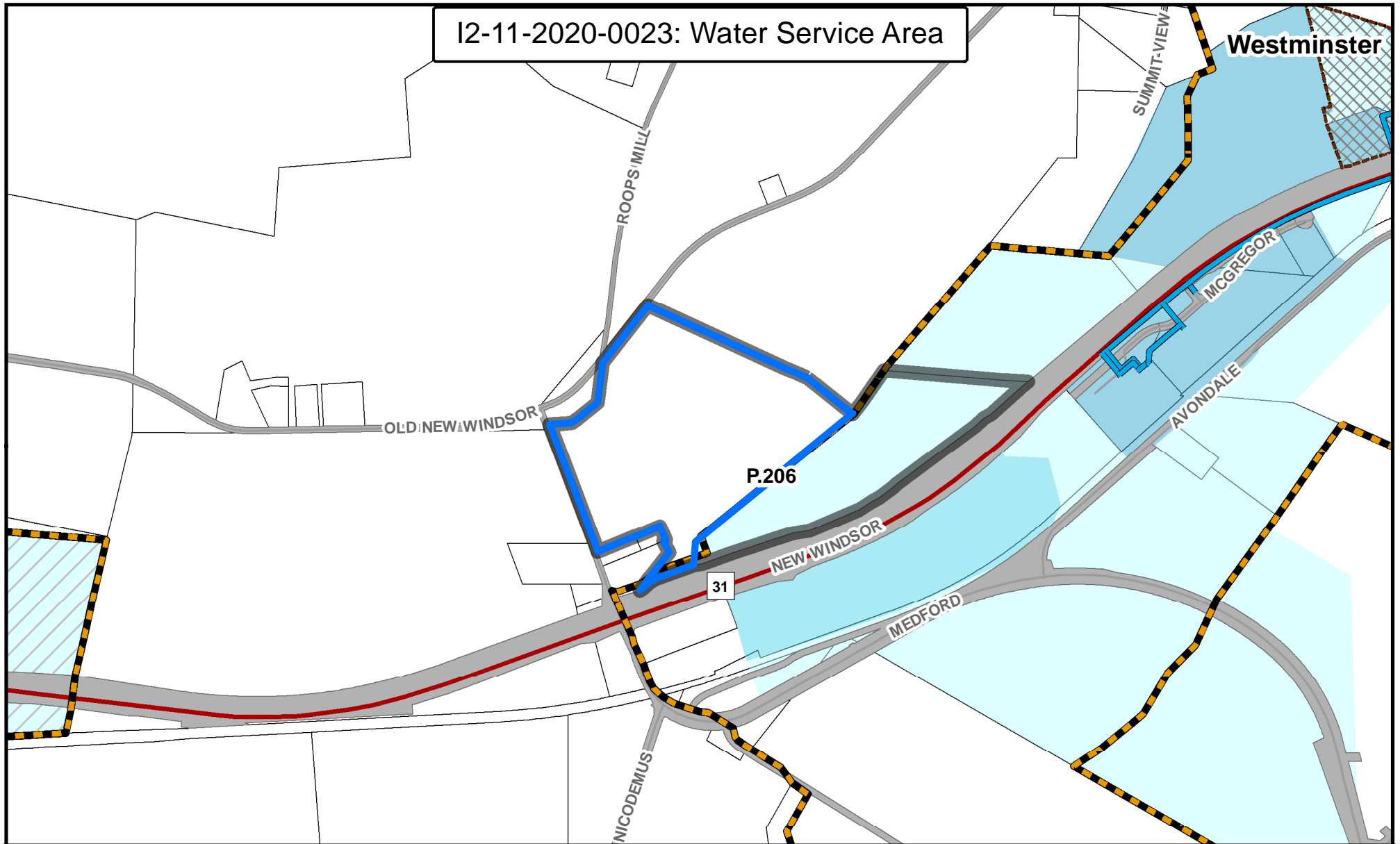
- Westminster GAB Future Land Use**
- Conservation
- Industrial

0 370 740 1,480 Feet

Created by the Carroll County
Department of Planning 5/20 (KC)



I2-11-2020-0023: Water Service Area



Legend

I2-11-2020-0023

Major Roads

Roads

Water Lines: Non-County Maintained

Water Service Area

Existing

Priority

Future

Long Range Future

Growth Area

Corporate Limits

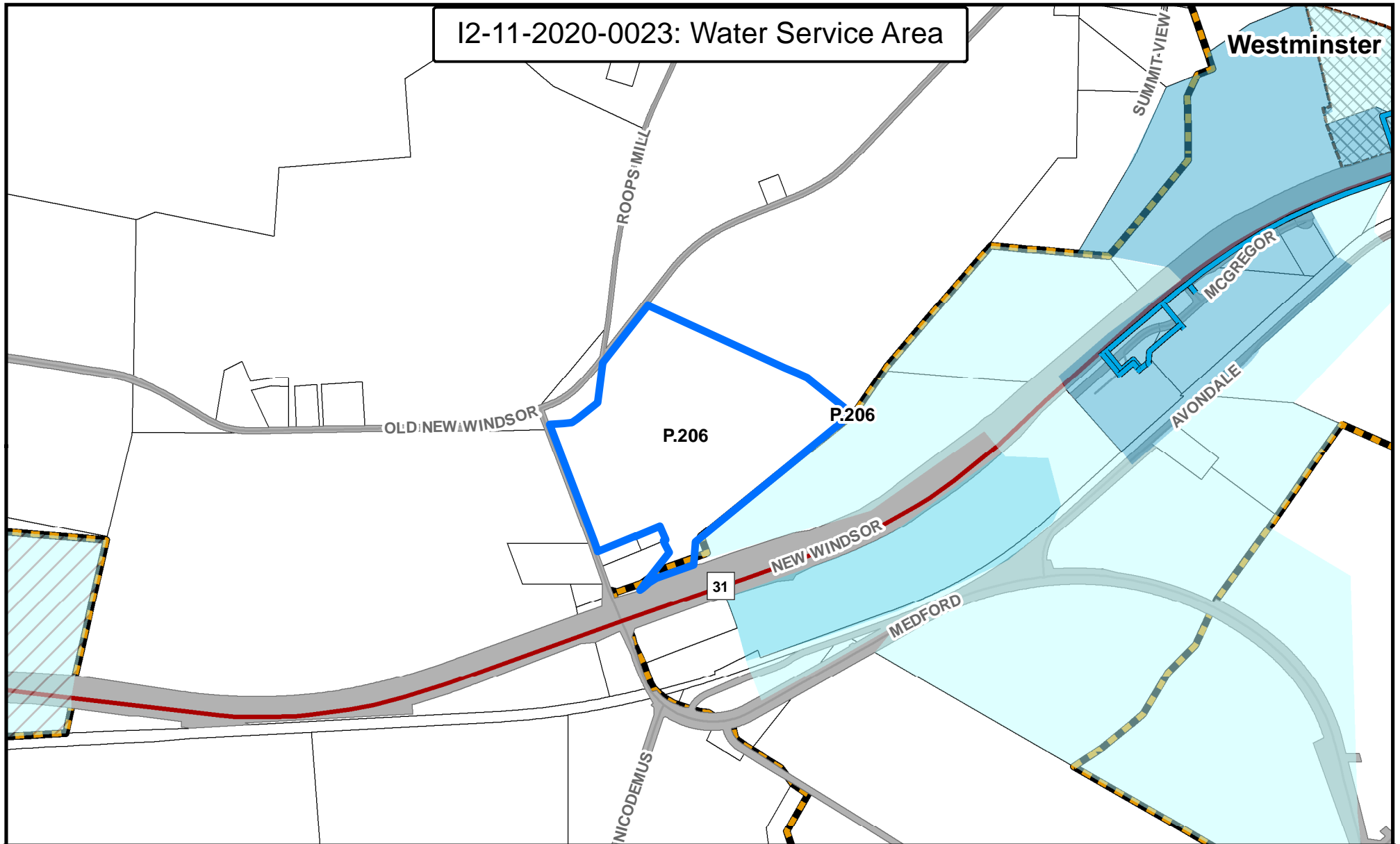
Property Data

0 370 740 1,480 Feet

Created by the Carroll County
Department of Planning 5/20 (KC)



I2-11-2020-0023: Water Service Area



Westminster

P.206

P.206

31

NEW WINDSOR

MEDFORD

MCGREGOR

AVONDALE

Legend

I2-11-2020-0023

Major Roads

Roads

Water Lines: Non-County Maintained

Water Service Area

Existing

Priority

Future

Long Range Future

Growth Area

Corporate Limits

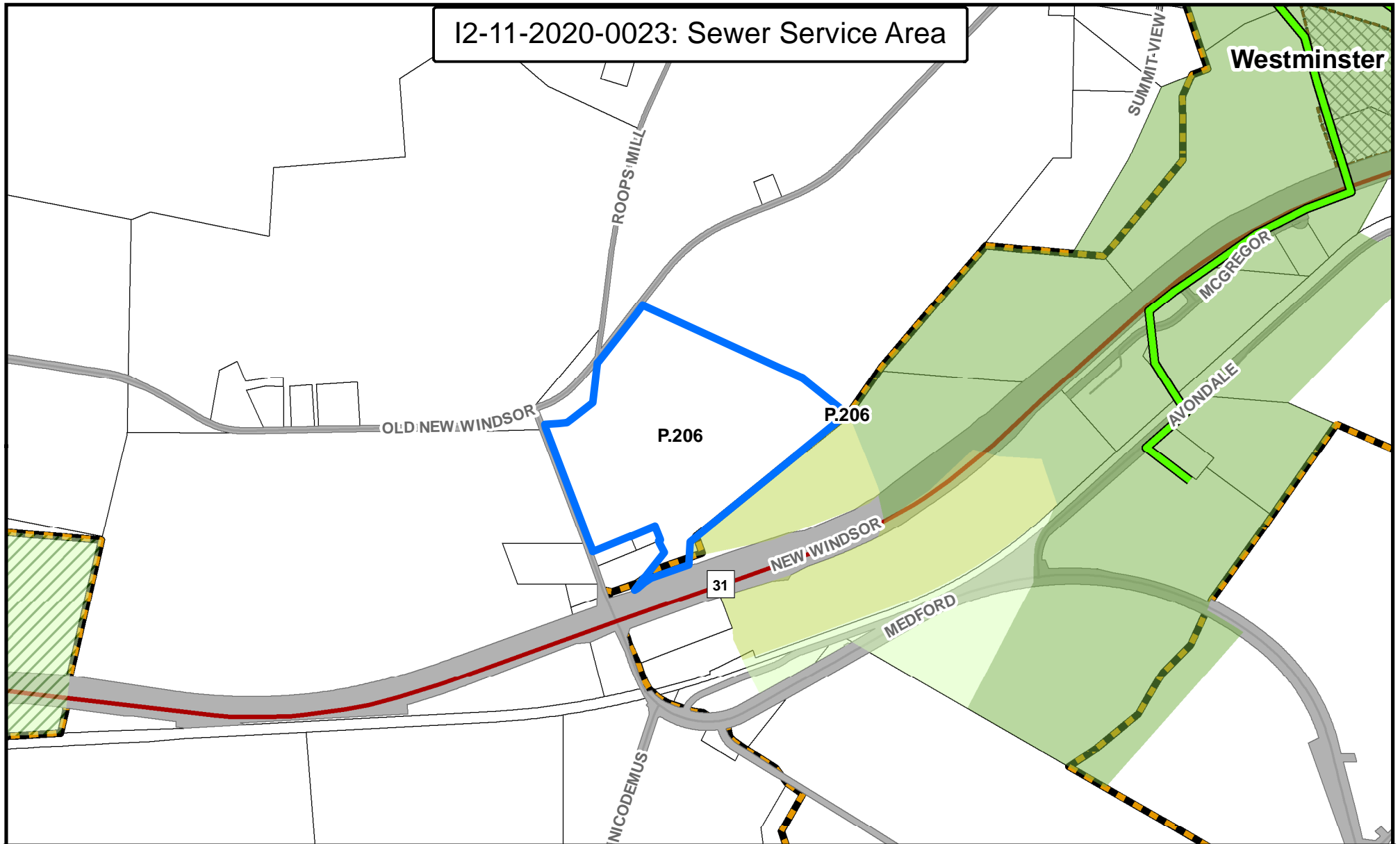
Property Data

0 370 740 1,480 Feet

Created by the Carroll County
Department of Planning 5/20 (KC)



I2-11-2020-0023: Sewer Service Area



Legend

I2-11-2020-0023

Major Roads

Roads

Sewer Lines: Non-County Maintained

Sewer Service Area

Existing

Priority

Future

Long Range

Growth Area

Corporate Limits

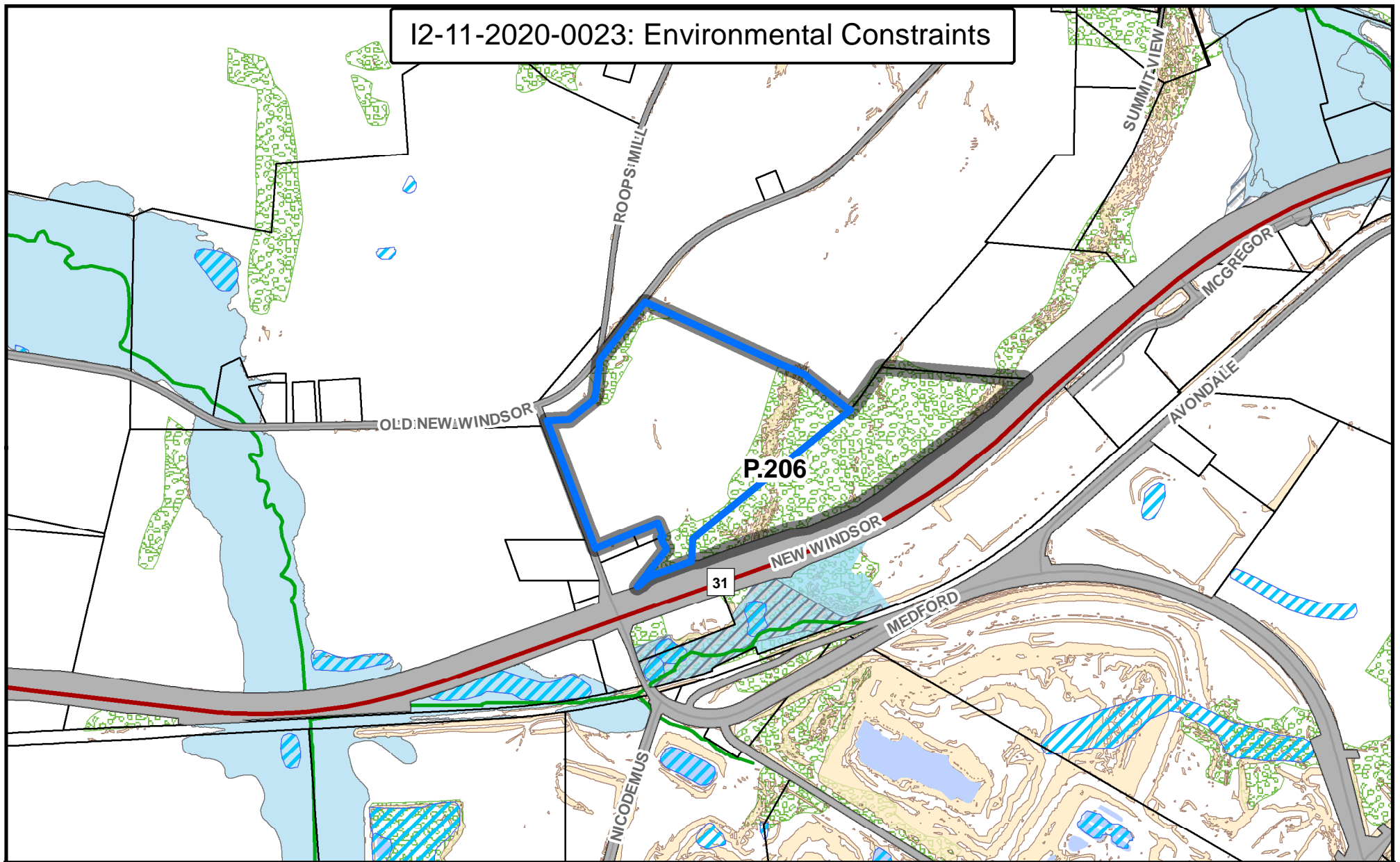
Property Data

0 370 740 1,480 Feet

Created by the Carroll County
Department of Planning 5/20 (KC)



I2-11-2020-0023: Environmental Constraints



Legend

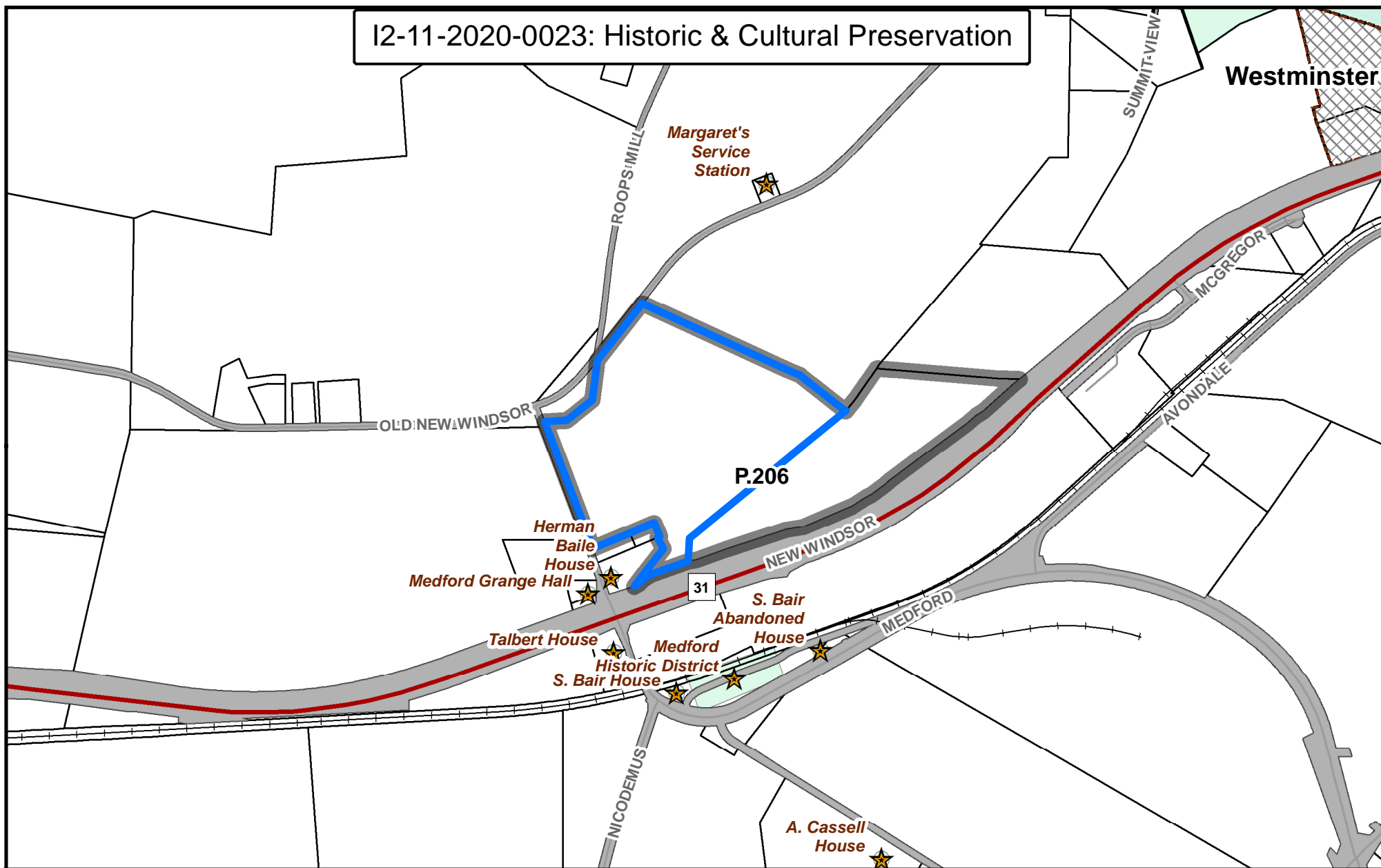
- | | | | |
|-----------------|---------------------|-------------------------------------|------------------------------------|
| I2-11-2020-0023 | Major Roads | Wetlands | Water Resource Protection Easement |
| Roads | FEMA Floodplain | Steep Slopes Lidar (25% or greater) | |
| Streams | Floodplain Easement | Forest Cover | |
| Property Data | Ponds - Reservoirs | | |

0 365 730 1,460 Feet





Created by the Carroll County
Department of Planning 5/20 (KC)



I2-11-2020-0023: Historic & Cultural Preservation



Legend

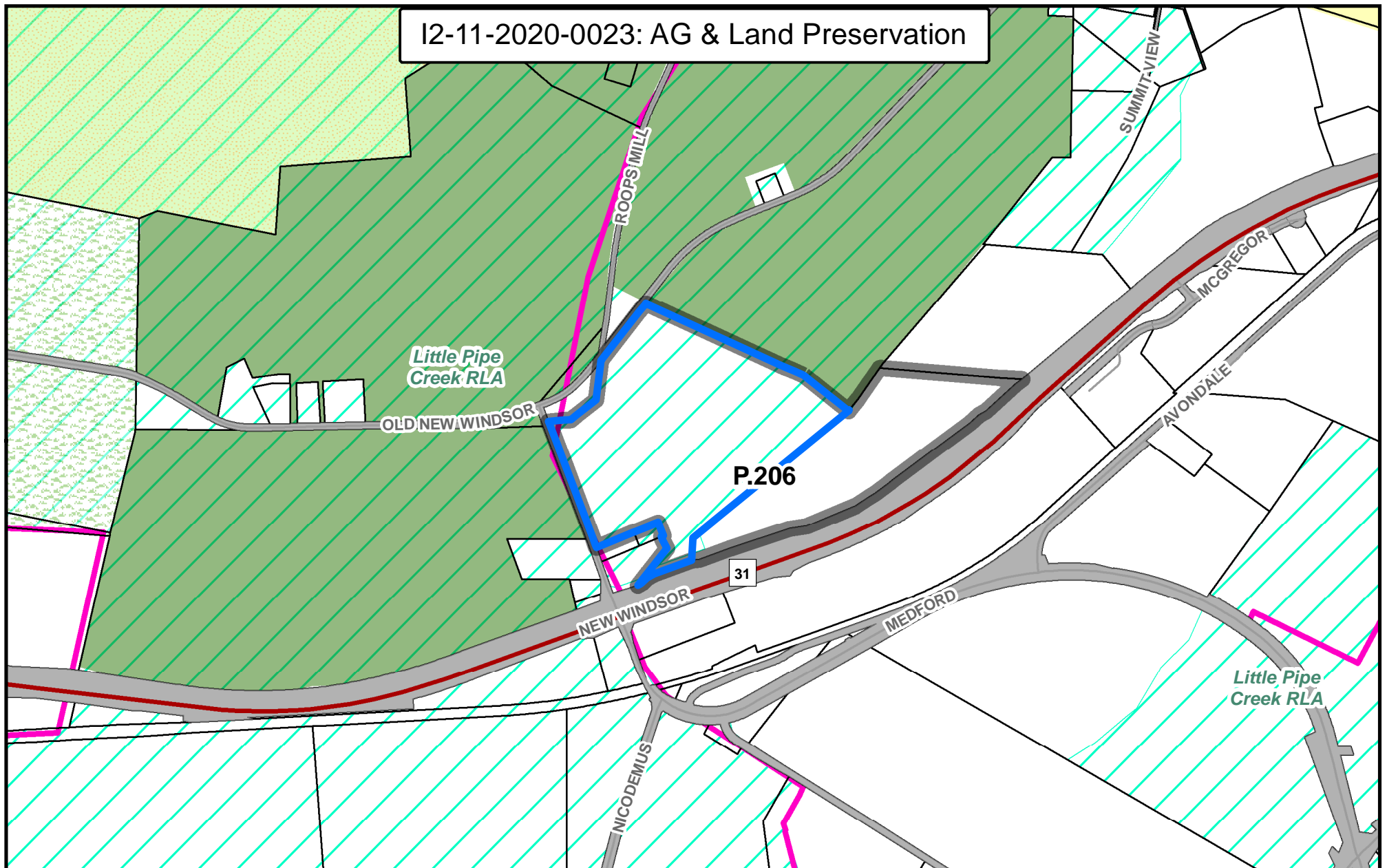
- | | | | |
|--|---|---|--|
|  I2-11-2020-0023 |  Major Roads |  County Border |  National Register of Historic Places |
|  Historic Site Points |  Roads |  Corporate Limits |  Historic Trust Preservation Easements |
| |  Railroads |  Property Data | |
| | |  Historic District | |

0 370 740 1,480 Feet

Created by the Carroll County
Department of Planning 5/20 (KC)



I2-11-2020-0023: AG & Land Preservation



Legend

- | | | |
|-----------------|-------------------------------------|-------------------------|
| I2-11-2020-0023 | Property Data | Land Trust Easement |
| Major Roads | Priority Preservation Area | Carroll County Easement |
| Roads | MALPF Easement | CCTDR |
| | Little Pipe Creek Rural Legacy Area | |

0 370 740 1,480 Feet

Created by the Carroll County
Department of Planning 5/20 (KC)



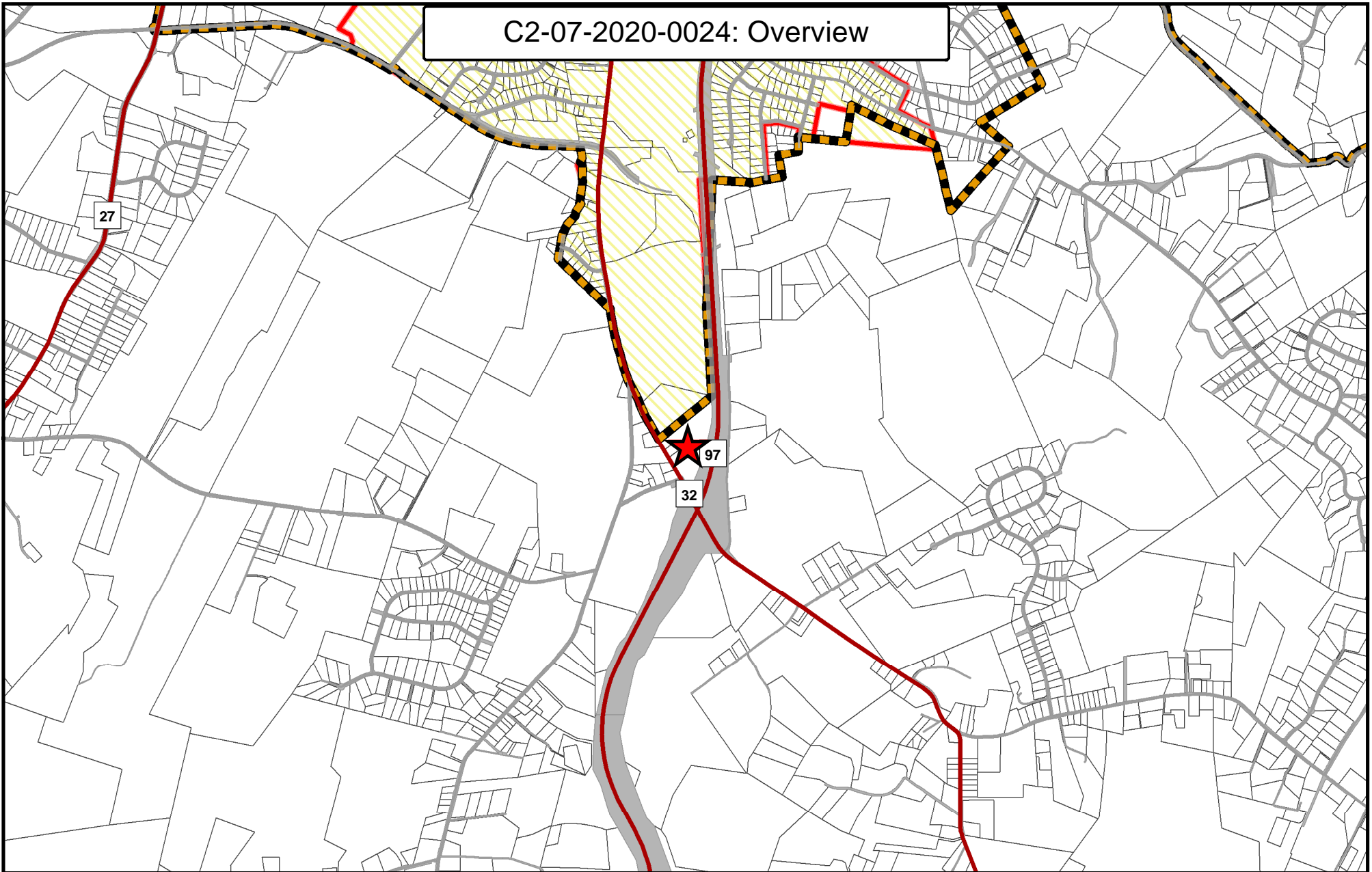
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-07-2020-0024



C2-07-2020-0024: Overview



Legend

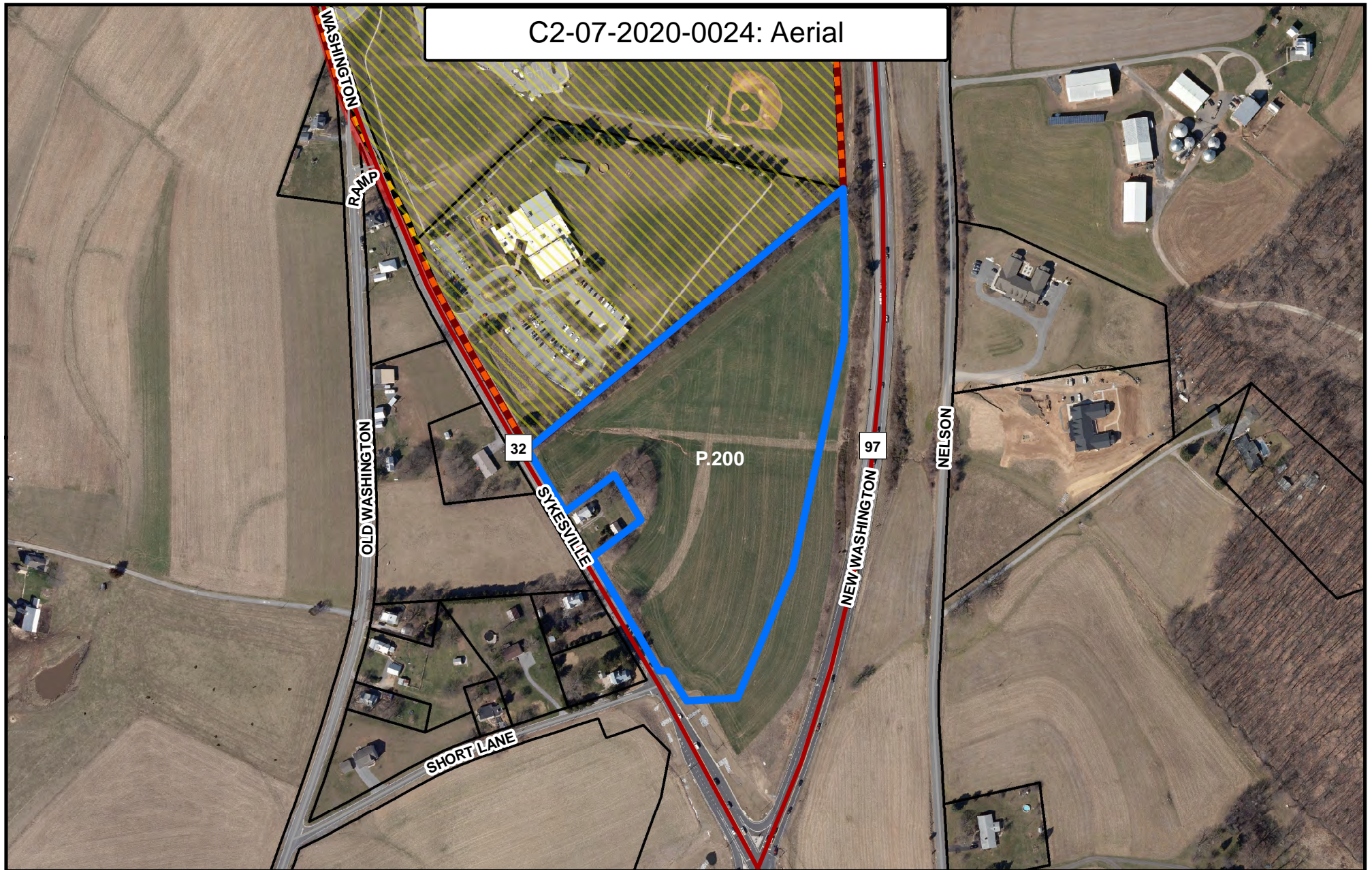
-  C2-07-2020-0024
-  Major Roads
-  Roads
-  Growth Area
-  Priority Funding Areas
-  Property Data

0 0.25 0.5 1 Miles







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



C2-07-2020-0024: Aerial



Legend

-  C2-07-2020-0024
-  Major Roads
-  Roads
-  Property Data
-  Priority Funding Areas
-  Growth Area

0 210 420 840 Feet

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



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # C2-07-2020-0024 Applicant Name Dana Kyker, Jr.

Property Address Northeast quadrant of MD 97 and MD 32

Current Zoning AG Requested Zoning C-2

2. Description of Property

Site Address Northeast quadrant of MD 97 and MD 32

Commissioner District 02 Account ID: 0707019637

Parcel 200 Map 52

Total Acreage of Parcel 12.388 Area to be Rezoned: 12.388

Current Use: Vacant Improved or Unimproved: Unimproved

Current Zoning: AG Requested Zoning: C-2

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

Existing Land Uses:

Not in use

Land Use Plan
Designation:¹

Agriculture

Zoning History Summary

This property was the subject of two piecemeal rezoning requests to the B-G District in 1990 and 1993. The 1990 request was withdrawn; the 1993 request was denied.

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 and Conservation	Residential, YMCA (community college and in vicinity)
South	AG	Agriculture & residential (MDOT park & ride in vicinity)
East	AG	Institutional (Assisted Living Facilities)
West	AG	Residential

4. Consistency with Master and Functional Plans:

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

2014 Carroll County Master Plan as Amended 2019- Agriculture, immediately outside the Growth Area Boundary, abutting FLU of suburban residential to the north in 2009 Westminster Plan

B. Applicable Master Plan Goals and Objectives

Consistent with Chapter 15 Goal – Promote a healthy economy and additional employment opportunities by focusing on the 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... Also consistent with the following Implementation Strategy “Continue to facilitate commercial development to be consistent with the character and needs of each individual community”.

C. Water Service Area and Service (see map)

No Planned service, lines in proximity

D. Sewer Service Area Service (see map)

No Planned service, lines in proximity

5. Environmental Constraints

Minimal and sporadic steep slopes

6. Historic Resources Identified

There are several historic properties on the property to the west of this site, on the west side of MD 32.

7. Public Safety Assessment

In Westminster district, Fire and EMS services adequate

8. Ag Preservation and Applicable Preservation Area

82 acres in northeast quadrant of MD97 and MD32, 132 acres to the west (see map)

9. Assessment Summary

This property is immediately outside the City of Westminster growth area boundary, which was established over ten years ago by the 2009 City of Westminster Comprehensive Plan. It is located at the intersection of two urban arterial roadways and is immediately outside existing water and sewer service areas, with lines in the immediate vicinity. While the properties immediately surrounding this property are zoned Conservation and Agriculture, the uses on these surrounding properties are institutional (schools), recreation (YMCA), and group residential (assisted living), which are permitted uses in the Ag and Conservation Districts. The property is only 12 acres in size and does not abut land used for agricultural purposes. Given these factors, it is not likely to be used for traditional agricultural purposes.

Although designated Agriculture in the Plan, this request is consistent with the economic development goals and implementation strategies of the CCMP. Its location at the intersection of two major state roadways, closeness to the Westminster growth area boundary and proximity to water and sewer lines make it an ideal candidate for C-2 zoning.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Favorable

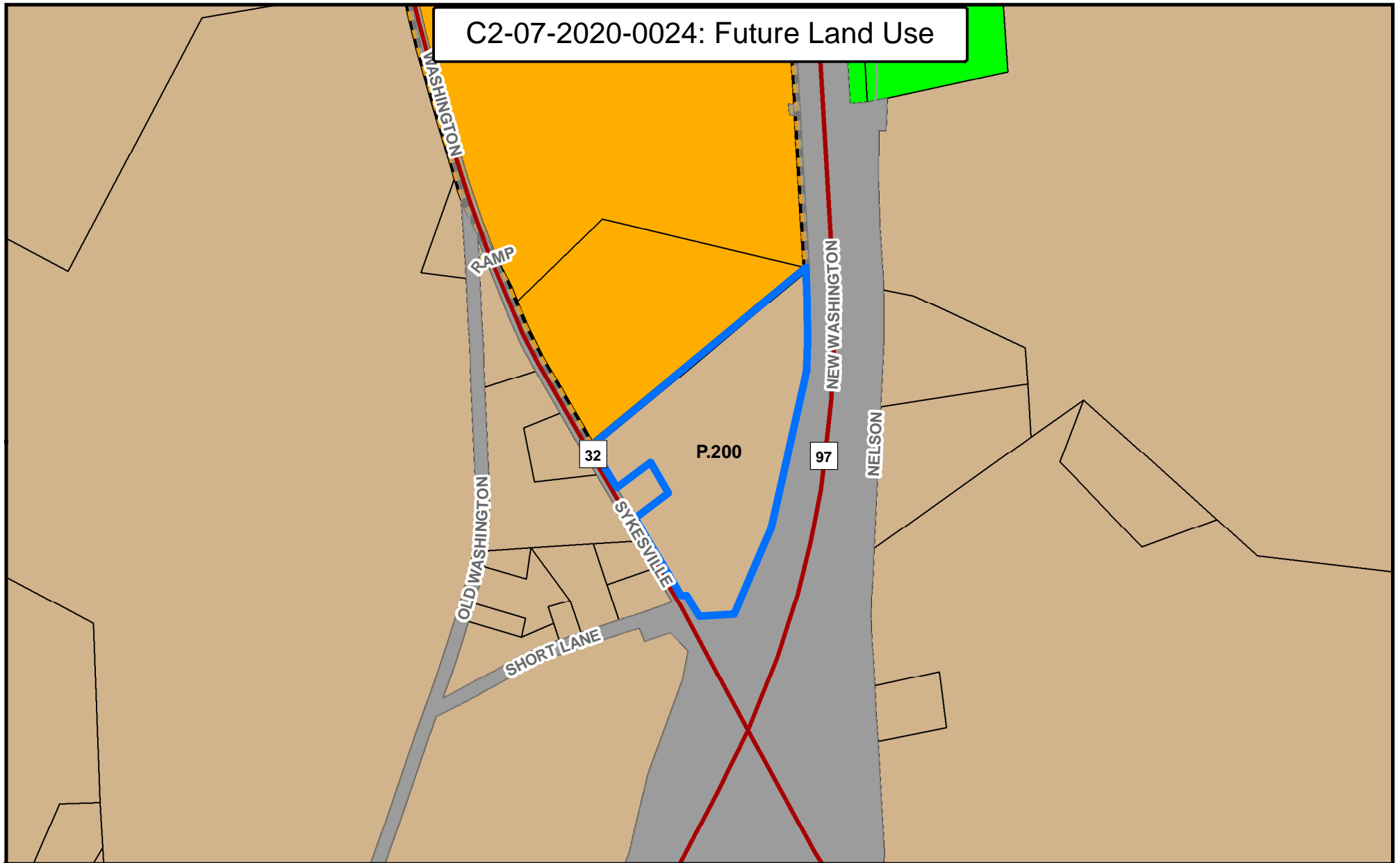
Planning Commission Recommendation:
(Favorable or Unfavorable)

Favorable









11. Appendixes

See attachments for individual assessments.

C2-07-2020-0024: Future Land Use



Legend

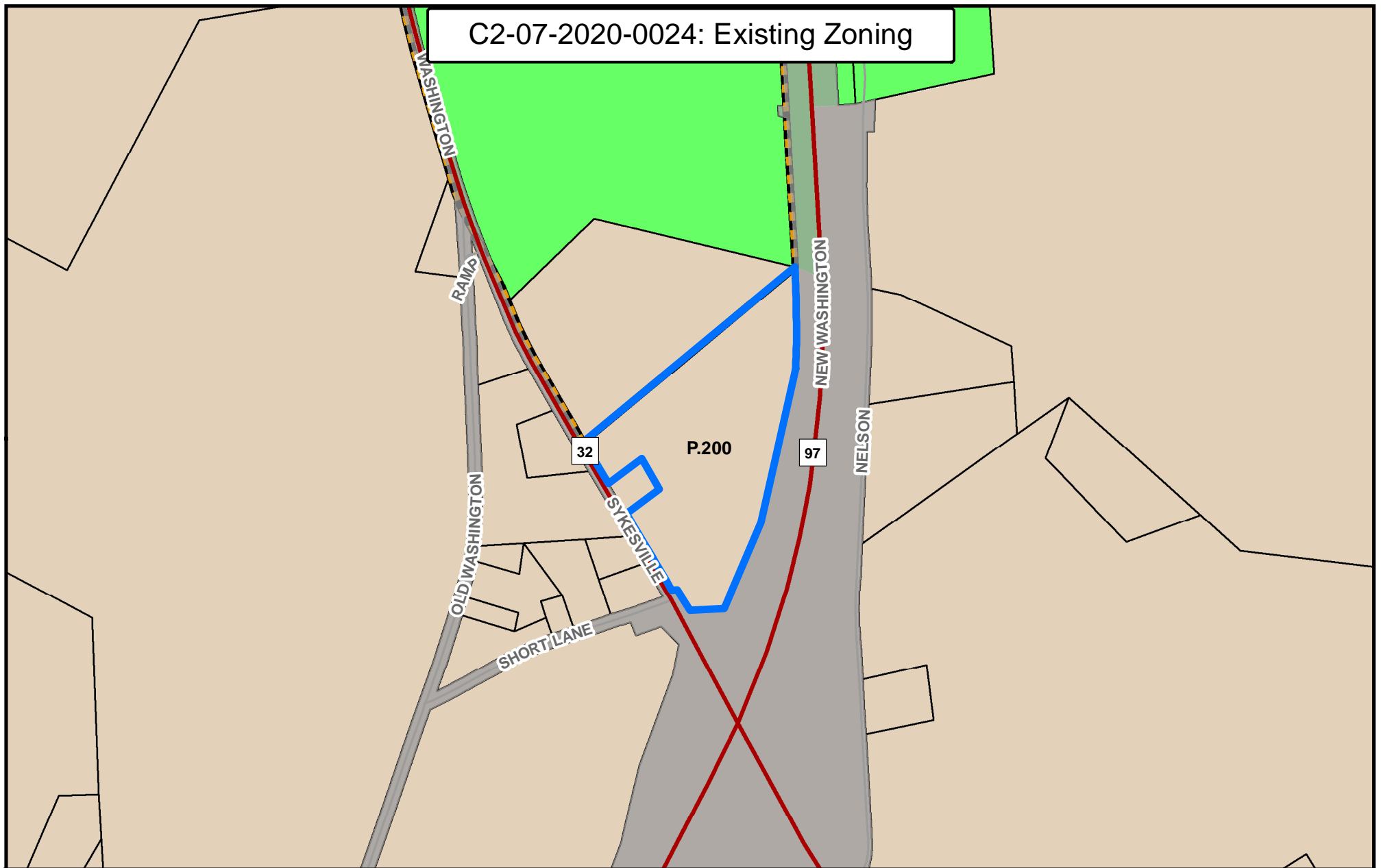
- | | | | |
|--|---|--|--|
|  C2-07-2020-0024 |  Major Roads | County Future Land Use | Westminster GAB Future Land Use |
|  Roads |  Agriculture |  Suburban Residential | |
|  Growth Area |  Resource Conservation | | |
|  Property Data |  Transportation | | |

0 220 440 880 Feet

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



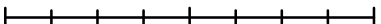
C2-07-2020-0024: Existing Zoning



Legend

- | | | |
|---|---|--|
|  C2-07-2020-0024 |  Growth Area | Existing Zoning |
|  Major Roads |  Property Data |  Agriculture |
|  Roads | |  Conservation |

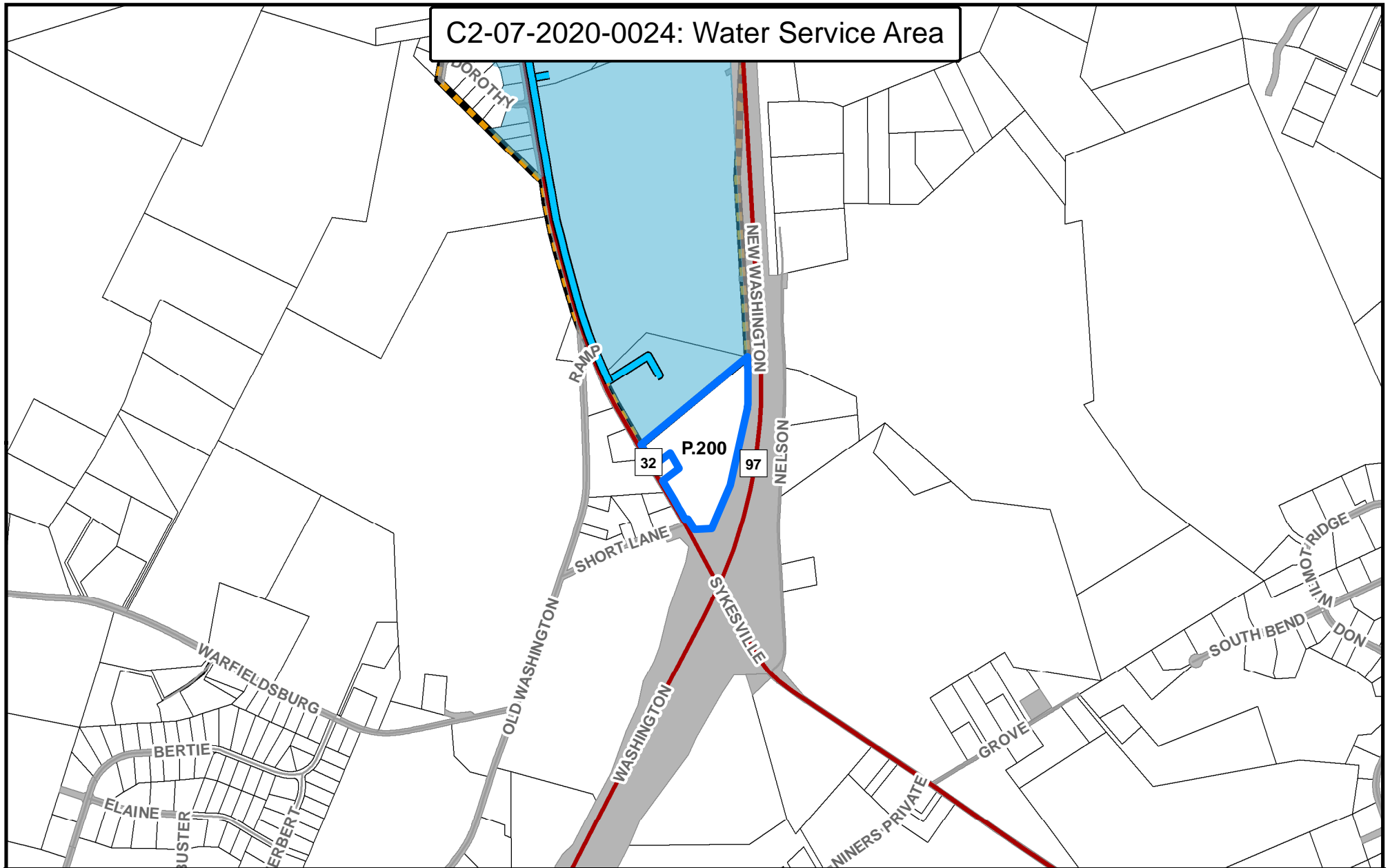
0 240 480 960 Feet










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



C2-07-2020-0024: Water Service Area



Legend

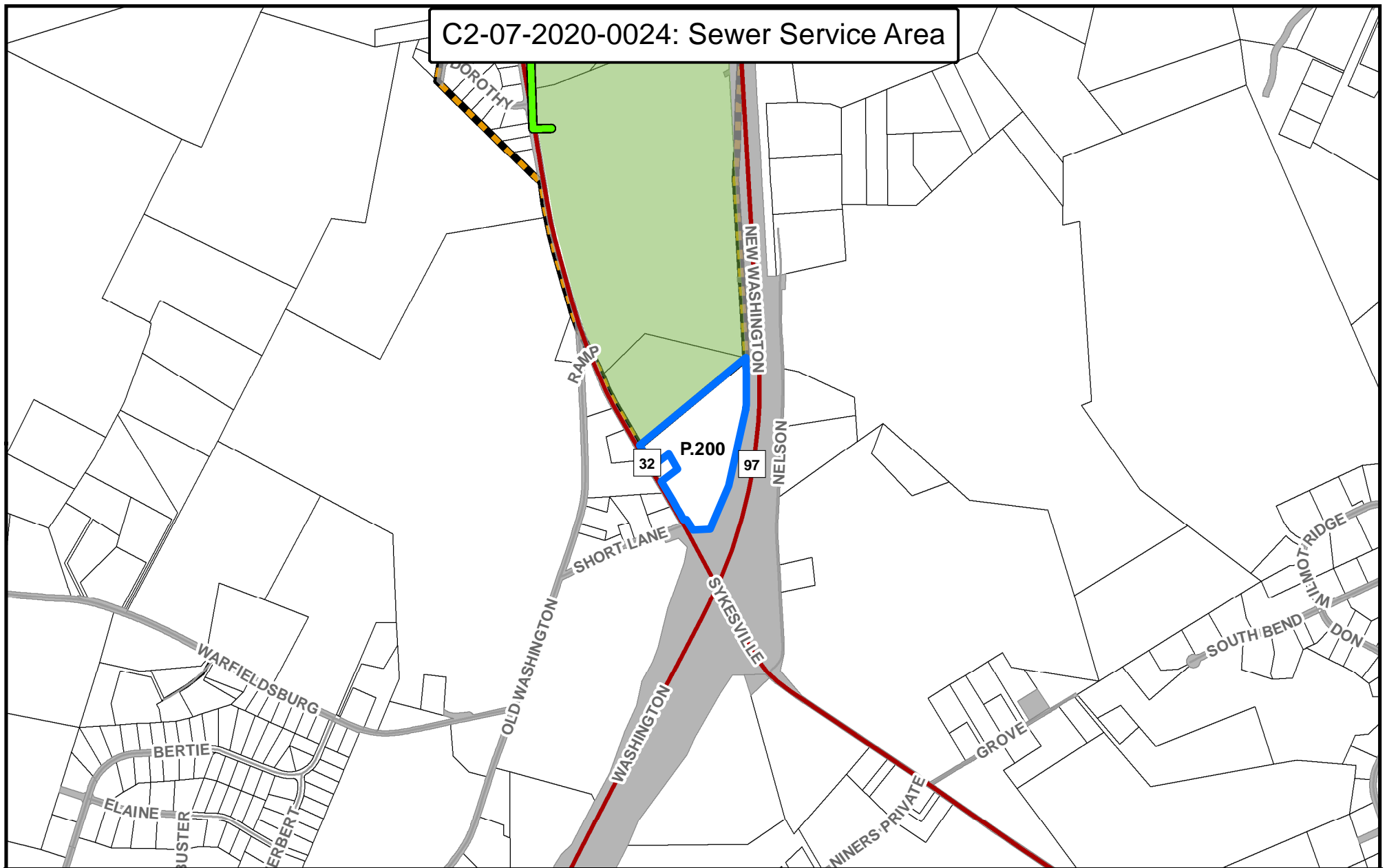
- | | |
|---|---|
|  C2-07-2020-0024 |  Growth Area |
|  Major Roads |  Property Data |
|  Roads | Water Service Area |
|  Water Lines (Non-County) |  Existing |

0 435 870 1,740 Feet








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



C2-07-2020-0024: Sewer Service Area



Legend

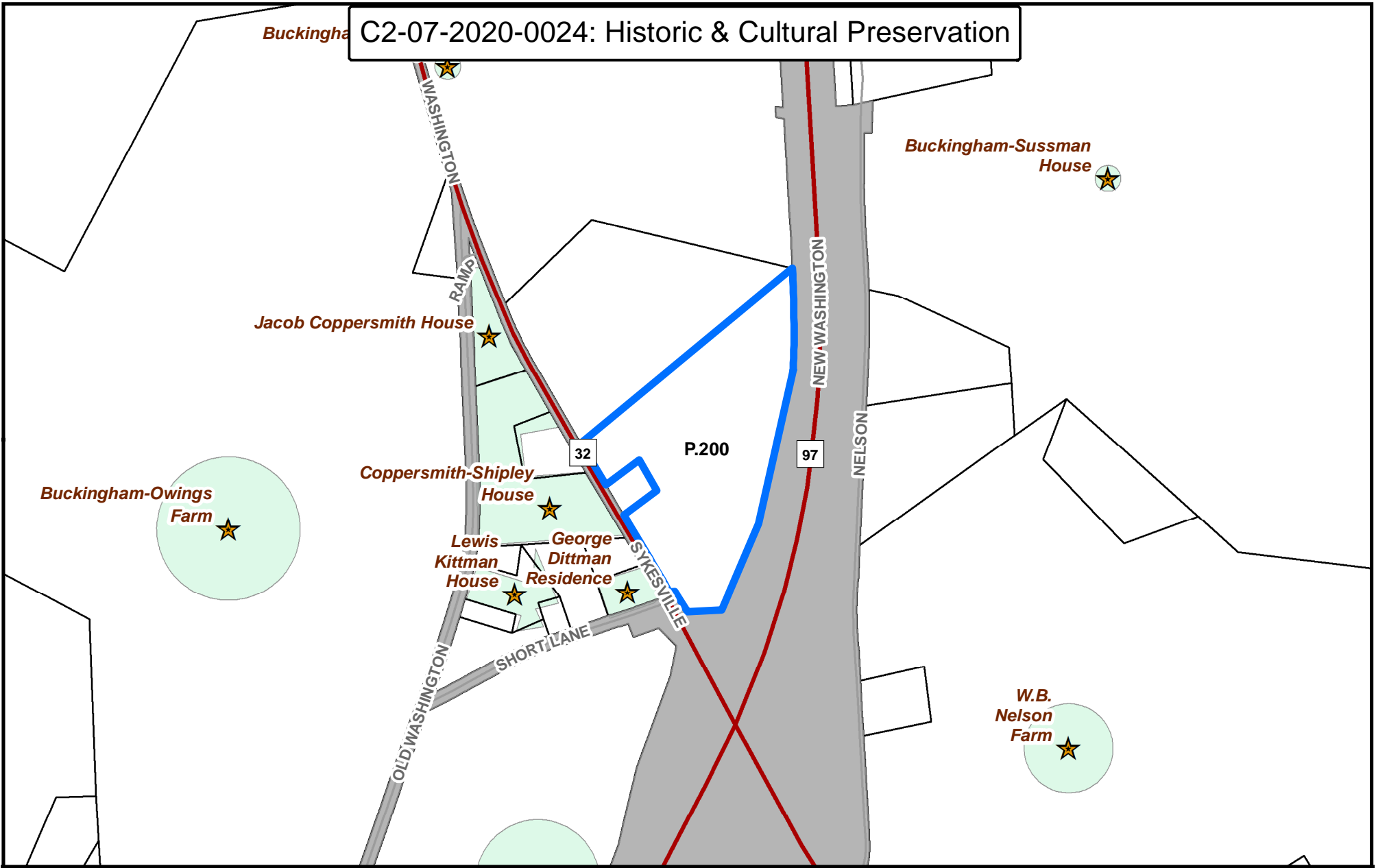
- | | |
|---|---|
|  C2-07-2020-0024 |  Growth Area |
|  Major Roads |  Property Data |
|  Roads | Sewer Service Area |
|  Sewer Lines (Non-County) |  Existing |

0 435 870 1,740 Feet

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



C2-07-2020-0024: Historic & Cultural Preservation



Legend

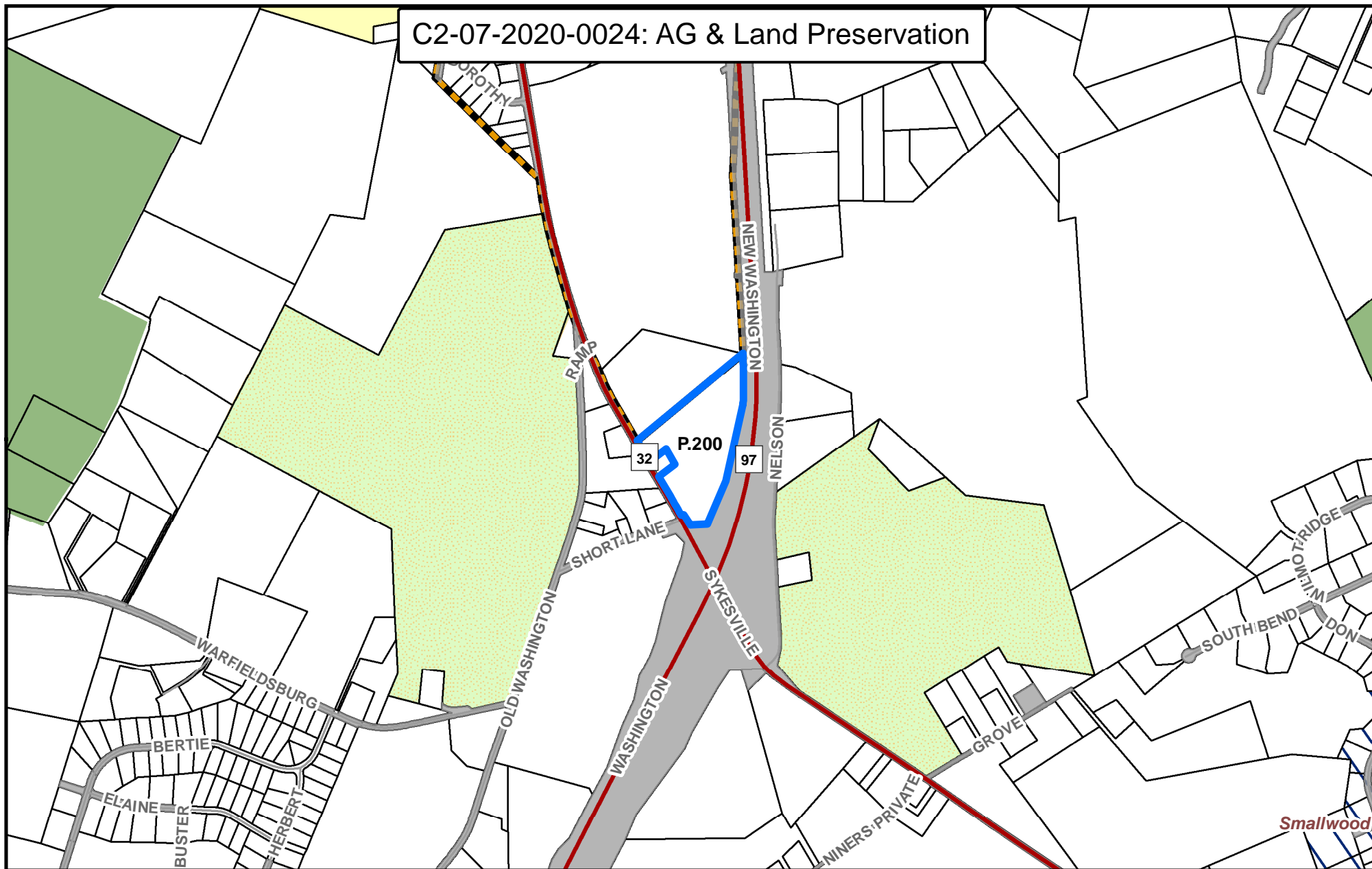
- C2-07-2020-0024
- Historic Site Points
- Major Roads
- Roads
- Property Data
- Historic District

0 245 490 980 Feet

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



C2-07-2020-0024: AG & Land Preservation



Legend

- | | | |
|-----------------|-------------------------|---------------------|
| C2-07-2020-0024 | Growth Area | MALPF Easement |
| Major Roads | Property Data | Land Trust Easement |
| Roads | Carroll County Easement | |

Rural Villages
 Smallwood

0 485 970 1,940 Feet

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



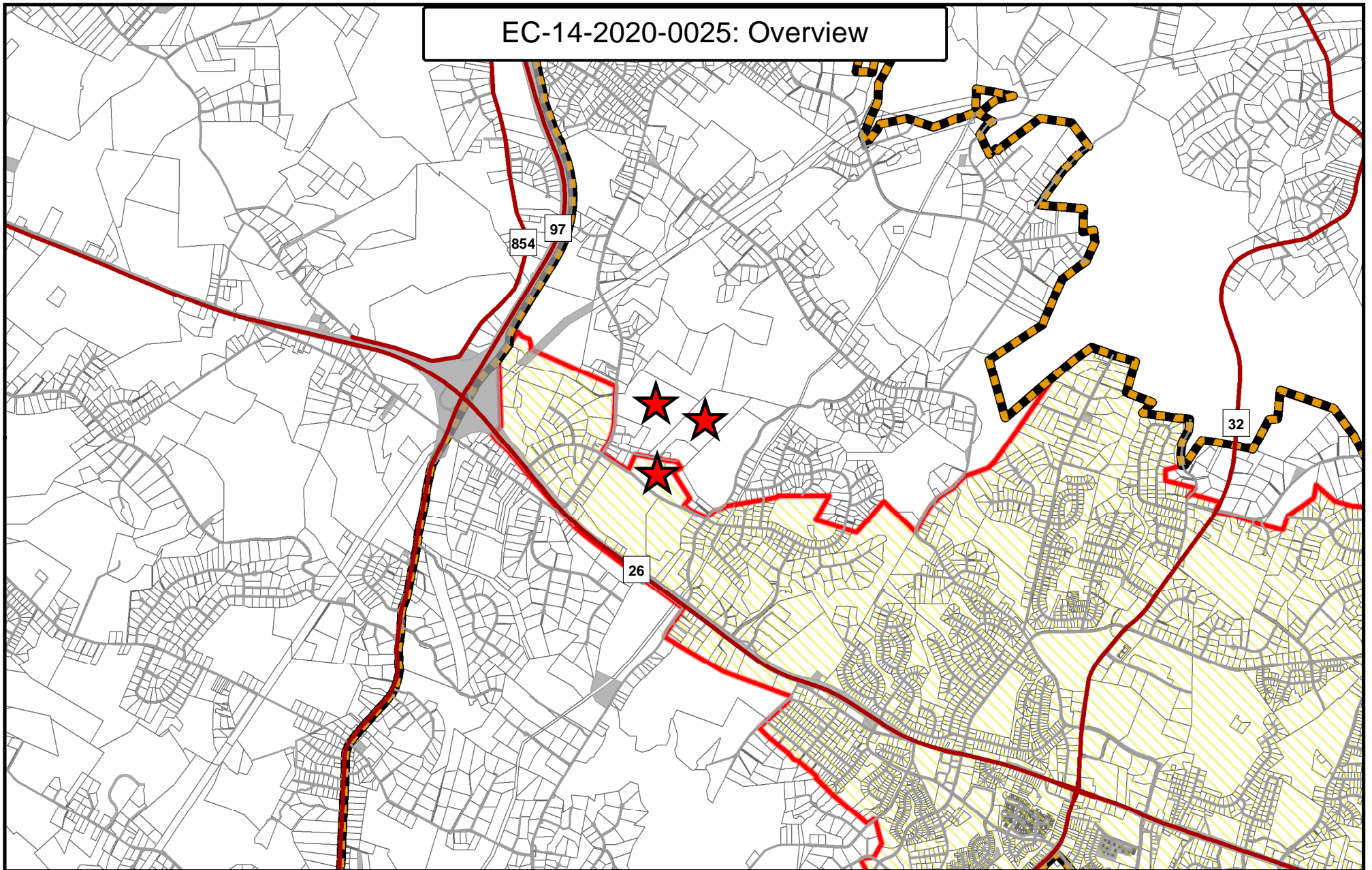
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

EC-14-2020-0025



EC-14-2020-0025: Overview



Legend

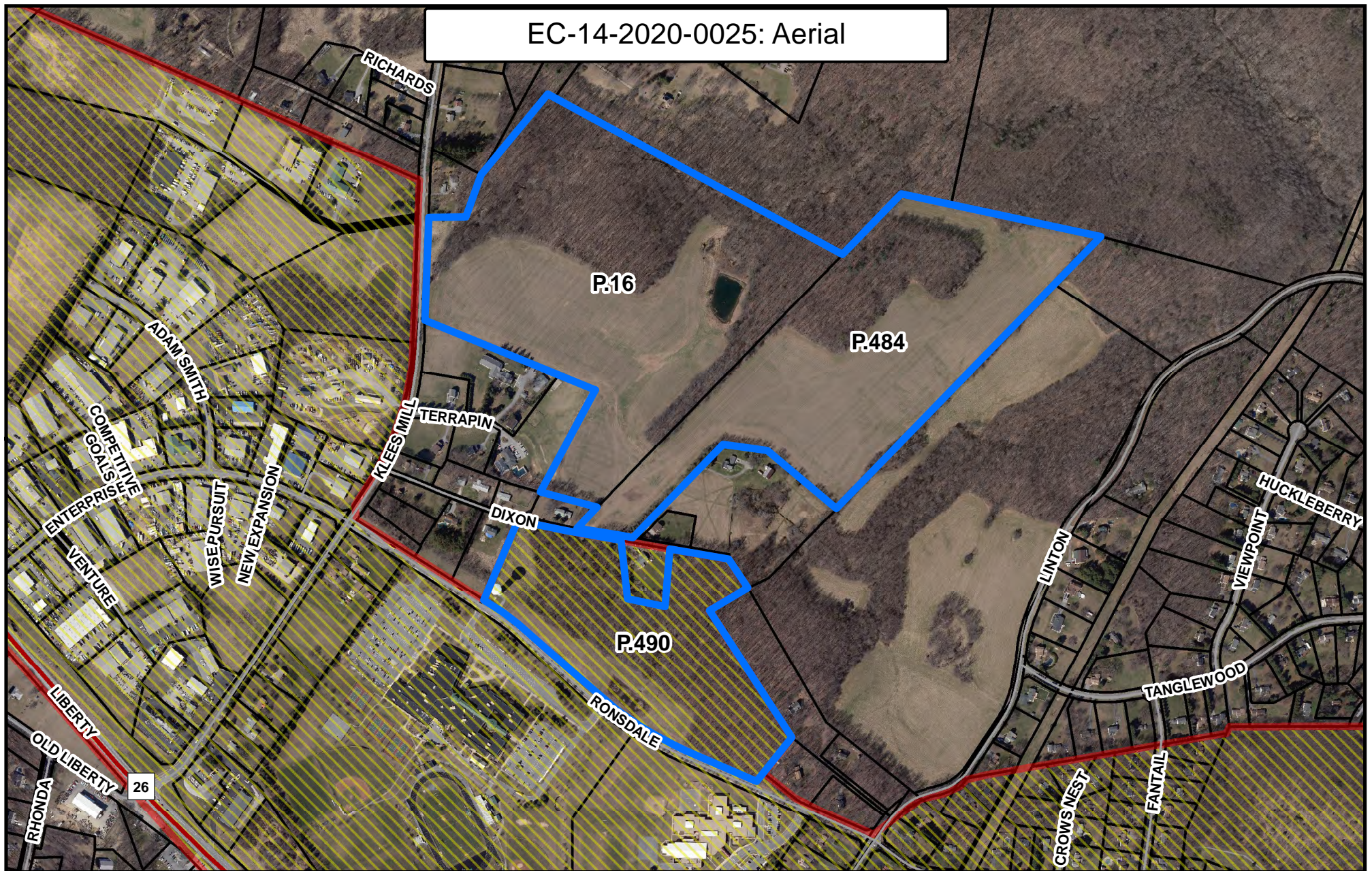
- ★ EC-14-2020-0025
- Major Roads
- Roads
- ▨ Growth Area
- ▨ Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles

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



EC-14-2020-0025: Aerial



Legend

- EC-14-2020-0025
- Major Roads
- Roads
- Property Data
- Priority Funding Areas

0 410 820 1,640 Feet

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



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # EC-14-2020-0025

Property Address E/S KLEES MILL RD, SYKESVILLE, MD 21784

Current Zoning AG Requested Zoning EC

2. Description of Property

Site Address _____

Commissioner District 05 Account IDS: 07-14-005609, 07-14-040412, 07-14-041354

Parcels 0016, 0484, 0490 Map 0068, 0068, 0068

Total Acreage of Parcel 117.22 Area to be Rezoned: 117.22

Current Use: Undeveloped Improved or Unimproved: Unimproved

Current Zoning: AG Requested Zoning: EC

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

Existing Land Uses:

Undeveloped

Land Use Plan Designation:¹

Employment Campus

Zoning History Summary

This property has been agriculturally zoned since 1965. Although in the Freedom DGA, it was intended to be used as a future school.

¹ Per 2018 Freedom Community Comprehensive Plan.

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

	<u>Zoning</u>	<u>Land Use</u>
North	AG	Conservation
South	AG	School
East	AG	Res-Medium
West	AG/I-1	AG/Industrial Light

4. Consistency with Master and Functional Plans:

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

This property is in the 2018 Freedom Community Comprehensive Plan. It was designated a future land use of Employment Campus. The property is also located in the Freedom Growth Area and one of the parcels is in the Freedom Priority Funding Area.

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 appropriate 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)

Priority

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

Priority

5. Environmental Constraints

Streams, ponds, wetlands appear on 2 out of 3 parcels but minimal

Forest Cover is dense on 2 out of 3 parcels; over 50% on one parcel, roughly 50% on the other

Steep slopes minimal on 2 out of 3 parcels

6. Historic Resources Identified

No historic sites, districts, or easements

7. Public Safety Assessment

Winfield District: Fire and EMS adequate at the time of assessment

8. Ag Preservation and Applicable Preservation Area

None

9. Assessment Summary

This request is consistent with the 2018 Freedom Community Comprehensive Plan and the 2019 Amended Carroll County Master Plan. The future land use as expressed in the plan, its situation within the Freedom designated growth area and Priority Funding Area, and its proximity to future water and sewer make this site an ideal candidate for employment campus zoning. There are environmental constraints on this property, mainly being forest cover. Due this property being undeveloped, forest cover is expected.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Favorable

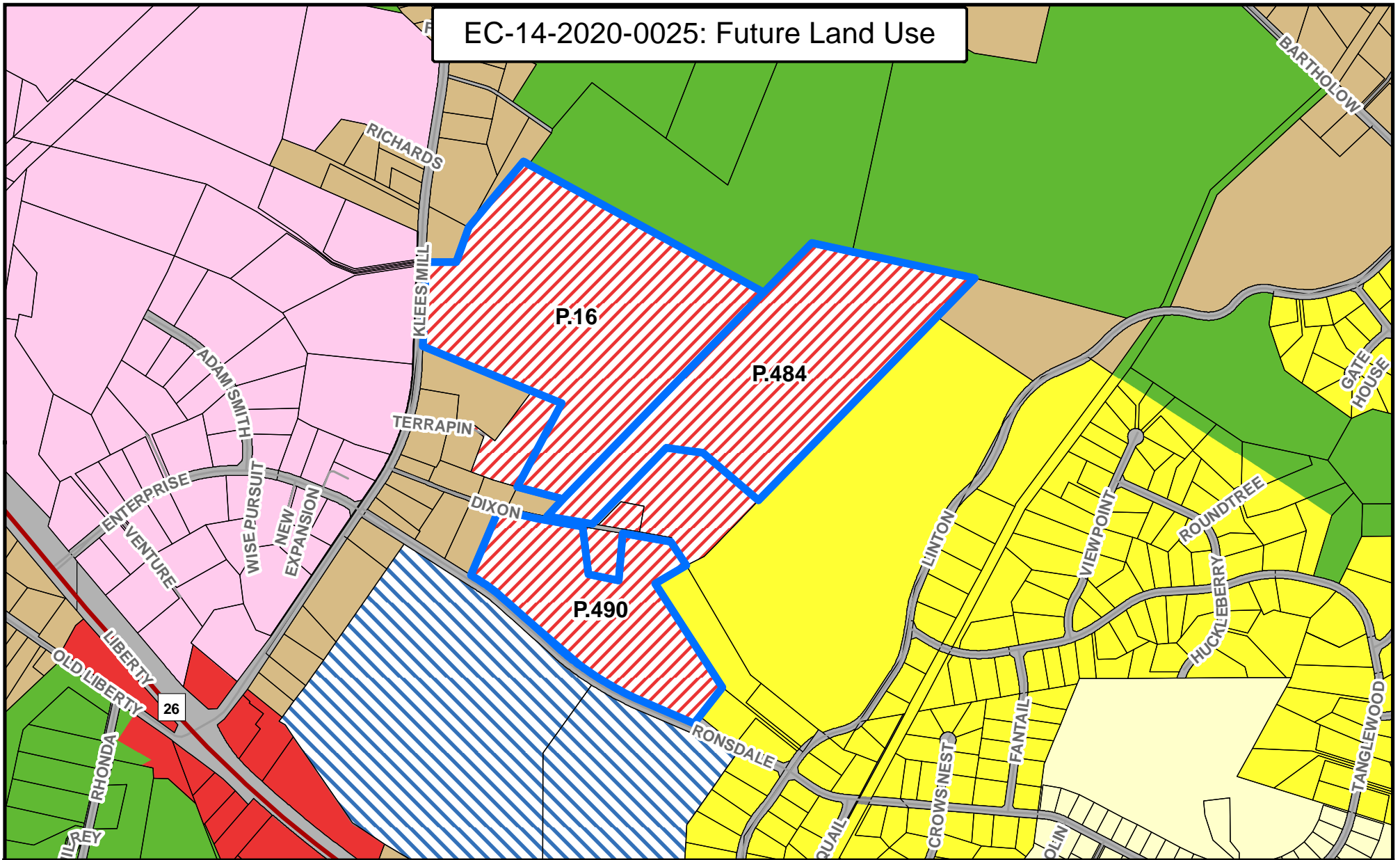
Planning Commission Recommendation:
(Favorable or Unfavorable)

Favorable













11. Appendixes

See attachments for individual assessments.

EC-14-2020-0025: Future Land Use



Legend

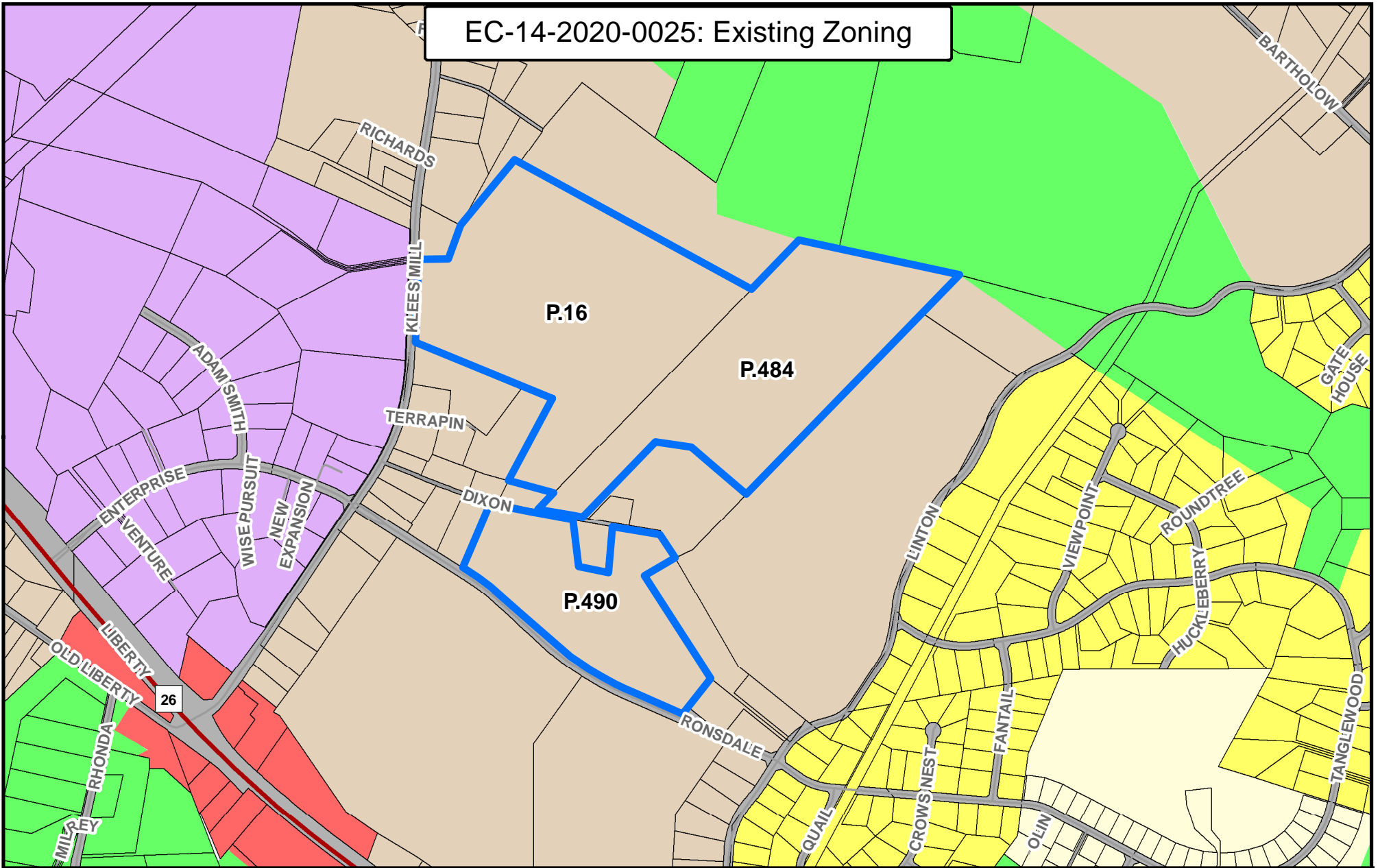
	EC-14-2020-0025		Agriculture		Commercial-Medium
	Major Roads		Resource Conservation		Employment Campus
	Roads		Industrial-Light		School
	Property Data		Residential-Low		Transportation
			Residential-Medium		

0 360 720 1,440 Feet











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



EC-14-2020-0025: Existing Zoning



Legend

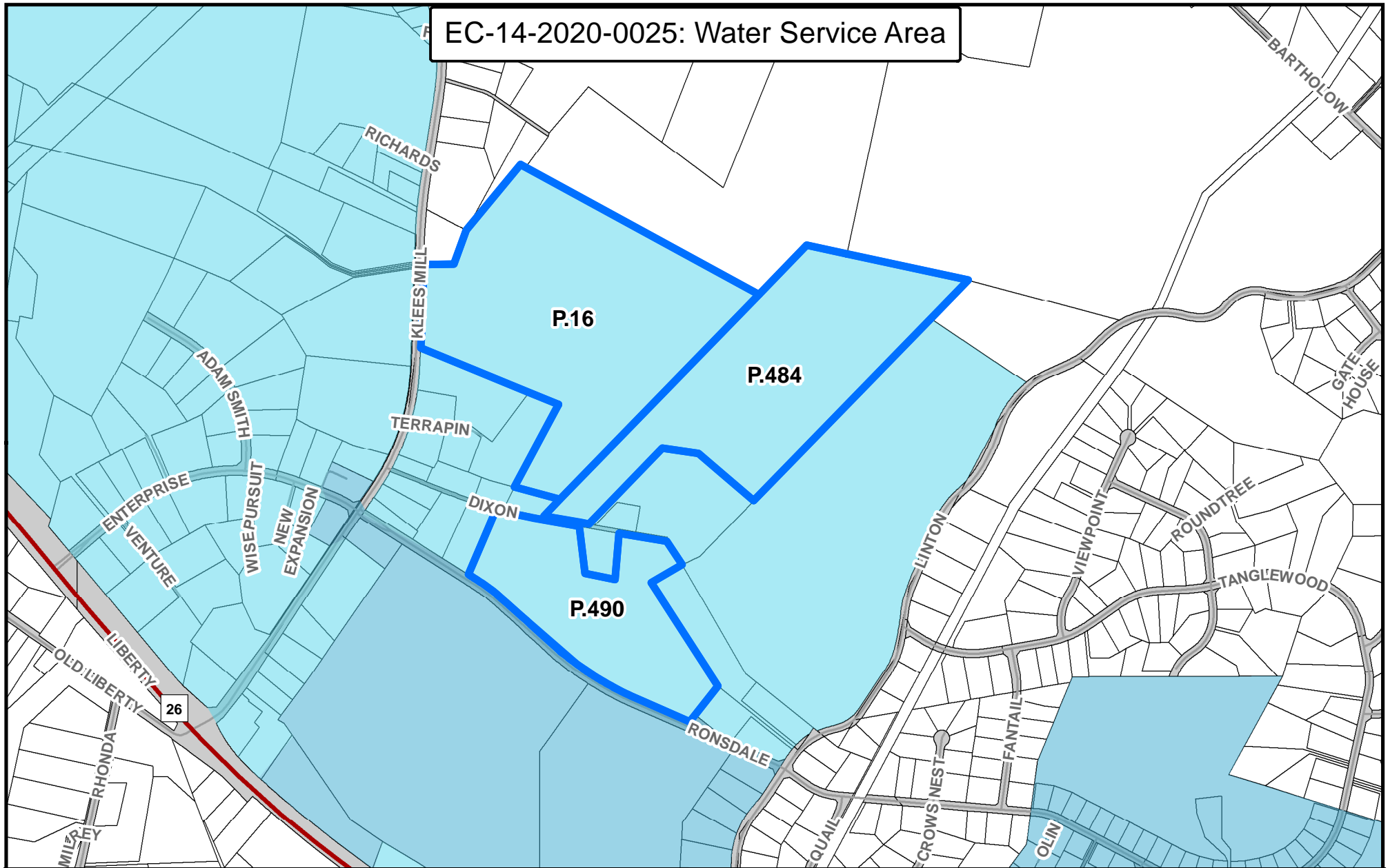
- | | | |
|--|--|--|
|  EC-14-2020-0025 | Existing Zoning |  R-20,000 |
|  Major Roads |  Agriculture |  C-2 |
|  Roads |  Conservation |  I-1 |
|  Property Data |  R-40,000 | |

0 360 720 1,440 Feet



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

EC-14-2020-0025: Water Service Area



Legend

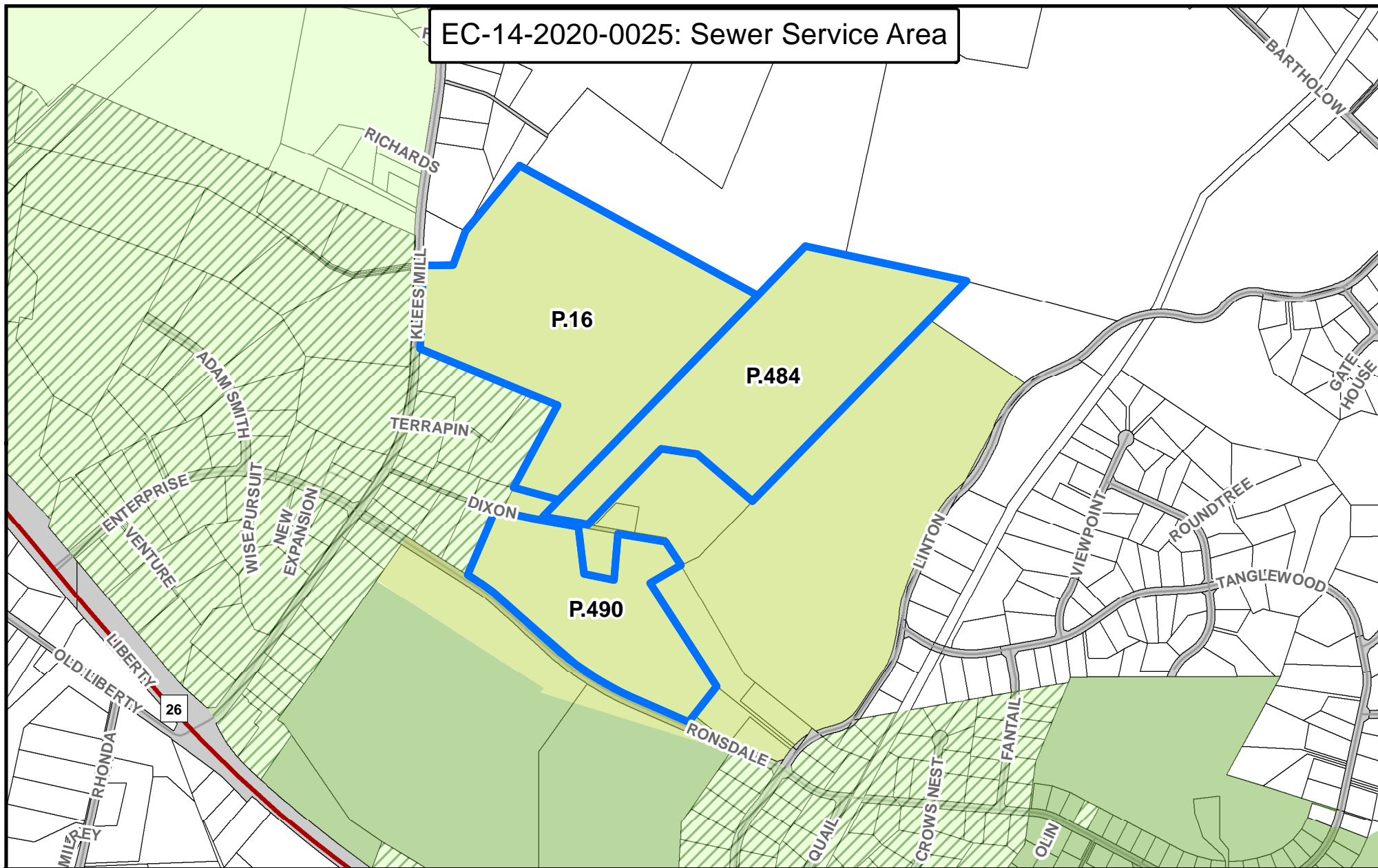
- | | | |
|--|---|--|
|  EC-14-2020-0025 |  Growth Area | Water Service Area |
|  Major Roads |  County Border |  Existing |
|  Roads |  Property Data |  Priority |

0 360 720 1,440 Feet











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



EC-14-2020-0025: Sewer Service Area



Legend

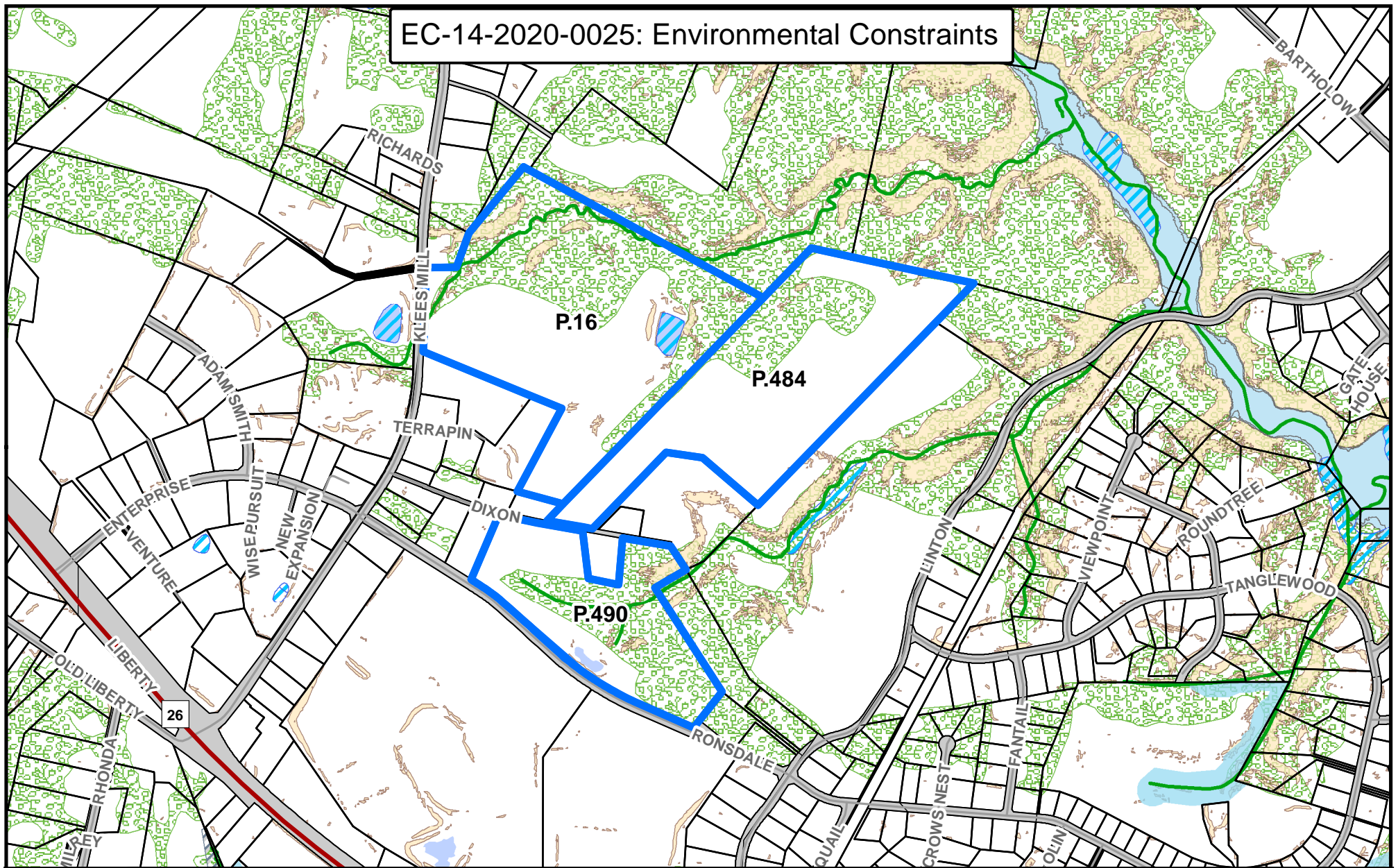
- | | | | |
|--|---|--|--|
|  EC-14-2020-0025 |  Growth Area | Sewer Service Area |  Future |
|  Major Roads |  County Border |  Existing |  Long Range |
|  Roads |  Property Data |  Priority | |

0 360 720 1,440 Feet

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



EC-14-2020-0025: Environmental Constraints



Legend

- | | | | |
|-----------------|---------------------|-------------------------------------|------------------------------------|
| EC-14-2020-0025 | Major Roads | Wetlands | Water Resource Protection Easement |
| Roads | FEMA Floodplain | Steep Slopes Lidar (25% or greater) | Forest Cover |
| Streams | Floodplain Easement | Ponds - Reservoirs | |
| Property Data | | | |

0 365 730 1,460 Feet

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



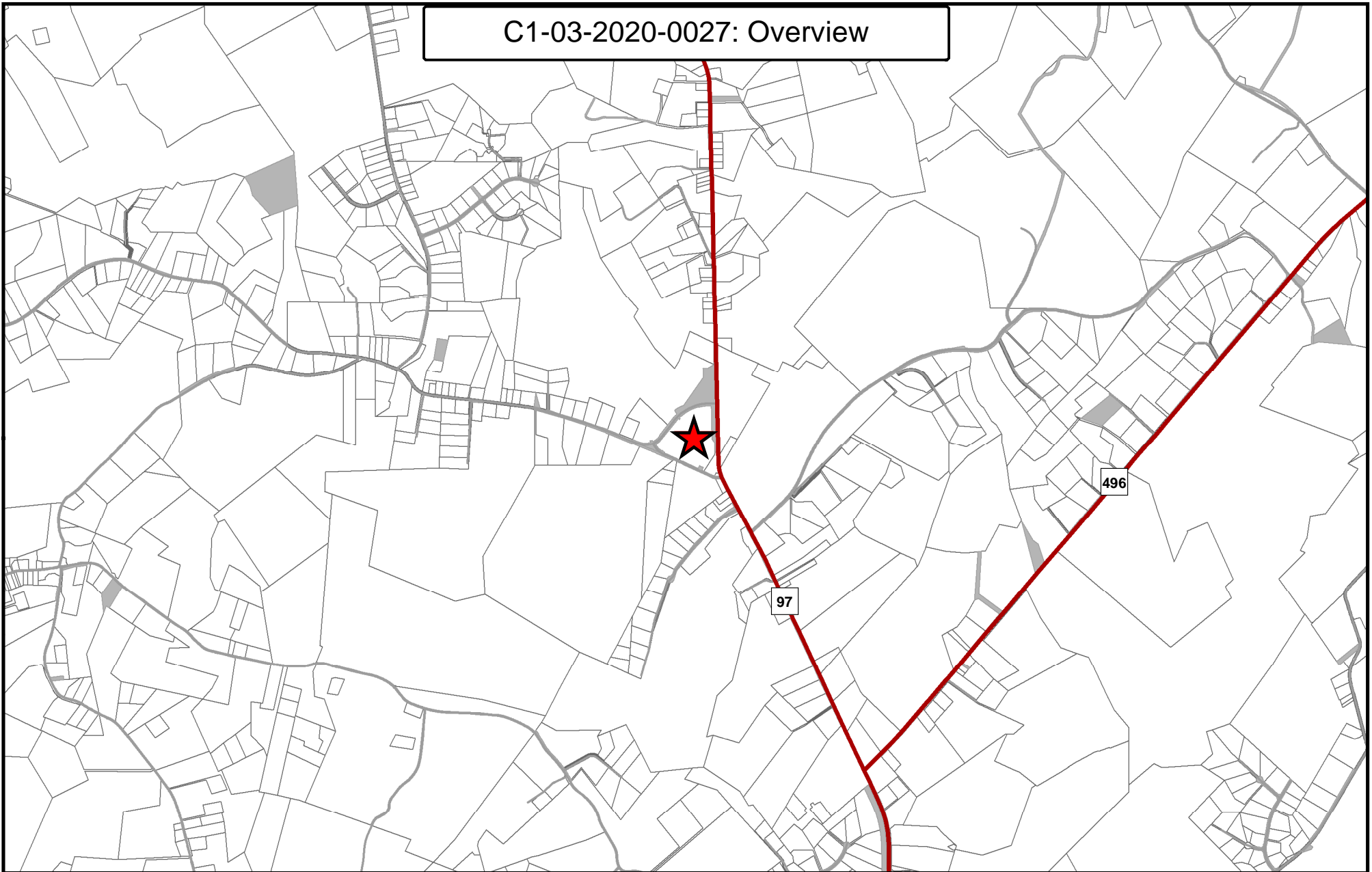
BY-REQUEST COMPREHENSIVE REZONING

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





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



C1-03-2020-0027: Aerial



Legend

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

0 165 330 660 Feet

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



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>
--

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

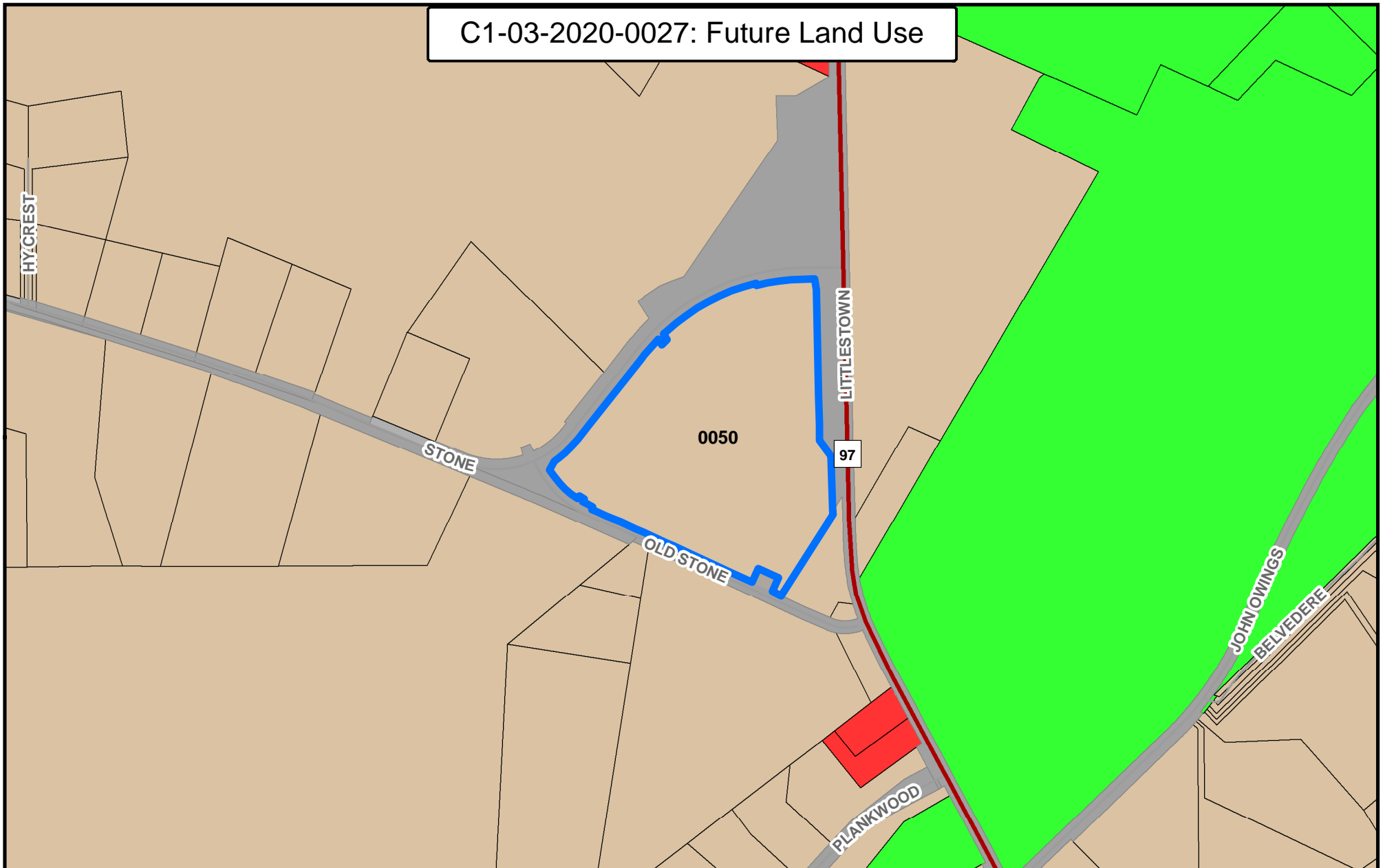
Planning Commission Recommendation:
(Favorable or Unfavorable)

Unfavorable









11. Appendixes

See attachments for individual assessments.

C1-03-2020-0027: Future Land Use



Legend

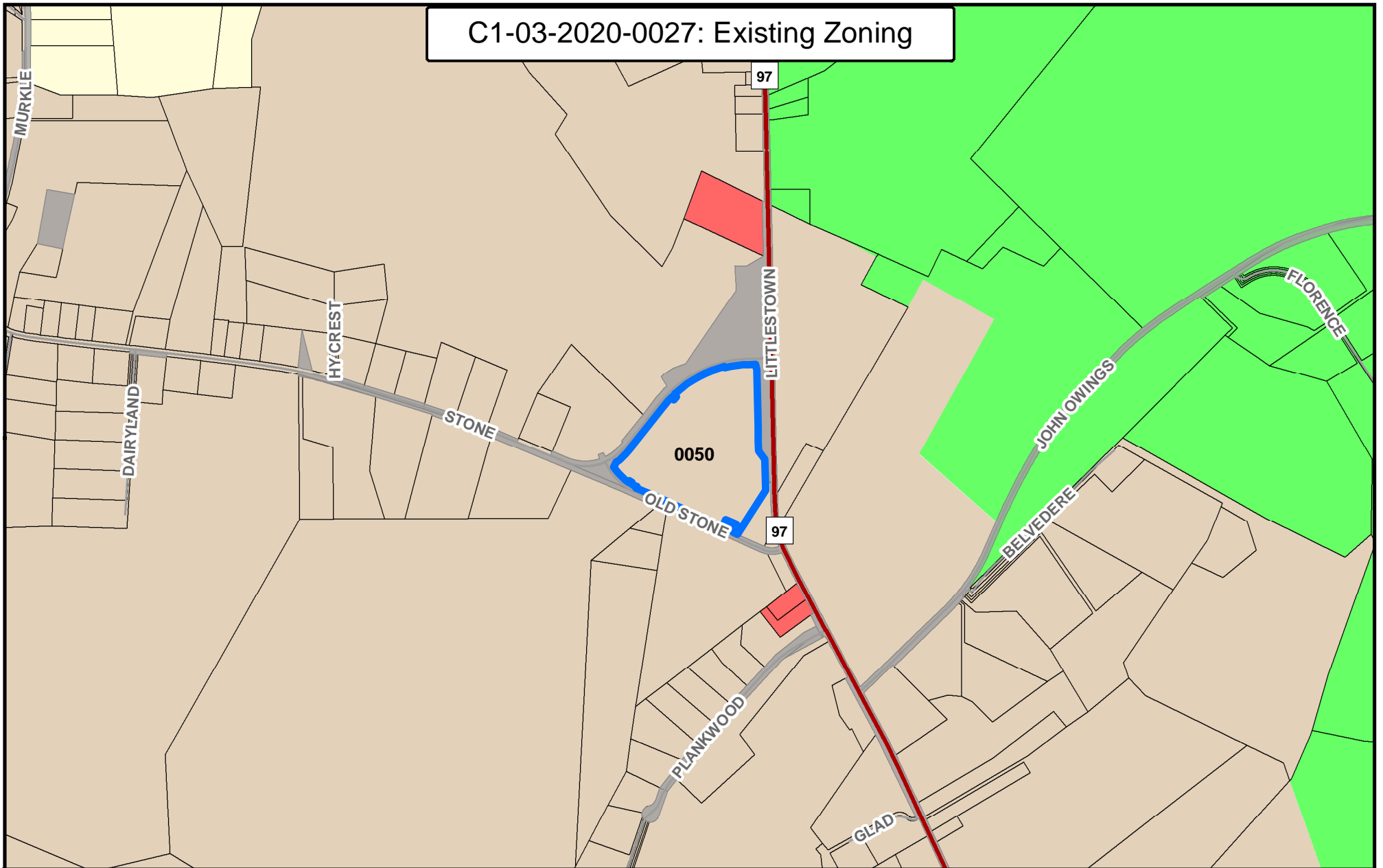
- | | | | |
|--|---|------------------------|---|
|  C1-03-2020-0027 |  Major Roads | Future Land Use |  Commercial-Medium |
|  Roads |  Agriculture | |  Transportation |
|  Property Data |  Resource Conservation | | |

0 195 390 780 Feet









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



C1-03-2020-0027: Existing Zoning



Legend

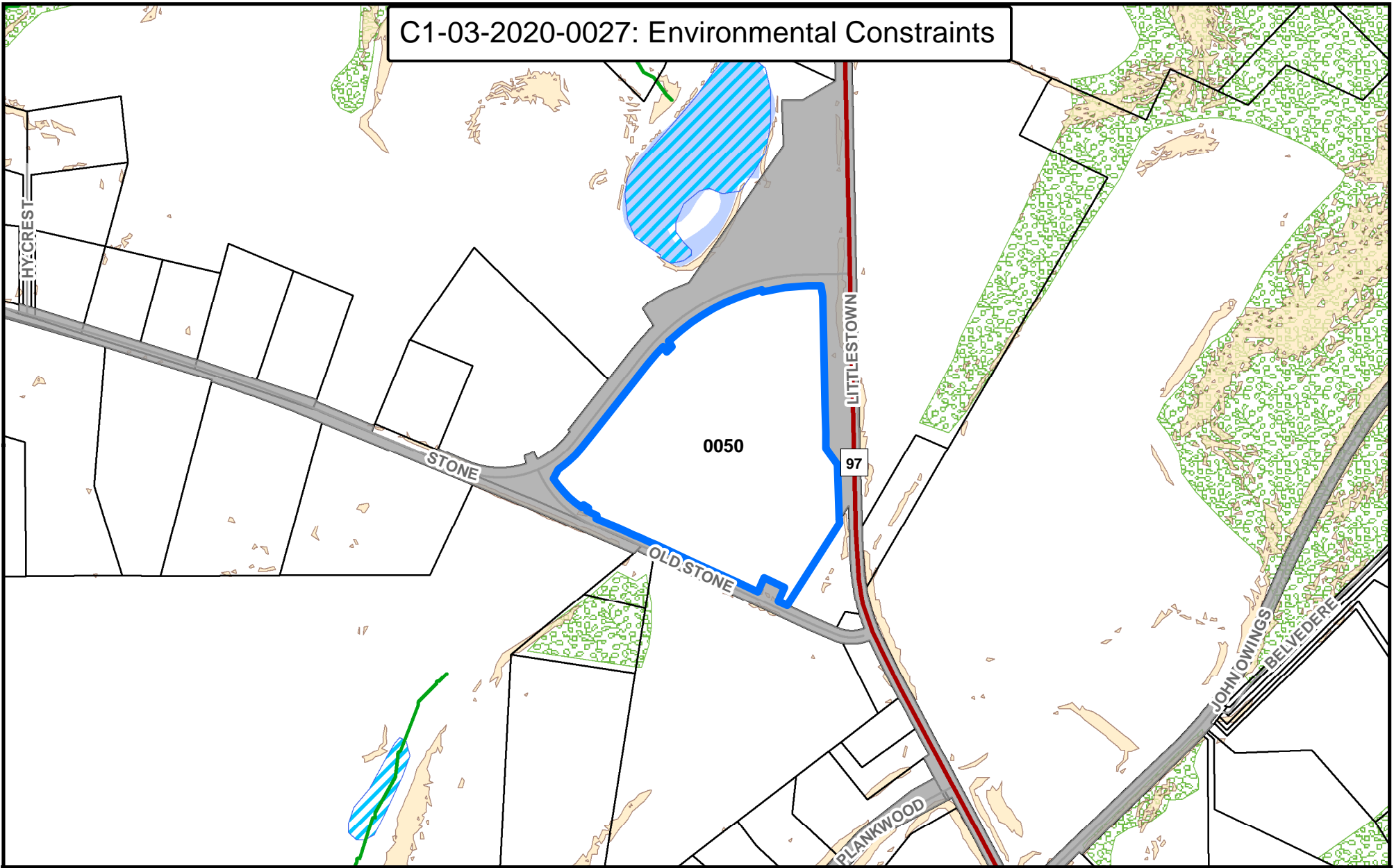
- | | | | |
|--|--|---|--|
|  C1-03-2020-0027 |  Major Roads | Existing Zoning |  R-40,000 |
|  Roads |  Agriculture |  C-2 | |
|  Property Data |  Conservation | | |

0 350 700 1,400 Feet

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

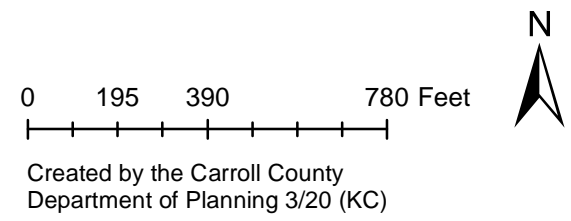


C1-03-2020-0027: Environmental Constraints

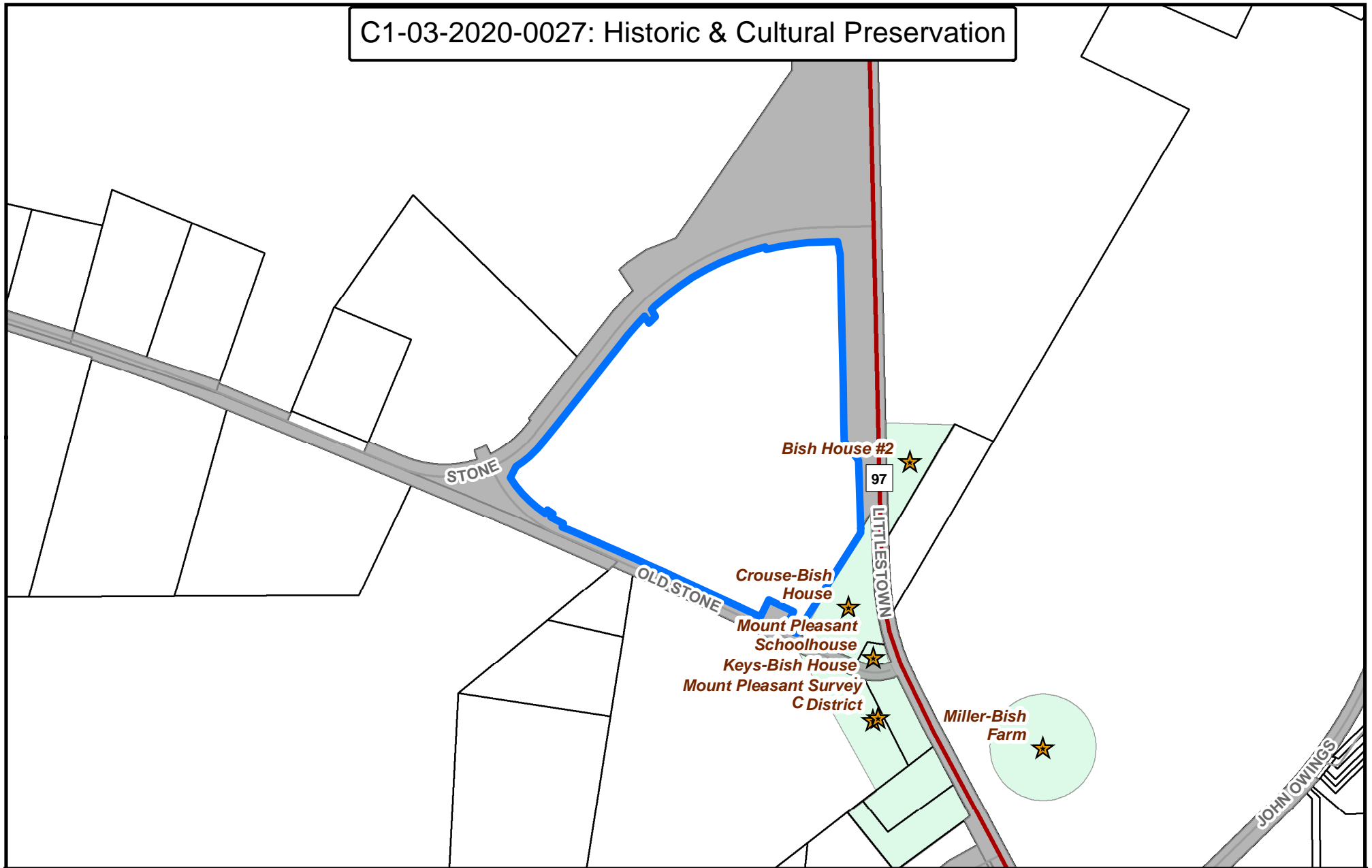


Legend

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



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



Legend

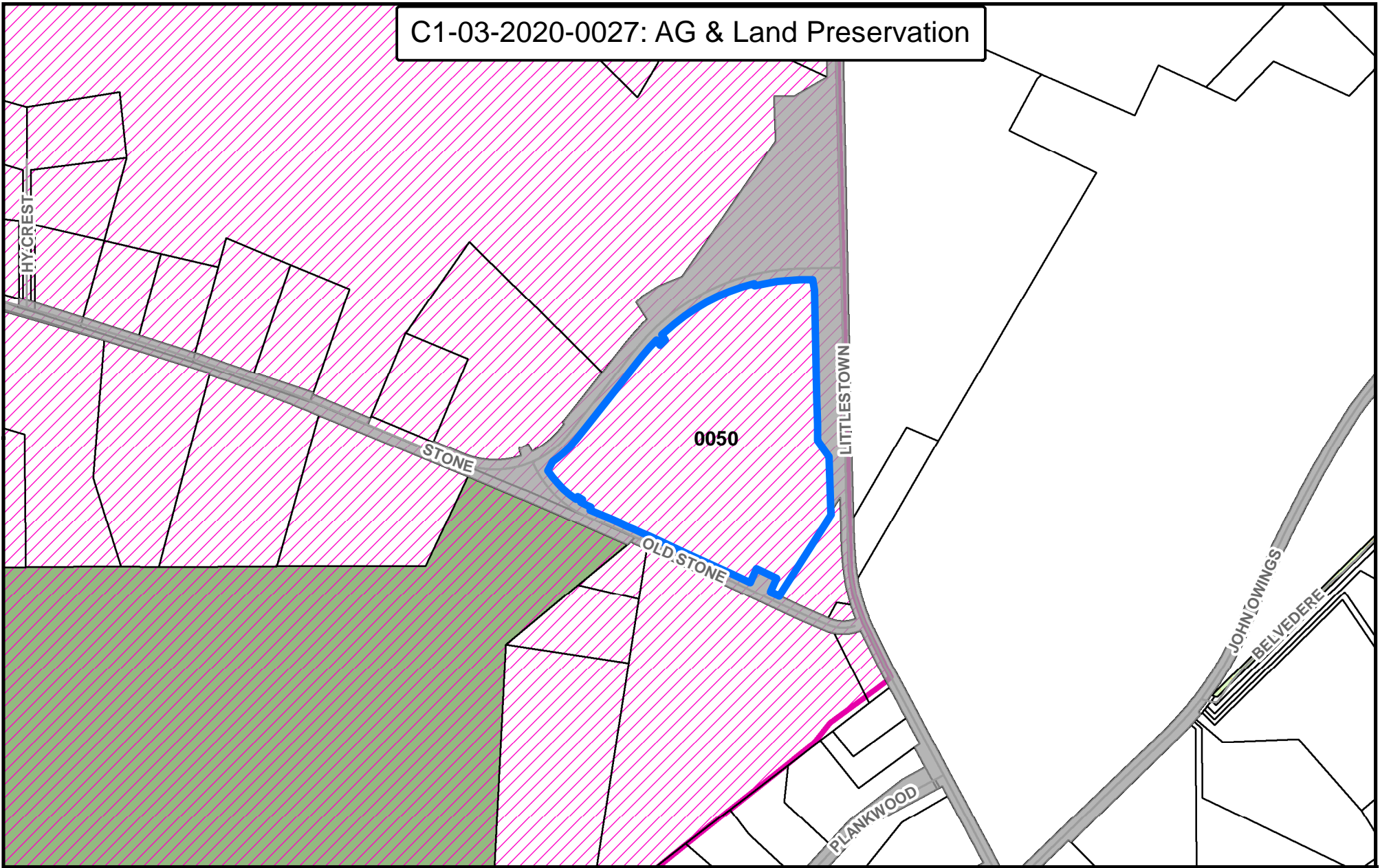
- | | | |
|--|---|---|
|  C1-03-2020-0027 |  Major Roads |  Property Data |
|  Historic Site Points |  Roads |  Historic District |

0 195 390 780 Feet

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



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

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



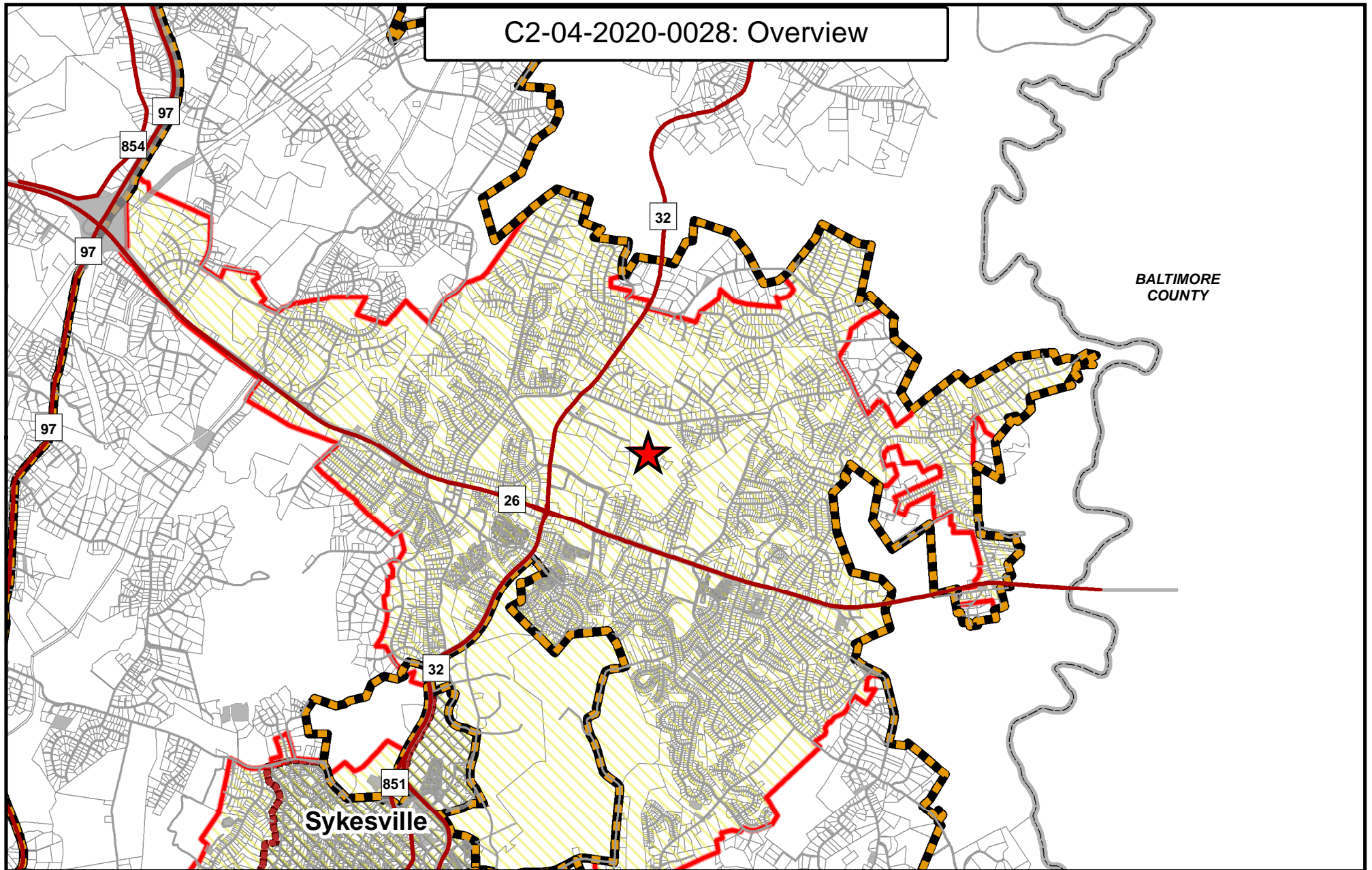
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-05-2020-0028



C2-04-2020-0028: Overview



Legend

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

0 0.5 1 2 Miles

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



C2-04-2020-0028: Aerial



Legend

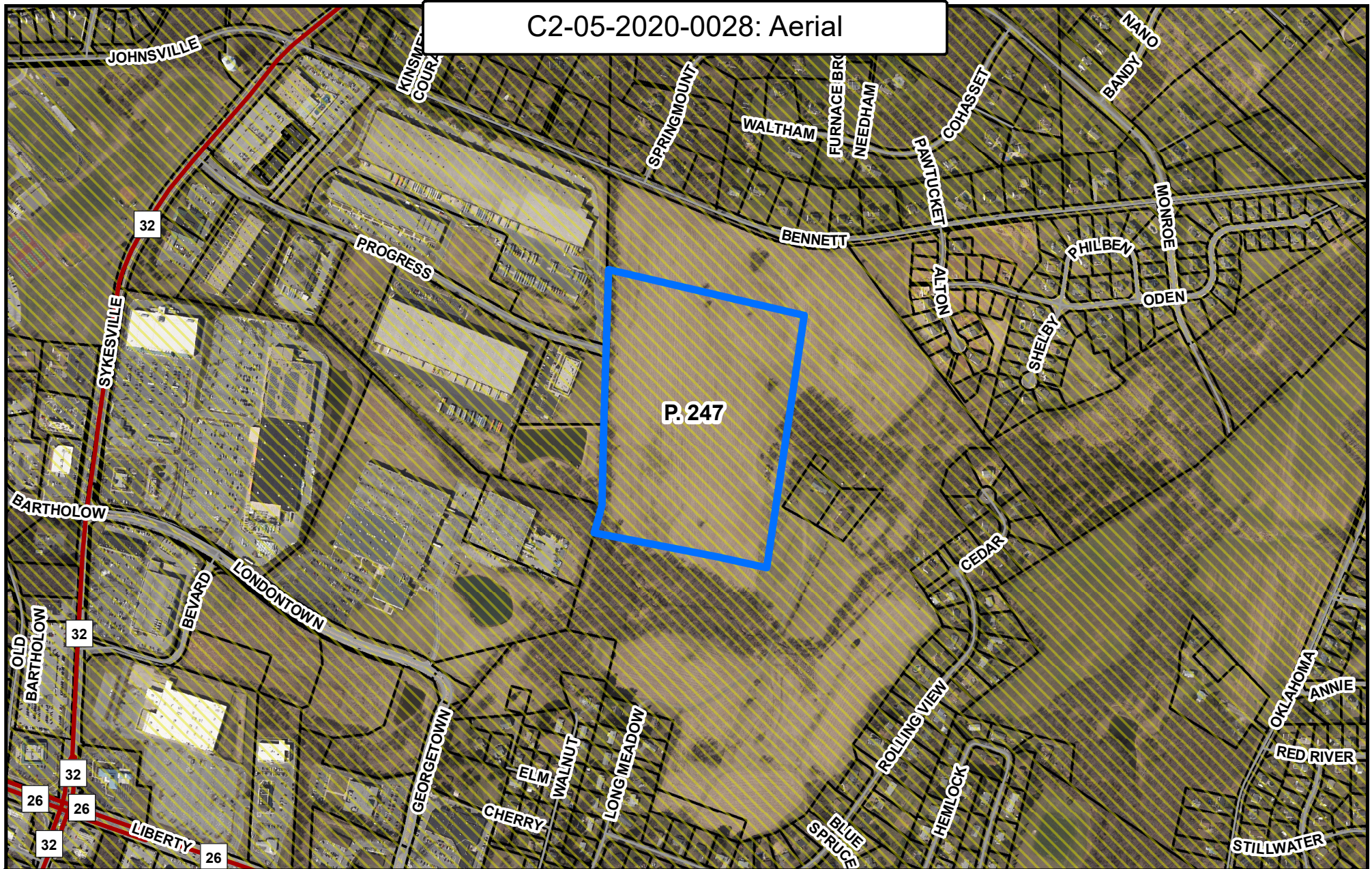
-  C2-04-2020-0028
-  Property Data
-  Major Roads
-  Priority Funding Areas
-  Roads

0 445 890 1,780 Feet






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



C2-05-2020-0028: Aerial



Legend

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

0 445 890 1,780 Feet

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

Land Use Plan Designation:¹

Commercial High and Residential Medium
--

Zoning History Summary

<p>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.</p>

¹ 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

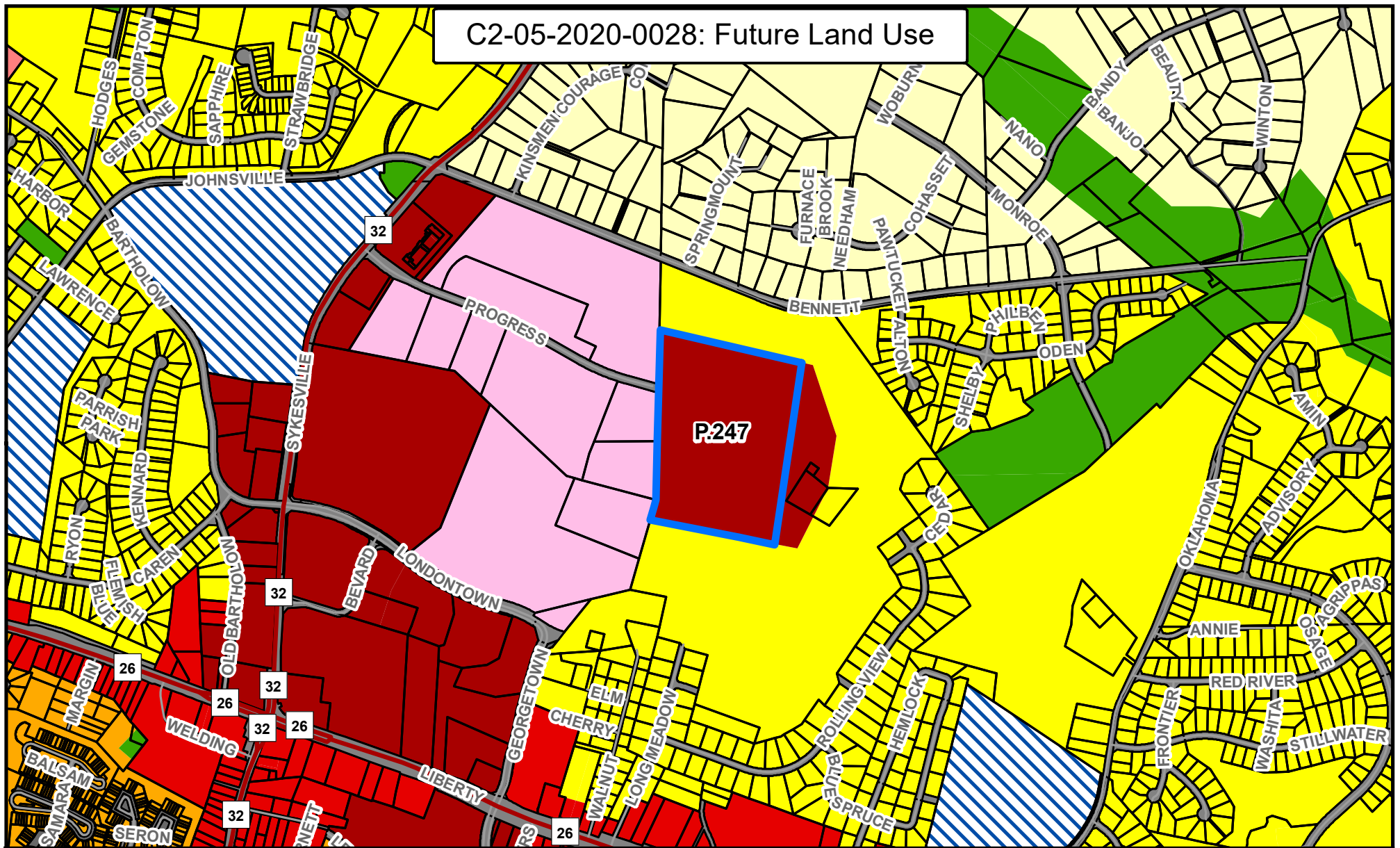
Planning Commission Recommendation:
(Favorable or Unfavorable)

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

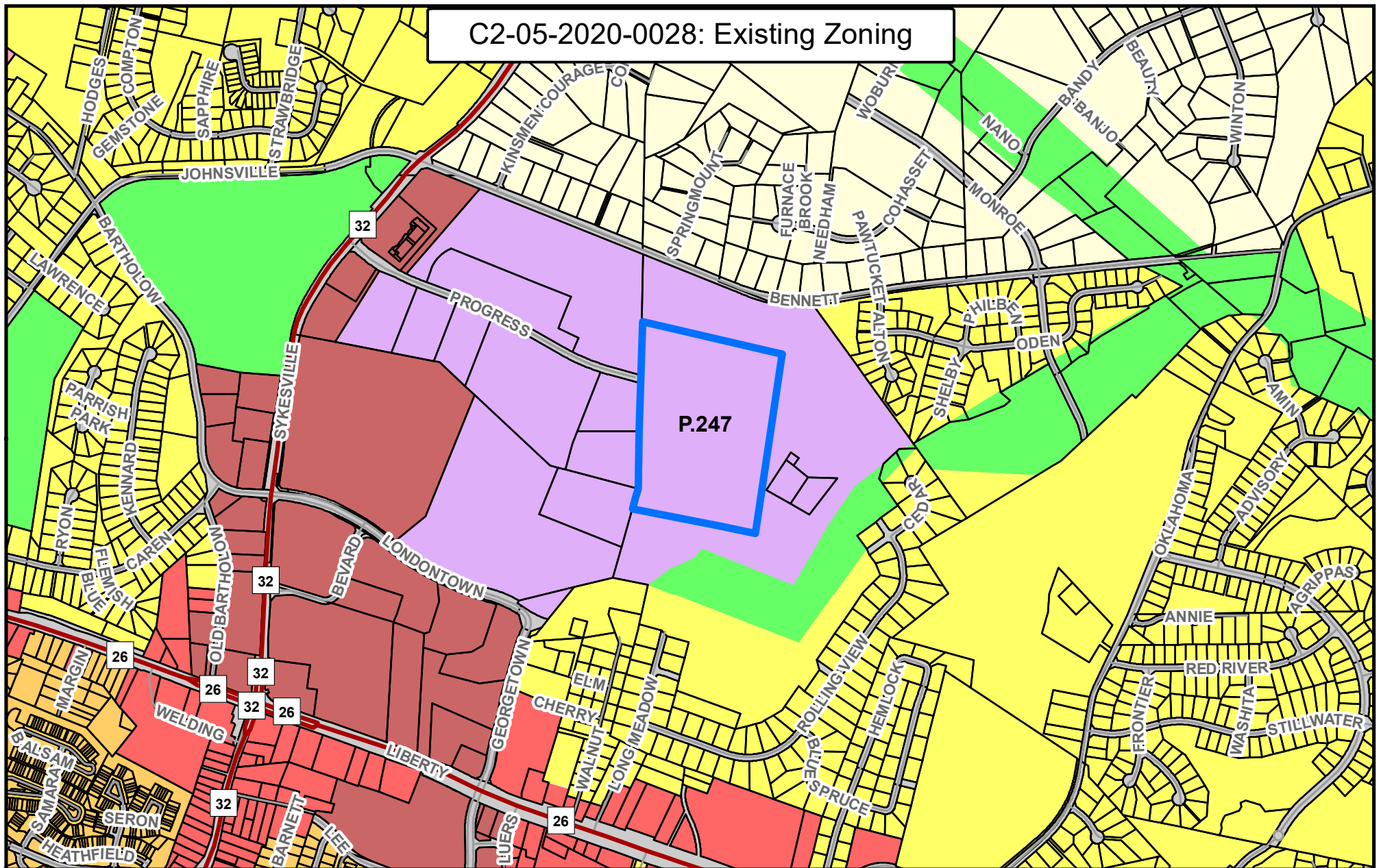
- | | | | |
|-----------------|--------------------------------|-------------------|------------------|
| C2-05-2020-0028 | Freedom Future Land Use | Residential-High | Industrial-Light |
| Major Roads | Resource Conservation | Commercial-Low | School |
| Roads | Residential-Low | Commercial-Medium |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

0 430 860 1,720 Feet














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



C2-05-2020-0028: Existing Zoning



Legend

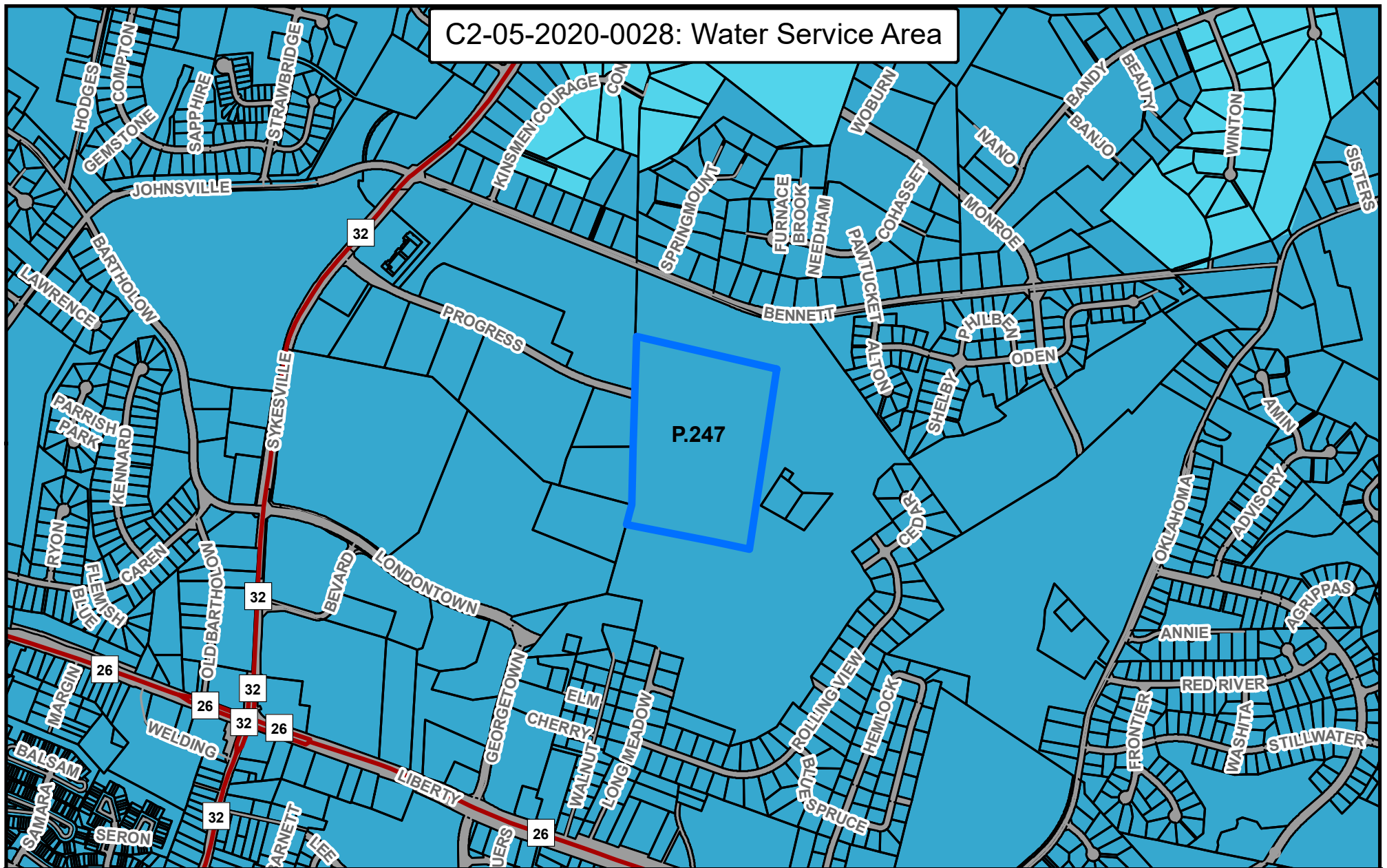
	C2-05-2020-0028		Major Roads	Existing Zoning		R-20,000		C-2		
			Roads			Conservation		R-10,000		C-3
			Growth Area			R-40,000		C-1		I-1
			Property Data							

0 430 860 1,720 Feet



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

C2-05-2020-0028: Water Service Area



Legend

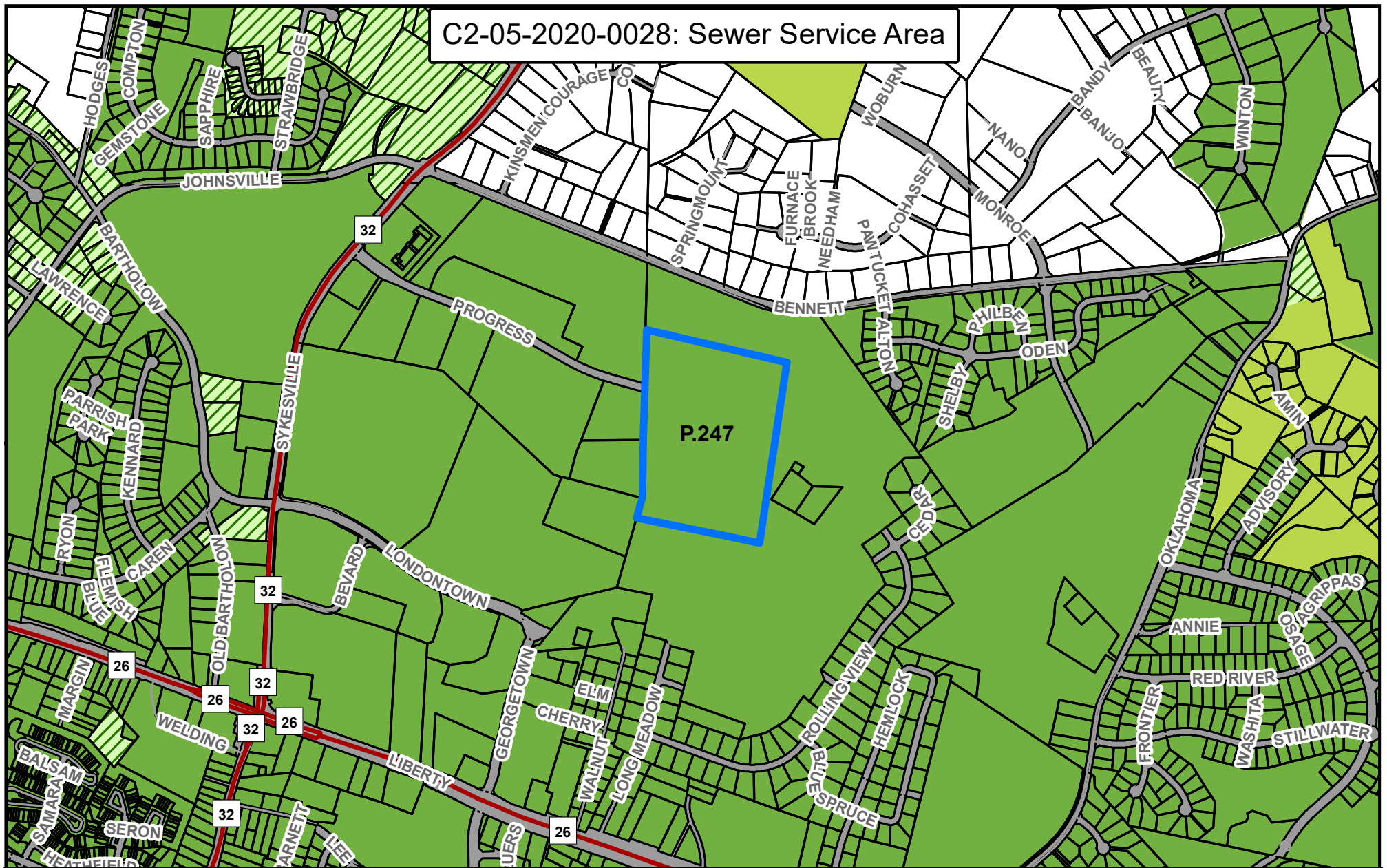
- | | | |
|--|---|---------------------------|
|  C2-05-2020-0028 |  Major Roads | Water Service Area |
|  Roads |  Existing | |
|  Property Data |  Priority | |

0 430 860 1,720 Feet









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



C2-05-2020-0028: Sewer Service Area



Legend

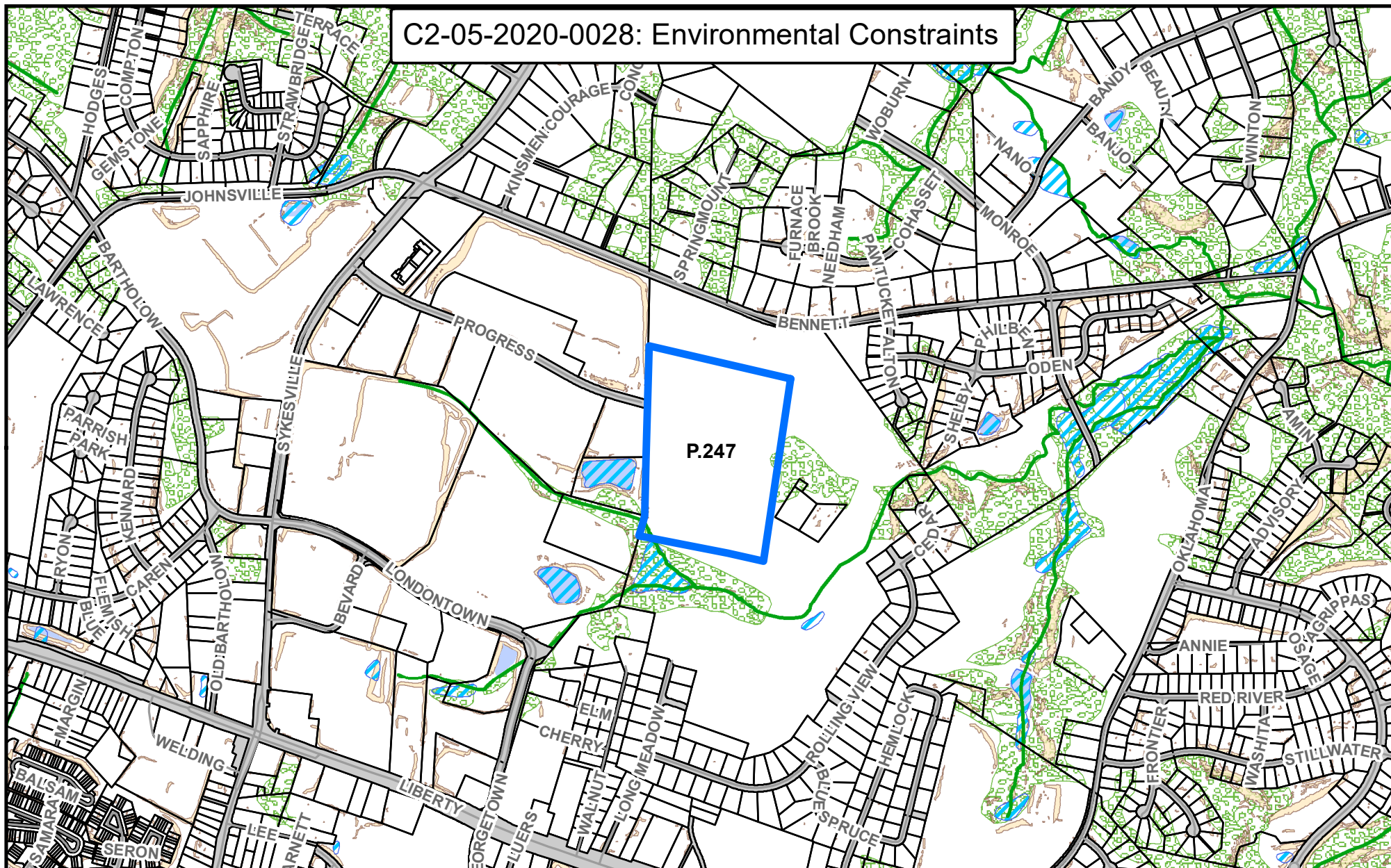
- | | | | |
|--|---|---|---|
|  C2-05-2020-0028 |  Major Roads | Sewer Service Area |  Future |
|  Roads |  Existing |  Long Range | |
|  Property Data |  Priority | | |

0 430 860 1,720 Feet

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C2-05-2020-0028: Environmental Constraints



Legend

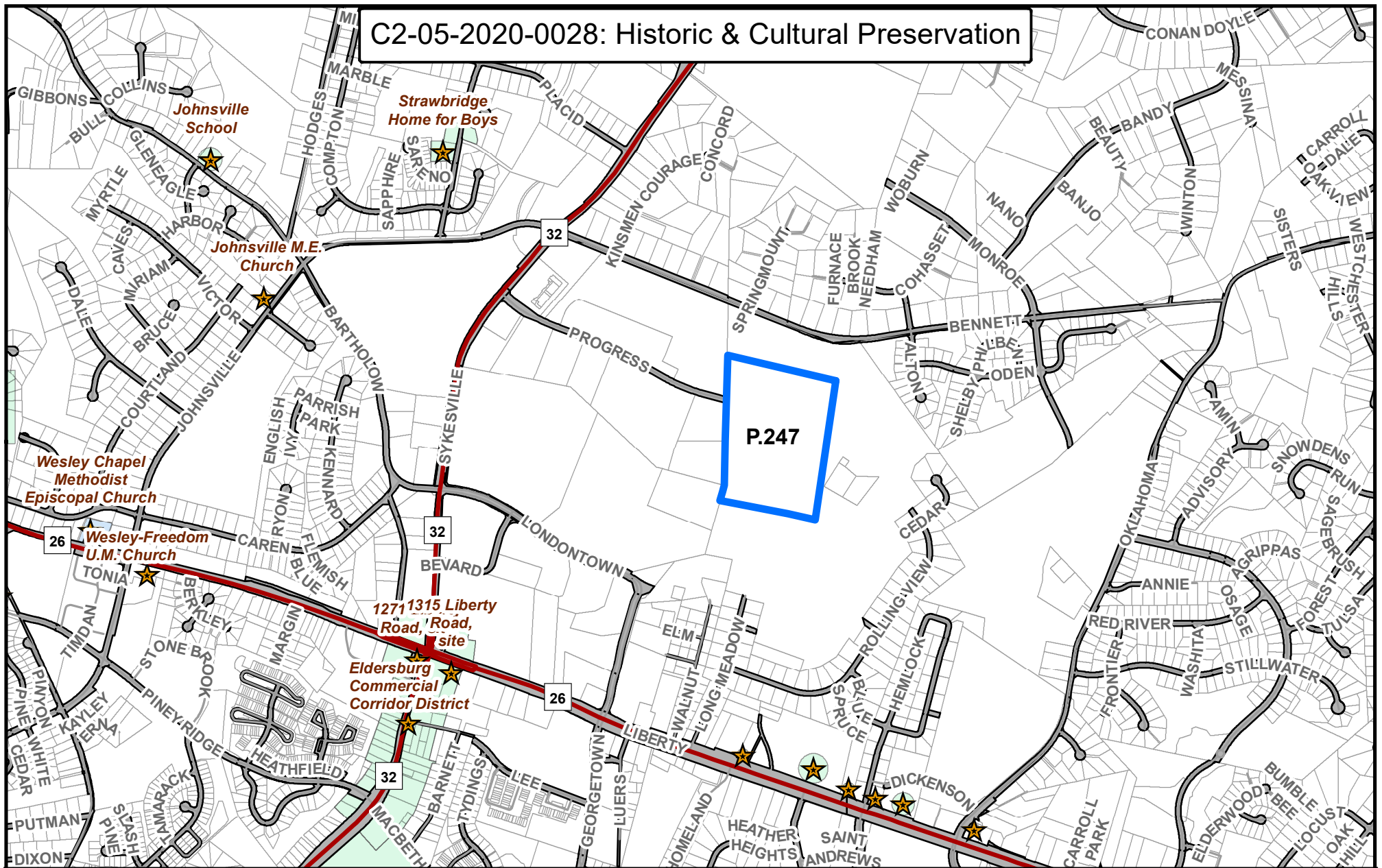
- | | | |
|--|--|---|
|  C2-05-2020-0028 |  Roads |  Wetlands |
|  Streams |  Ponds - Reservoirs |  Steep Slopes Lidar (25% or greater) |
|  Property Data |  Forest Cover | |

0 430 860 1,720 Feet

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



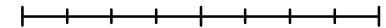
C2-05-2020-0028: Historic & Cultural Preservation



Legend

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

0 600 1,200 2,400 Feet



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



BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

12-04-2020-0029



I-2-04-2020-0029: Overview

Westminster

140

Legend



I-2-04-2020-0029



Growth Area



Priority Funding Areas

Major Roads



Corporate Limits



Property Data

Roads

0 0.25 0.5 1 Miles

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



I-2-04-2020-0029: Aerial



Legend



I-2-04-2020-0029

— Roads

□ Property Data

0 75 150 300 Feet

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Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # I2-04-2020-0029 Applicant Name Roy D. Poole

Property Address 1545 B Old Westminster Pike Westminster MD 21157

Current Zoning AG Requested Zoning I-2

2. Description of Property

Site Address 1545 B Old Westminster Pike

Commissioner District 02 Account ID: 0704002296

Parcel 0050 Map 0052

Total Acreage of Parcel 112 Area to be Rezoned: 4.99 acres

Current Use: Commercial (trucking business)

Improved or Unimproved: Improved

Current Zoning: AG Requested Zoning: I-2

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

Existing Land Uses:

Trucking Business (nonconforming use)

Land Use Plan
Designation:¹

Agriculture

Zoning History Summary (see zoning history worksheet)

This property has been in the Ag District since 1965. It is a nonconforming use (trucking business) and has been the subject of several zoning violations and expansion requests before the BZA throughout the years.

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	AG
South	AG	AG
East	AG	AG
West	R-40,000	Residential

4. Consistency with Master and Functional Plans:

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

2014 Carroll County Master Plan as amended 2019 - Not consistent, Future Land Use is Agriculture, defined as “areas (where) ... commercial and industrial uses are limited to agribusiness, agritourism, and those uses intended to serve the agriculture industry or residents of the area, while maintaining the character of the surrounding countryside.”

B. Applicable Master Plan Goals and Objectives

Not consistent with the Goal of Agriculture in the 2014 Carroll County Master Plan as amended 2019 “Preserve at least 100,000 acres of agricultural land to support the production of agricultural products and promotion of related agribusiness.”

C. Water Service Area and Service

No Planned Service

D. Sewer Service Area Service

No Planned Service

5. Environmental Constraints

Yes, steep slopes. See attachments.

6. Historic Resources Identified

Not on property, but there are 27 historic sites within a one-mile radius of the property.

7. Public Safety Assessment

Reese District, approaching inadequate for Fire and adequate for EMS

8. Ag Preservation and Applicable Preservation Area

No, not in vicinity

9. Assessment Summary

This property has been in use as a trucking company since prior to 1965, although surrounded by Ag and residential properties, as a nonconforming use. In 2018, during a BZA hearing, the applicant stated that he owned about 24 trucks. This property was the subject of a hearing before the BZA in 2018 for expansion, where residential neighbors testified in opposition. While the area requested for the rezoning is limited to 4.99 acres of the entire 112.2453 acres, a portion of the requested property is near a residence. The requested 4.99 acres is beyond the area of expansion of the nonconforming use approved by the BZA in 2018.

The I-2 District, in addition to permitting a trucking facility, is intended to “provide locations for ...activities characterized by heavy manufacturing, refining, processing, or compounding of materials or products predominantly from raw materials. ...The uses associated with this district are intensive and frequently include operations that emit strong odors; loud noises; and some level or volume of dust, vibrations, smoke, soot, vapors, light and pollution....”

This request is not consistent with the FLU designation and the goals and objectives in the 2014 Carroll County Master Plan as amended 2019. It is also not consistent with the surrounding land uses of residential and agricultural, as well as numerous historic sites.

10. Recommendations

Department of Planning Recommendation: (Favorable or Unfavorable)

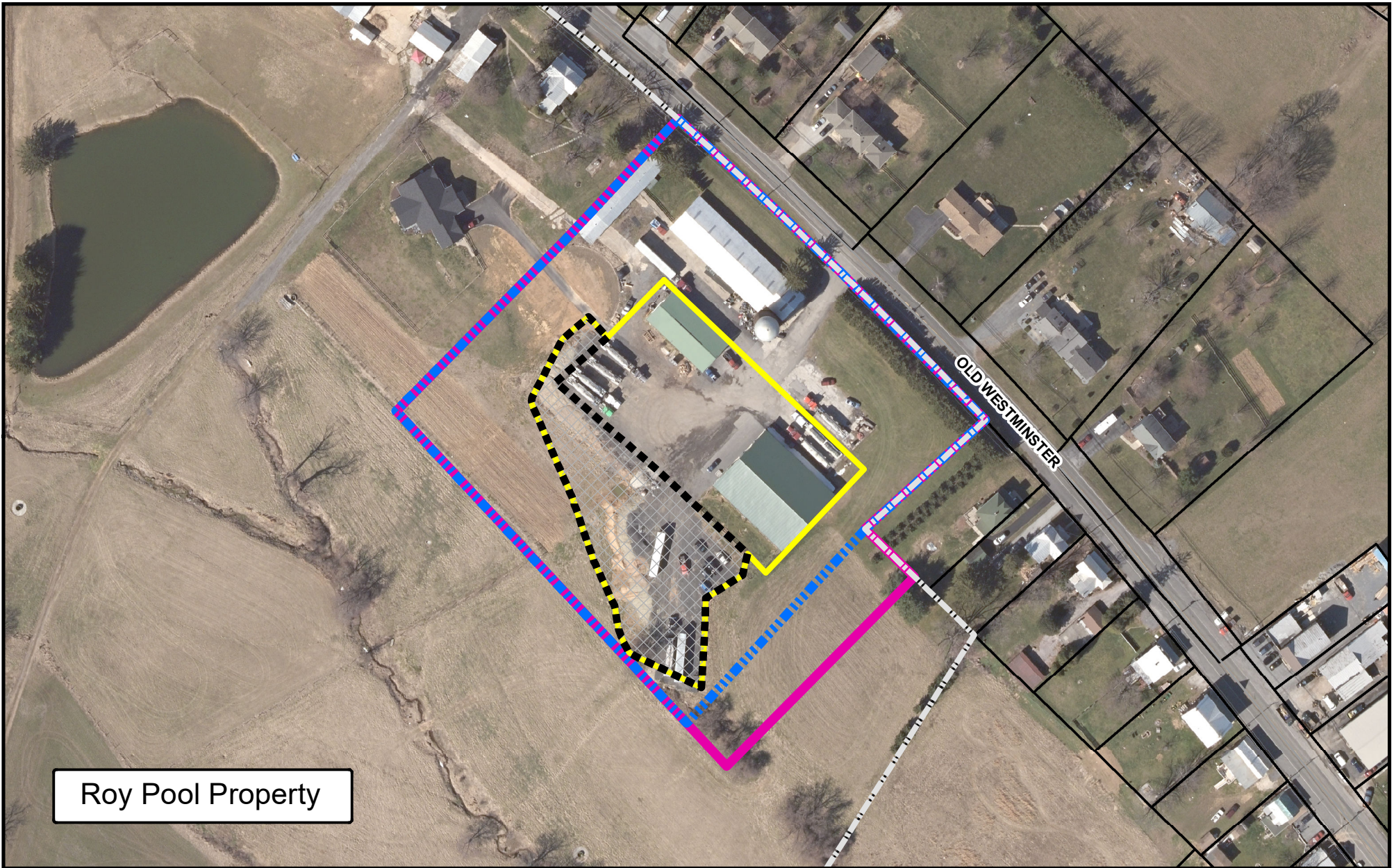
Unfavorable. If this property is given a favorable recommendation by the Planning Commission, it should only be under certain conditions. The area to be rezoned should only be the area approved by the BZA in the most recent case for expansion of the nonconforming use. A Truck or Motor Freight Terminal”, as currently exists as nonconforming, is also permitted by conditional use in the I-1 District. The I-1 district would be more appropriate than the I-2 district on this site, since the other uses permitted in the I-1 District are more compatible with the surrounding area. The remainder of the property should remain in Agricultural zoning. Furthermore, the nonconforming use status of the entire property should cease, since the current use in its current location will be permitted subject to conditional use approval.

Planning Commission Recommendation: (Favorable or Unfavorable)

Unfavorable

11. Appendixes

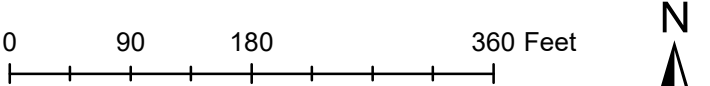
See attachments for individual assessments.



Roy Pool Property

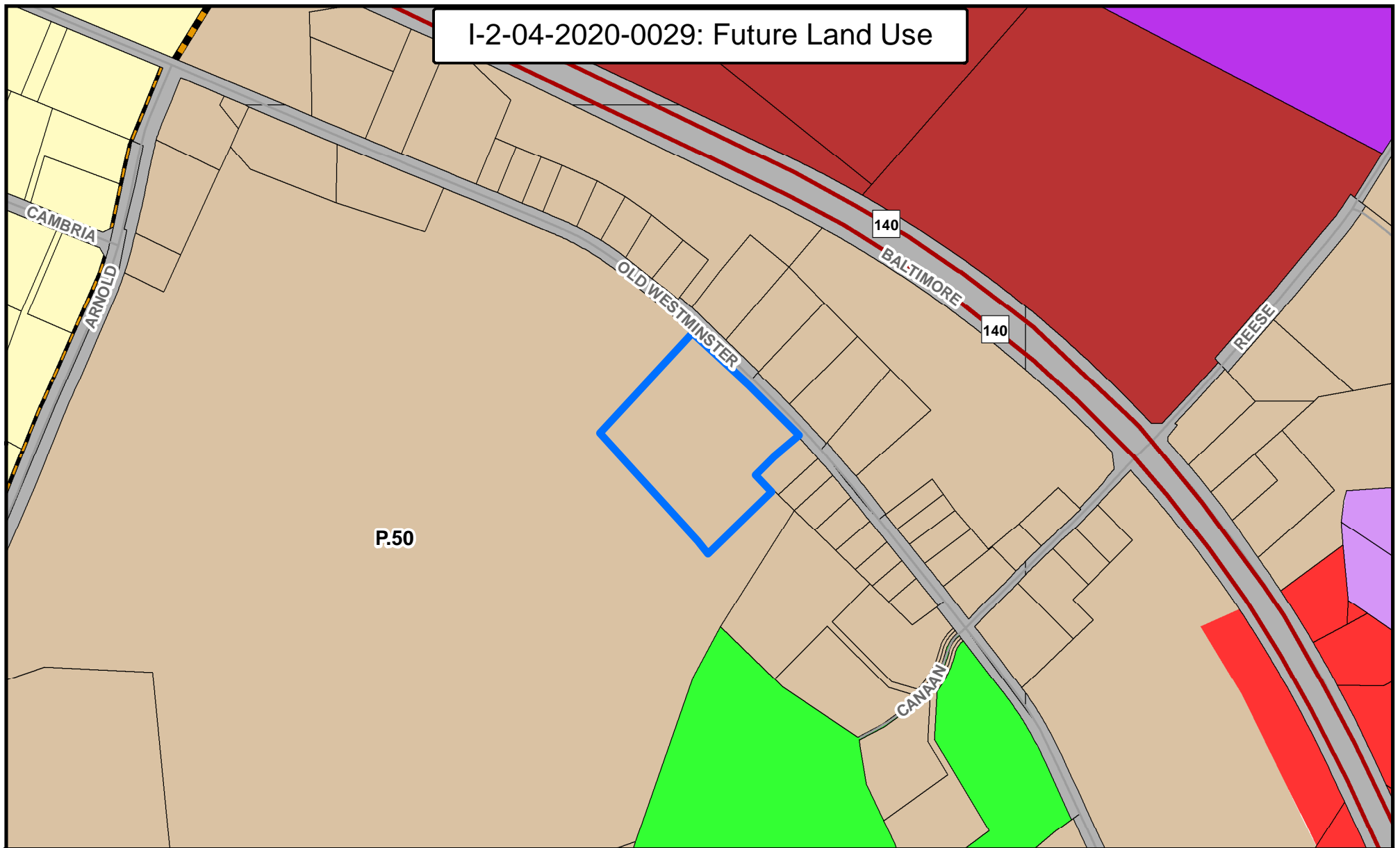
Legend

- | | |
|--|---|
|  Roads |  New Zoning Request |
|  BZA_Extension |  Original Zoning Request (5 acres) |
|  BZA Boundary (1.8 acres) |  Pool Property Boundary |
| |  Parcels |



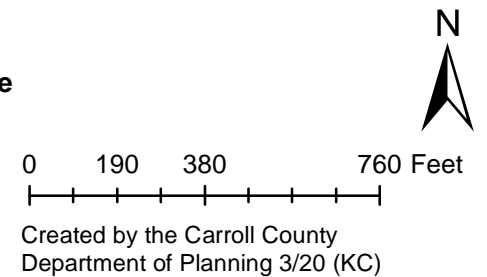
Created by the Carroll County Department of Planning 9/20 (kc)

I-2-04-2020-0029: Future Land Use

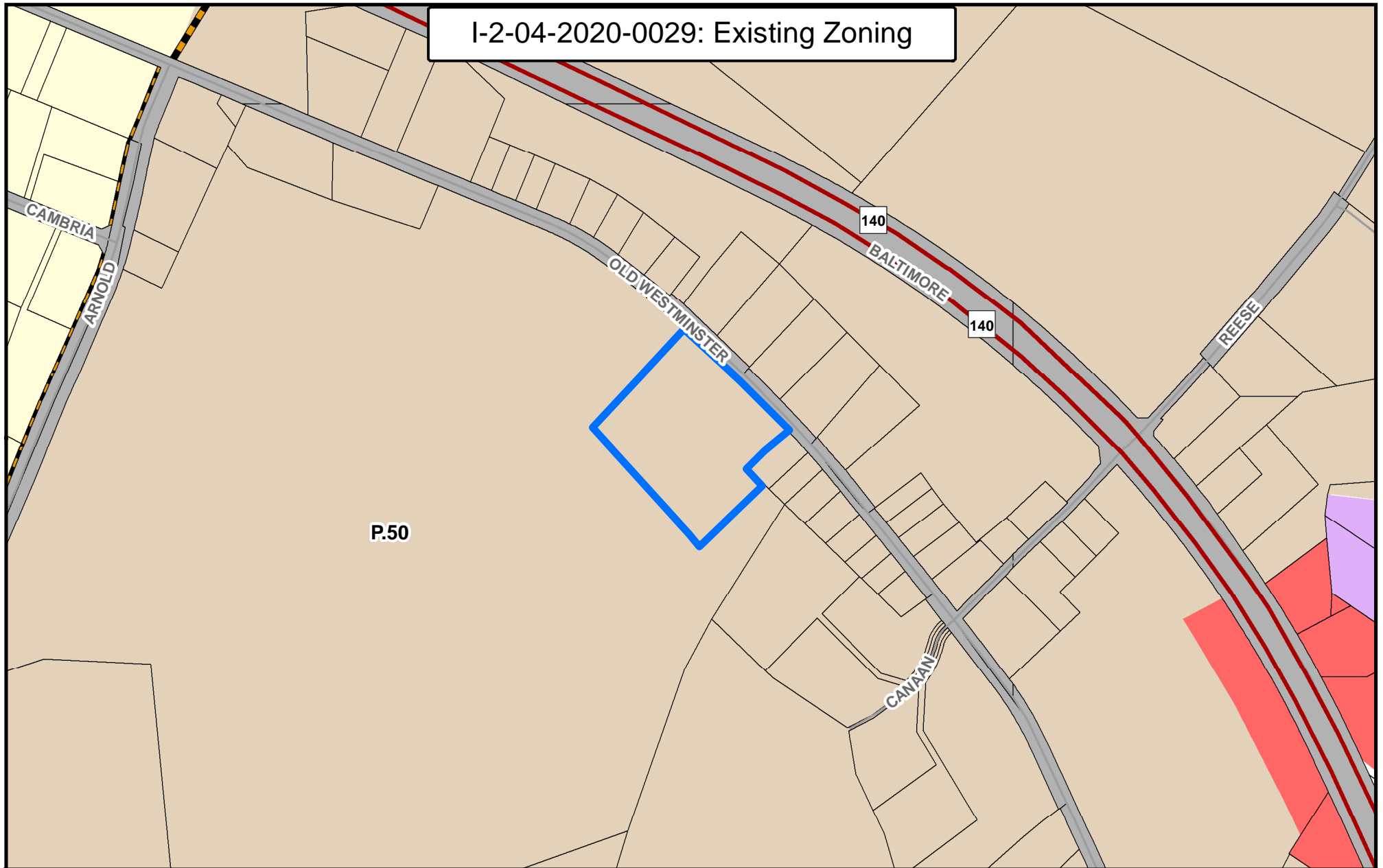


Legend










I-2-04-2020-0029	County Future Land Use	Commercial-Medium	Westminster GAB Future Land Use
Major Roads	Agriculture	Industrial-Heavy	Low Density Residential
Roads	Resource Conservation	Industrial-Light	
Growth Area	Residential-Low Density	Transportation	
Property Data	Commercial-High		



I-2-04-2020-0029: Existing Zoning



Legend

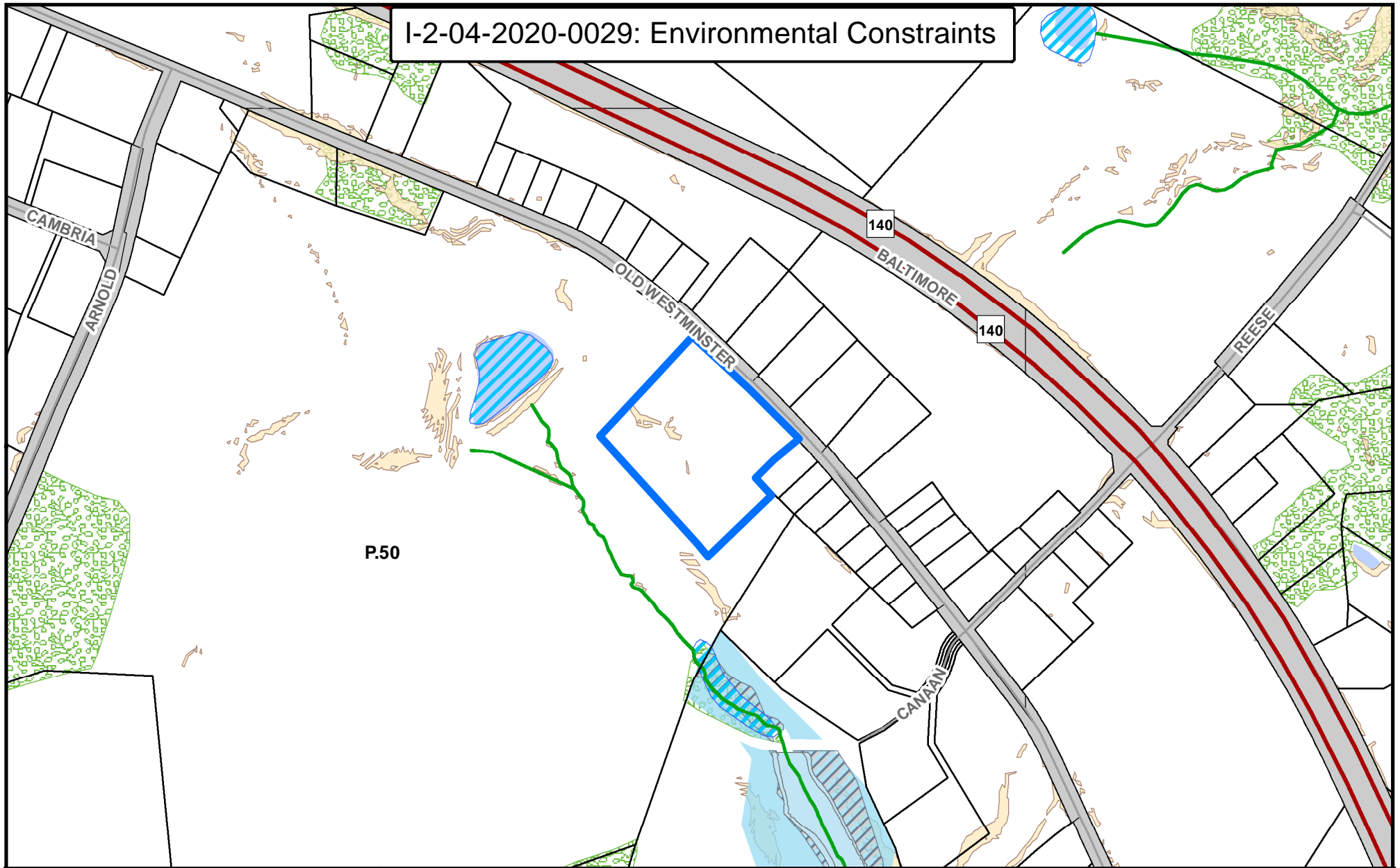
- | | | | |
|---|---|---|---|
|  I-2-04-2020-0029 |  Growth Area | Existing Zoning |  C-2 |
|  Major Roads |  Property Data |  Agriculture |  I-1 |
|  Roads | |  R-40,000 | |

0 190 380 760 Feet

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



I-2-04-2020-0029: Environmental Constraints



P.50

Legend

- | | | | |
|------------------|---------------------|-------------------------------------|------------------------------------|
| I-2-04-2020-0029 | Major Roads | Wetlands | Water Resource Protection Easement |
| Roads | FEMA Floodplain | Steep Slopes Lidar (25% or greater) | Forest Cover |
| Streams | Floodplain Easement | Ponds - Reservoirs | |
| Property Data | | | |

0 190 380 760 Feet

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



I-2-04-2020-0029: Historic & Cultural Preservation

Old Westminster
Pike Bridge 5

Farm

BALTIMORE
140
140

OLD WESTMINSTER

P.50

Caple House
Chew-Zebal Ho Store
& Post Office
Graham Double House

Reese Inn

Cox House
Williams House
Read-Taylor House

Reese
Survey

Green House

Jake's Place

Caple House

Mathews-Turle
House

Manzer Farm
Complex

CANAAN

REESE

Legend



I-2-04-2020-0029

Major Roads



Property Data



Historic Site Points

Roads



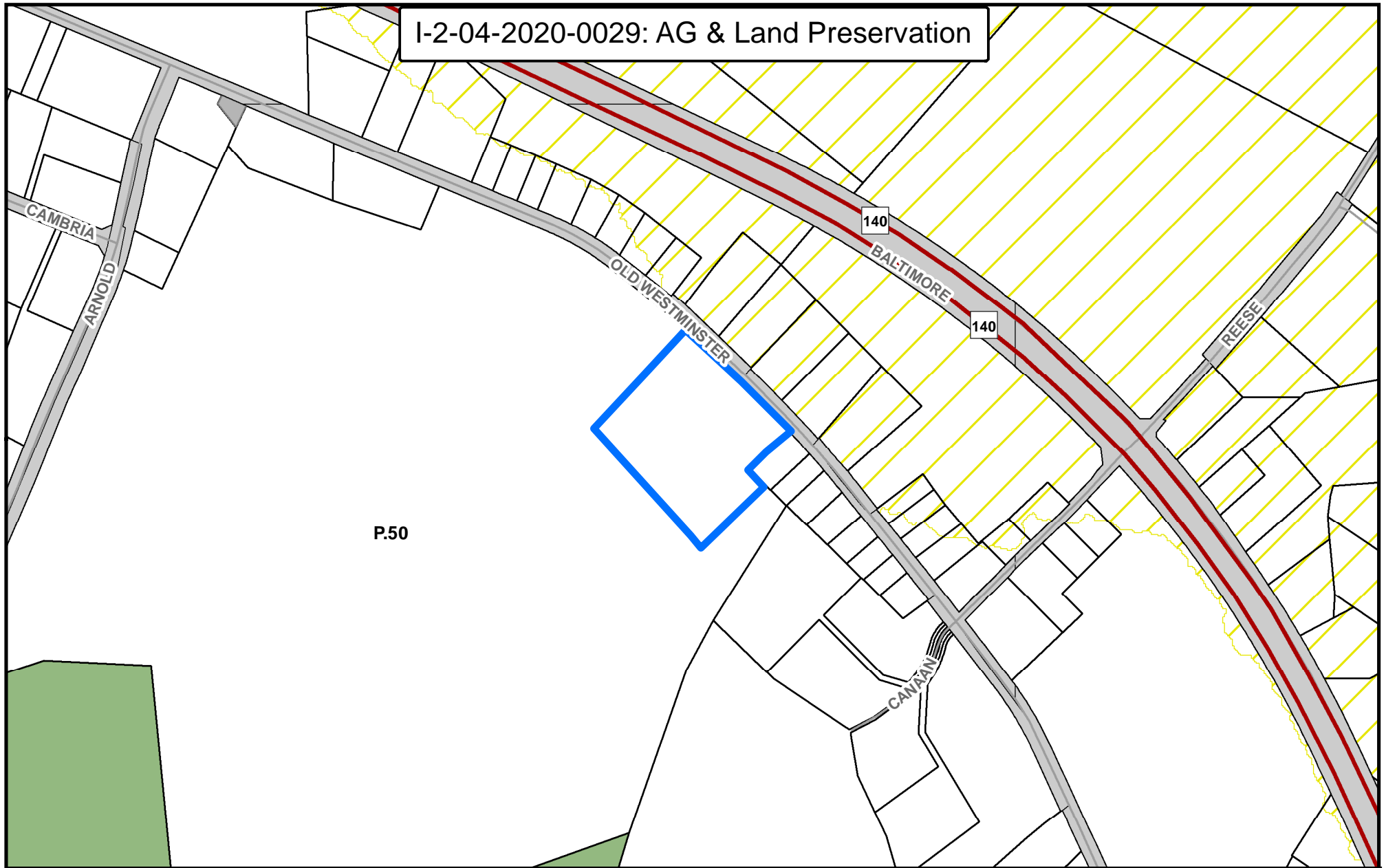
Historic District

0 145 290 580 Feet







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



I-2-04-2020-0029: AG & Land Preservation



Legend

- | | |
|---|--|
|  I-2-04-2020-0029 |  Property Data |
|  Major Roads |  MALPF Easement |
|  Roads |  Upper Patapsco Rural Legacy Area |

0 190 380 760 Feet

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



BY-REQUEST COMPREHENSIVE REZONING

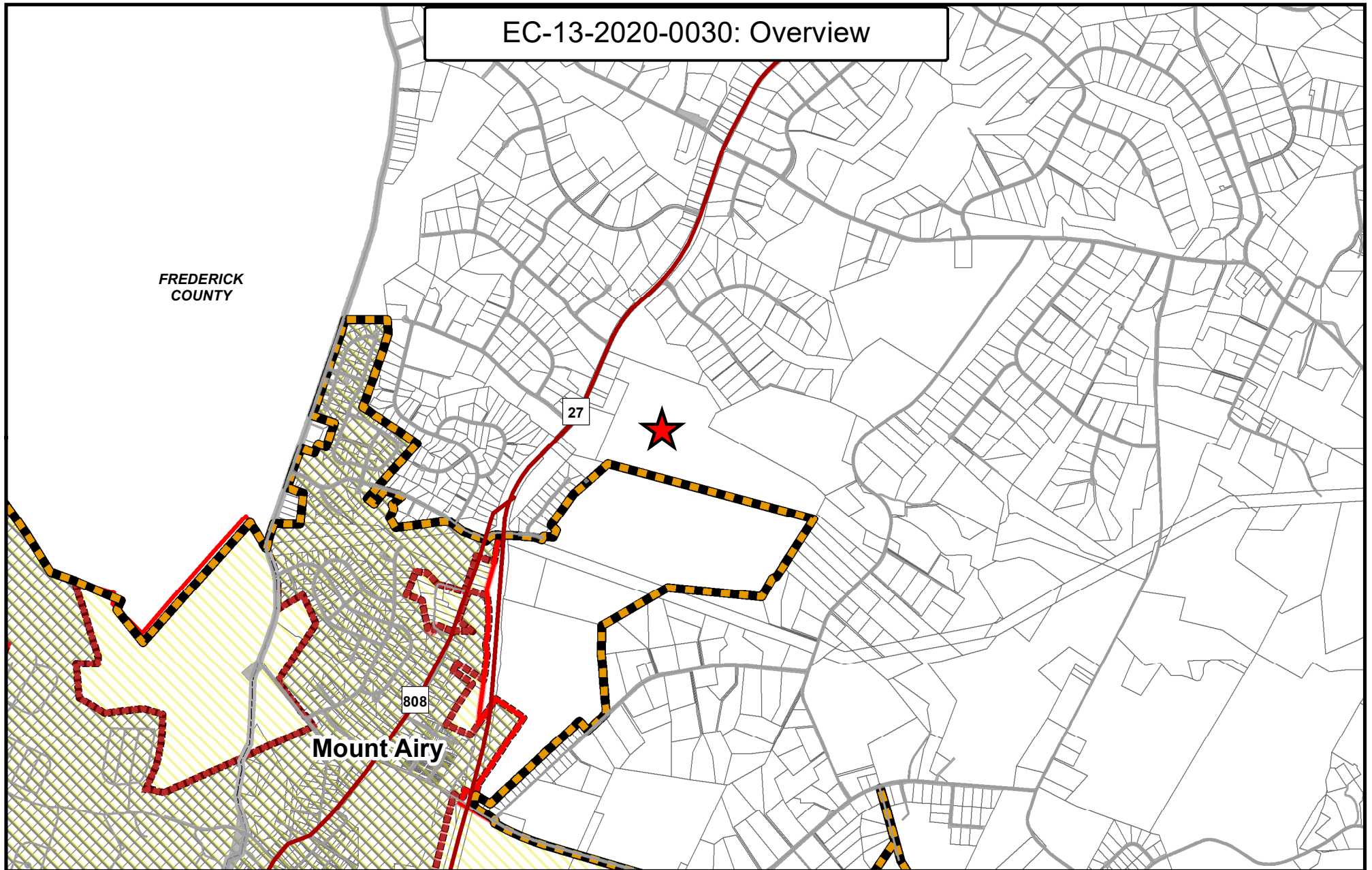
COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

EC-13-2020-0030



EC-13-2020-0030: Overview

FREDERICK
COUNTY



Legend

- ★ EC-13-2020-0030
- Major Roads
- Roads
- County Border
- Growth Area
- Corporate Limits
- Priority Funding Areas
- Property Data

0 0.275 0.55 1.1 Miles








Created by the Carroll County Department of Planning 7/20 (KC)

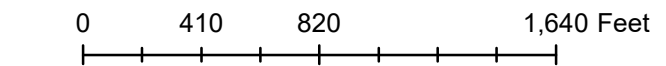


EC-13-2020-0030: Aerial



Legend

- | | | |
|--|--|--|
|  EC-13-2020-0030 |  Property Data |  Growth Area |
|  Major Roads |  Priority Funding Areas |  Corporate Limits |
|  Roads | | |



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



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # EC-13-2020-0030 Applicant Name Colburn/Hulver/Bay

Property Address 6503 Ridge Rd, Mt Airy

Current Zoning C Requested Zoning EC

2. Description of Property

Site Address 6503 Ridge Rd, Mount Airy MD 21771

Commissioner District 04 AccountID: 0713005567

Parcel 20 Map 70

Total Acreage of Parcel 102.59 Area to be Rezoned: 102.59

Current Use: Agricultural Improved or Unimproved: Improved with SF House

Current Zoning: Conservation Requested Zoning: Employment Campus

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

Existing Land Uses: Agricultural, residential (1 house)

Land Use Plan
Designation:¹

Employment Campus

Zoning History Summary

This property has been zoned Conservation since 1965.

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	Conservation	Undeveloped
South	Conservation/R-40,000	Undeveloped/Residential – FLU Office Park Employment
East	Conservation	Undeveloped
West	R-40,000	Residential

4. Consistency with Master and Functional Plans:

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

2014 Carroll County Master Plan as amended 2019 - Employment Campus – Consistent. Also consistent with the following Economic Development Implementation Strategies: “Zone adequate ...employment campus lands to increase the non-residential economic tax base”, and “encourage large-scale commercial and employment developments to locate where infrastructure already exists or is planned”. The property is immediately outside the Mount Airy growth area boundary.

B. Applicable Master Plan Goals and Objectives

Consistent with Chapter 15 Goal – Promote a healthy economy and additional employment opportunities by focusing on the 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...

C. Water Service Area and Service lines in proximity (see map)

No Planned Service, see map for nearest lines

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

No Planned Service, see map for nearest lines

5. Environmental Constraints

Greater than 50% forest cover. See Attachments.

6. Historic Resources Identified

None

7. Public Safety Assessment

Mt. Airy District, Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

None

9. Assessment Summary

This property was designated Employment Campus in the 2014 Carroll County Master Plan as amended 2019 and is adjacent to another property of similar size with an Office Park Employment designation, which is within the Municipal Growth Area of the Town of Mount Airy. This property is immediately outside the MGA for the Town of Mount Airy. It is of sufficient size to be developed as an employment campus, if infrastructure is in place. There are environmental constraints on portions of the property. This request is consistent with the Future Land Use designation, goals, and implementation strategies of the 2014 CCMP as amended 2019, as well as the future land use of the adjacent property.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Favorable

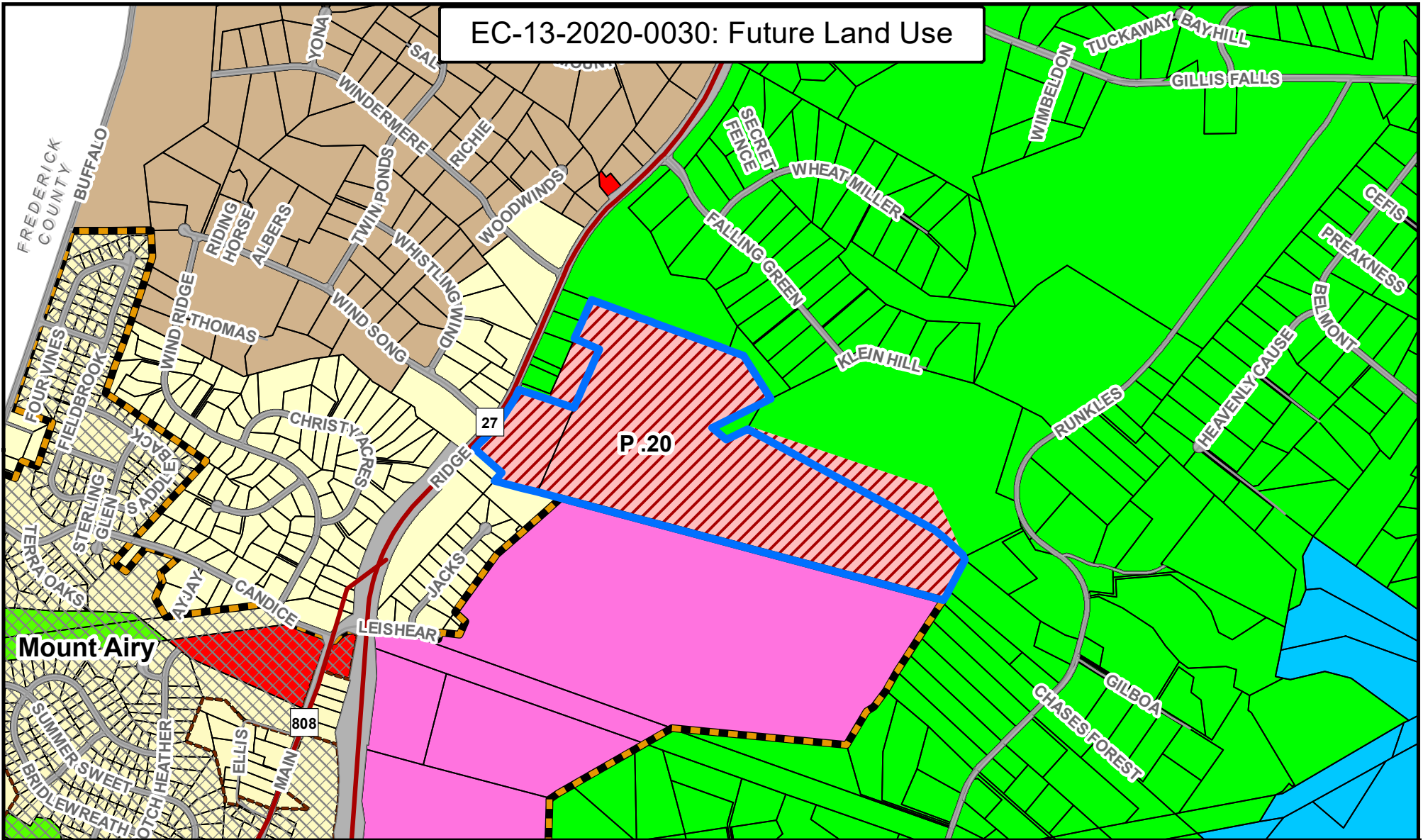
Planning Commission Recommendation:
(Favorable or Unfavorable)

Unfavorable

11. Appendixes

See attachments for individual assessments.

EC-13-2020-0030: Future Land Use



Legend

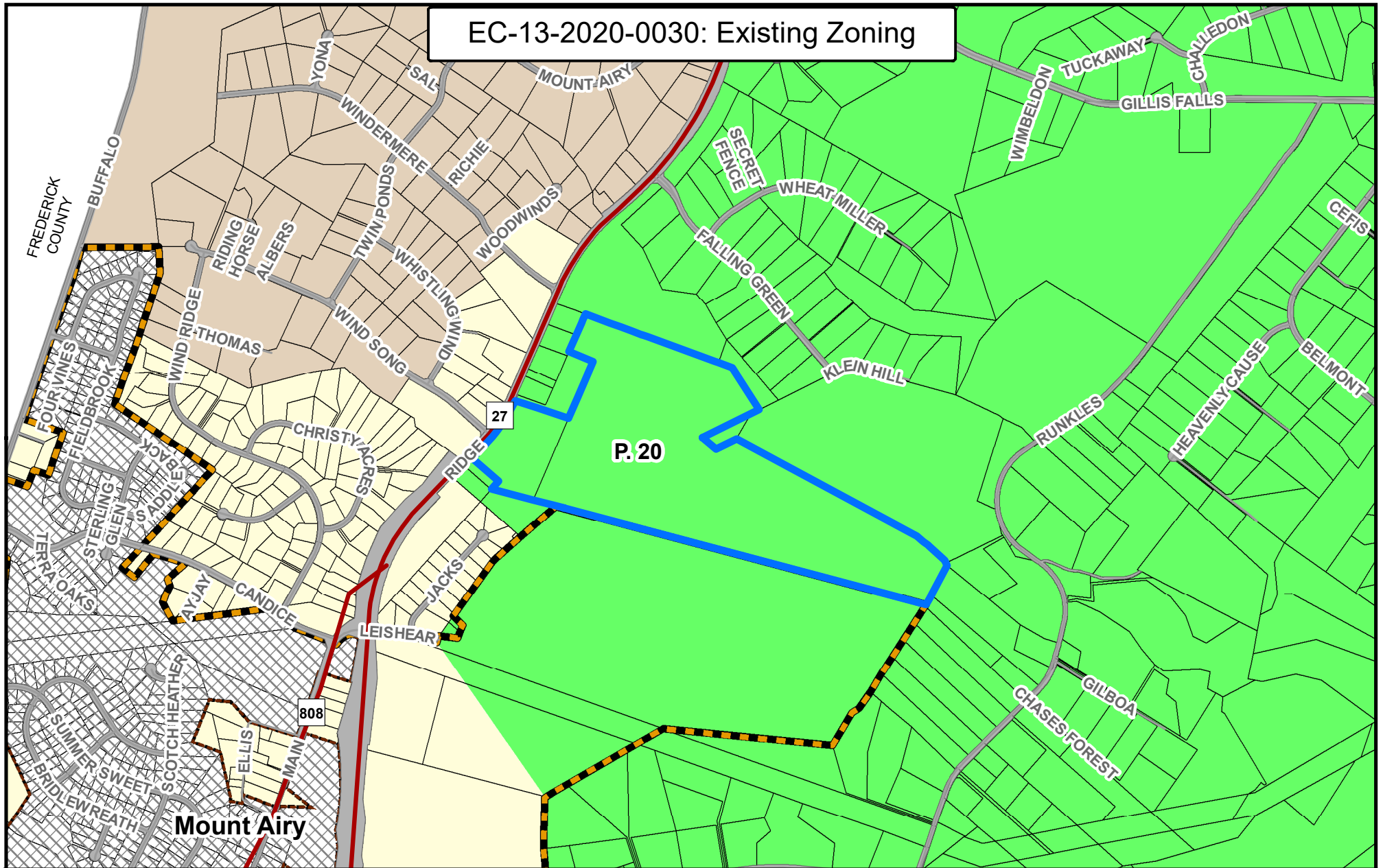
- | | | | |
|------------------|---------------------------------|-------------------------------|-------------------|
| EC-13-2020-0030 | Mt. Airy Future Land Use | County Future Land Use | Employment Campus |
| Major Roads | General Commercial | Agriculture | Commercial-Medium |
| Roads | Low Density Residential | Resource Conservation | Reservoir |
| Growth Area | Open Space | Residential-Low Density | Transportation |
| Corporate Limits | Office Park Employment | | |
| Property Data | | | |

0 500 1,000 2,000 Feet











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



EC-13-2020-0030: Existing Zoning



Legend

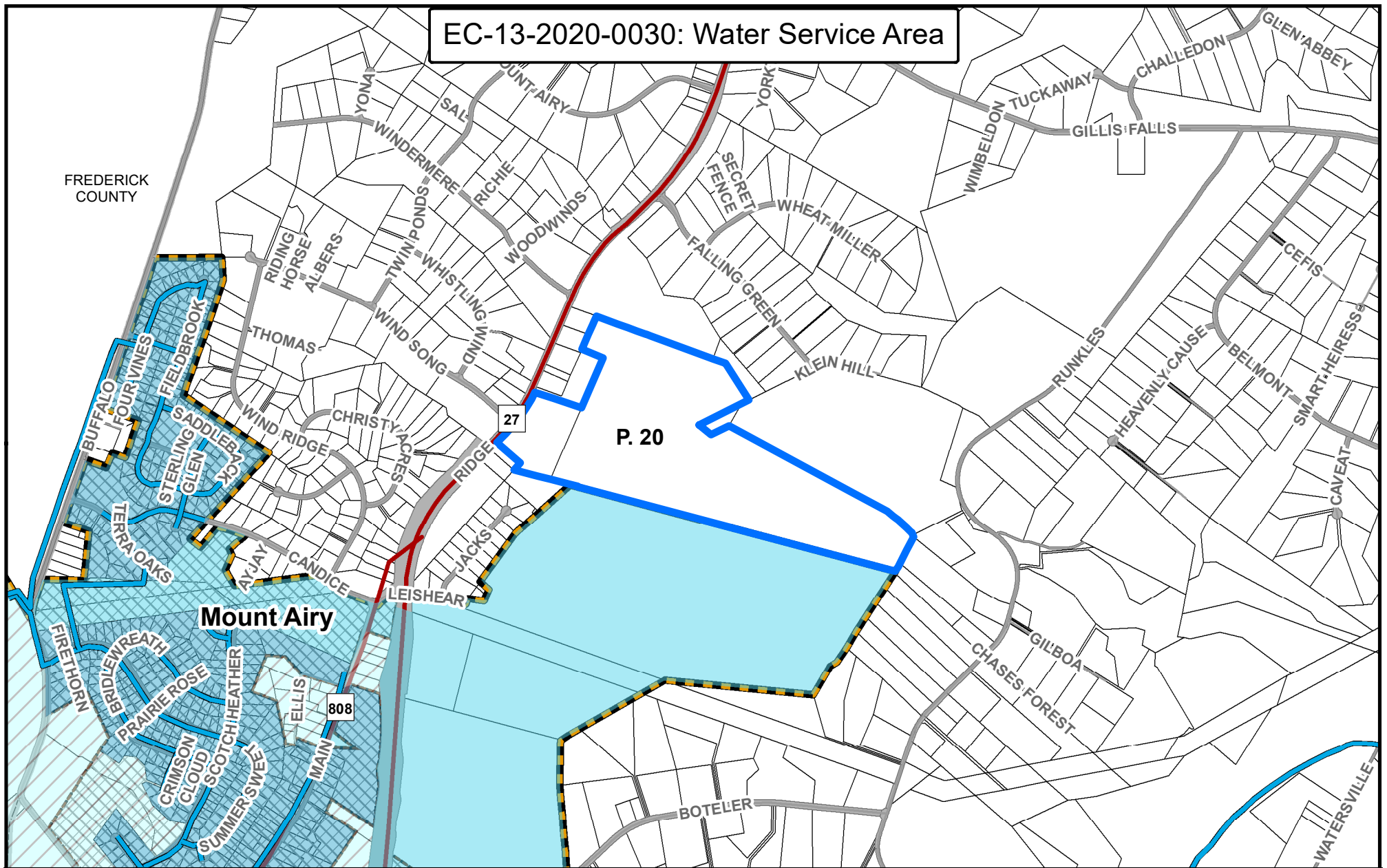
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|--|--|---|---|
|  EC-13-2020-0030 |  Growth Area | Existing Zoning |  Conservation |
|  Major Roads |  County Border |  Agriculture |  R-40,000 |
|  Roads |  Corporate Limits | | |
| |  Property Data | | |

0 500 1,000 2,000 Feet





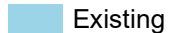





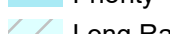


Created by the Carroll County
Department of Planning 8/20 (KC)

EC-13-2020-0030: Water Service Area



Legend

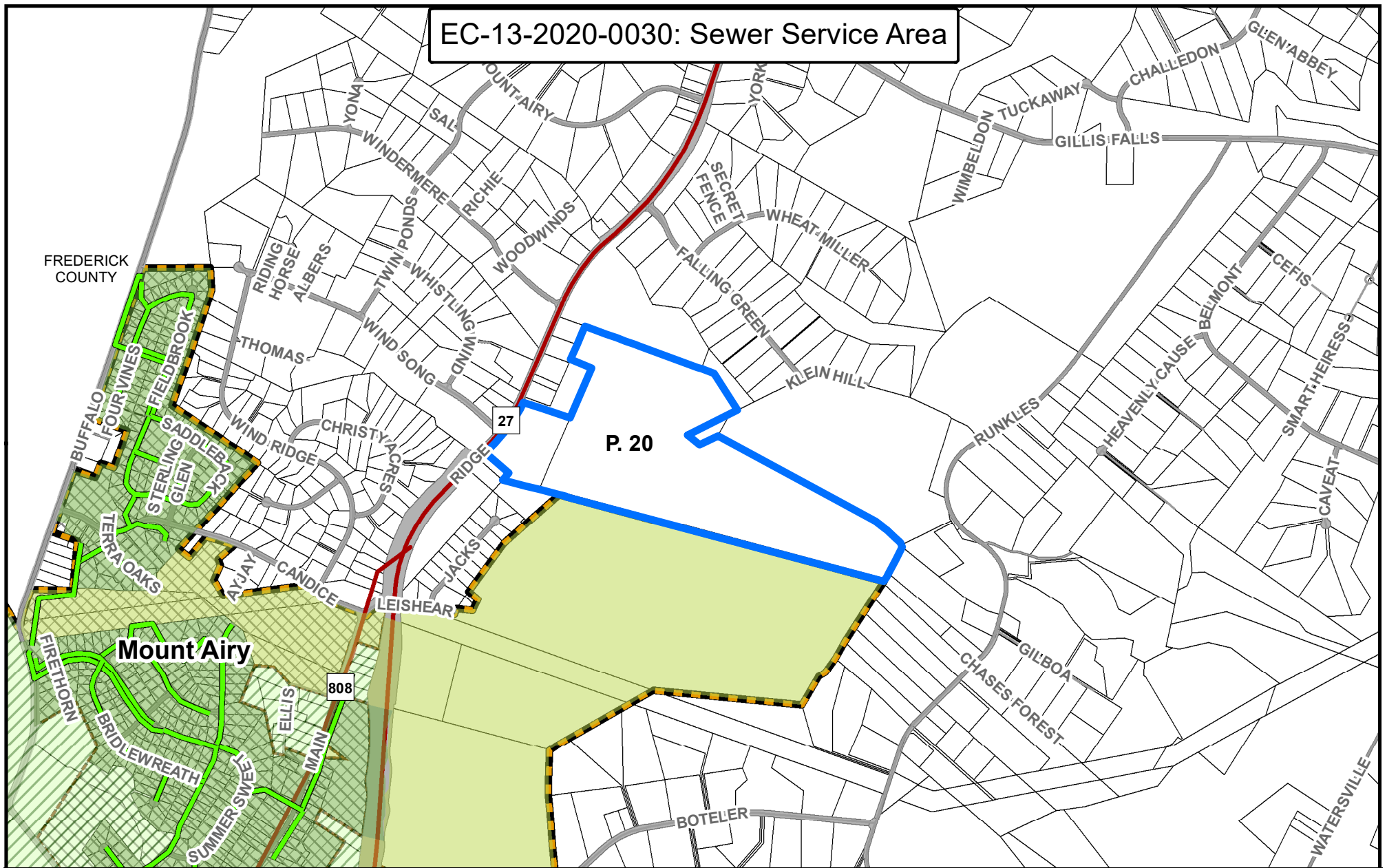
- | | | |
|---|--|--|
|  EC-13-2020-0030 |  Growth Area | Water Service Area |
|  Major Roads |  County Border |  Existing |
|  Roads |  Corporate Limits |  Priority |
|  WaterLines_NonCountyMaintained |  Property Data |  Long Range Future |

0 600 1,200 2,400 Feet











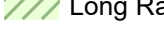
Created by the Carroll County
Department of Planning 8/20 (KC)



EC-13-2020-0030: Sewer Service Area



Legend

- | | | |
|--|--|---|
|  EC-13-2020-0030 |  Growth Area | Sewer Service Area |
|  Major Roads |  County Border |  Existing |
|  Roads |  Corporate Limits |  Priority |
|  Sewer Lines Non-County Maintained |  Property Data |  Long Range |

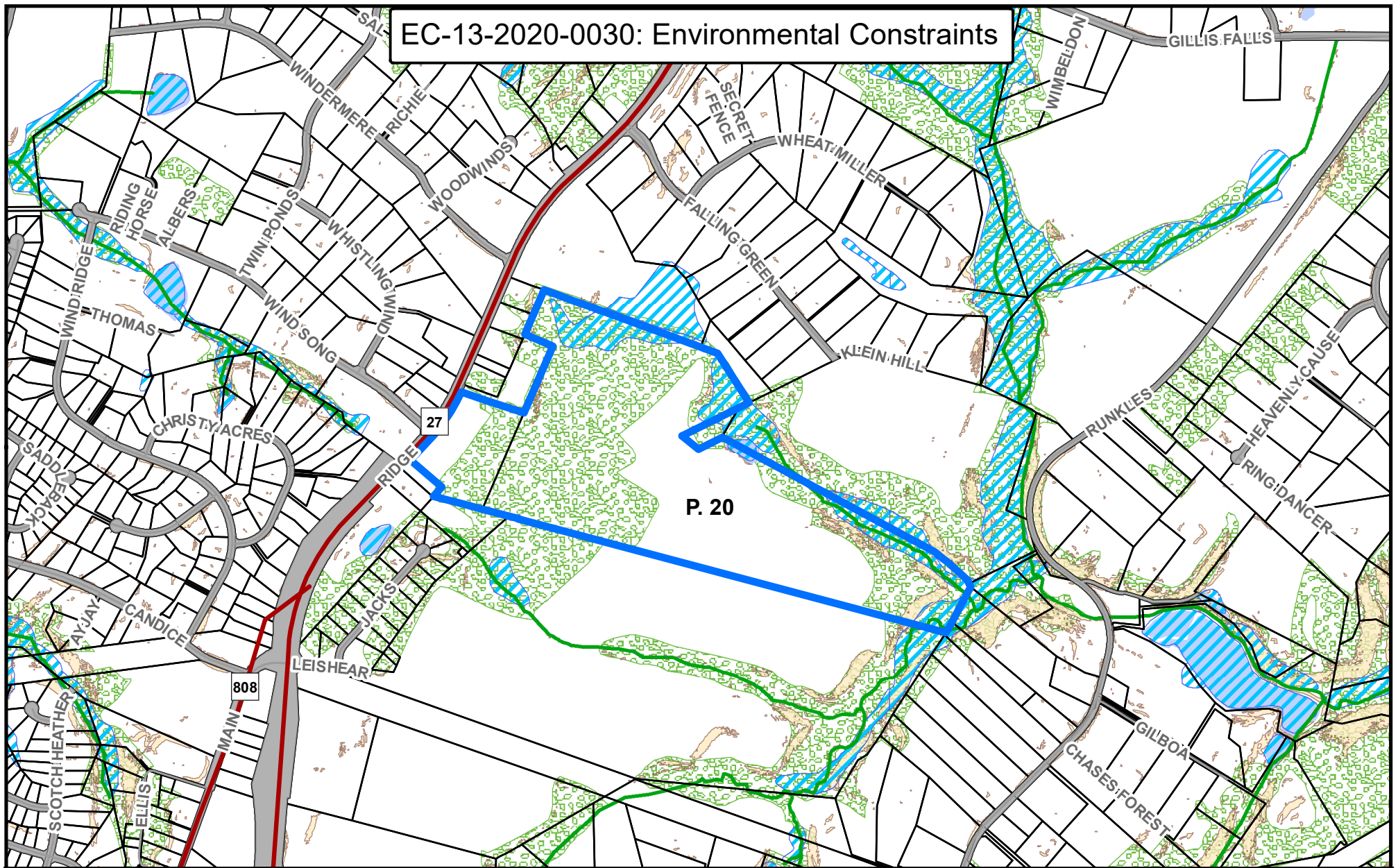
0 550 1,100 2,200 Feet

Created by the Carroll County

Department of Planning 8/20 (KC)



EC-13-2020-0030: Environmental Constraints



Legend

- | | | |
|-----------------|--------------------|-------------------------------------|
| EC-13-2020-0030 | Property Data | Steep Slopes Lidar (25% or greater) |
| Major Roads | Wetlands | Forest Cover |
| Roads | Ponds - Reservoirs | |
| Streams | | |

0 455 910 1,820 Feet

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



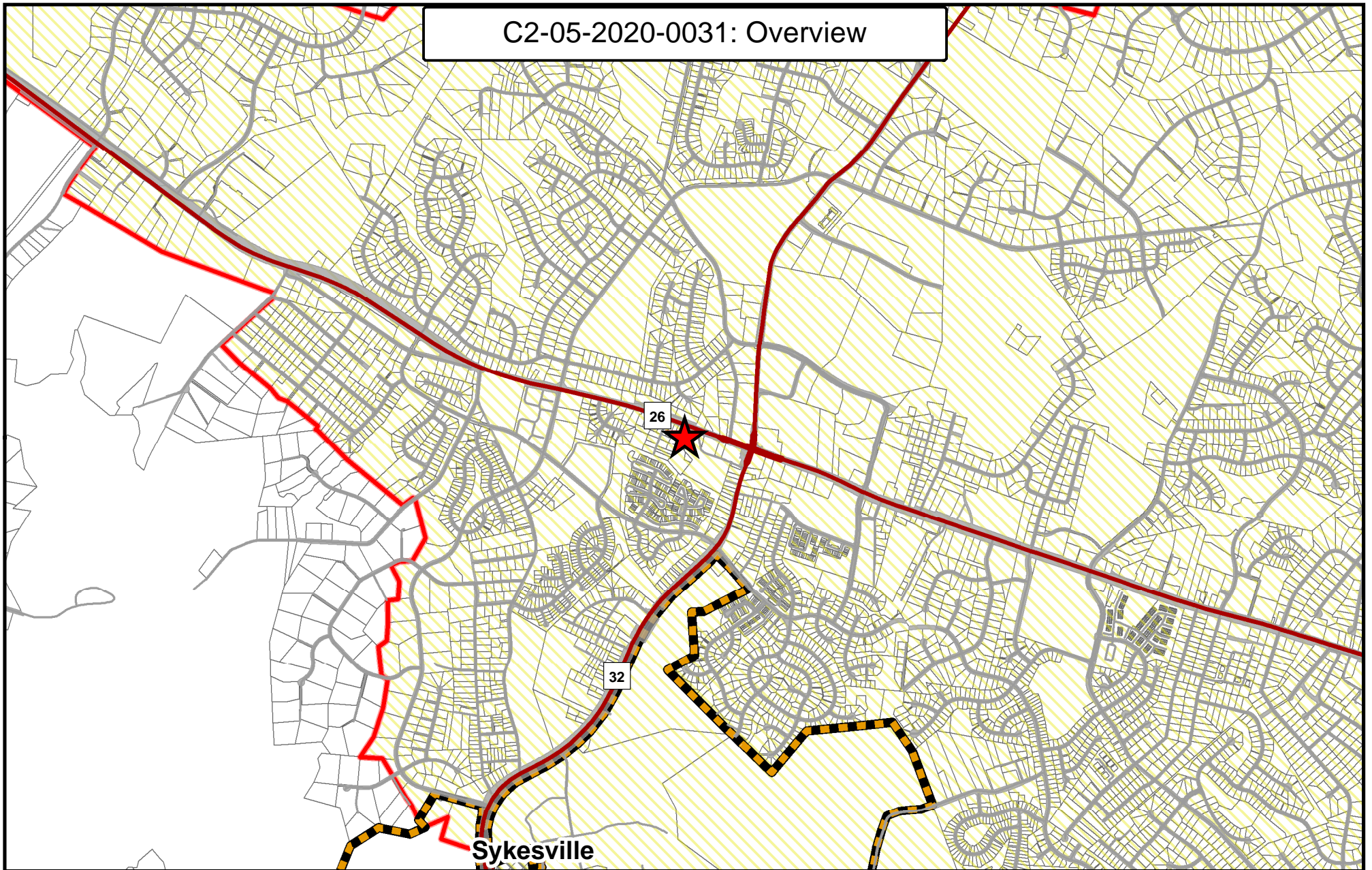
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-05-2020-0031



C2-05-2020-0031: Overview



Legend

- | | | |
|-----------------|------------------|------------------------|
| C2-05-2020-0031 | County Border | Priority Funding Areas |
| Major Roads | Growth Area | Property Data |
| Roads | Corporate Limits | |

0 0.25 0.5 1 Miles

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



C2-05-2020-0031: Aerial



Legend

- | | |
|---|--|
|  C2-05-2020-0031 |  Property Data |
|  Major Roads |  Priority Funding Areas |
|  Roads |  Growth Area |

0 50 100 200 Feet

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



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # C2-05-2020-0031 Applicant Name BUCKMAN ASSOCIATES LLC

Property Address 1135 LIBERTY RD, SYKESVILLE, MD 21784

Current Zoning R-10,000 Requested Zoning C-2

2. Description of Property

Site Address 1135 LIBERTY RD, SYKESVILLE, MD 21784

Commissioner District 5 Account ID: 0705011515 Parcel 0118 Map 0073

Total Acreage of Parcel 0.3966 Area to be Rezoned: 0.3966

Current Use: Residential Improved or Unimproved: Improved

Current Zoning: R-10,000 Requested Zoning: C-2

3. Land Use and Zoning Considerations

Existing Land Uses:

Residence

Land Use Plan Designation:¹

Commercial Medium

Zoning History Summary

This property has been zoned R-10,000 since 1965. There are no zoning violations on this property.
--

¹ Per 2018 Freedom Community Comprehensive Plan.

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

	<u>Zoning</u>	<u>Land Use</u>
North	R-20,000	R-M
South	R-7,500	R-H
East	C-2	C-M
West	R-7,500	C-M

4. Consistency with Master and Functional Plans:

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

This property is in 2018 Freedom Community Comprehensive Plan, the Priority Funding Area and Freedom Designated Growth Area. It has a future land use designation of Commercial Medium and is located along the MD26 commercial corridor. This request is consistent with the Future Land Use Designation.

B. Applicable Master Plan Goals and Objectives

These properties meet 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 has existing water.

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

This property has existing sewer.

5. Environmental Constraints

Nothing of significance.

6. Historic Resources Identified

None

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 location on the MD26 commercial corridor and the availability of water and sewer make this site an ideal candidate for C-2 zoning. The future land use is consistent with this zoning designation.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Favorable

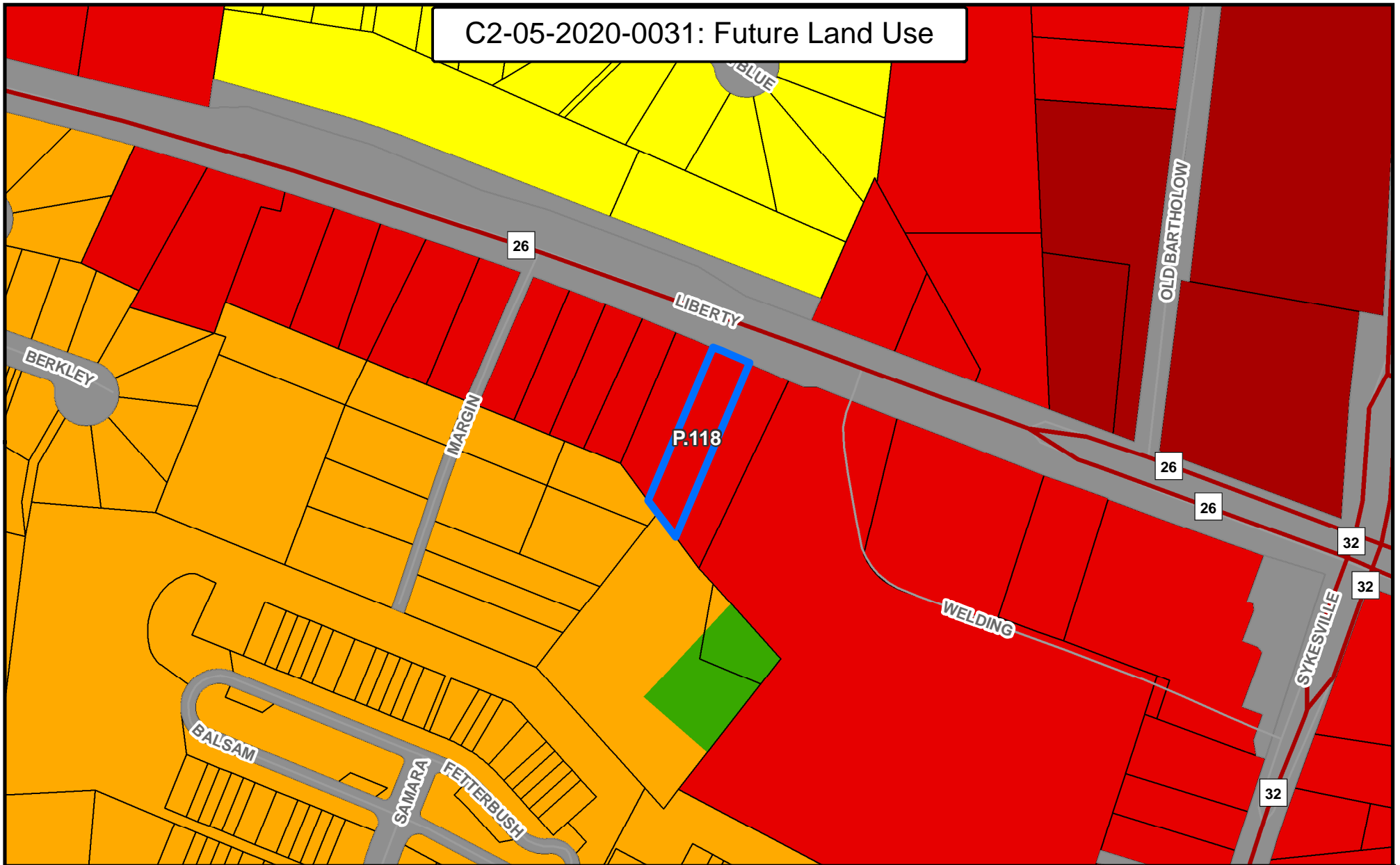
Planning Commission Recommendation:
(Favorable or Unfavorable)

Favorable











11. Appendixes

See attachments for individual assessments.

C2-05-2020-0031: Future Land Use



Legend

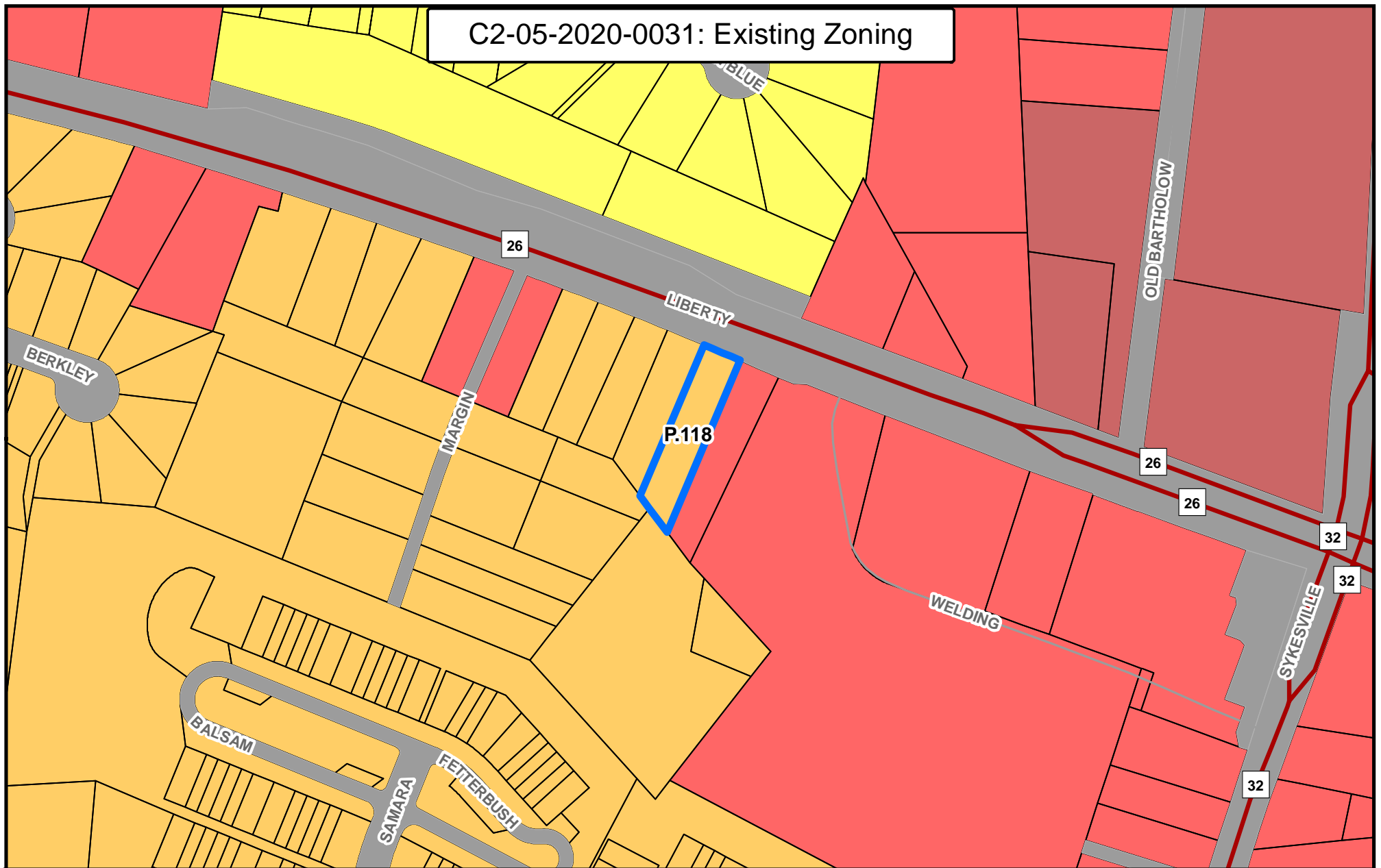
 C2-05-2020-0031	 Major Roads	Freedom Future Land Use	 Commercial-Medium
 Roads	 Resource Conservation		 Commercial-High
 Property Data	 Residential-Medium		 Transportation
	 Residential-High		

0 90 180 360 Feet





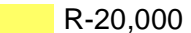


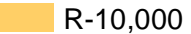
Created by the Carroll County
Department of Planning 3/20 (KC)



C2-05-2020-0031: Existing Zoning



Legend

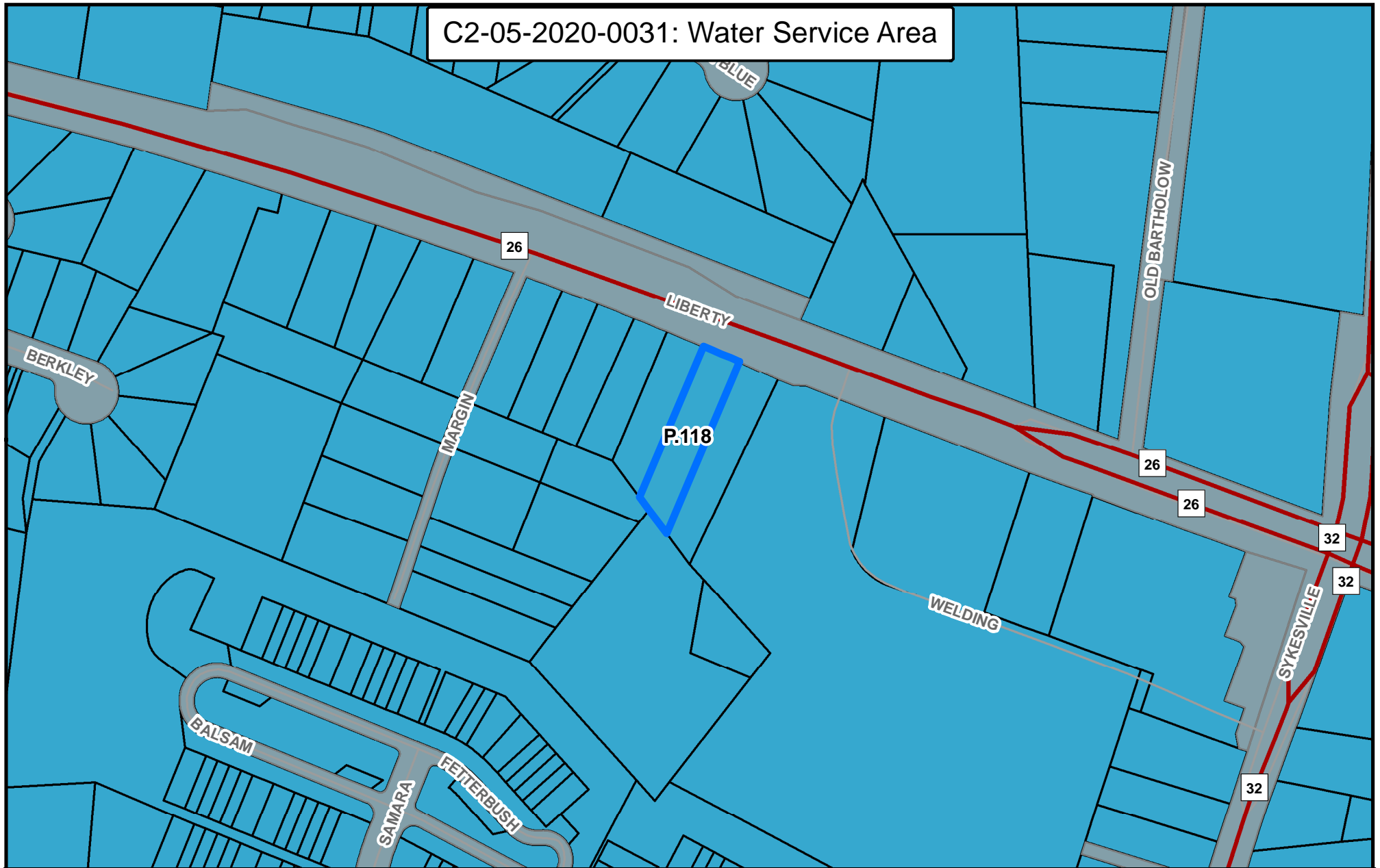
- | | | | |
|--|---|----------------------|--|
|  C2-05-2020-0031 |  Major Roads | County Zoning |  C-2 |
|  Roads |  R-20,000 | |  C-3 |
|  Property Data |  R-10,000 | | |

0 90 180 360 Feet

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Department of Planning 3/20 (KC)



C2-05-2020-0031: Water Service Area



Legend

- | | | |
|--|---|-------------------------|
|  C2-05-2020-0031 |  Major Roads | WaterServiceArea |
|  Roads |  Existing | |
|  Property Data | | |

0 90 180 360 Feet









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

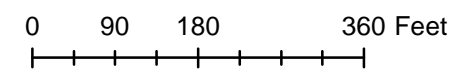


C2-05-2020-0031: Sewer Service Area



Legend

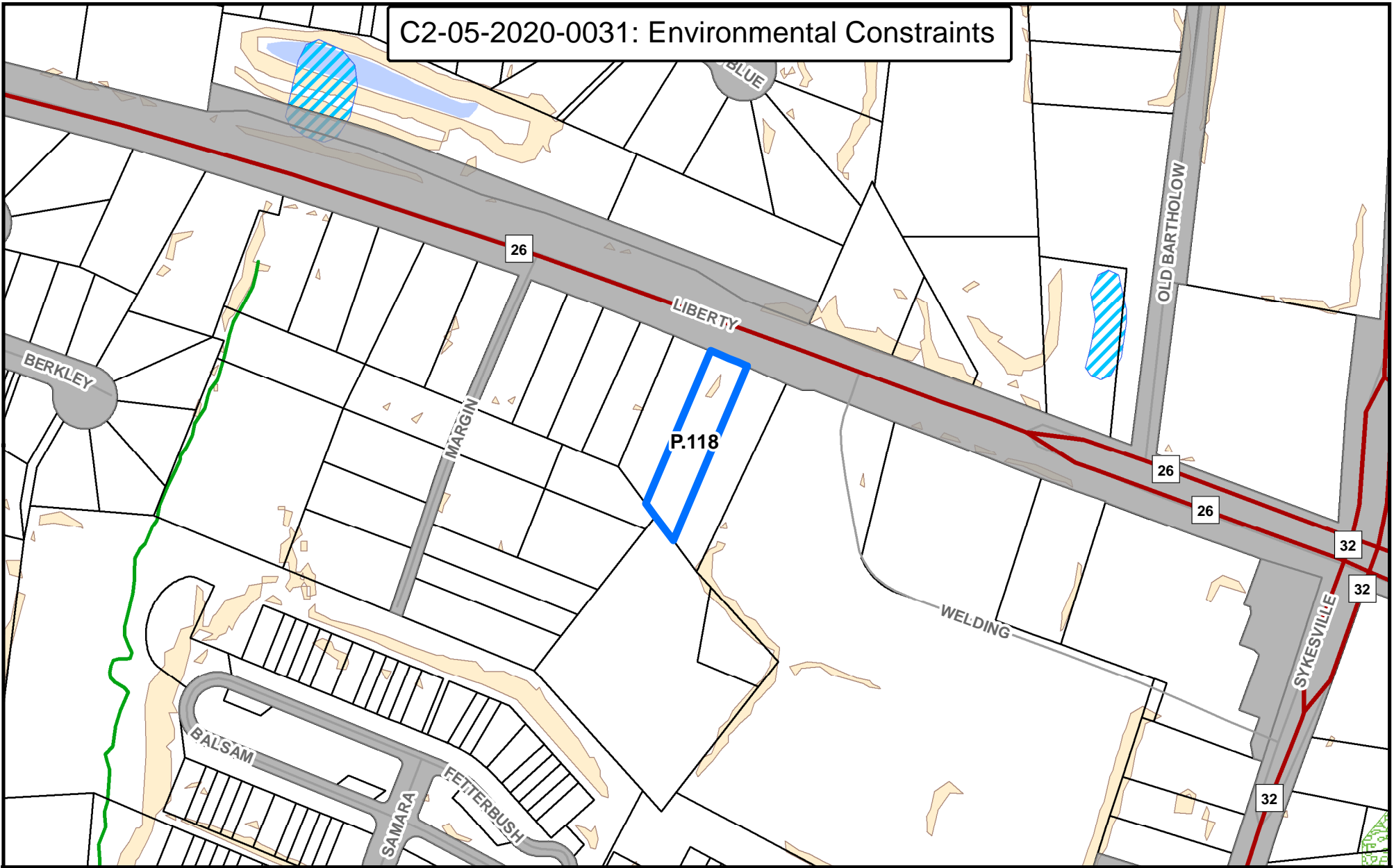
- | | | | |
|--|---|---------------------------|---|
|  C2-05-2020-0031 |  Major Roads | Sewer Service Area |  Future |
|  Roads |  Existing | |  Long Range |
|  Property Data |  Priority | | |



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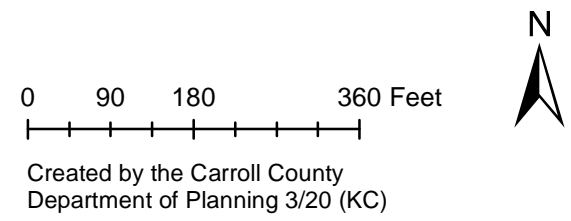


C2-05-2020-0031: Environmental Constraints

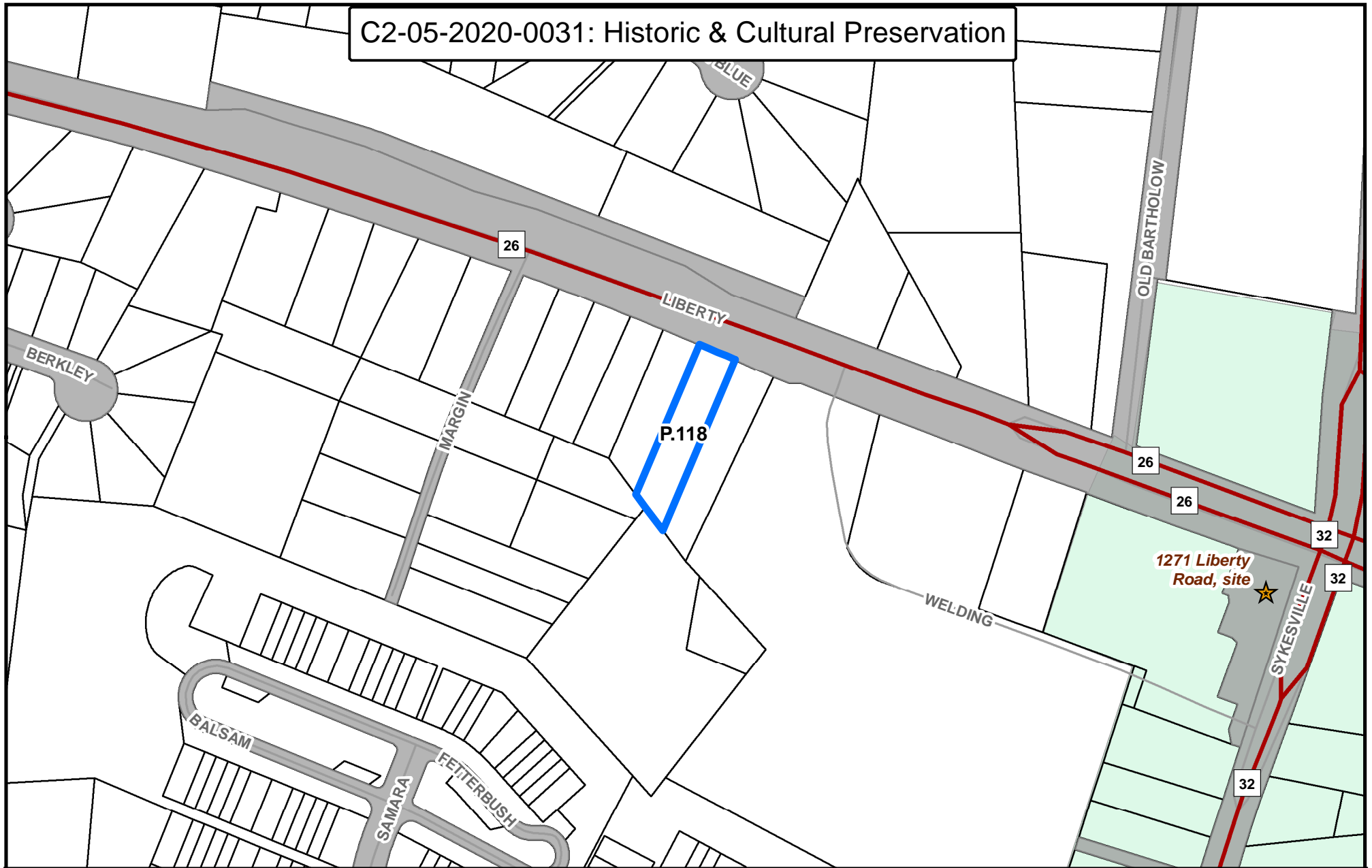


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

- | | | |
|-----------------|--------------------|-------------------------------------|
| C2-05-2020-0031 | Property Data | Steep Slopes Lidar (25% or greater) |
| Major Roads | Wetlands | Forest Cover |
| Roads | Ponds - Reservoirs | |
| Streams | | |



C2-05-2020-0031: Historic & Cultural Preservation



Legend

- | | | |
|--|---|---|
|  C2-05-2020-0031 |  Major Roads |  County Border |
|  Historic Site Points |  Roads |  Property Data |
| | |  Historic District |

0 90 180 360 Feet

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



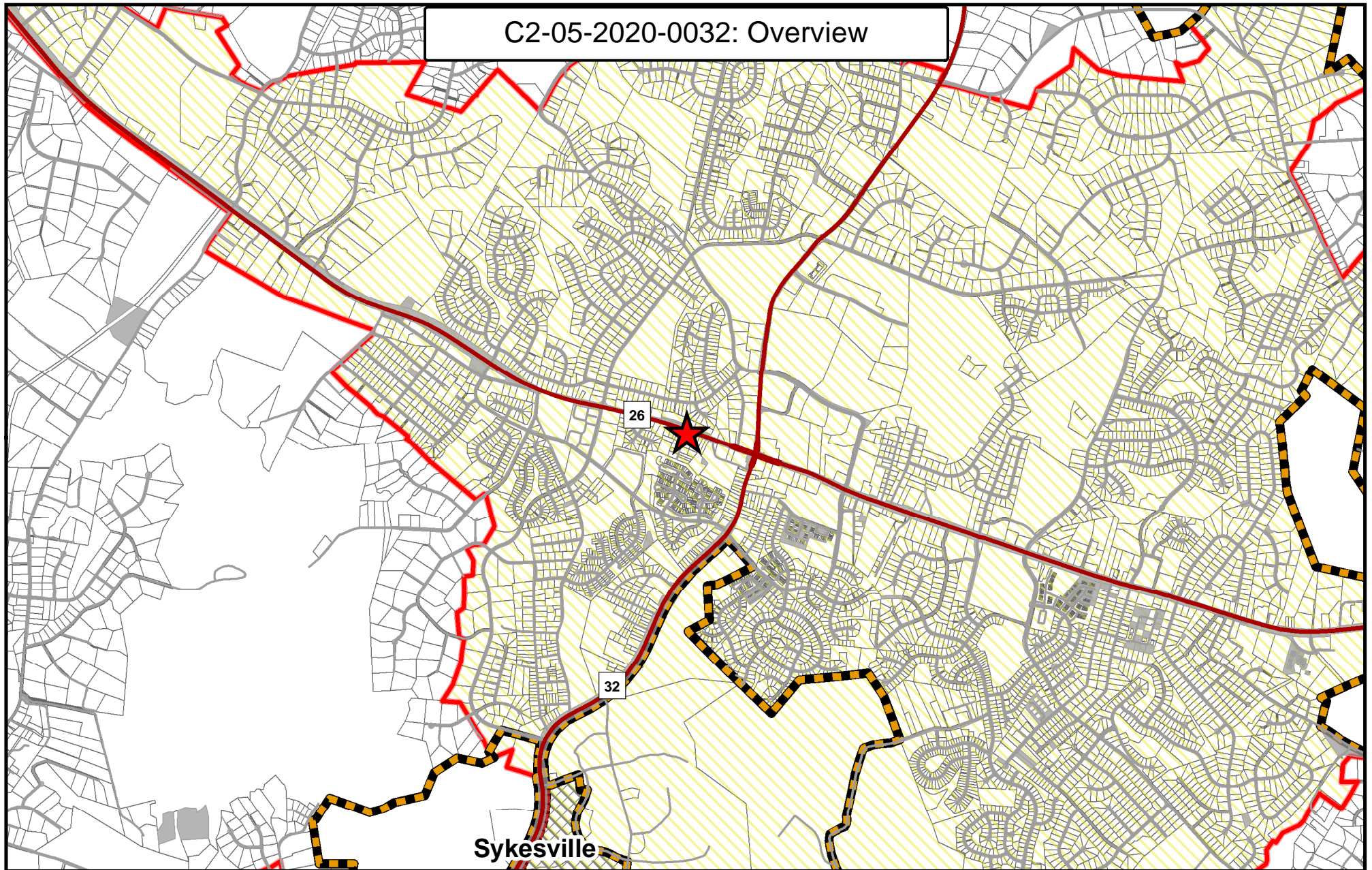
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-05-2020-0032



C2-05-2020-0032: Overview



Legend

- C2-05-2020-0032
- Growth Area
- Priority Funding Areas
- Major Roads
- Corporate Limits
- Property Data
- Roads

0 0.25 0.5 1 Miles

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



C2-05-2020-0032: Aerial



Legend

-  C2-05-2020-0032
-  Property Data
-  Major Roads
-  Priority Funding Areas
-  Roads

0 40 80 160 Feet

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



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # C2—05-2020-0032 Applicant Name ONOFRIO CIMINO TRUSTEE
Property Address 1107, 1123, & 1129 LIBERTY RD, SYKESVILLE, MD 21784
Current Zoning R-10,000 Requested Zoning C-2

2. Description of Property

Site Address 1107, 1123, & 1129 LIBERTY RD, SYKESVILLE, MD 21784
Commissioner District 5 Account ID: 0705026172, 0705020581, 0705016525
Parcel 0125, 0175, 0200 Map 0073
Total Acreage of Parcel 1.067 Area to be Rezoned: 1.067
Current Use: Residential Improved or Unimproved: Improved
Current Zoning: R-10,000 Requested Zoning: C-2

3. Land Use and Zoning Considerations (See maps)

Existing Land Uses:

Residences

Land Use Plan Designation:¹

Commercial Medium

Zoning History Summary

These properties have been zoned R-10,000 since 1965.

¹ Per 2018 Freedom Community Comprehensive Plan

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

	<u>Zoning</u>	<u>Land Use</u>
North	R-20,000	R-M
South	R-10,000	R-H
East	R-10,000, C-2	C-M
West	R-10,000, C-2	C-M

4. Consistency with Master and Functional Plans:

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

This property is in the 2018 Freedom Community Comprehensive Plan, the Priority Funding Area and Freedom Designated Growth Area. It has a Future Land Use designation of Commercial Medium and is located along the MD26 commercial corridor. This request is consistent with the Future Land Use Designation.

B. Applicable Master Plan Goals and Objectives

These properties meet 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 (see map)

This property has existing water.

D. Sewer Service Area Service (see map)

This property has existing sewer.

5. Environmental Constraints

Nothing of significance.

6. Historic Resources Identified

None

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 location on the MD26 commercial corridor, and the availability of water and sewer make this site an ideal candidate for C-2. The future land use is consistent with this zoning designation.

There are no zoning violations on the property.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Favorable

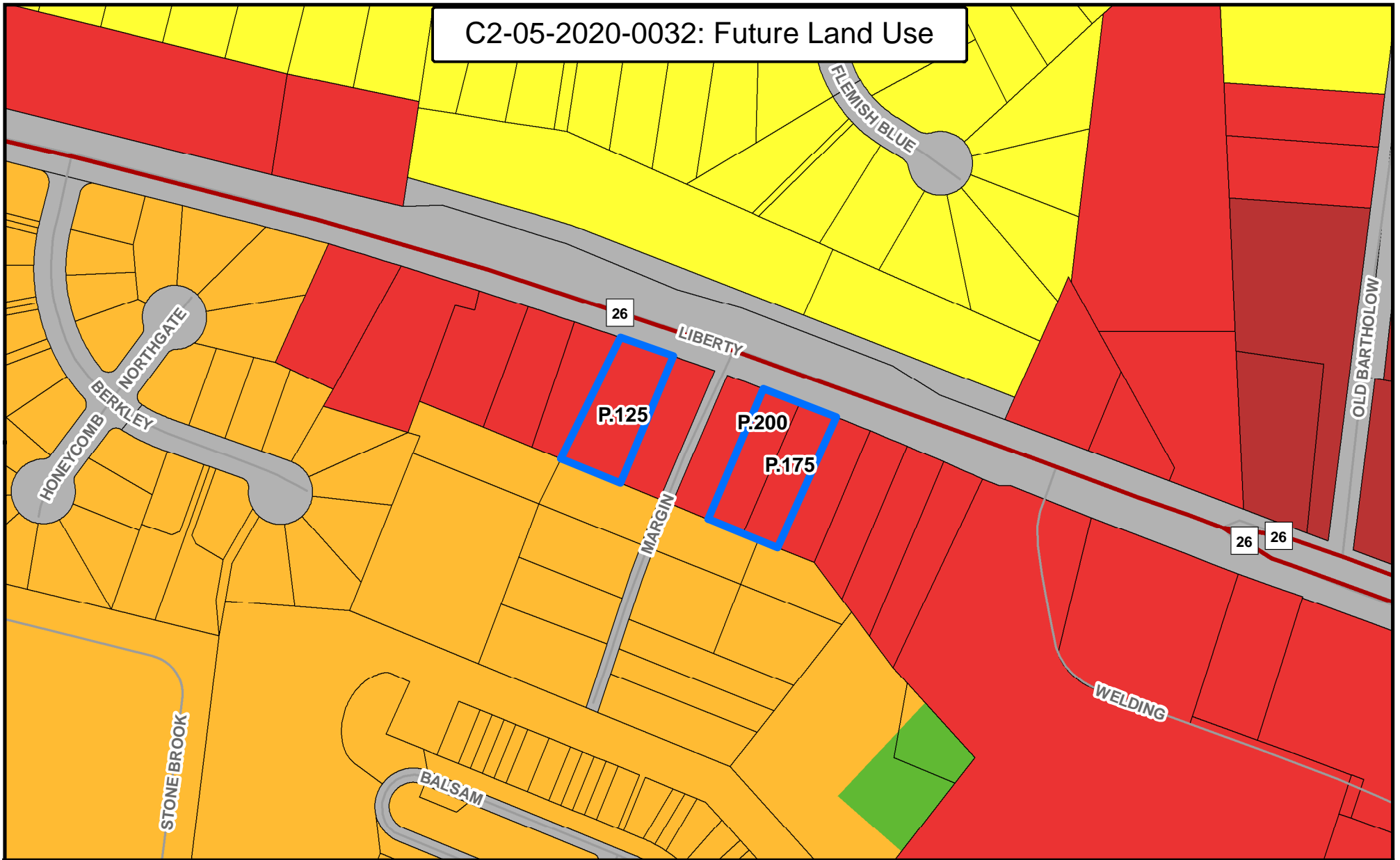
Planning Commission Recommendation:
(Favorable or Unfavorable)

Favorable











11. Appendixes

See attachments for individual assessments.

C2-05-2020-0032: Future Land Use



Legend

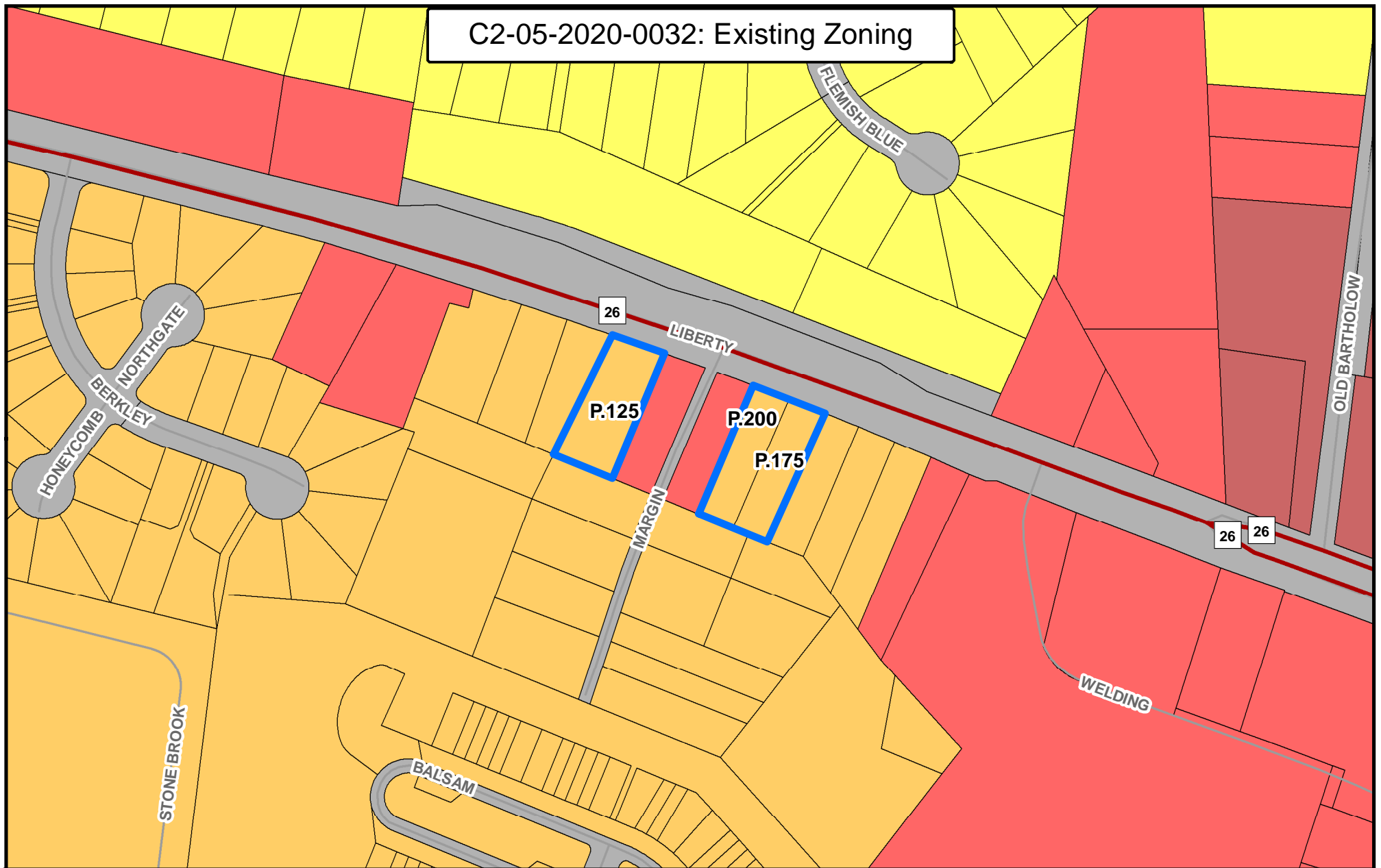
- | | | |
|--|---|---|
|  C2-05-2020-0032 |  Resource Conservation |  Commercial-Medium |
|  Major Roads |  Residential-Medium |  Commercial-High |
|  Roads |  Residential-High |  Transportation |
|  Property Data | | |

0 90 180 360 Feet





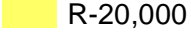


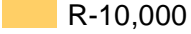
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C2-05-2020-0032: Existing Zoning



Legend

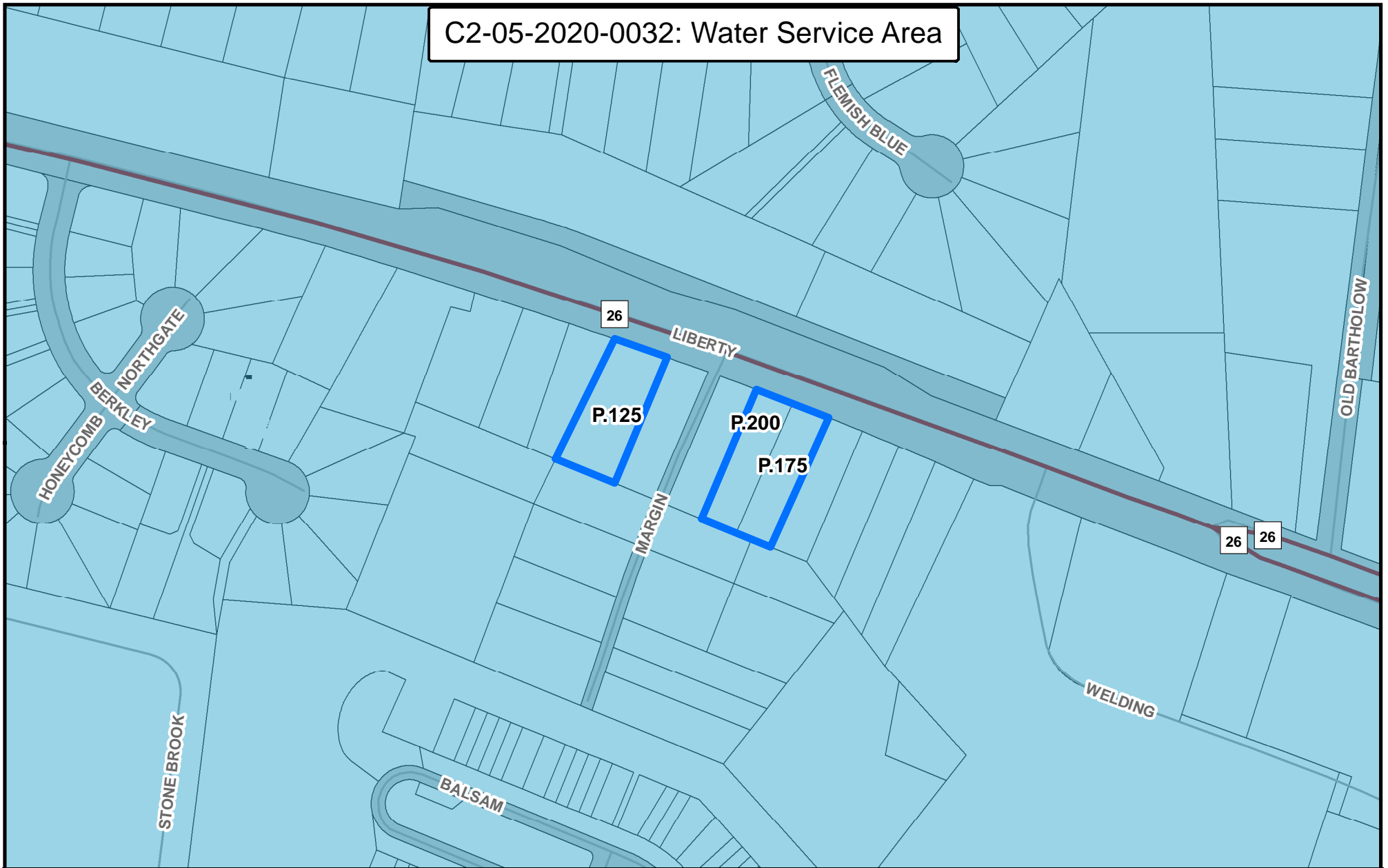
- | | | | |
|--|---|------------------------|--|
|  C2-05-2020-0032 |  Major Roads | Existing Zoning |  C-2 |
|  Roads |  R-20,000 | |  C-3 |
|  Property Data |  R-10,000 | | |

0 90 180 360 Feet






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



C2-05-2020-0032: Water Service Area



Legend

-  C2-05-2020-0032
-  Major Roads
-  Roads
-  Property Data
- Water Service Area**
-  Existing

0 90 180 360 Feet







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C2-05-2020-0032: Sewer Service Area



Legend

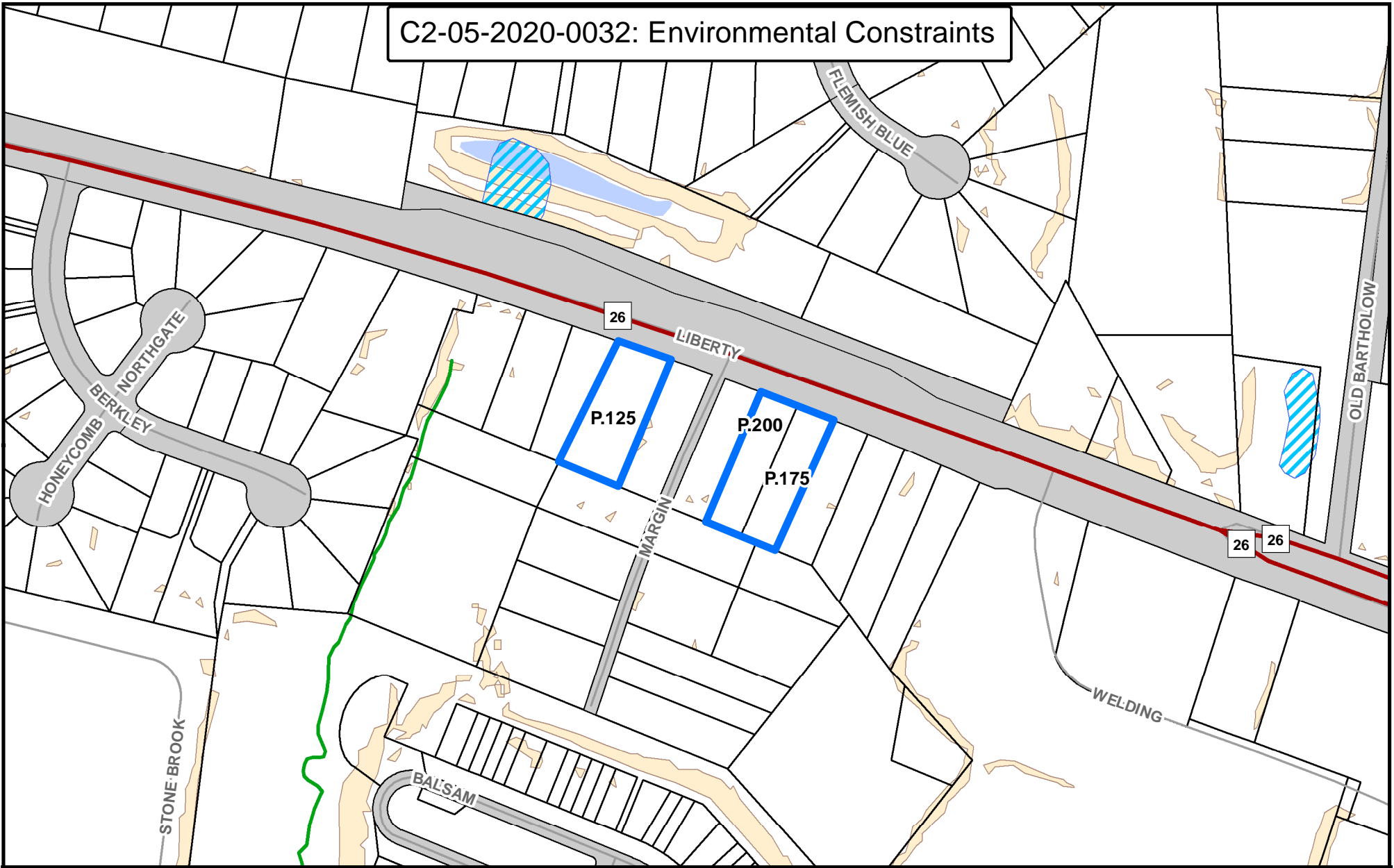
-  C2-05-2020-0032 Sewer Service Area
-  Major Roads
-  Roads
-  Property Data
-  Existing
-  Long Range

0 90 180 360 Feet








Created by the Carroll County
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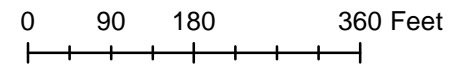


C2-05-2020-0032: Environmental Constraints



Legend

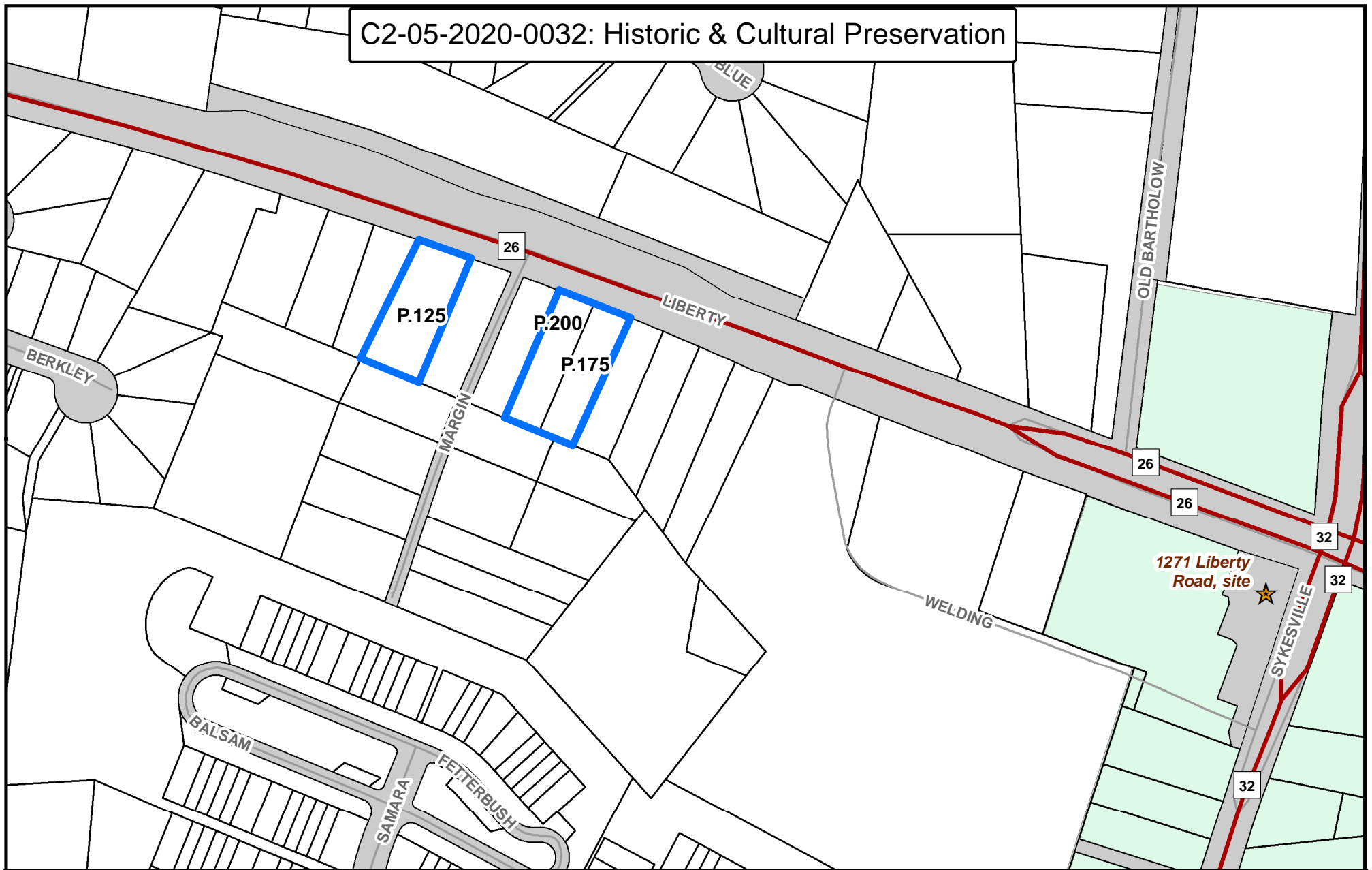
- | | | |
|--|---|--|
|  C2-05-2020-0032 |  Major Roads |  Wetlands |
|  Roads |  Ponds - Reservoirs | |
|  Streams |  Steep Slopes Lidar (25% or greater) | |
|  Property Data | | |



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C2-05-2020-0032: Historic & Cultural Preservation



Legend

- | | | |
|--|---|---|
|  C2-05-2020-0032 |  Major Roads |  Property Data |
|  Historic Site Points |  Roads |  Historic District |

0 90 180 360 Feet

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

