

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

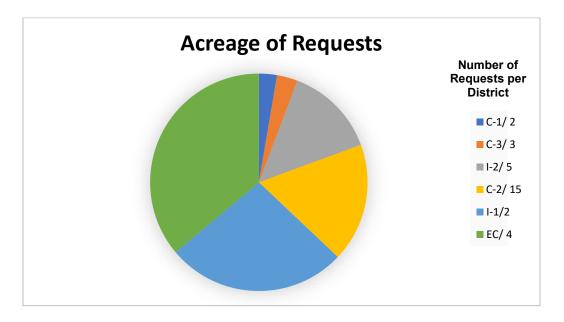
Property Booklet 1: Requests 1-17 as of 10/7/20



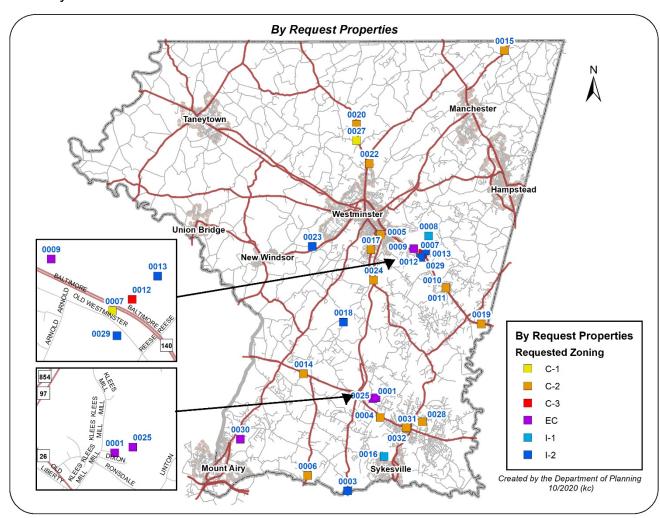
Carroll County Department of Planning is in the process of the "by request" phase of the comprehensive rezoning processing for the Commercial, Industrial, and Employment Campus Zoning Districts. The purpose of this is to facilitate implementation of the Amended 2014 Carroll County Master Plan and the 2018 Freedom Community Comprehensive Plan, this is a crucial phase of Master Plan implementation. This effort is essential to further the economic goals and objectives of the recently adopted land use plans and enhance employment opportunities in Carroll County. The first phase, which accompanied the Zoning Code rewrite for the commercial, industrial and employment campus districts, rezoned all existing properties in the business and industrial districts to conform to the newly adopted districts. This step was completed in December 2019 with the adoption of both the new zoning text and maps by the Board of County Commissioners. Phase II, or the "By-Request" phase, provides an opportunity for property owners to request that their properties that are not currently in a commercial, industrial or employment campus district be rezoned in conformance with these plans. Applications were accepted through February 7, 2020, and staff has been assessing the applications based on their consistency with the adopted plans. Each property has been evaluated for consistency with the goals, objectives and recommendations of the applicable plan as well as the future land use designation for the individual property.

There are 29 rezoning applications under consideration consisting of approximately 615 acres located throughout the County. There were two properties removed by the property owners during the process.

The breakdown is:



The staff reports, an interactive map showing all the requests, and a summary of both oral and written public comments received as of October 7<sup>th</sup> are posted on the department's website. In accordance with state and local law, the Planning Commission's recommendation for each property is included in this booklet to the Board of County Commissioners for final action.



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
12-14-2020-0003	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		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 Unfavorable for I-1, the
11-04-2020-0008	AG	I-1	Clare Stewart	Yes	Favorable	July 21st	Favorable	timing is not right for
EC-04-2020-0009	AG	EC		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
12-04-2020-0013	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
11-05-2020-0016	Cons.	I-1	Lynda Eisenberg	No	Unfavorable	August 18th	Unfavorable	Unfavorable for I-1

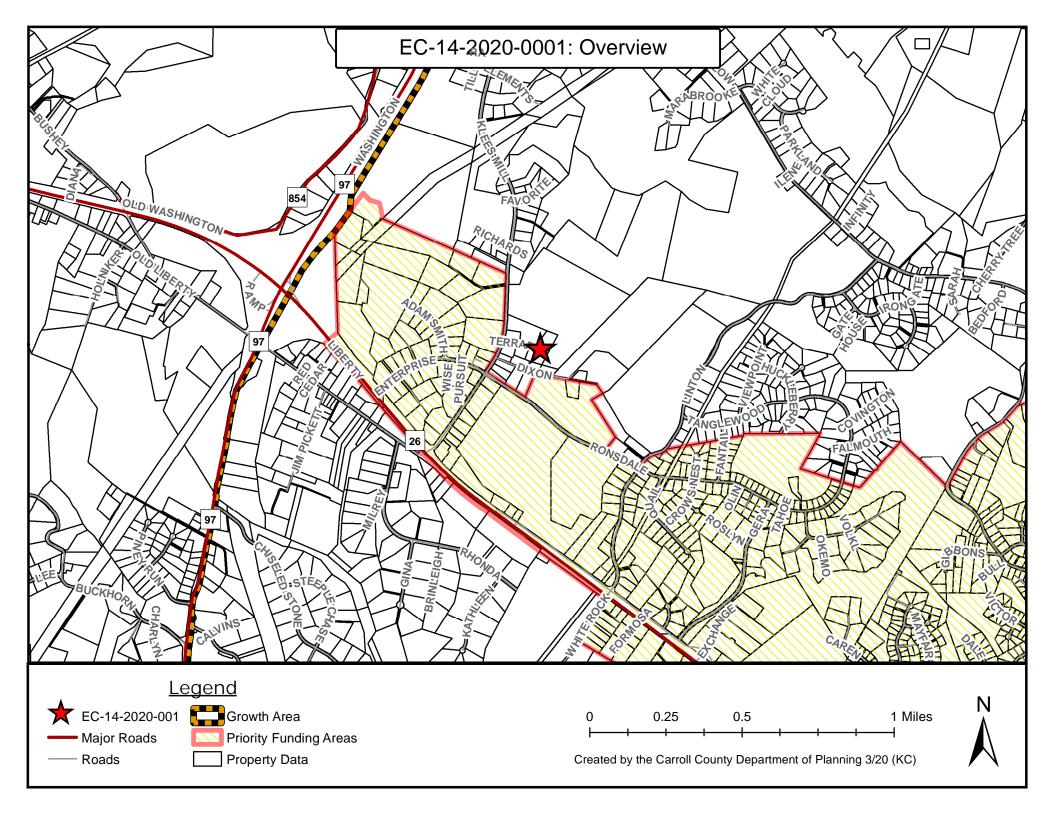
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C3-07-2020-0017	R-10,000	C-2		No	Favorable for C-2	August 5th	Favorable for C-2	Favorable for C-2
12-09-2020-0018	AG	I-2	Mary Lane/Hannah W	No	Unfavorable	August 18th	Unfavorable	Unfavorable for I-1
								Favorable for C-2 with
C2-04-2020-0019	Cons.	C2	Clare Stewart	No	Unfavorable	August 18th	Unfavorable	new boundary
C2-03-2020-0020	AG	C2	Price Wagoner	No	Unfavorable	August 18th	Favorable	Favorable for C-2
l1-14-2020-0021	AG	l-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
12-11-2020-0023	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		Yes	Favorable	July 21st	Favorable w/ new C-2 boundary	Favorable w/ new C-2 boundary
			Mary			,	Favorable for I-1 with boundary	
12-04-2020-0029	AG	I-2	•	No	Unfavorable	August 18th	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

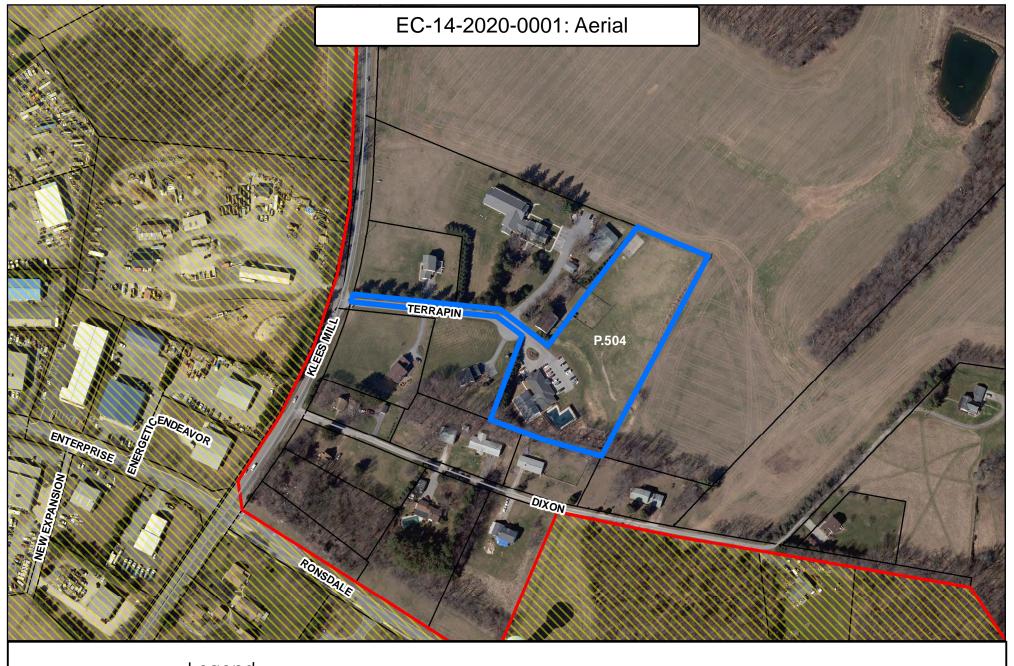
## BY-REQUEST COMPREHENSIVE REZONING

## COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

EC-14-2020-0001



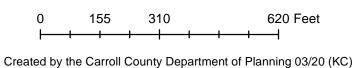




## **Legend**



Priority Funding Areas
Finksburg Sustainable Community
Growth Area





## Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request				
Request # <u>EC-14-20</u>	<u>20-0001</u> App	olicant Name <u>A</u>	ABAR PARTNERSHIP	
Property Address <u>11</u>	5 Terrapin Dr,	Eldersburg, MD	21784	
Current Zoning <u>AG</u>		Requested Zonir	ing <u>EC</u>	
2. Description of Pro	perty			
Site Address	115 Terrapin <u>C</u>	or, Eldersburg, MI	<u>D 21784</u>	
Commissioner Distric	et <u>5</u>	A	Account ID: <u>0714055916</u>	
Parcel <u>0504</u>				
Total Acreage of Parc	el <u>3.86</u>	A	Area to be Rezoned: 3.86	
Current Use: Current	site of the Leg	gacy School Imp	proved or Unimproved: Improved	
Current Zoning:	_ <u>AG</u>	Requested Zonir	ing: Employment Campus	
3. Land Use and Zoi	ning Consider	ations (See maps	s of applicable features)	
Existing Land Uses:	Private School	ol		
Land Use Plan Designation:  Employment Campus				
Zoning History Sumn	nary			
This property has be	en zoned Agri	culture since 1965	55.	

<sup>&</sup>lt;sup>1</sup> Per 2018 Freedom Community Comprehensive Plan

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

	Zoning	<u>Land Use (existing/future)</u>
North	Ag	Ag/Employment Campus
South	Ag	Residential, Public Schools/Residential, Public Schools
East	Ag	Ag/Employment Campus
West	Ag and Industrial Light	Industrial/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 the 2018 Freedom Community Comprehensive Plan. It has a future land use designation of Employment Campus. It is also located in the Freedom Designated Growth 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 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.

	Priority
D.	Sewer Service Area Service lines in proximity (see map)
	Long Range
5. Env	ironmental Constraints
A sm	all amount of forest and steep slopes identified on the property.
6. Hist	oric Resources Identified
None	
7. Pub	lic Safety Assessment
In the	e Winfield District, adequate for fire and EMS.
8. Ag l	Preservation and Applicable Preservation Area
None	
9. Asse	essment Summary
2014 plan, the avecamp as a p	request is consistent with the 2018 Freedom Community Comprehensive Plan and the Carroll County Master Plan as amended 2019. The future land use as expressed in the its situation within the Freedom Designated Growth Area, its proximity to MD26, and vailability of future water and sewer make this site an ideal candidate for employment ous zoning. The current use, a private school, is consistent with this zoning designation orimary principal use. There are very few environmental constraints on this property conflict with this designation.

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

There are no zoning violations on the property. The BZA request for a variance has no

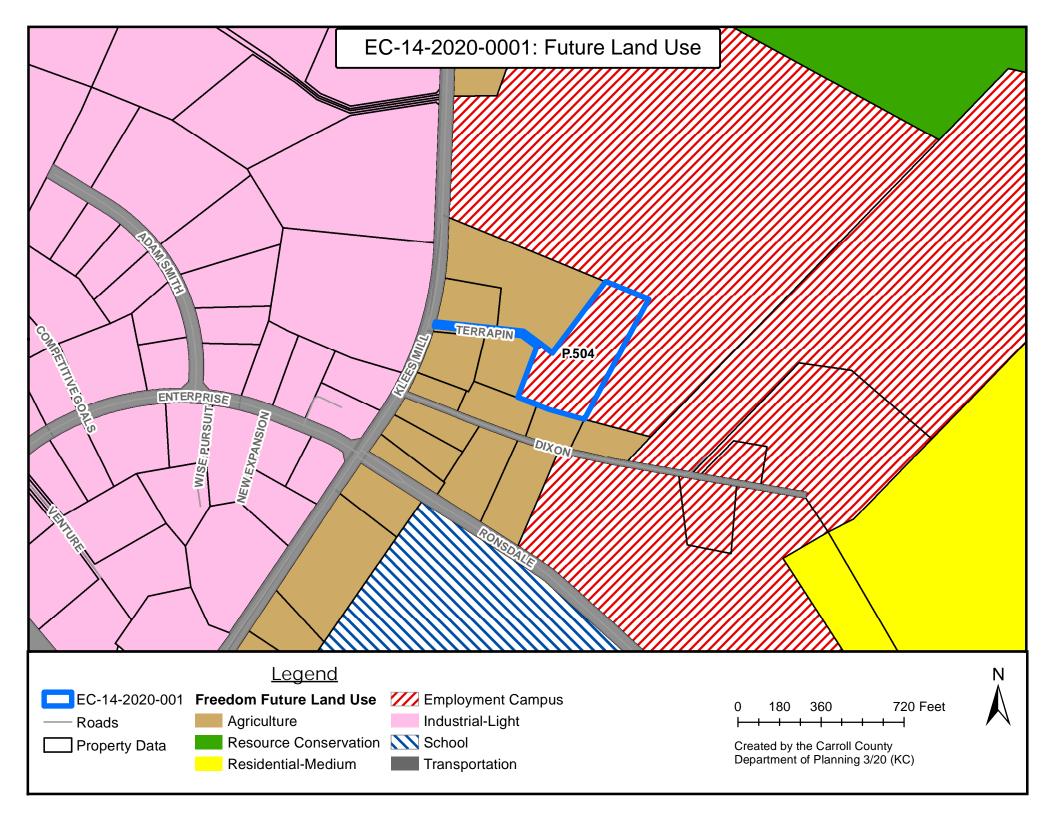
bearing on the future rezoning of the property.

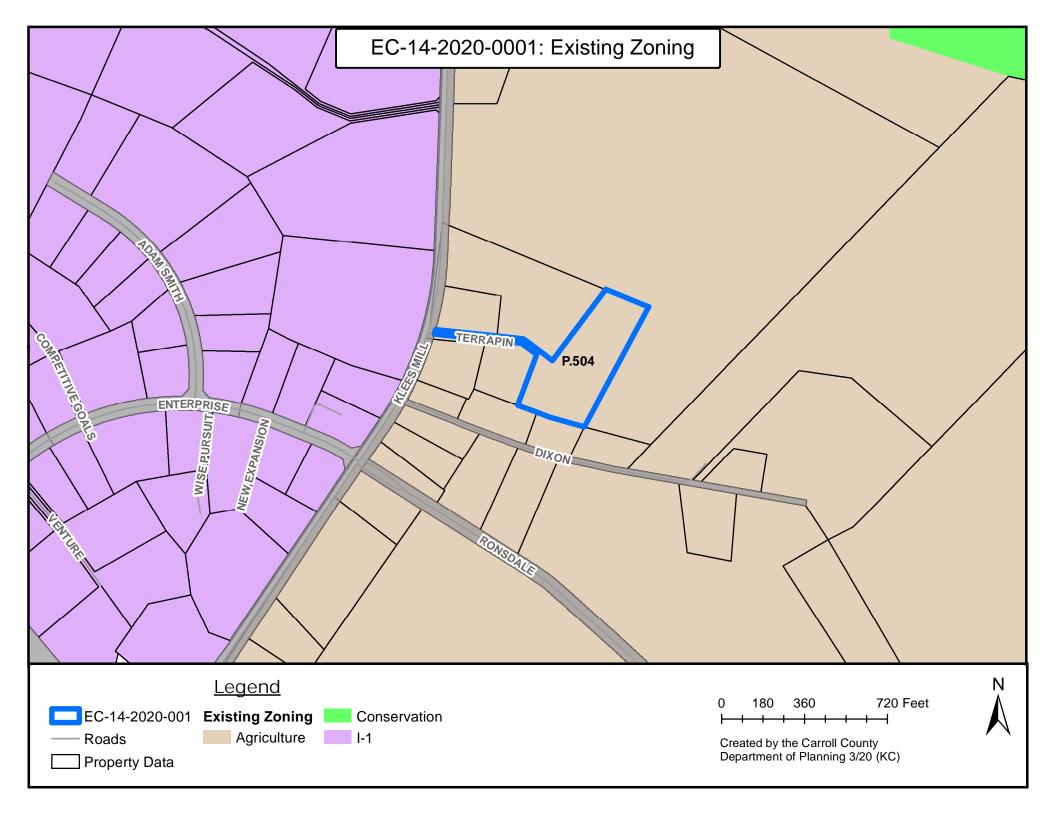
## 10. Recommendations

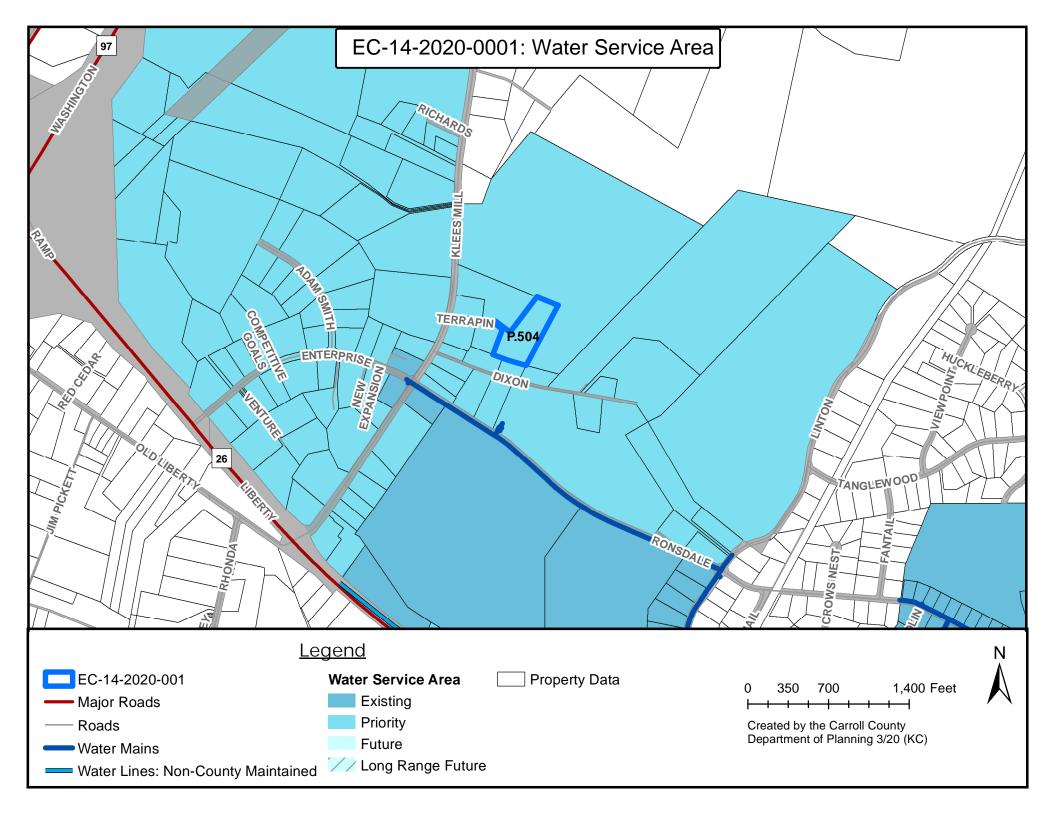
Department of Planning Recommendation: (Favorable or Unfavorable)	Favorable
Planning Commission Recommendation: (Favorable or Unfavorable)	Favorable

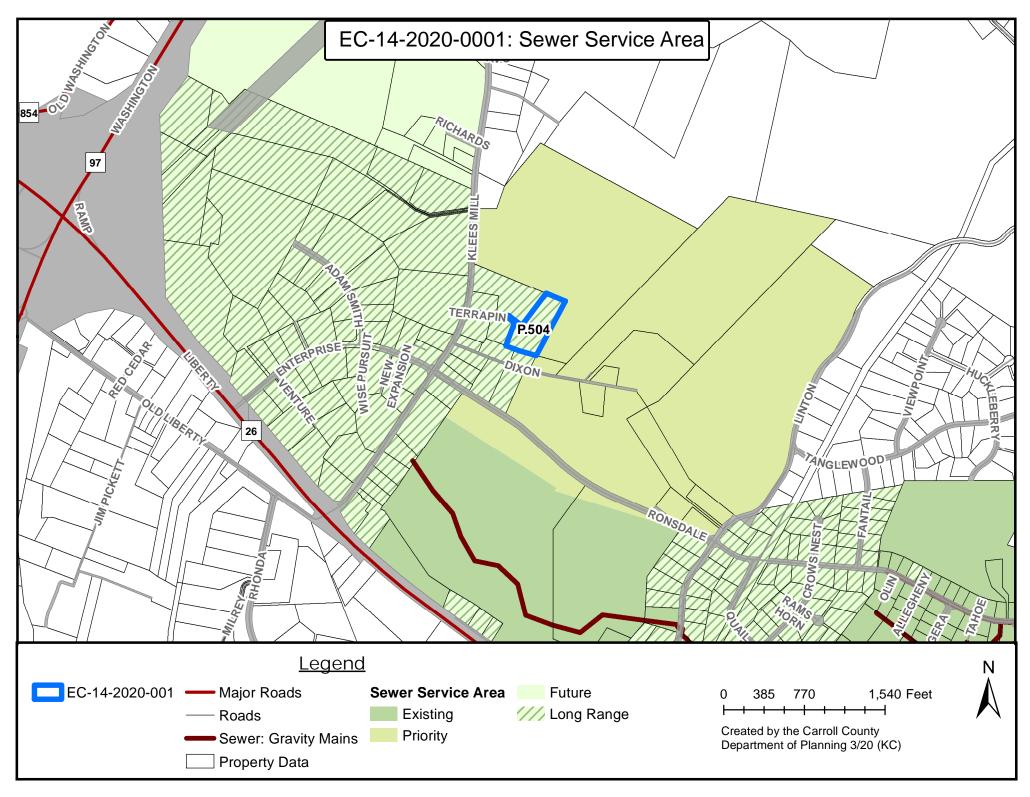
## 11. Appendixes

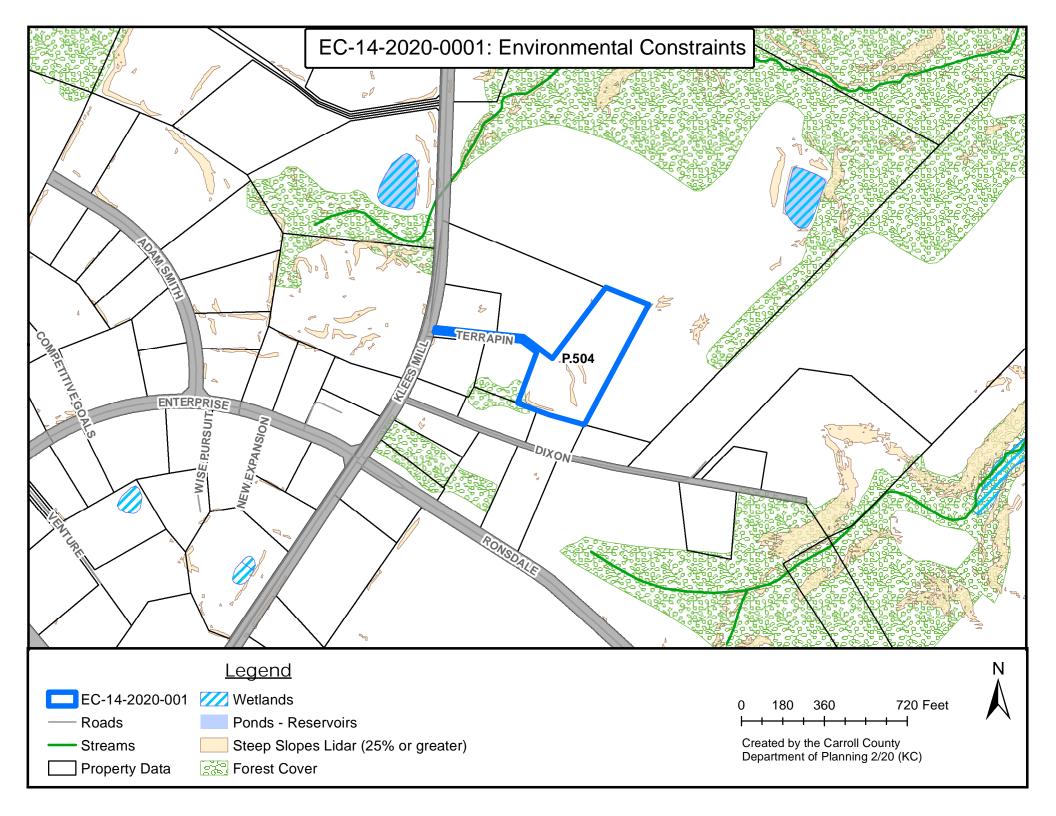
See attachments for individual assessments.









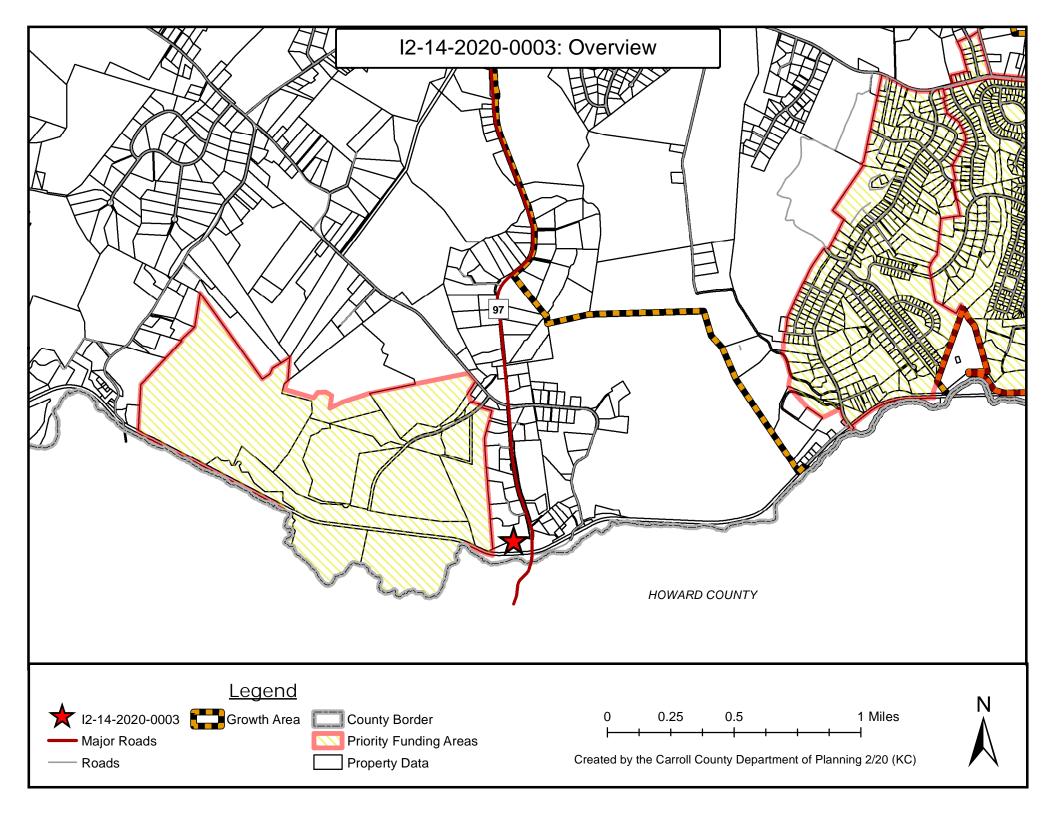


## BY-REQUEST COMPREHENSIVE REZONING

## COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

12-14-2020-0003











## Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request					
Request # <u>I2-14-202</u>	<u>.0-0003</u> Appl	licant Name _	MICHAEL V	<u>WEDEKINC</u>	<u>)</u>
Property Address <u>80</u>	50 OLD WAS	SHINGTON I	RD, WOODB	<u>INE, MD 21</u> ′	797
Current Zoning <u>AG</u>		_ Requested	Zoning <u>I-2</u>		
2. Description of Pro	perty				
Site Address	8050 OLD W.	<u>ASHINGTO</u>	NRD, WOOD	BINE, MD 2	<u> 21797                                    </u>
Commissioner Distric	rt <u>4</u>		Account II	D: <u>07140167</u>	<u>'40</u>
Parcel <u>0074</u>		Мар	0077		
Total Acreage of Parc					5.58
Current Use: <u>Vac</u>	ant_	In	nproved or Un	improved: _	Unimproved
Current Zoning:	<u>AG</u>	Requested	Zoning: <u>I-</u> ´	2	
3. Land Use and Zor	ning Consider	rations (Pleas	se include ma	ps of applic	able features)
Existing Land Uses:	No improve	ments on the	property		
Land Use Plan					
Designation: Industrial Heavy					
Zoning History Sumn	nary				
In 1965 the property larger property was					-

acre parcel was not included in those earlier rezonings. This is the only remaining piece of

agriculture zoned land north of the river; the rest of the land is in I-2 zoning.

<sup>&</sup>lt;sup>1</sup> Per 2014 Carroll County Master Plan as amended 2019.

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

	Zoning	Land Use (existing & future)
North	I-2	Industrial Heavy
South	Ag	Conservation
East	Conservation	Resource Conservation, large lot residential
West	I-2 and Ag	Industrial Heavy, Resource Conservation

## 4. Consistency with Master and Functional Plans:

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

This property is in 2014 Carroll County Master Plan as amended 2019 and just outside the industrial Priority Funding Area and Freedom Designated Growth Area and Community Planning Area. It is consistent with the FLU in the 2014 CCMP as amended in 2019.

B. Applicable Master Plan Goals and Objectives

This property meets the following goals and implementation strategies from the 2014 CCMP as amended 2019:

GOAL 13: Promote a healthy economy and additional employment opportunities by: (a) supporting the retention and expansion of existing businesses including agribusiness through sensible land use policies; (b) focusing on development and redevelopment of existing vacant and underutilized commercial and industrial properties; (c) 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.

Chapter 15 Strategy R – Continue to facilitate commercial development to be consistent with the character and needs of each particular community.

C.	Water Service Area and Service
	No Planned Service
D.	Sewer Service Area Service
	No Planned Service
5. Env	ironmental Constraints
signif poten	site is constrained with a significant amount of forested land on-site. There is a ficant amount of steep slopes on this parcel, making the property's development itial constrained. There is also a small amount of flood-plain along the southern edge of roperty.
6. Hist	oric Resources Identified
	nsite, however there are several historic structures located nearby as well as the sco Valley State Park, which also identified in the historical records.
7. Pub	lic Safety Assessment
In the	e Sykesville District, Adequate for Fire and EMS.
8. Ag I	Preservation and Applicable Preservation Area
None	
9. Asse	essment Summary
Futur	request is consistent with the 2014 Amended Carroll County Master Plan, both the re Land Use as expressed in the plan and the plan's goals and recommendations. There hany environmental constraints on this property, making it not ideal for heavy industrial lopment, but rather development that supports the surrounding industrial land. This is

the last piece of property in this industrial block section that is not zoned for heavy industry

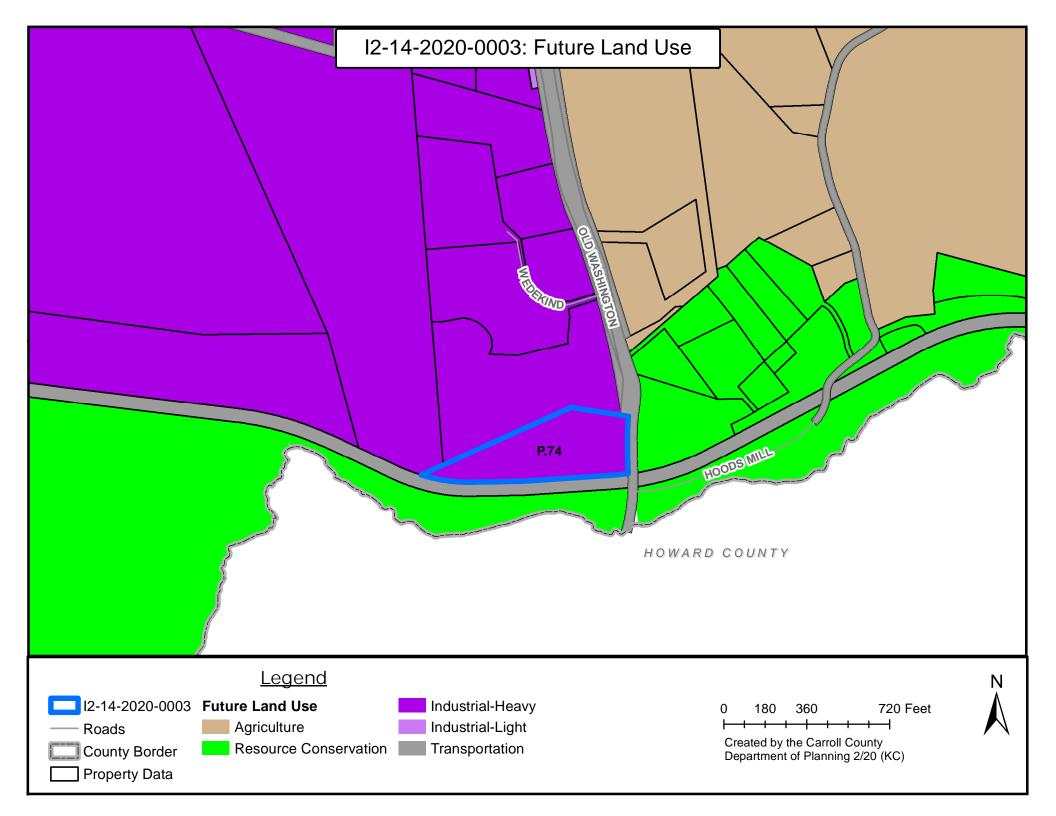
and completes the industrial corridor.

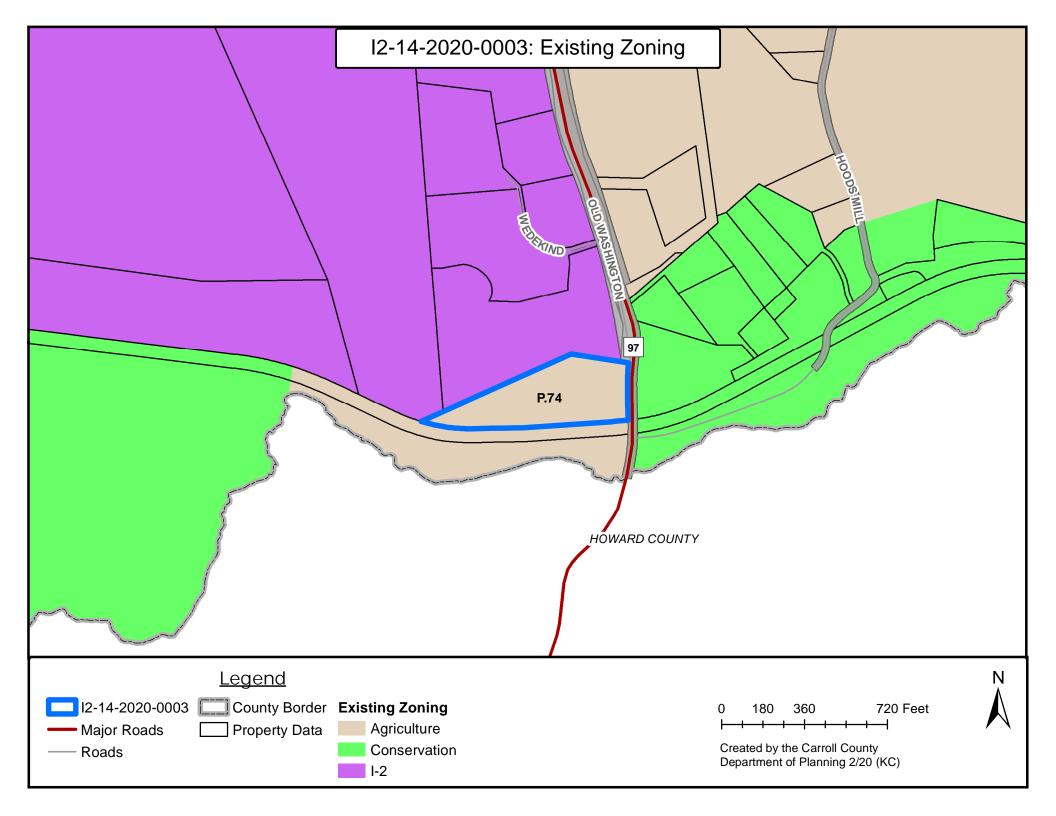
## 10. Recommendations

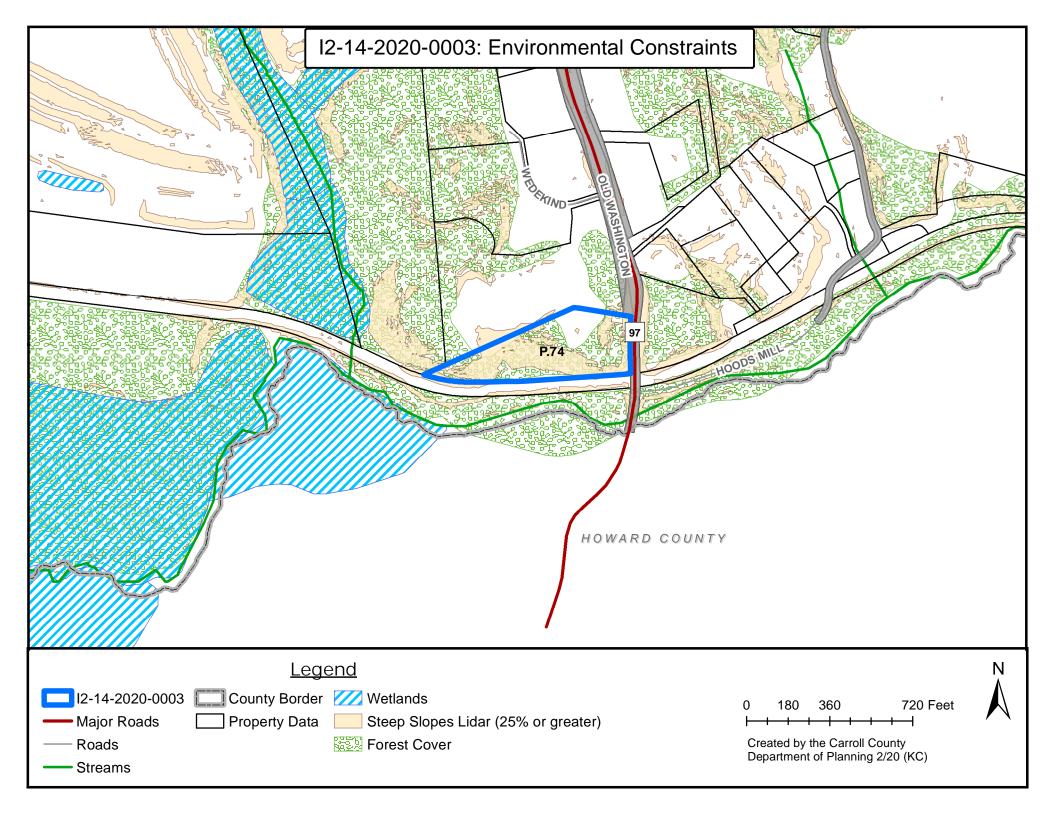
Department of Planning Recommendation: (Favorable or Unfavorable)	Favorable
Planning Commission Recommendation: (Favorable or Unfavorable)	Favorable

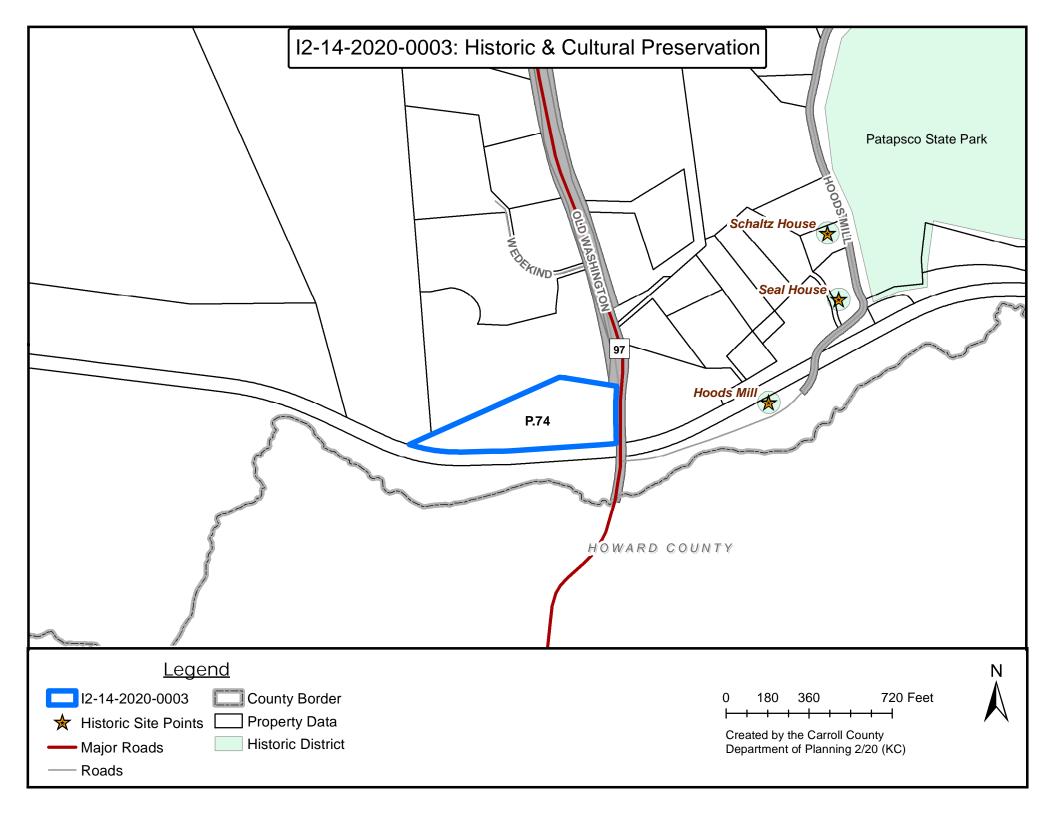
## 11. Appendixes

See attachments for individual assessments.







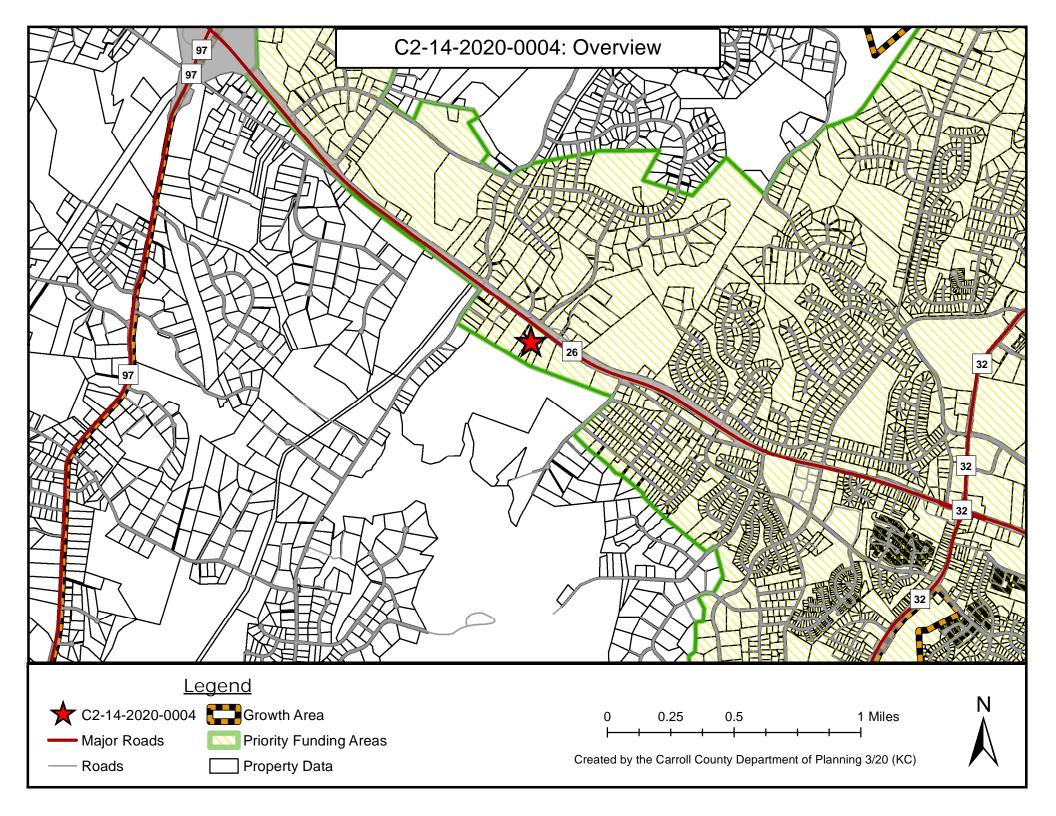


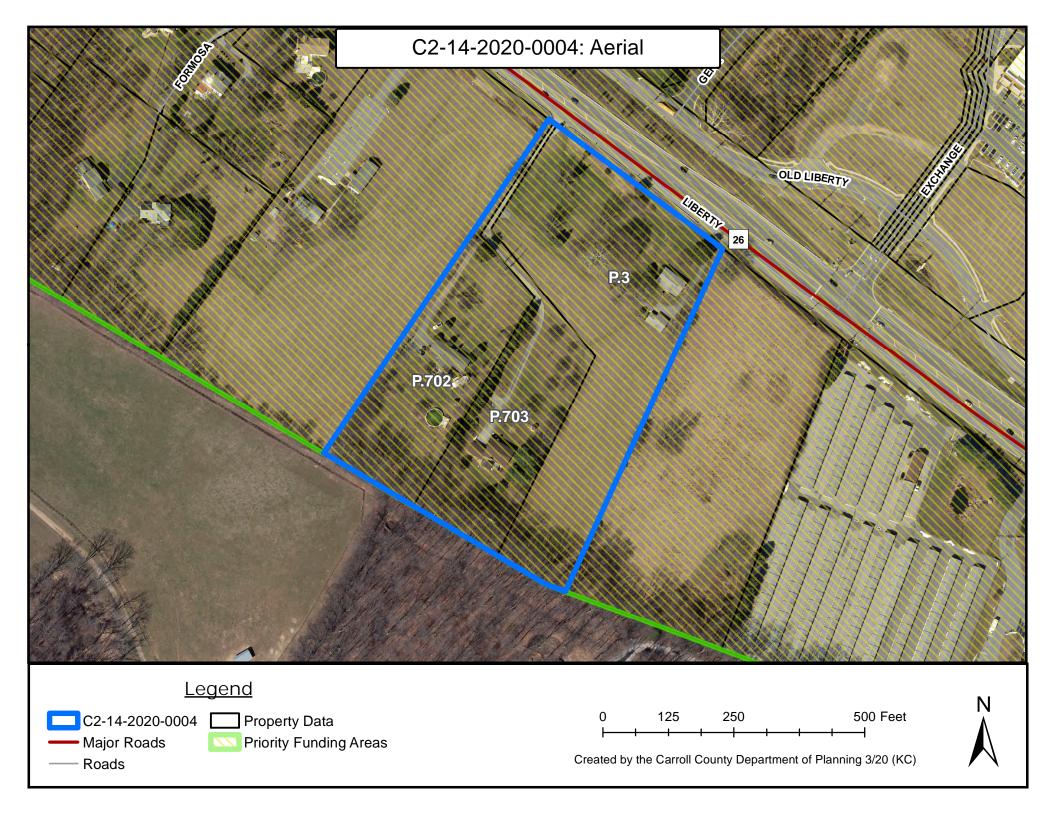
## BY-REQUEST COMPREHENSIVE REZONING

## COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-14-2020-0004







## Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request							
Request # _C2-14-20	Request # <u>C2-14-2020-0004</u> Applicant Name <u>DEBORAH STOCKDALE</u>						
Property Address <u>37</u>	'3 LIBERTY	ROAD, SYKES	SVILLE, MD	21784			
Current Zoning <u>R-20</u>	0,000	Requested Zo	oning <u>C-2</u>				
2. Description of Pro	perty						
Site Address <u>4</u>	11, 373 and	371 LIBERTY R	OAD, SYKE	SVILLE,	MD 21784		
Commissioner Distric	et <u>5</u>		Account ID	): <u>0714007</u>	091, 0714039686,		
0714007091	Parcels _	0003, 0702, 07	<u>03</u> Ma	p	0073		
Total Acreage of Parc	el <u>8.03</u>		Area to be	Rezoned:	8.03		
Current Use: Resider	nces Improv	ved or Unimprov	ed: <u>Imp</u>	roved			
Current Zoning:	R-20,000	Requ	ested Zoning:	<u>C-2</u>			
3. Land Use and Zon	ning Consid	erations (Please	include map	s of appli	cable features)		
Existing Land Uses:	These 3 pr	roperties consist	of private resi	dences.			
Land Use Plan Designation:  Commercial Medium							
Zoning History Summary							
These properties were zoned AG between 1965 and 1977 and were rezoned to R-20,000 after adoption of the 1977 Freedom Mini Plan.							

<sup>&</sup>lt;sup>1</sup> Per 2018 Freedom Community Comprehensive Plan

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

	<u>Zoning</u>	<u>Land Use (existing/future)</u>
North	AG	Low Density Residential/R-L
South	Conservation	Conservation/Resource Conservation
East	C-2 and I-1	Commercial and Industrial/C-M
West	R-20,000	Residential Medium/C-M

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

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

These properties are in 2018 Freedom Community Comprehensive Plan, the Priority Funding Area and Freedom Designated Growth Area. They have a Future Land Use designation of Commercial Medium. 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.

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( `	Water Service	Area and	Service	lines in	nroximity	(see man)
$\sim$ .	Water Bervice	i ii ca ana	DCI VICC	IIIICS III	PIOMIIII	(See map)

A mixture of Existing and Priority service, however the properties are not currently served by water.

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

Long Range but can hook into the sewer system on the north side of MD 26.

#### 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. There is a large block (181 acres) of Maryland Environmental Trust land directly to the south of these properties. This offers a protective buffer to the Piney Run Reservoir.

#### 9. Assessment Summary

This request is consistent with the 2018 Freedom Community Comprehensive Plan and the 2014 Amended Carroll County Master Plan. The future land use as expressed in the plan, its situation within the Freedom designated growth area and its proximity to future water and sewer make this site an ideal candidate for C-2 zoning. The future land use is consistent with this zoning designation.

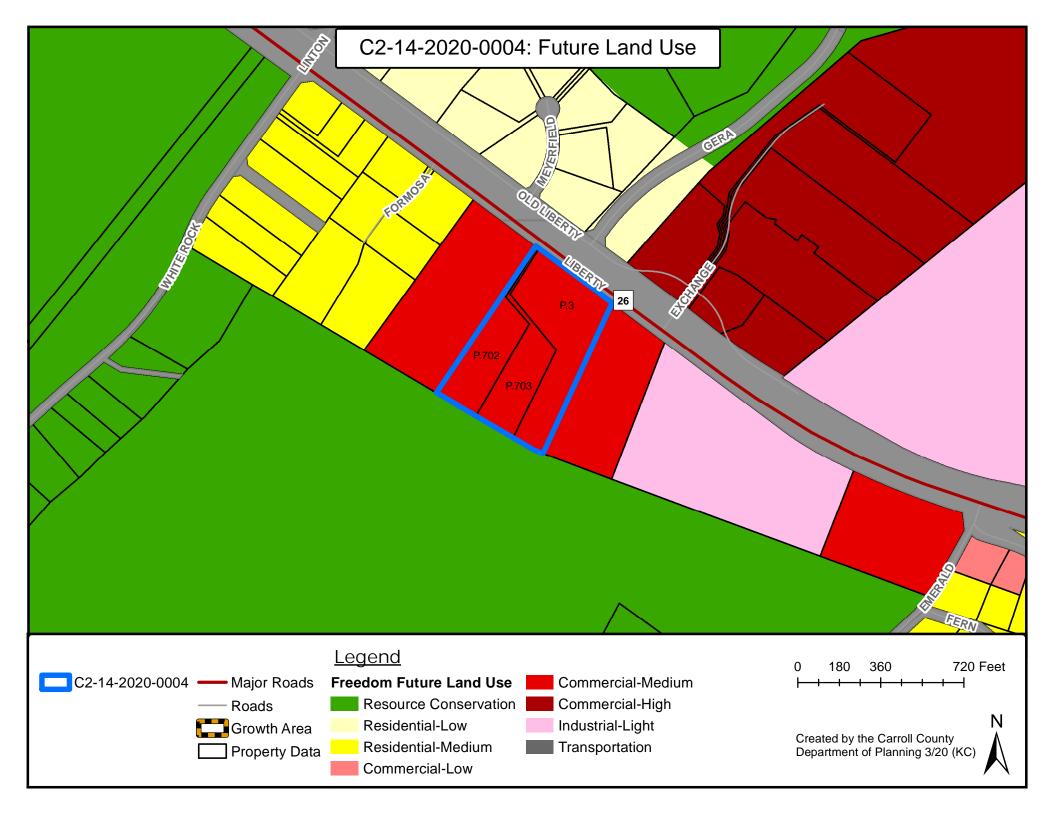
There are no zoning violations on the property.

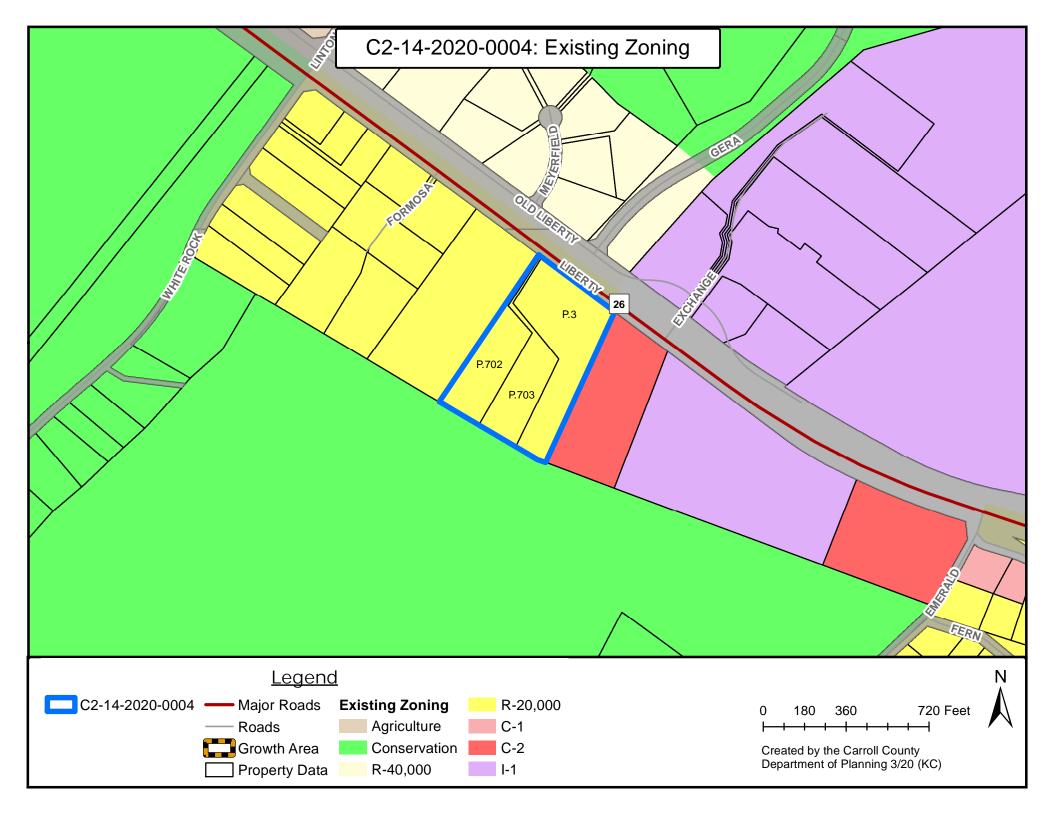
## 10. Recommendations

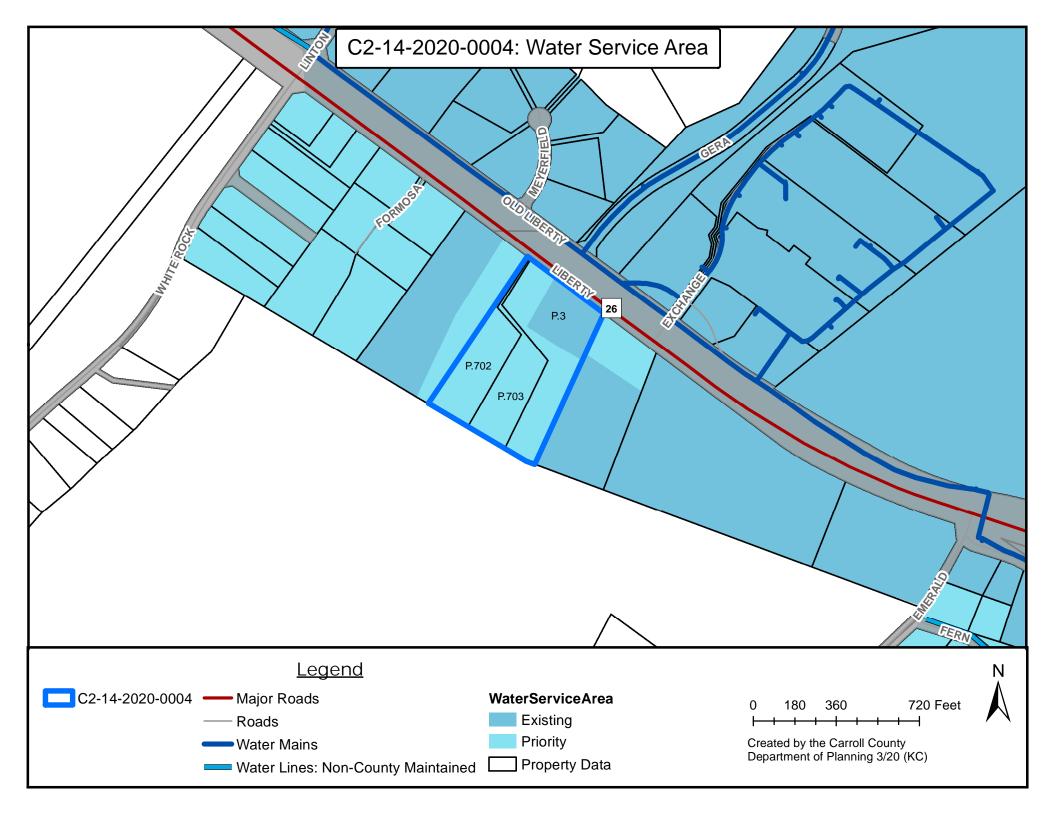
Department of Planning Recommendation: (Favorable or Unfavorable)	Favorable		
Planning Commission Recommendation: (Favorable or Unfavorable)	Favorable		

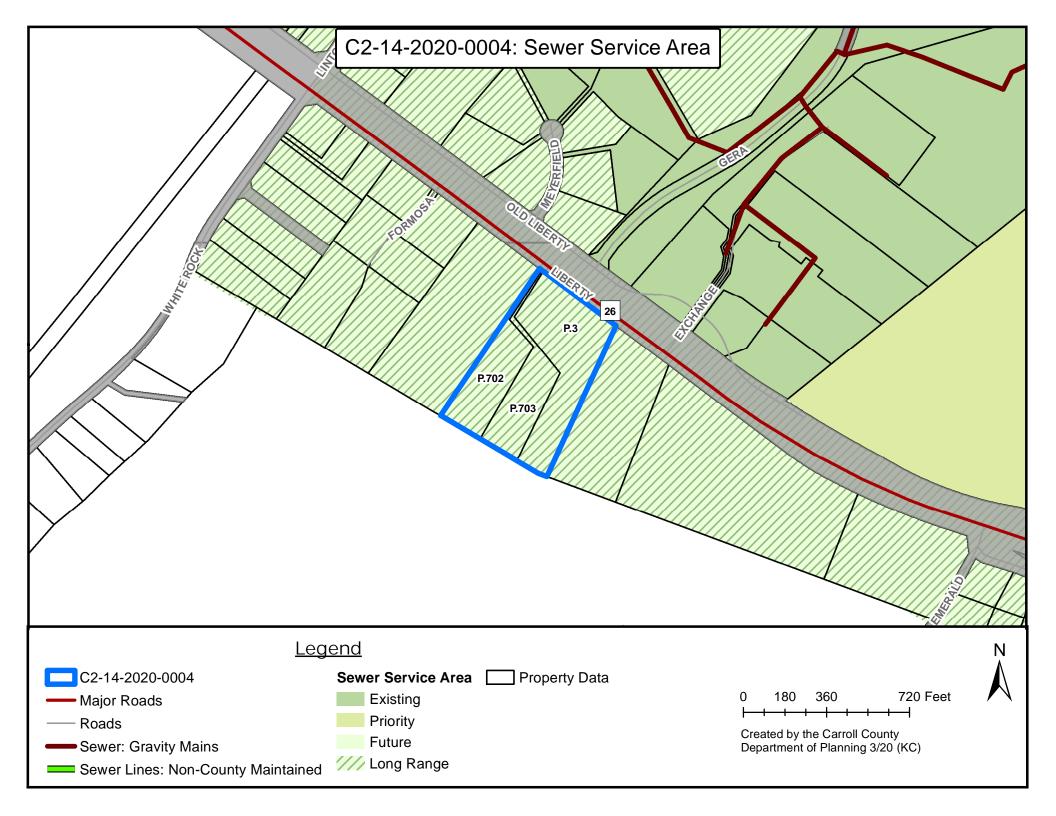
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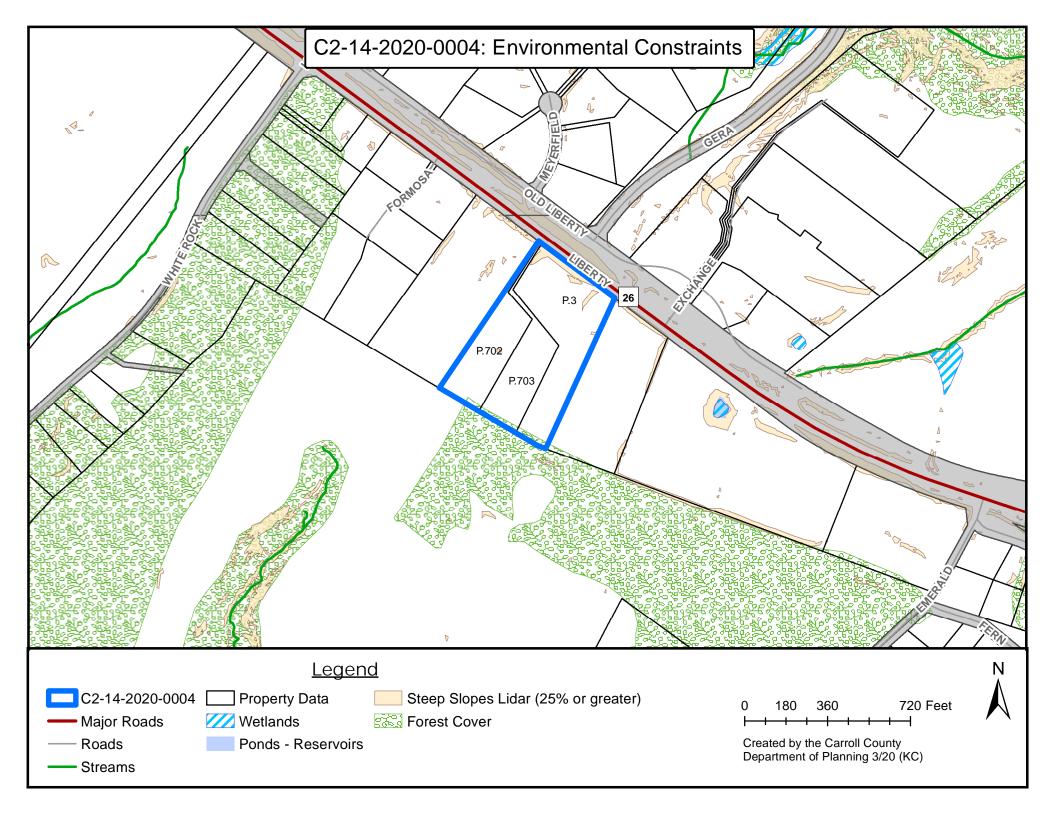
See attachments for individual assessments.









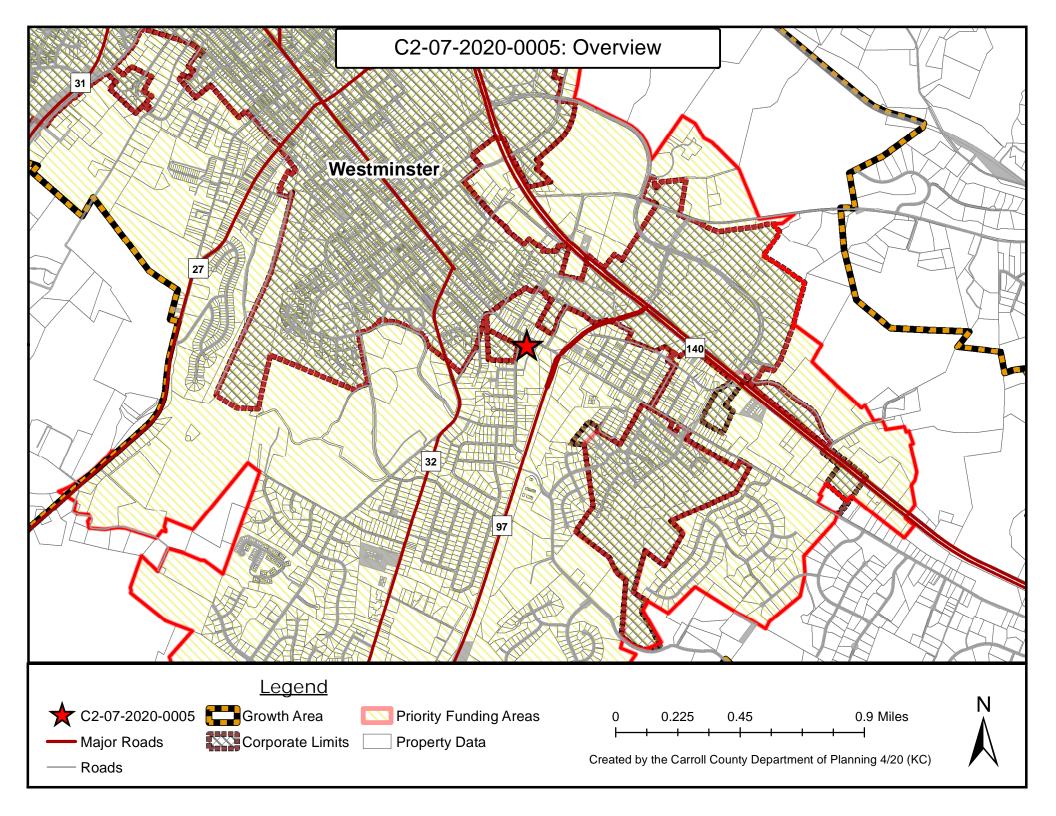


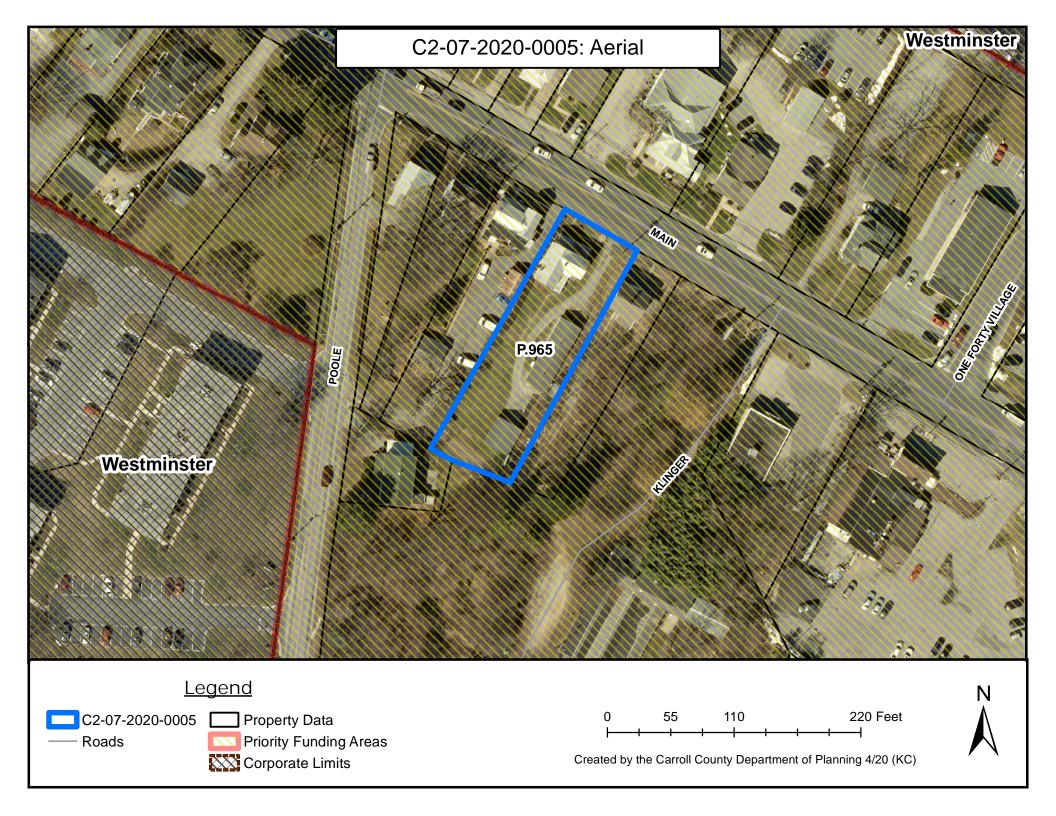
### BY-REQUEST COMPREHENSIVE REZONING

# COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-07-2020-0005







## Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request	
Request # <u>C2-07-20</u>	20-0005 Applicant Name: Hale & Helen Stonesifer
Property Address4	38 E. Main St. Westminster MD 21157
Current Zoning R-10	0,000 Requested Zoning <u>C-2</u>
2. Description of Pro	pperty
Site Address <u>4</u>	38 E. Main St. Westminster MD 21157
Commissioner Distric	et <u>03</u> Account ID: <u>0707032390</u>
Parcel <u>0965</u>	Map <u>0046</u>
Total Acreage of Parc	cel 11,880 SF Area to be Rezoned: 11,880 SF
Current Use:	Residential Improved or Unimproved: Improved
Current Zoning:	Requested Zoning: C-2
3. Land Use and Zor	ning Considerations
Existing Land Uses:	Residential
Land Use Plan	
Designation: <sup>1</sup>	Suburban Residential
Zoning History Sumn	nary
1 1 1	een in the R-10,000 District since 1965. There have been no previous

<sup>&</sup>lt;sup>1</sup>In 2007 the City of Westminster collaborated with Carroll County to adopt the 2007 Westminster Environs Community Comprehensive Plan. The Westminster Environs Plan includes the approved 2007 Land Use Designation and Growth Area Boundary Map for the Westminster Environs. In 2009, the City of Westminster adopted the City of Westminster Comprehensive Plan incorporating these FLU designations and boundaries.

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

	Zoning	Land Use (Westminster Plan)
North	C-2	Commercial
South	C-2	Commercial
East	C-2	Commercial
West	R-10,000	Suburban Residential

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

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

This property is located in the Westminster MGA, with a FLU designation of Suburban Residential. It is surrounded by Commercially designated and utilized land to the north, south and east. The property to the west is used for commercial purposes. The street is a mixture of general service commercial uses, such as hair salon, health service and surveyor, and several residential homes.

#### B. Applicable Master Plan Goals and Objectives

This request is consistent with the economic development goals of the 2007 Westminster Environs Community Comprehensive Plan:

"Provide sites for commercial development which will meet the diverse business needs of the resident population"

"Promote commercial development that is clustered in appropriate locations"

This request is also consistent with the following visions which were included in the 2009 Westminster Plan:

Growth Areas – "Growth is concentrated in existing population and business centers, growth areas adjacent to those centers, or strategically selected new centers"

Infrastructure - Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.

C.	Water Service Area and Service lines in proximity (see map)
	Existing
D.	Sewer Service Area Service lines in proximity (see map)
	Existing
5. Env	ironmental Constraints
None	
6. Hist	toric Resources Identified
None	on the property or immediate vicinity
7. Pub	lic Safety Assessment
In W	estminster District: Adequate for Fire and EMS
8. Ag	Preservation and Applicable Preservation Area
No	

#### 9. Assessment Summary

This property is surrounded by C-2 Zoned land and property used for commercial purposes. It is in close proximity to the commercial corridor on Malcolm Drive. It also has the necessary existing water and sewer infrastructure to support conversion from residential to commercial use.

The Purpose and Intent of the C-2 District is: "to provide locations for a diverse range of medium intensity retail, service and professional office uses needed by a larger population than those provided for in the C-1 District." The location of this property is consistent with the purpose of the C-2 District.

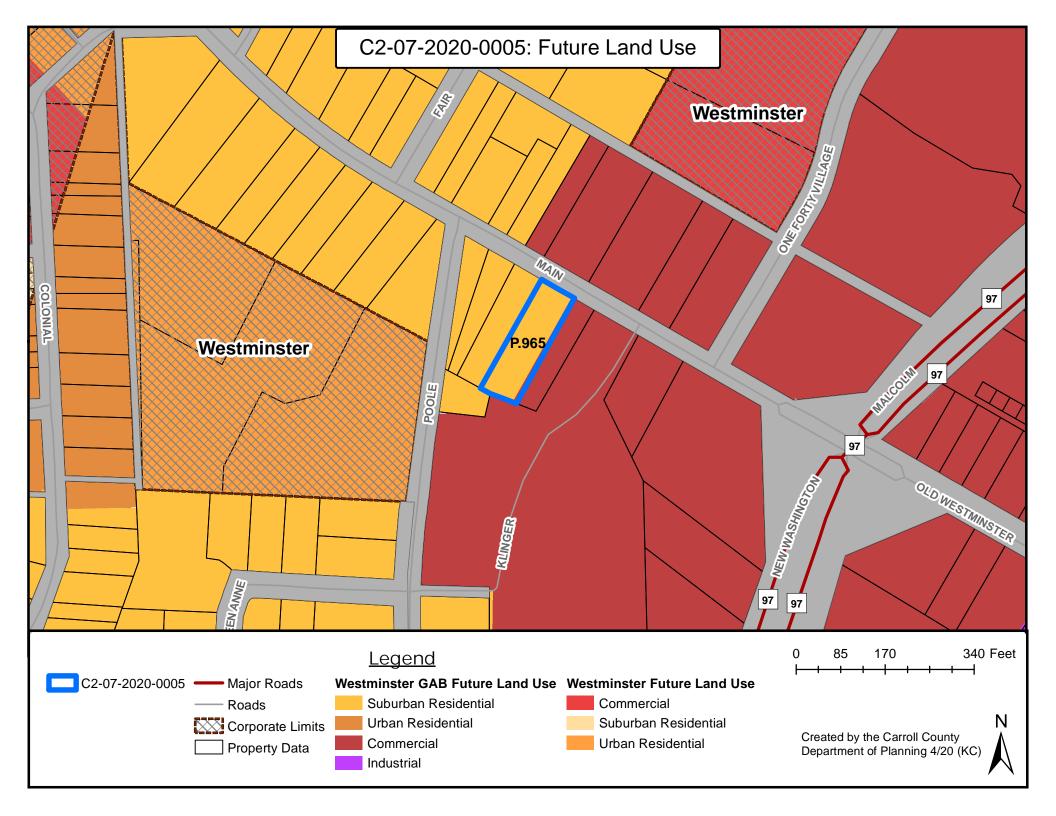
Commercial zoning on this property is consistent with the economic development goals of the 2007 Westminster Environs Community Comprehensive Plan and the visions in the 2009 Westminster Plan. Although this property has a different future land use designation than these Plans, it is anticipated that an update to the Westminster Plan will reconsider this designation. The size, location and use of this property is consistent with the purpose of the C-2 District. It is also consistent with the longstanding commercial uses in the vicinity.

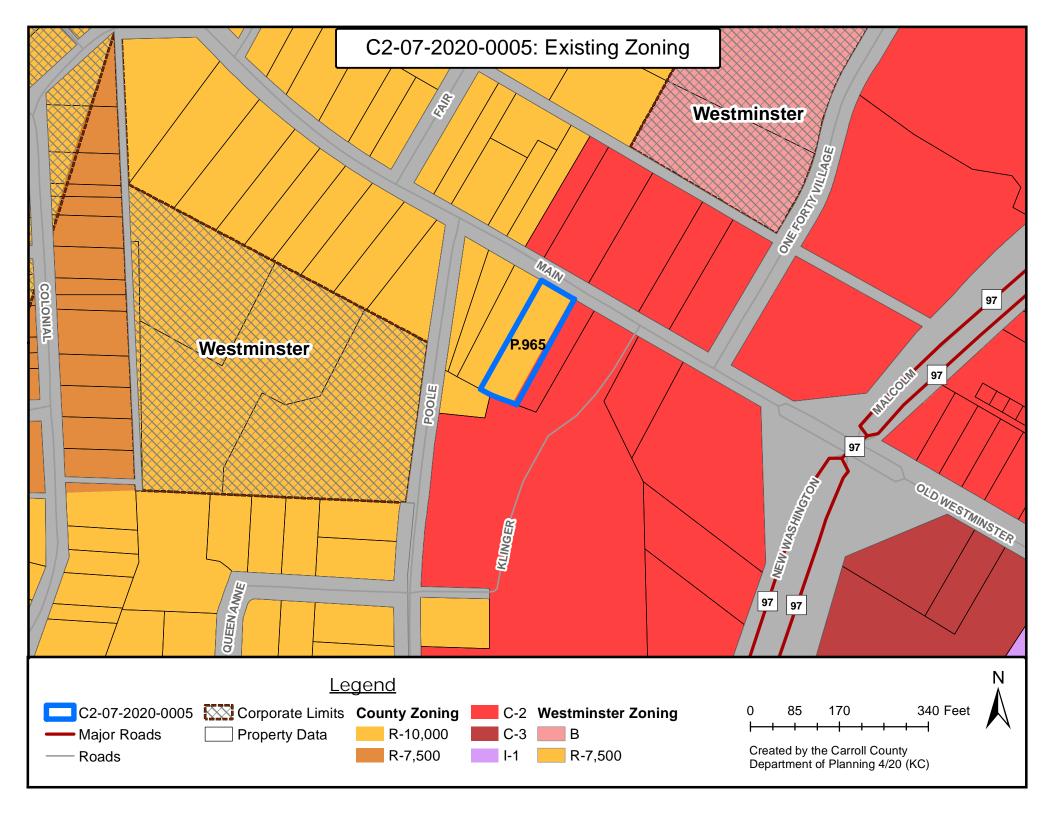
#### 10. Recommendations

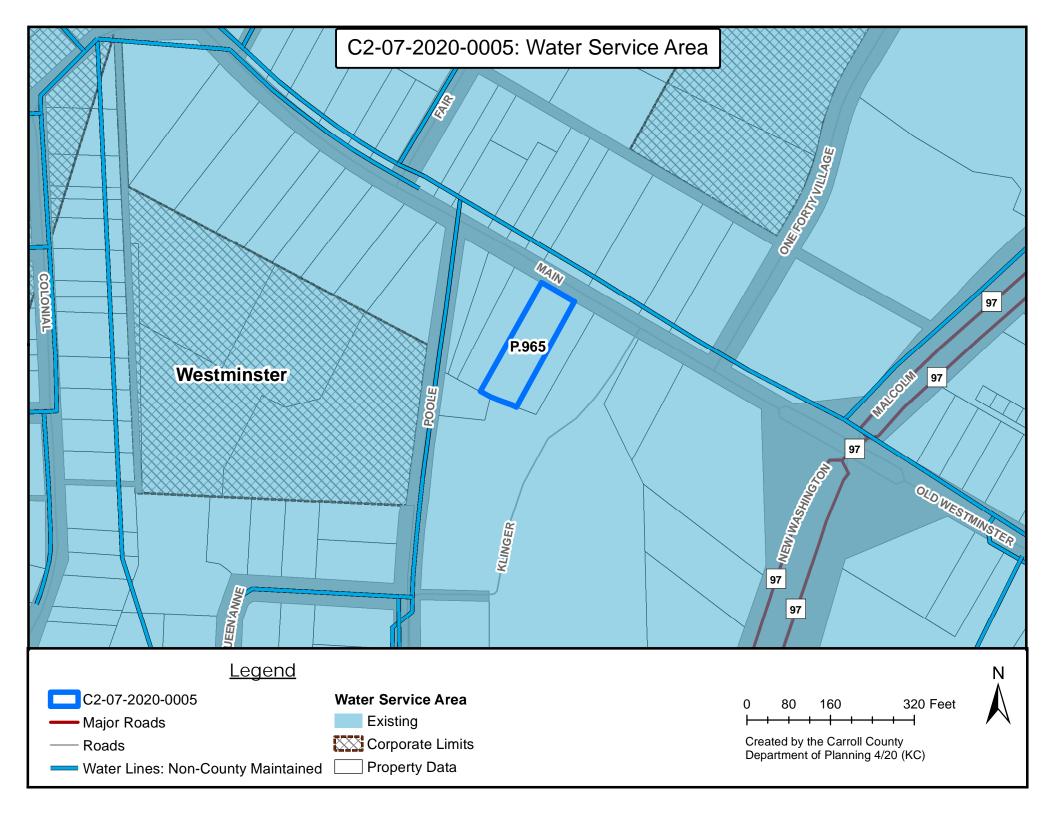
<b>Department of Planning Recommendation:</b>	Favorable
Planning Commission Recommendation:	Favorable

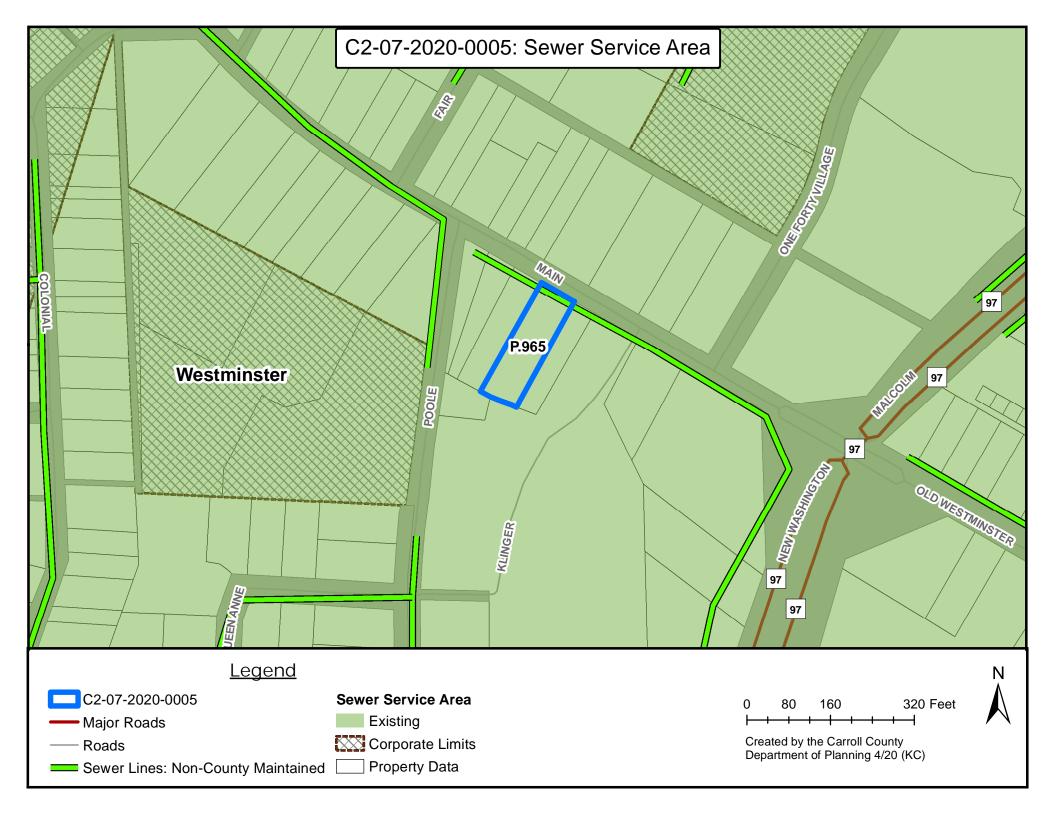
#### 11. Appendixes

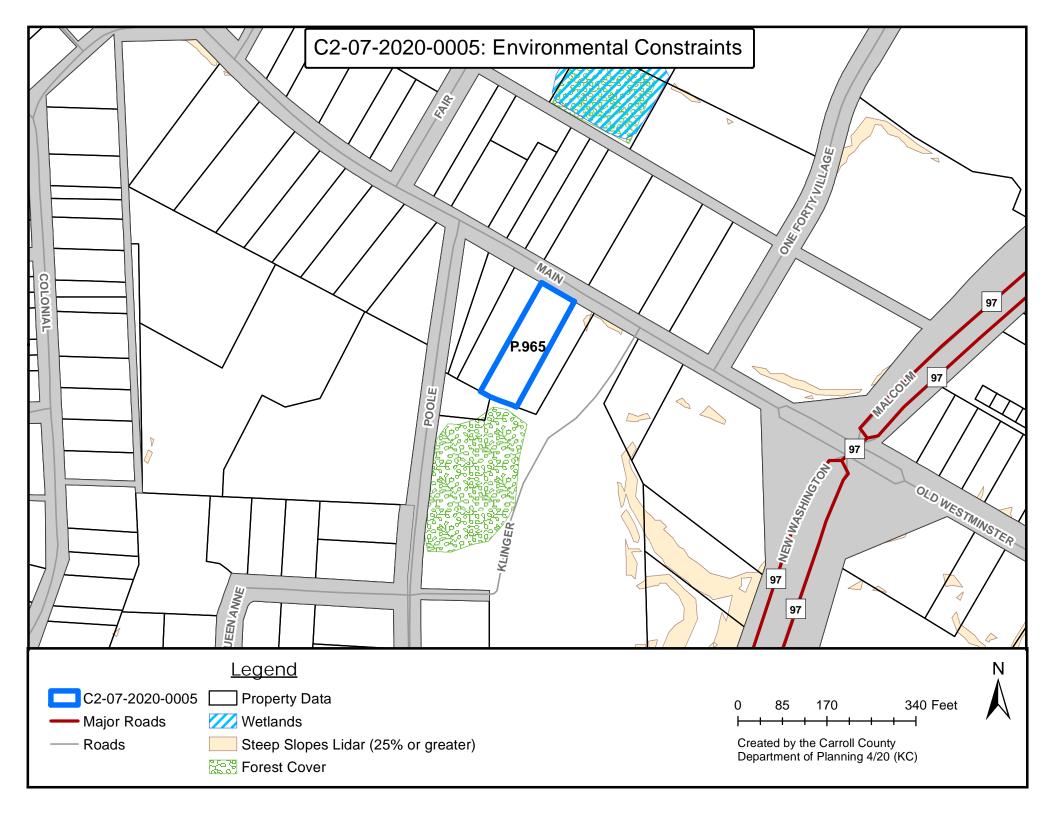
See attachments for individual assessments.

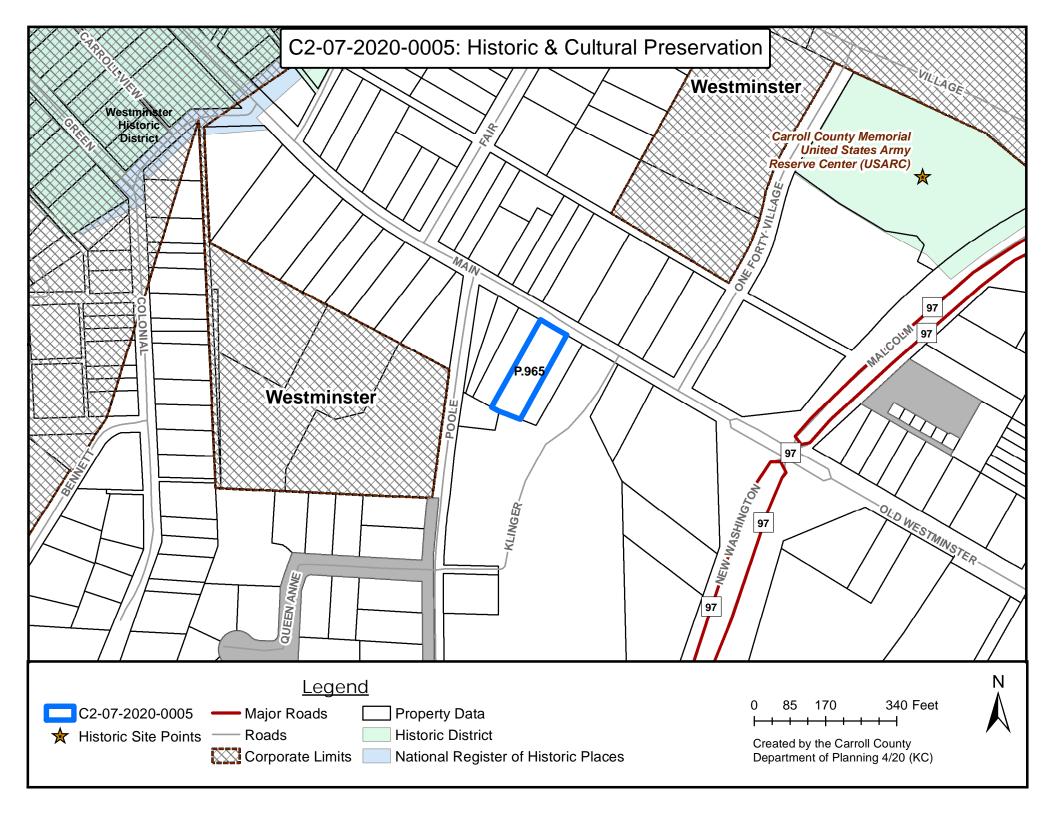










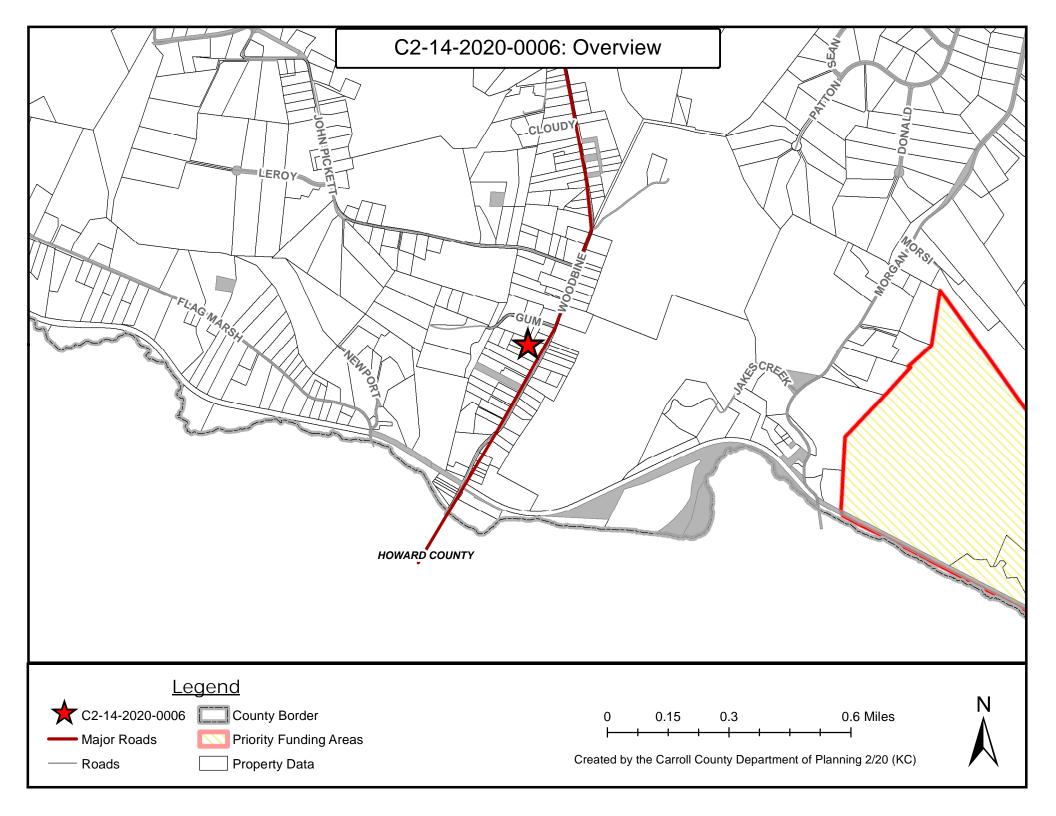


### BY-REQUEST COMPREHENSIVE REZONING

# COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-14-2020-0006









ATTACHMENTS $\boxtimes$	YES $\square$ NO
DATE COMPLETED	5/27/20
PLANNER INITIALS	ML

## Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request					
Request # <u>C2-14-20</u>	)20-0006	_Applicant	Name <u>Sarah</u>	<u>Eveler</u>	
Property Address	7606 Wo	odbine Rd	, Woodbine Md_2	1797	
Current Zoning <u>C-</u>	<u>1</u>	_Requeste	ed Zoning <u>C-2 or</u>	· C-3	
2. Description of Pro	perty				
Site Address	7606 Woodbin	ıe Rd. Woo	odbine Md. 21797		
Commissioner Distric	et <u>04</u>		Account ID:	07	14015086
Parcel <u>137</u>		Map	77		
Total Acreage of Parc	el1.40	)95	Area to be Rezo	oned:1	.4095
Current Use: <u>Autor</u>					
Current Zoning: <u>C-1</u> Requested Zoning: <u>C-2 or C-3</u>					
3. Land Use and Zoo  Existing Land Uses:			e applicable maps)	)	
Land Use Plan Designation: <sup>1</sup>	Village Com	mercial/In	dustrial		
Zoning History Sumr	nary				
This property was o changed to B-NR w	•	_			•

comprehensive rezoning to the C-1 District on December 12, 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	Agriculture	Residential
South	C-1	Landscape Business
East	Agriculture and C-1	Residential, small shopping center and post office
West	Agriculture	Residential

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

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

Future Land Use of Village Commercial/Industrial – In the Rural Village of Woodbine, a main stretch of Woodbine Road approximately 1.7 miles long. The Smart Growth Act of 1997 allowed counties to certify Rural Villages as Priority Funding Areas (PFAs) if they are designated in the Comprehensive Plan. Rural Villages are small, unincorporated minor growth centers with identifiable edges to define the area. The line is drawn around the aggregation of residential and commercial properties that are logically interconnected.

C-2 zoning is consistent with the future land use designation in the Carroll County Master Plan. It is also consistent with the following Economic Development Implementation Strategies "Facilitate the expansion of existing businesses through the periodic comprehensive review of the ... zoning maps...", "In Rural Villages, encourage small neighborhood commercial development that is consistent with local character ...", and "Continue to facilitate commercial development to be consistent with the character and needs of each particular community".

В.	Applicable	Master	Plan	Goals	and	Obie	ective	S

Consistent with the Chapter 15 Goal: Promote a healthy economy and additional employment opportunities by: (a) supporting the retention and expansion of existing businesses including agribusiness through sensible land use policies; (b) focusing on development and redevelopment of existing vacant and underutilized commercial and industrial properties; (c) 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.

	desirable balance between economic development and residential development.
C.	Water Service Area and Service lines in proximity
	No Planned Service
D.	Sewer Service Area Service lines in proximity
	No Planned Service
5. Env	ironmental Constraints
Mini	mal. See attached map
6. Hist	oric Resources Identified
None	
7. Pub	lic Safety Assessment
Winf	ield District, adequate for Fire and EMS
8. Ag	Preservation and Applicable Preservation Area
No	
L	

#### 9. Assessment Summary

This property was previously in the BL, and then B-NR Districts, and has been used periodically as an automobile service and vehicle repair business. As it was not in use at the time of the 2019 comprehensive rezoning, it was placed from the B-NR to the C-1 District, where automobile service is a conditional use. The BZA approved the request for a conditional use in February 2020, Case #6218, for automobile service. However, vehicle repair, which has in the past been part of this business, is not permitted in the C-1 District. This property fronts on a Major Collector and is 1.4095 acres in size, which is comparable to other C-2-zoned properties throughout the County. C-2 is consistent with the Village-Commercial/Industrial land use designation in the County Master Plan, the economic development goals of the Plan, the purpose of the Rural Village as set forth in the Smart Growth Act of 1997, and the character of the area.

#### 10. Recommendations

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

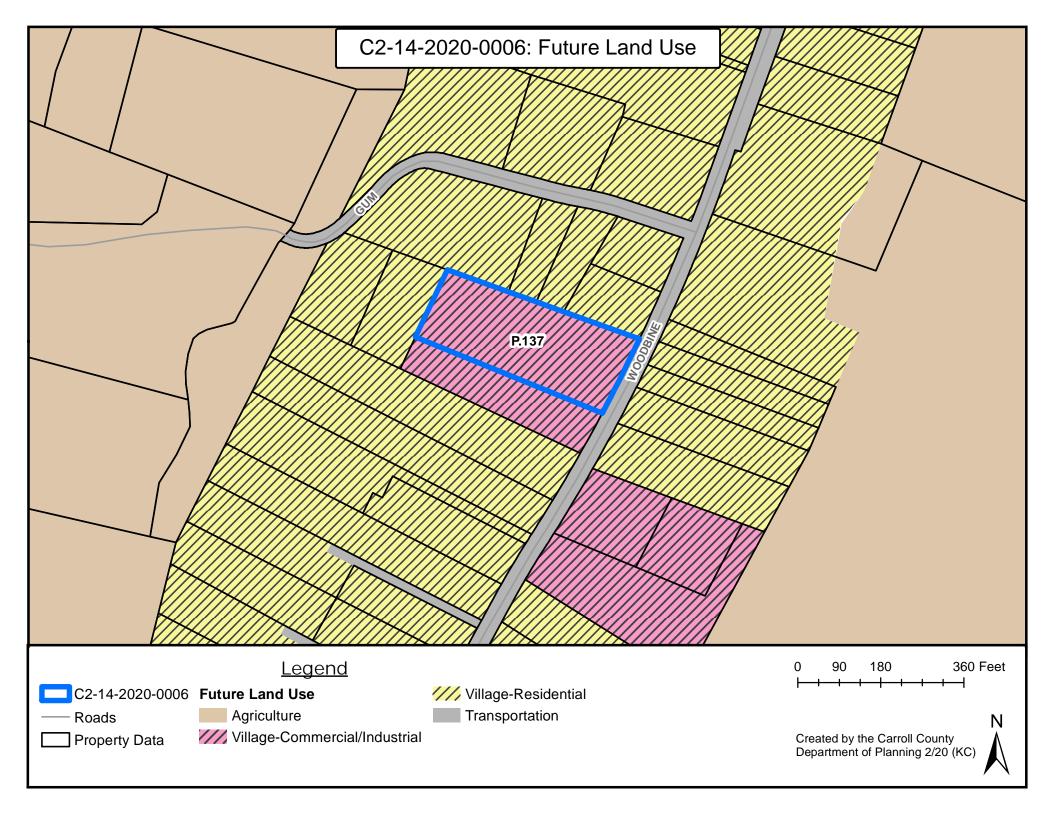
Favorable for C-2

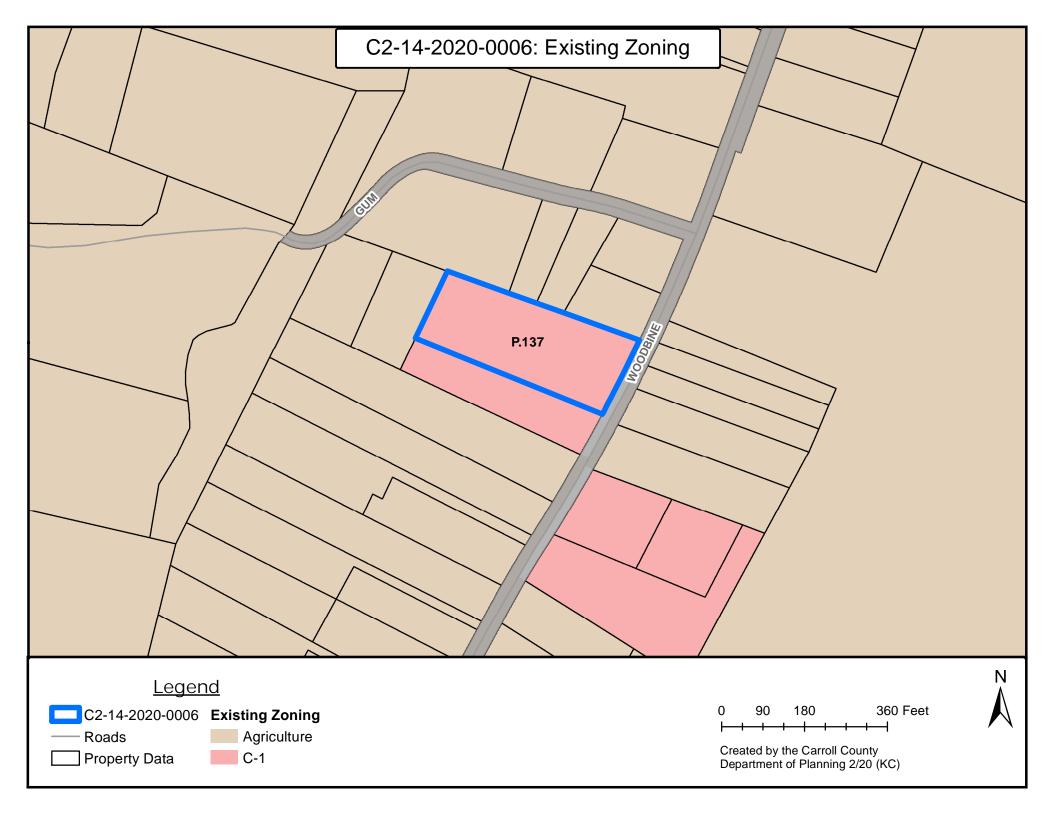
Planning Commission Recommendation: (Favorable or Unfavorable)

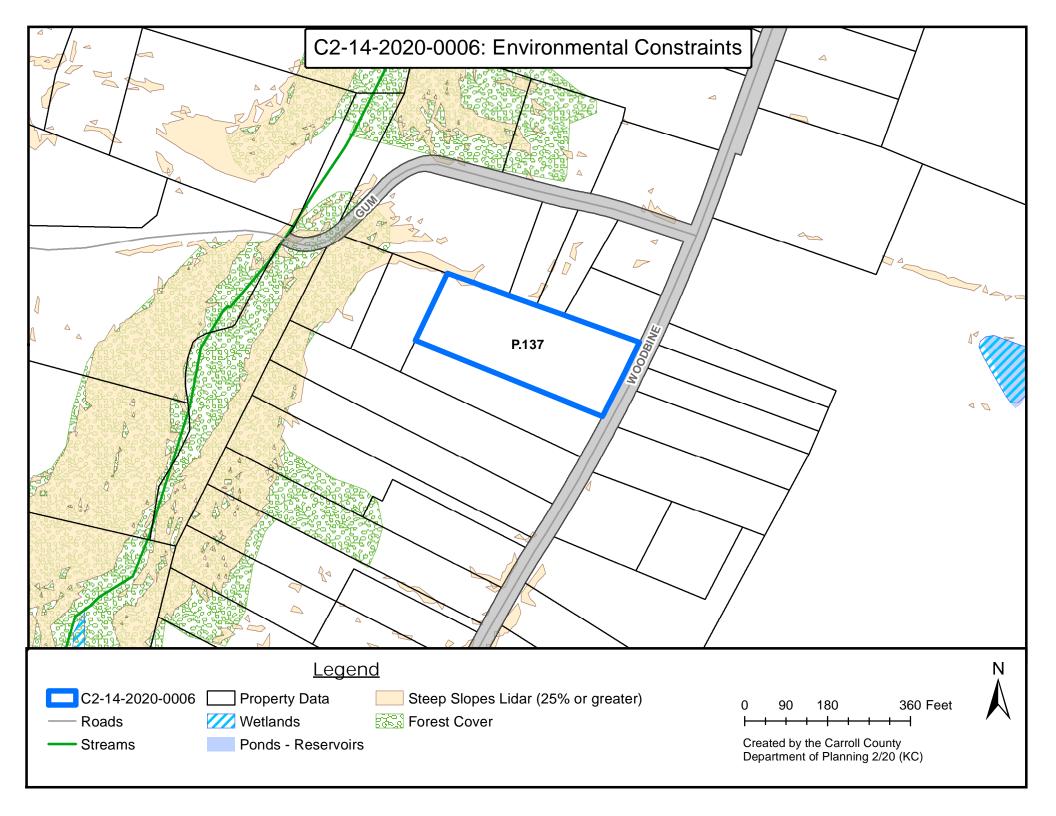
Unfavorable for C-2, remain as C-1.

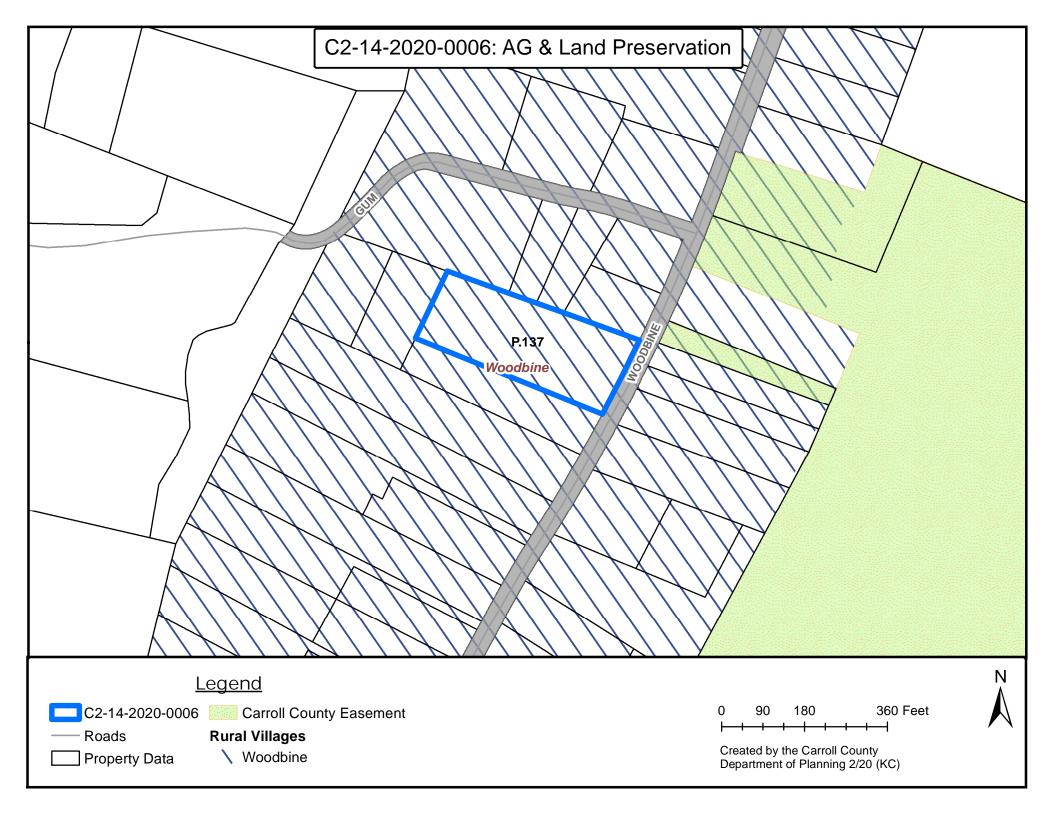
#### 11. Appendixes

See attachments for individual assessments.







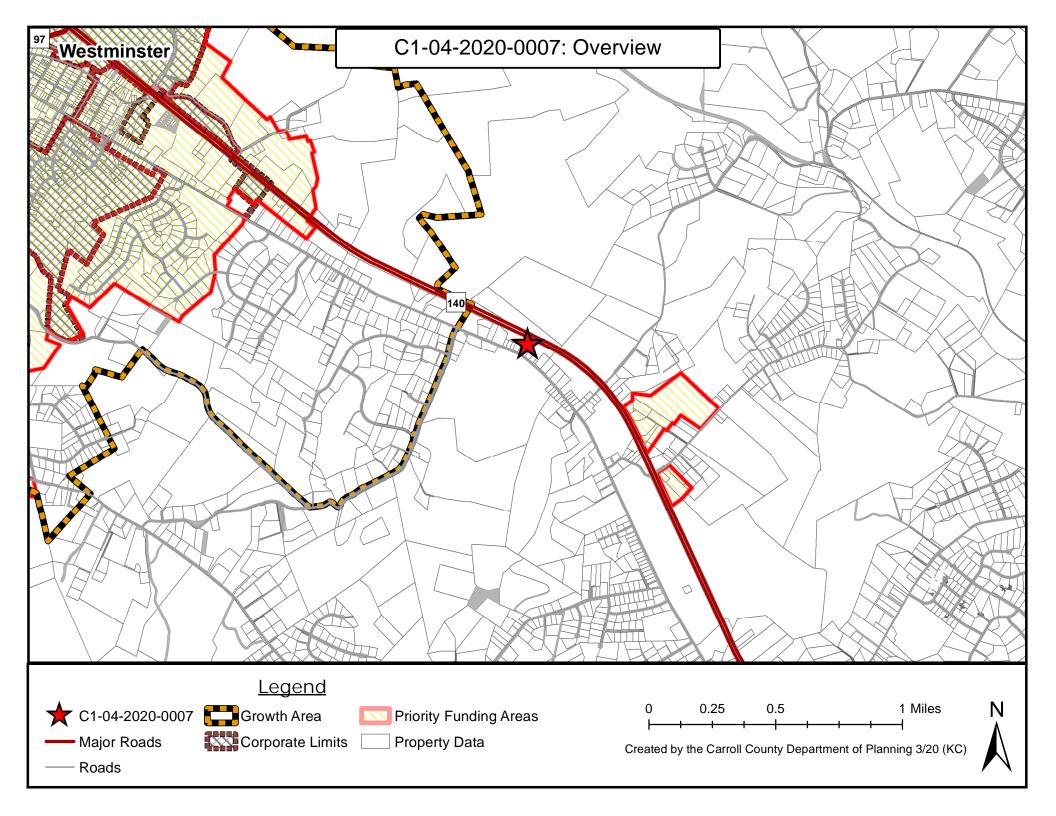


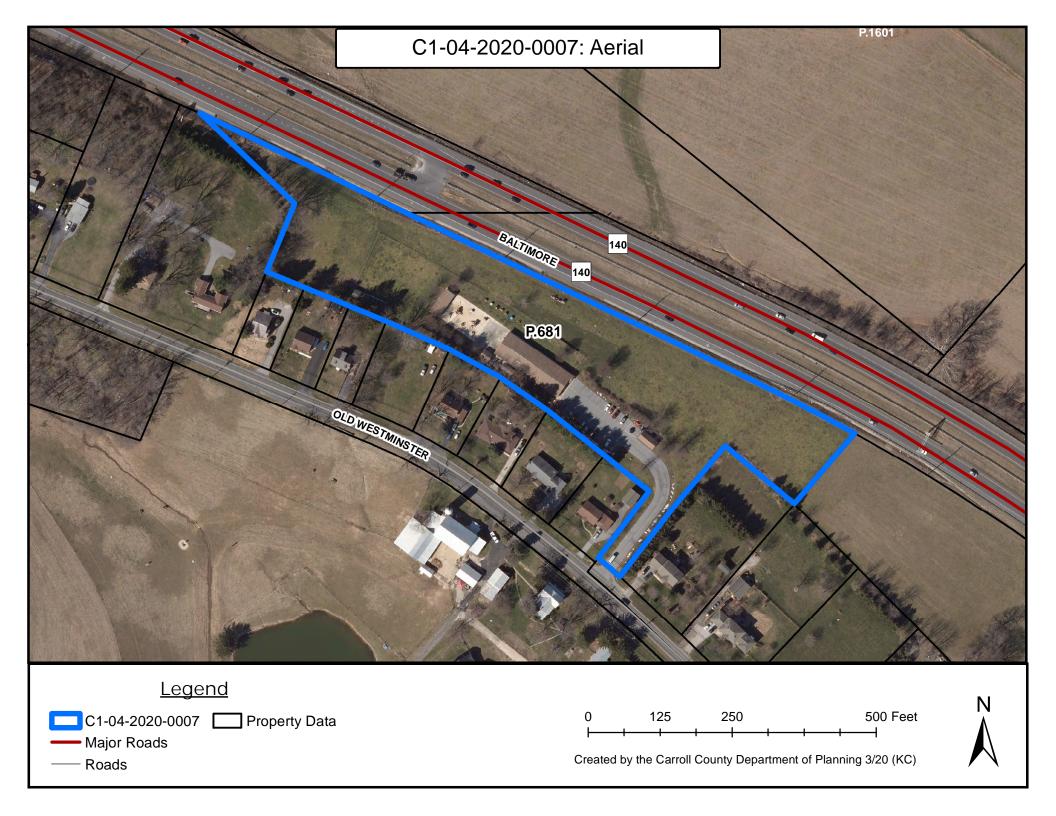
### BY-REQUEST COMPREHENSIVE REZONING

# COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C1-04-2020-0007







## Carroll County Department of Planning Comprehensive Zoning Assessment Report

II ILCHUCS	1.	Request
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Request # <u>C1-04-2020-0007</u> Applicant Name: <u>Christine Blubaugh on behalf of Playtime Corp.</u>

Property Address: 1550 Old Westminster Pike, Westminster, MD 21157

Current Zoning: <u>AG</u> Requested Zoning: <u>C-1</u>

#### 2. Description of Property

Site Address 1550 Old Westminster Pike, Westminster MD, 21157

Commissioner District 2

Parcel <u>0681</u> Map <u>0052</u>

Total Acreage of Parcel <u>4.87 acres</u> Area to be Rezoned: <u>4.87 acres</u>

Current Zoning: AG Requested Zoning: C-1

#### 3. Land Use and Zoning Considerations

Existing Land Uses:	Commercial (Day Care Center)
Land Use Plan Designation: <sup>1</sup>	Agriculture

#### **Zoning History Summary**

This property has been in the Agricultural zoning district since 1965. It has been in operation as a day care center, a principal permitted use in the Ag district, for many years.

<sup>&</sup>lt;sup>1</sup> Per 2014 Carroll County Master Plan as amended 2019.

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

Land Use

Zoning

	<del></del>	
North	Agriculture	Agriculture
South	Agriculture	Agriculture
East	Agriculture	Large Lot Residential
West	Agriculture	Large Lot 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 the 2014 Carroll County Master Plan as amended 2019. 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 request is not consistent with the goals of the 2014 CCMP as amended 2019. It is contrary to goals 13, 14 and 15 in the 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.

	Not within planned water service area.	
D.	Sewer Service Area Service	
	Not within planned sewer service area.	
5. Env	ironmental Constraints	
Minimal environmental restraints, steep slopes cover less than 1% of the property.		
6. Historic Resources Identified (see worksheet and map)		
None on property; 20 in the vicinity.		
7. Pub	lic Safety Assessment	
In Reese District: Adequate for Fire and EMS		
8. Ag l	Preservation and Applicable Preservation Area	
In the	e Upper Patapsco Rural Legacy Area	

C. Water Service Area and Service

#### 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 in the Upper Patapsco Rural Legacy Area.

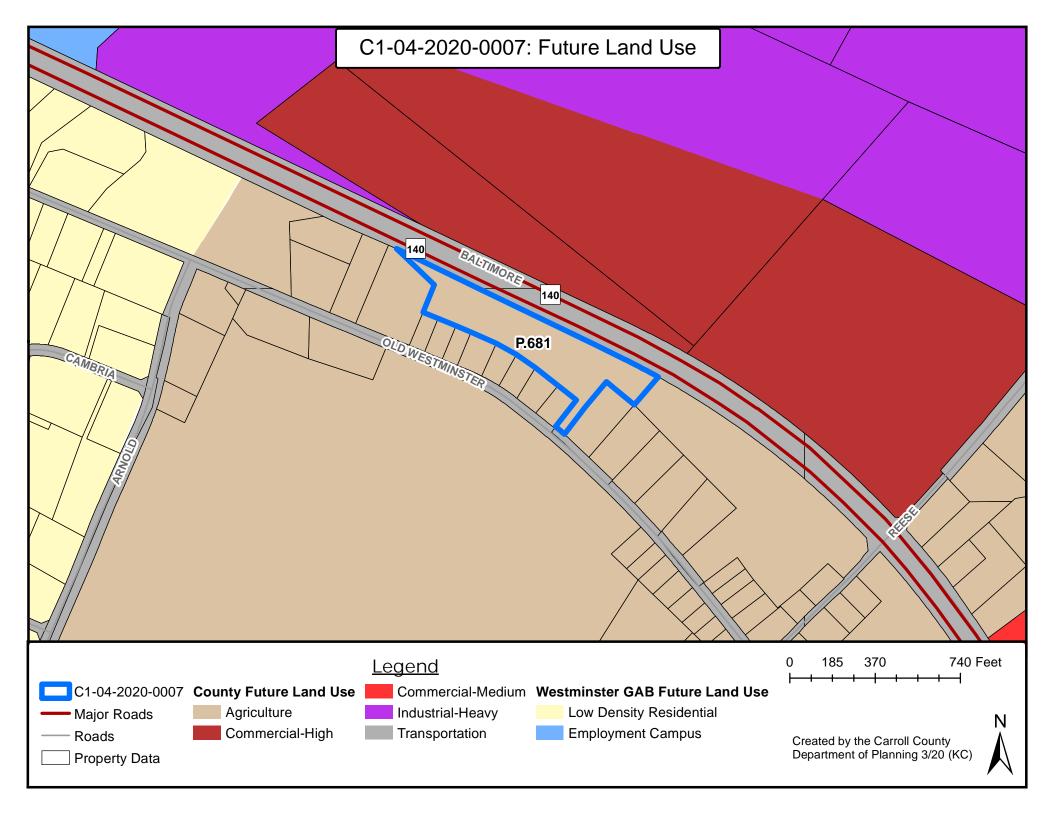
Although the property is not currently in an Ag use, it is a legally operating commercial use as permitted by Section 158.070 (D) of the County Code and may continue as such indefinitely. It may also be used for a number of other nonagricultural uses, both residential and commercial, as set forth in 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 surrounded by Ag-zoned land and large-lot residential properties. This was not envisioned by the 2014 Plan or the 2019 Amendment.

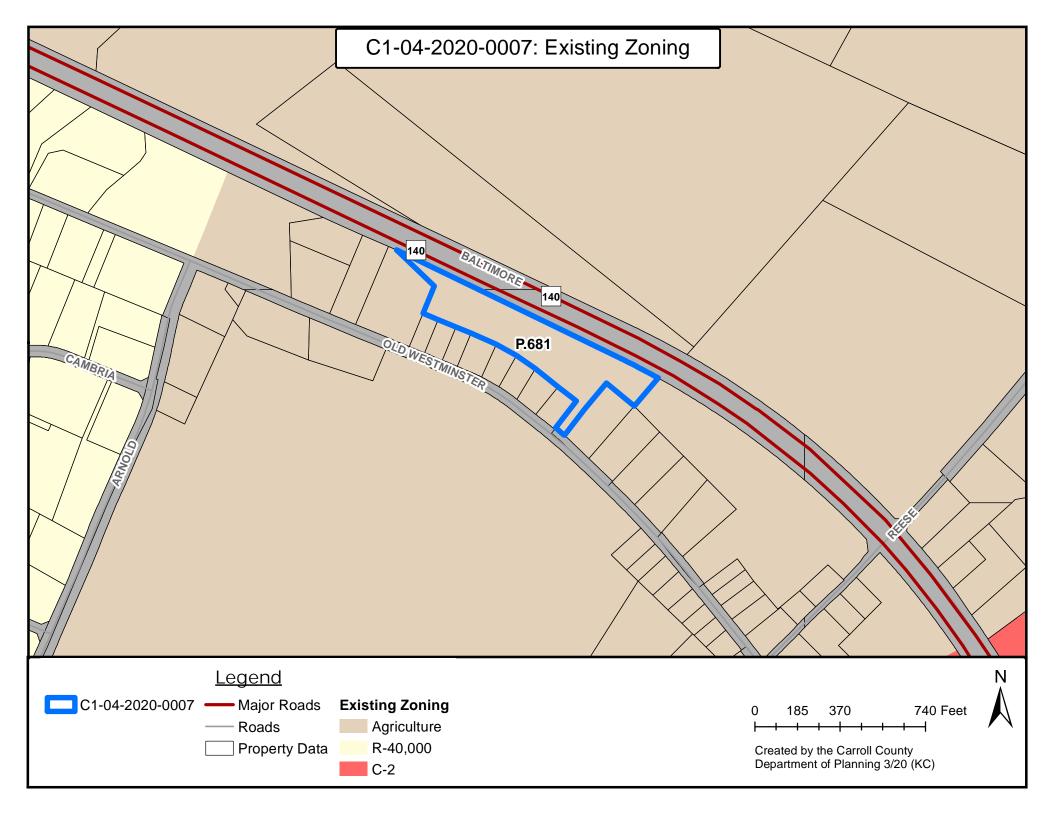
#### 10. Recommendations

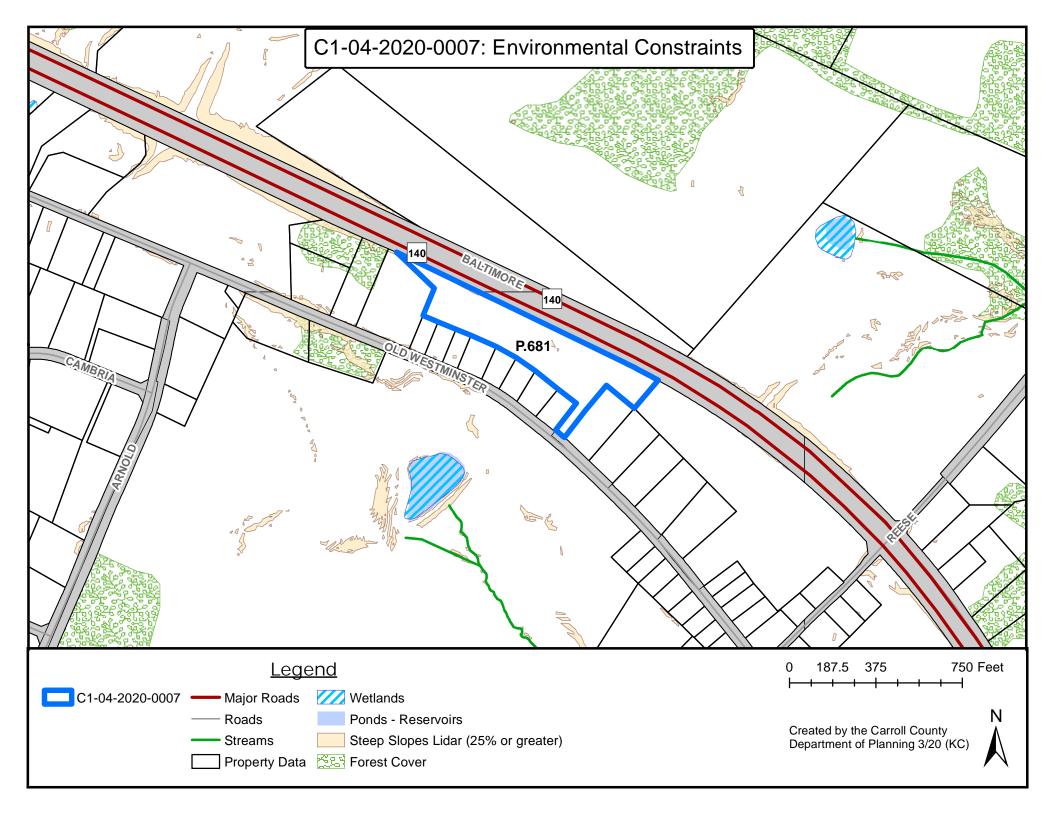
Department of Planning Recommendation: (Favorable or Unfavorable)	Unfavorable
Planning Commission Recommendation: (Favorable or Unfavorable)	Unfavorable

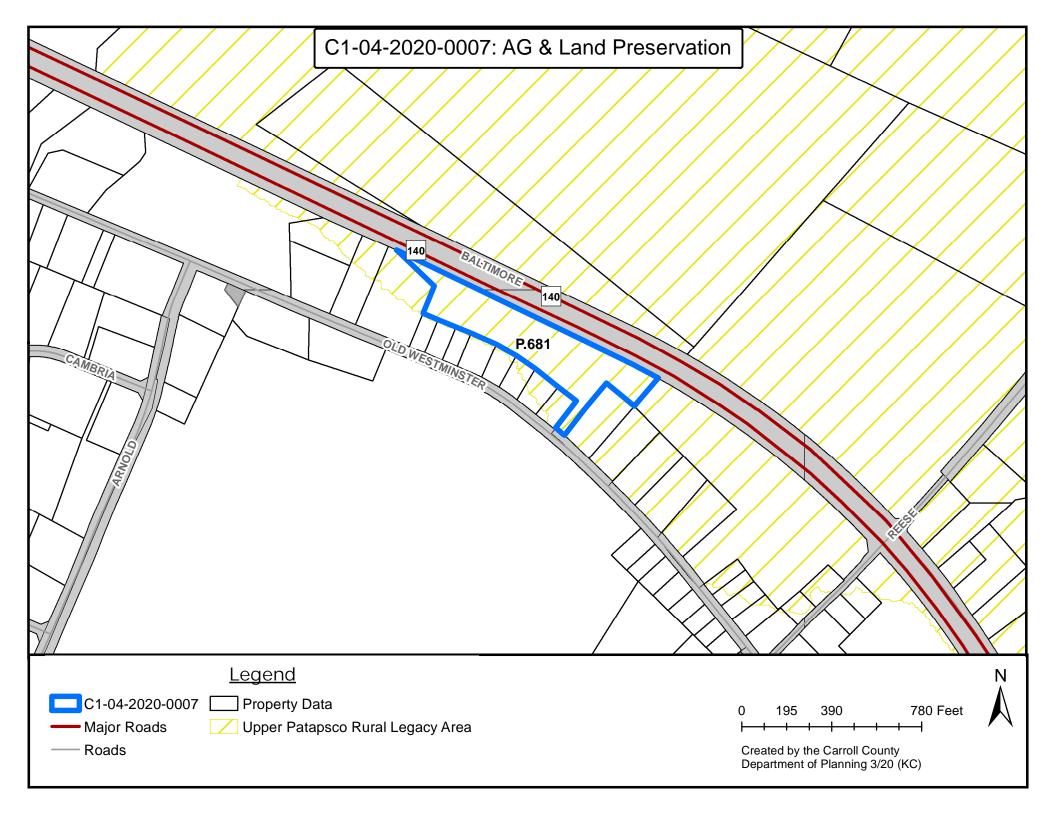
#### 11. Appendixes

See attachments for individual assessments.







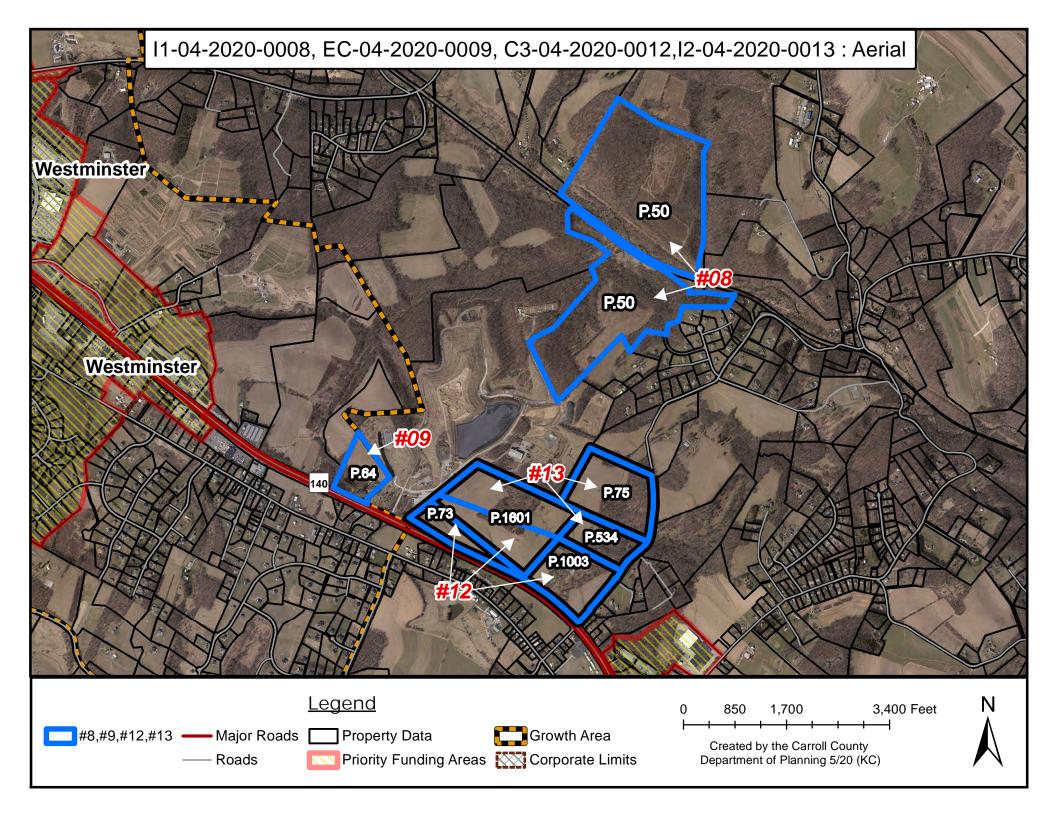


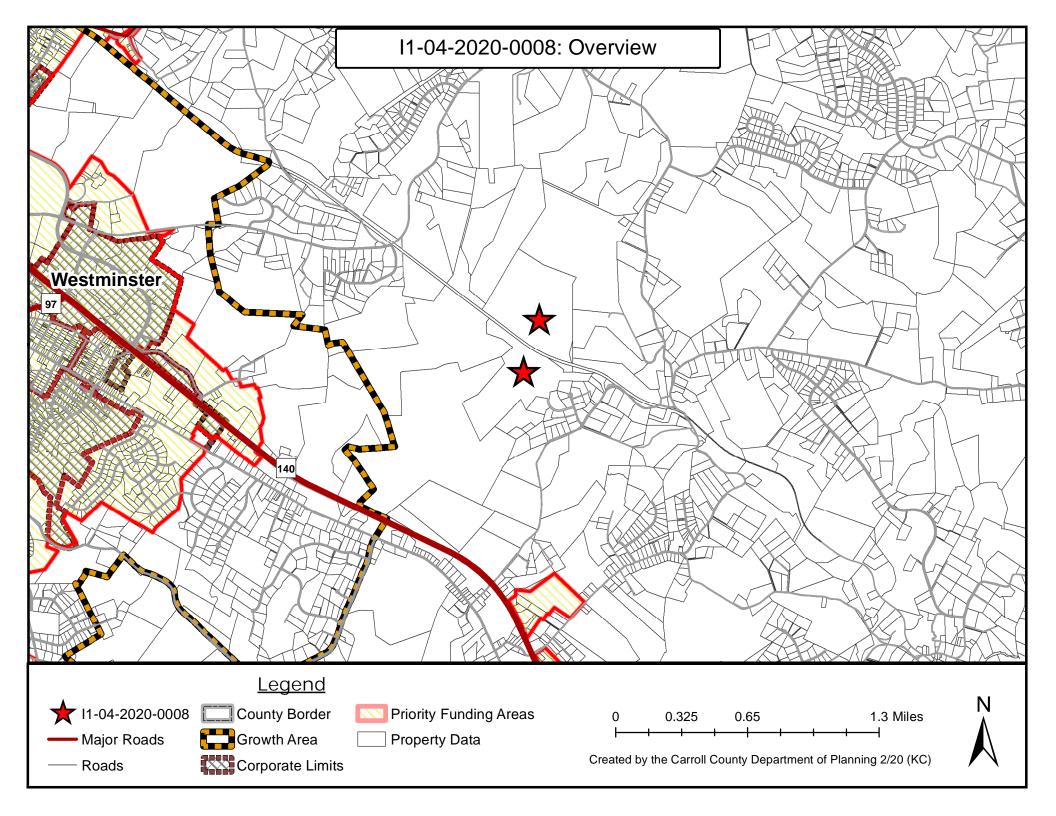
### BY-REQUEST COMPREHENSIVE REZONING

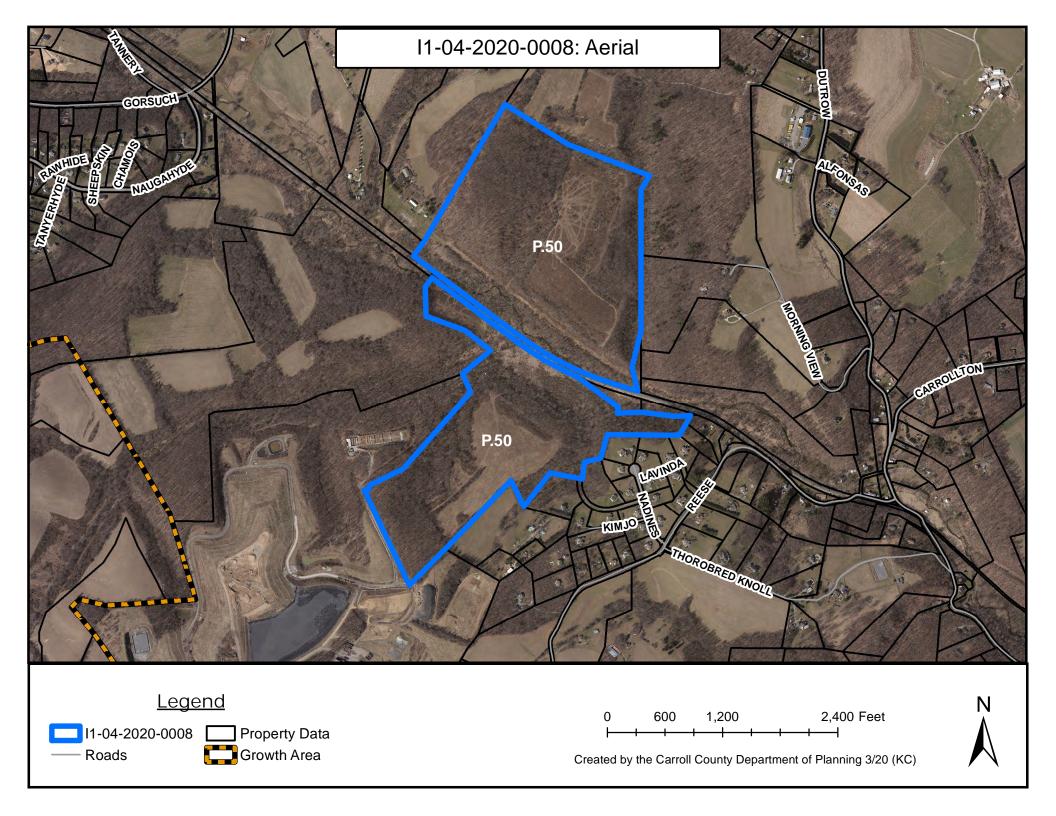
# COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

11-04-2020-0008









## Carroll County Department of Planning Comprehensive Zoning Assessment Report

#### 1. Request

Request #: <u>I1-04-2020-0008</u> Applicant Name: <u>K&P Resource Recovery, LLC</u>

Property Address: 2074 Reese Rd, Westminster, MD 21157 (Parcel 0050)

Current Zoning: "A" Agriculture & "C" Conservation

Requested Zoning: "I-1" Light Industrial

#### 2. Description of Property

Property Address: 2074 Reese Rd, Westminster, MD 21157

Commissioner District: 2 Account ID: 07-04-024656

Parcel: 0050 Map: 0047

Total Acreage of Parcel: <u>169.76 acres</u> Area to be Rezoned: <u>153 acres</u>

Current Use (SDAT): <u>Residential</u> Improved or Unimproved: <u>Unimproved</u>

Current Zoning: "A" Agriculture & "C" Conservation

Requested Zoning: "I-1" Light Industrial

#### 3. Land Use and Zoning Considerations

Existing Land Uses:

No improvements on the property.

Land Use Plan Designation: 1

Resource Conservation and Light Industrial, 2014 Carroll County Master Plan as amended 2019 (2014 CCMP)

North of the rail line there is approximately

- 17 acres designated as Resource Conservation
- 79 acres designated as Light Industrial

South of the rail line there is approximately

- 18 acres designated as Resource Conservation
- 56 acres designated as Light Industrial

<sup>&</sup>lt;sup>1</sup> 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):

Zoning

	<del></del>	
North	"A" Agriculture	2014 CCMP: Agriculture
	"C" Conservation	
South	"A" Agriculture	2014 CCMP: Agriculture, Heavy
		Industrial
East	"A" Agriculture	2014 CCMP: Agriculture,
	"C" Conservation	Conservation
West	"A" Agriculture	2014 CCMP: Agriculture,
	"C" Conservation	Conservation, Heavy Industrial

Land Use

#### **Zoning History Summary**

This property has been zoned Agriculture and Conservation since 1965.

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

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

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

#### B. Applicable Master Plan Goals and Objectives

This request is consistent with Goal 13 from the 2014 CCMP:

"Promote a healthy economy and additional employment opportunities by...focusing on development and redevelopment of existing vacant and underutilized commercial and industrial properties; providing land appropriately located and zoned for a variety of types and intensities of new economic development activities; and maintaining a desirable balance between economic development and residential development."

Also consistent with the following Implementation Strategy from the 2014 CCMP: "Zone adequate commercial, industrial, and employment campus lands to increase the non-residential tax base; along major roadway corridors encourage the assembly of small, separate adjoining parcels of developable and into single larger parcels..."

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

W-7 No Planned Water Service

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

S-7 No Planned Sewer Service

#### 5. Environmental Constraints

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

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

#### 6. Historic Resources Identified

No historic sites were identified on the property. Nine historic sites were identified within a  $\frac{1}{2}$  mile radius.

#### 7. Public Safety Assessment

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

#### 8. Ag Preservation and Applicable Preservation Area

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

#### 9. Assessment Summary

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

#### 10. Recommendations

#### **Department of Planning Recommendation:**

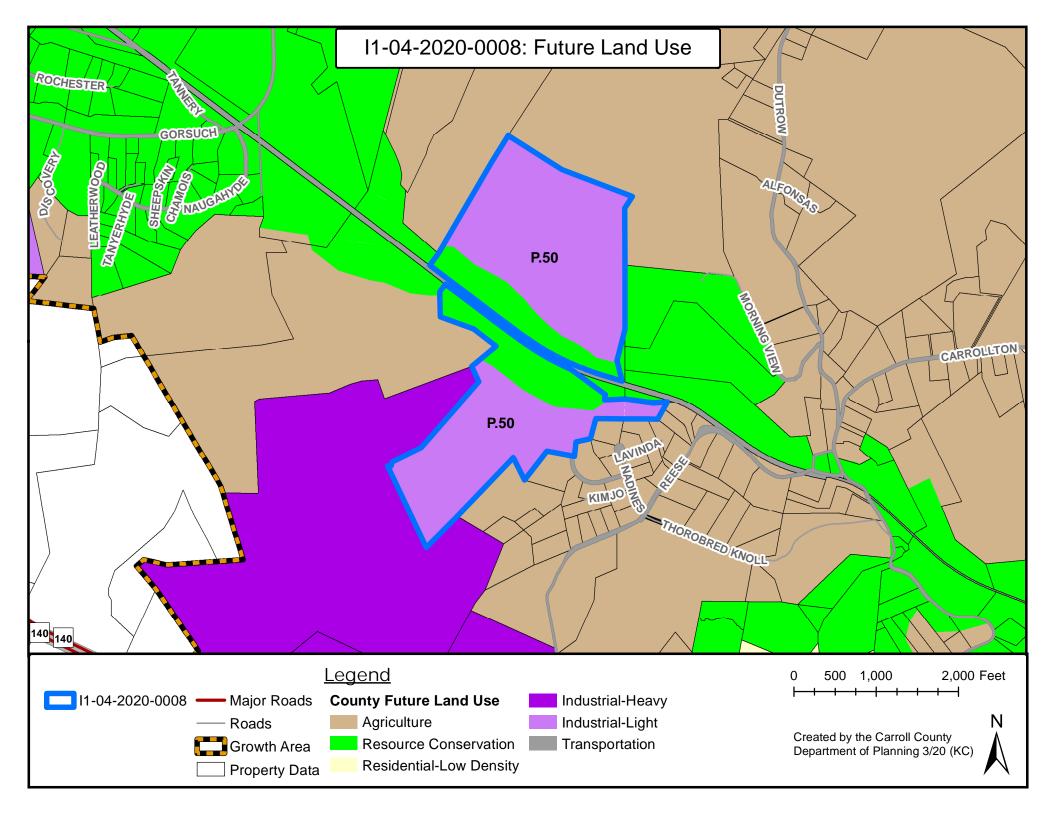
Favorable with the following amendment to the request: follow Land Use from the 2014 CCMP as amended 2019 to rezone the property. Approximately 17 acres north of the rail line remain Conservation, and 18 acres south of the rail line be rezoned to Conservation. The remaining 135 acres to be rezoned to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

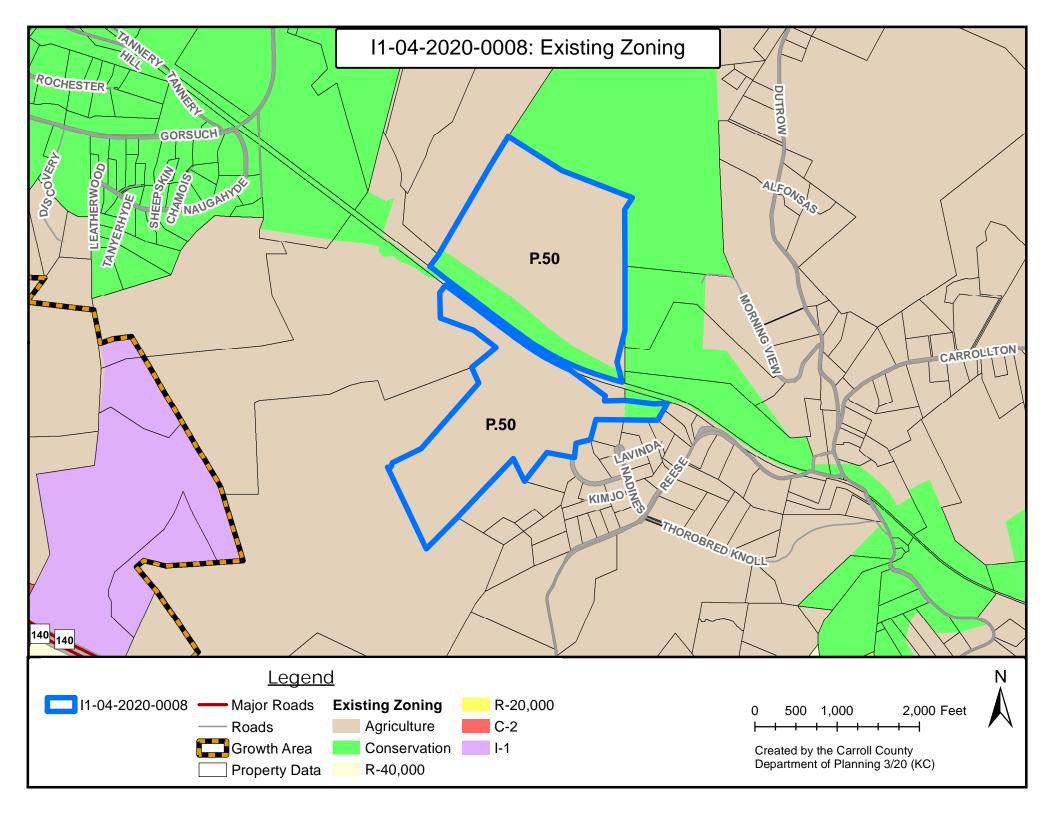
#### **Planning Commission Recommendation:**

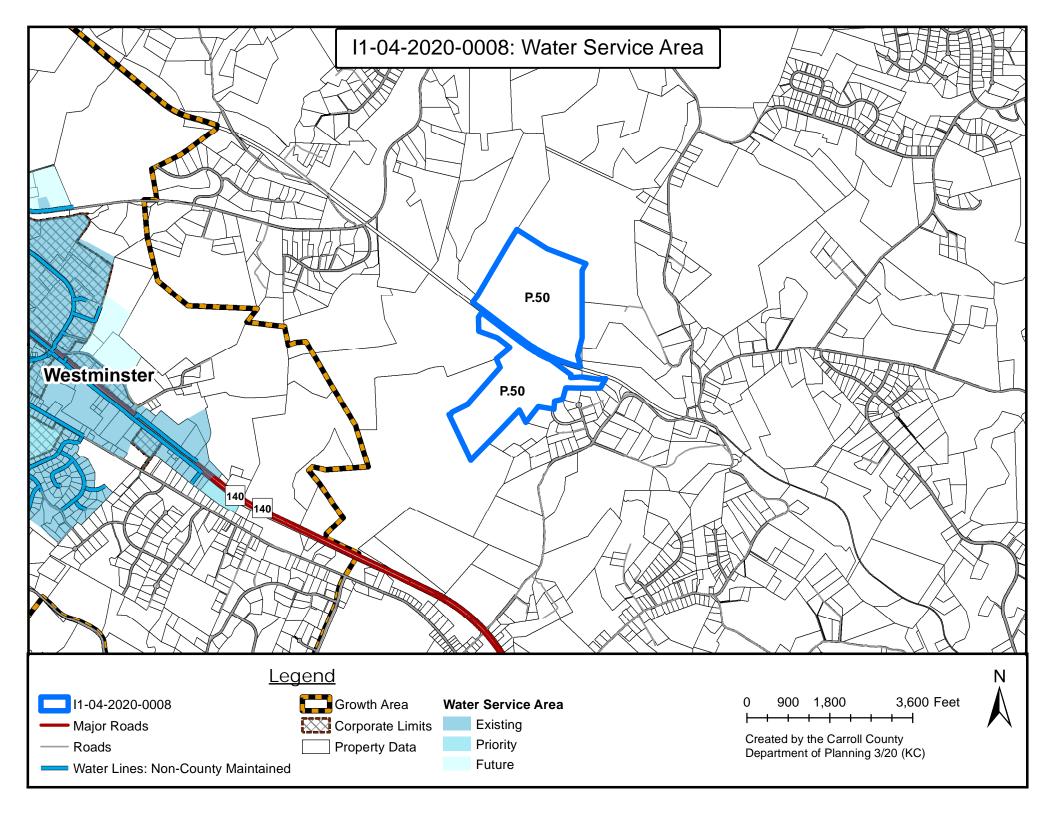
Unfavorable

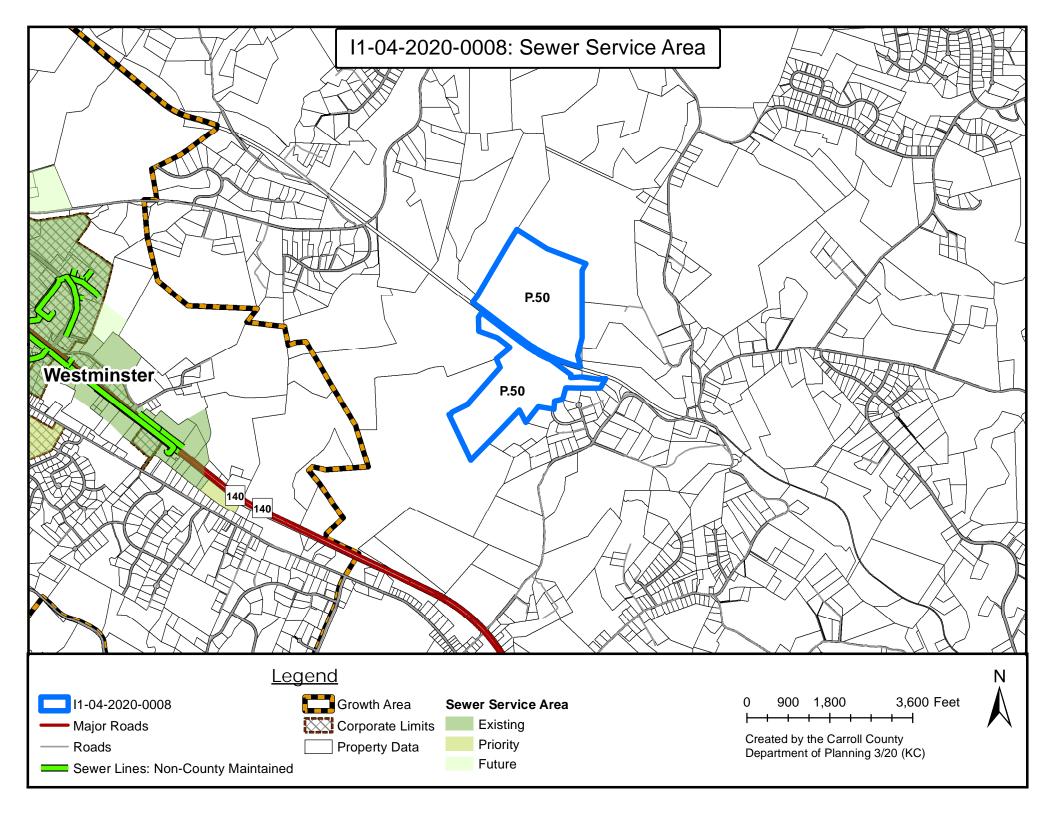
#### 11. Appendixes

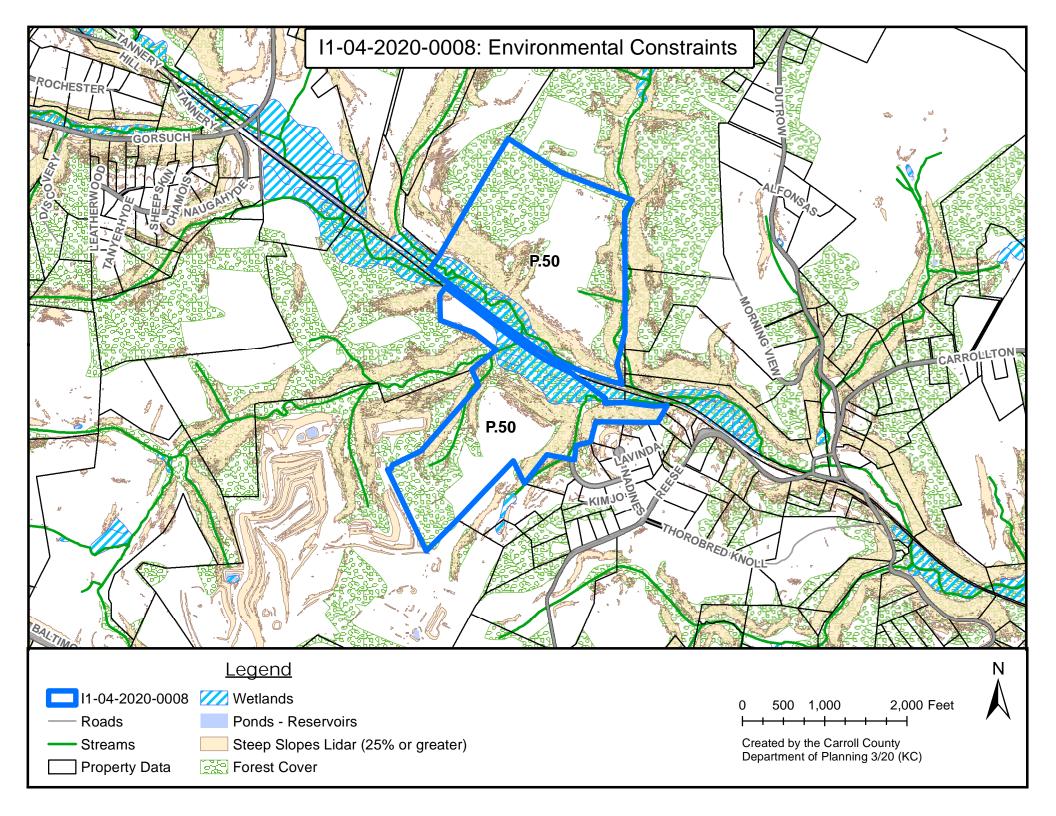
See attachments for individual assessments.

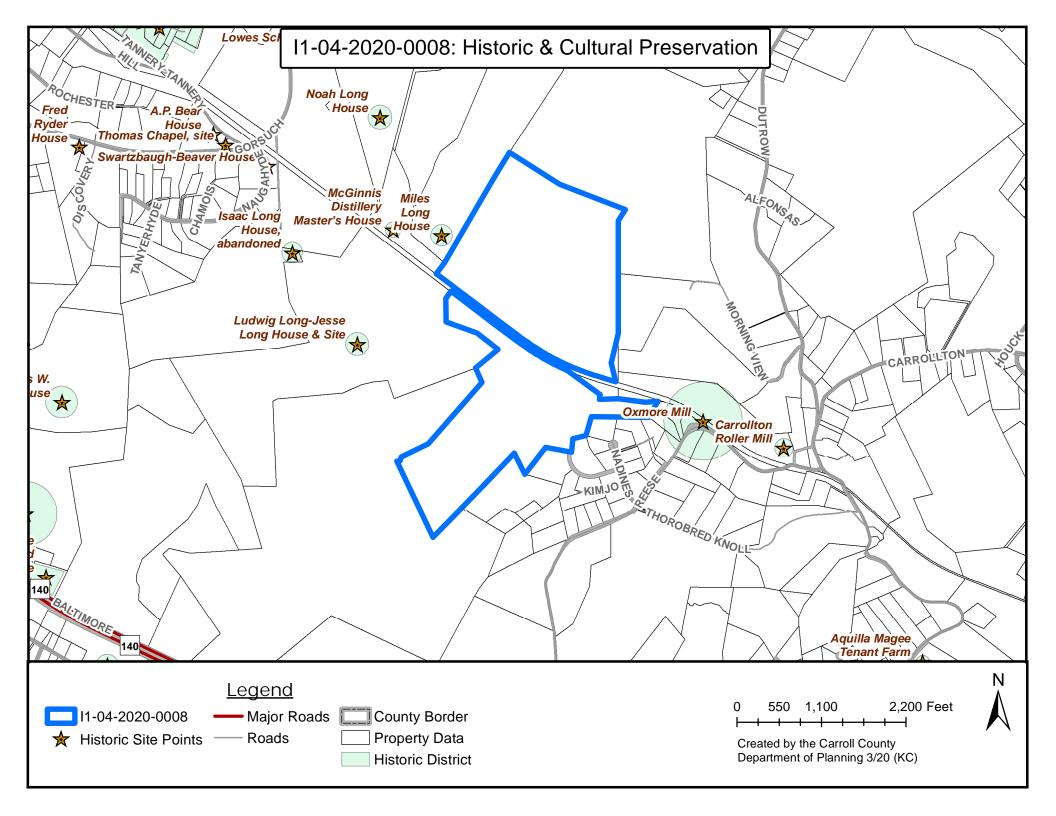


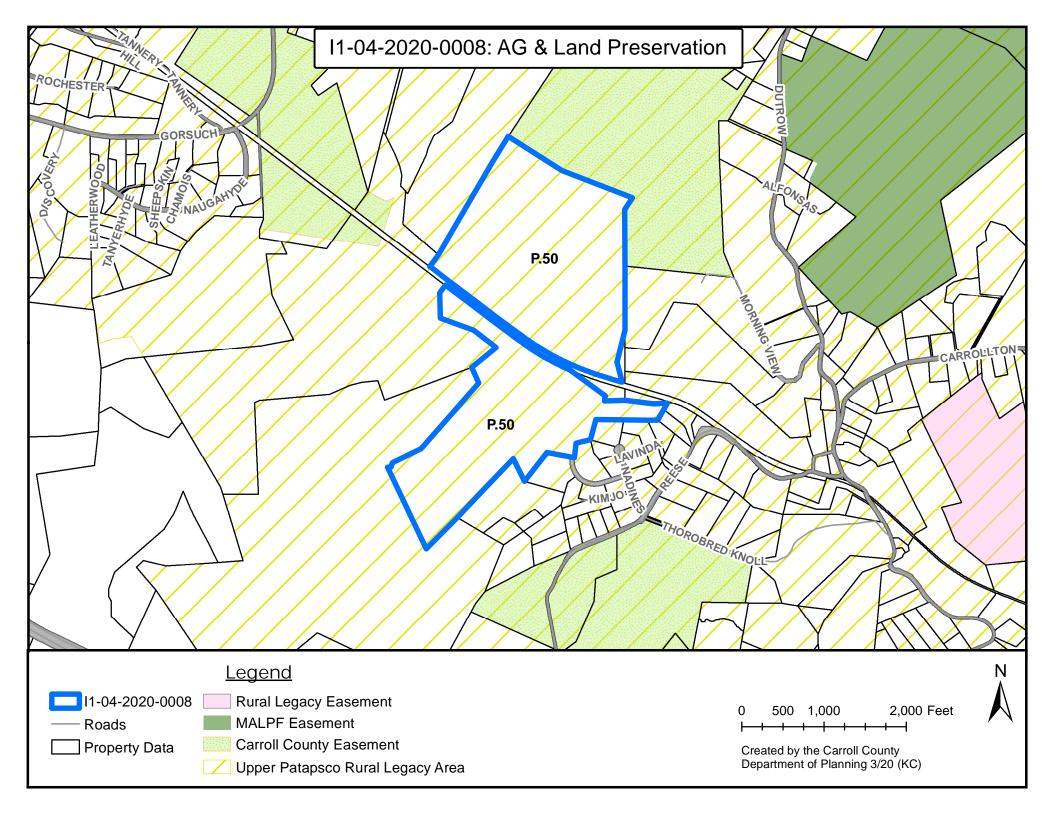










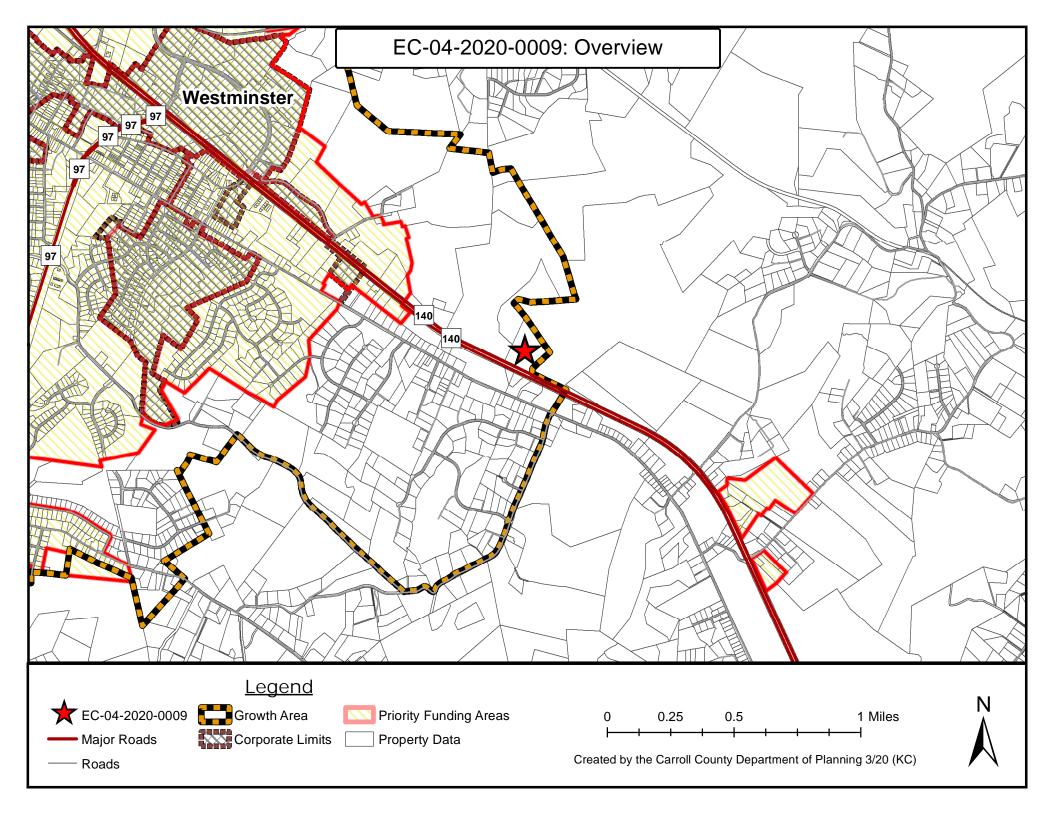


### BY-REQUEST COMPREHENSIVE REZONING

# COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

EC-04-2020-0009







## Carroll County Department of Planning Comprehensive Zoning Assessment Report

#### 1. Request

Request #: EC-04-2020-0009 Applicant Name: K&P Resource Recovery, LLC

Property Address: 1348 Baltimore Boulevard, Westminster, MD 21157 (Parcel 0064)

Current Zoning: "A" Agriculture Requested Zoning: "EC" Employment Campus

#### 2. Description of Property

Property Address: 1348 Baltimore Boulevard, Westminster, MD 21157

Commissioner District: 2 Account ID: 07-04-026829

Parcel: <u>0064</u> Map: <u>0046</u>

Total Acreage of Parcel: 12.08 acres

Area to be Rezoned: 12.08 acres

Current Use (SDAT): <u>Residential</u> Improved or Unimproved: <u>Improved</u>

Current Zoning: "A" Agriculture Requested Zoning: "EC" Employment Campus

#### 3. Land Use and Zoning Considerations

Existing Land Uses: | I

Residential

Land Use Plan Designation:<sup>1</sup>

Employment Campus, 2009 City of Westminster Comprehensive Plan (2009 CWCP)

"The purpose of the Employment Campus District is to provide an implementation process that will encourage creative, well planned, mixed industrial and commercial development in a campus-like setting, including: consistent and uniform site layouts; architecture designed to attract business and light industry; employers that provide primarily higher paying jobs requiring highly skilled workers; and, businesses that are willing to construct buildings on campuses that are aesthetically pleasing and contribute significantly to the County's tax base."

<sup>1</sup> 

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

	Zoning	<u>Land Use</u>
North	"A" Agriculture "I-1" Industrial Light	2014 Carroll County Master Plan (2014 CCMP): Industrial Heavy 2009 CWCP: Employment Campus
South	"R-40,000" Residential	2009 CWCP: Low Density Residential
East	"A" Agriculture	2014 CCMP: Industrial Heavy
West	"I-1" Industrial Light	2009 CWCP: Employment Campus

#### **Zoning History Summary**

This property has been zoned Agriculture since 1965.

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

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

The requested "EC" Employment Campus zoning is consistent with the future land use designation of Employment Campus in the 2009 CWCP. This property is inside the Westminster municipal growth area. It also abuts the Carroll County Landfill.

#### B. Applicable Master Plan Goals and Objectives

This request meets the following goals from the 2009 CWCP:

Goal M5: Coordinate the integrated and sustainable development of the Business and Industrial Districts

Objective 2: Ensure that commercial and industrial activity is consistent with maintaining a high quality built and natural environment

a. Encourage industrial and commercial development that meets the community's vision for quality of environment and compatibility with Westminster land uses

Goal E2: Support a diversified and stable economic environment that will enhance the standard of living of all citizens, and be compatible with the Municipal Growth Element

Objective 3: Support the retention and expansion of existing businesses, while exploring opportunities for new business development

- a. Create an environment which encourages entrepreneurs to engage in business and industrial activities
- b. Attract businesses that can be competitive in the Westminster area and will strengthen the economy by providing good wages and benefits.

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

W-7 No Planned Water Service. The closest water line, north of MD 140, is approximately 2,700 feet away serving Caliber Collision.

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

S-7 No Planned Sewer Service. The closest sewer line, north of MD 140, is approximately 3,000 feet away serving the State Police Barracks.

#### 5. Environmental Constraints

A stream branch of the Liberty reservoir enters the site from the northwest and navigates southeast for approximately 500 feet. Slopes greater than 25% cover the entire property line fronting MD 140. Some steep slopes and forest cover are located central and west, there are no notable slopes towards the north.

#### 6. Historic Resources Identified

No historic sites were identified on the property. Eleven 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

No Ag Preservation. Upper Patapsco Rural Legacy Area abuts the site to the north and east.

#### 9. Assessment Summary

This request is consistent with the 2009 CWCP. The future land use as expressed in the plan, its situation within the Westminster municipal growth area and its proximity to future water and sewer make this site an ideal candidate for employment campus zoning. The future land use is consistent with this zoning designation. Sites to the north and west are zoned Light Industrial and have a land use of Employment Campus. Carroll County's Northern Landfill is situated directly to the north and east of the request.

#### 10. Recommendations

Department of Planning Recommendation:

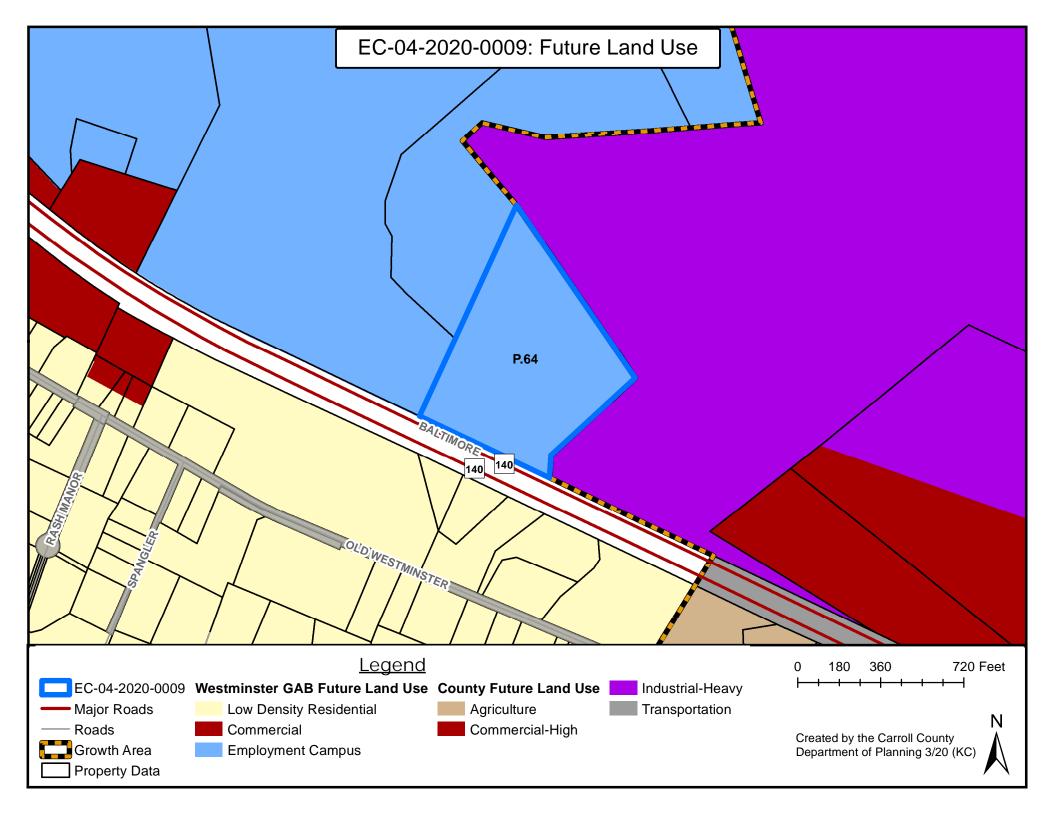
Favorable

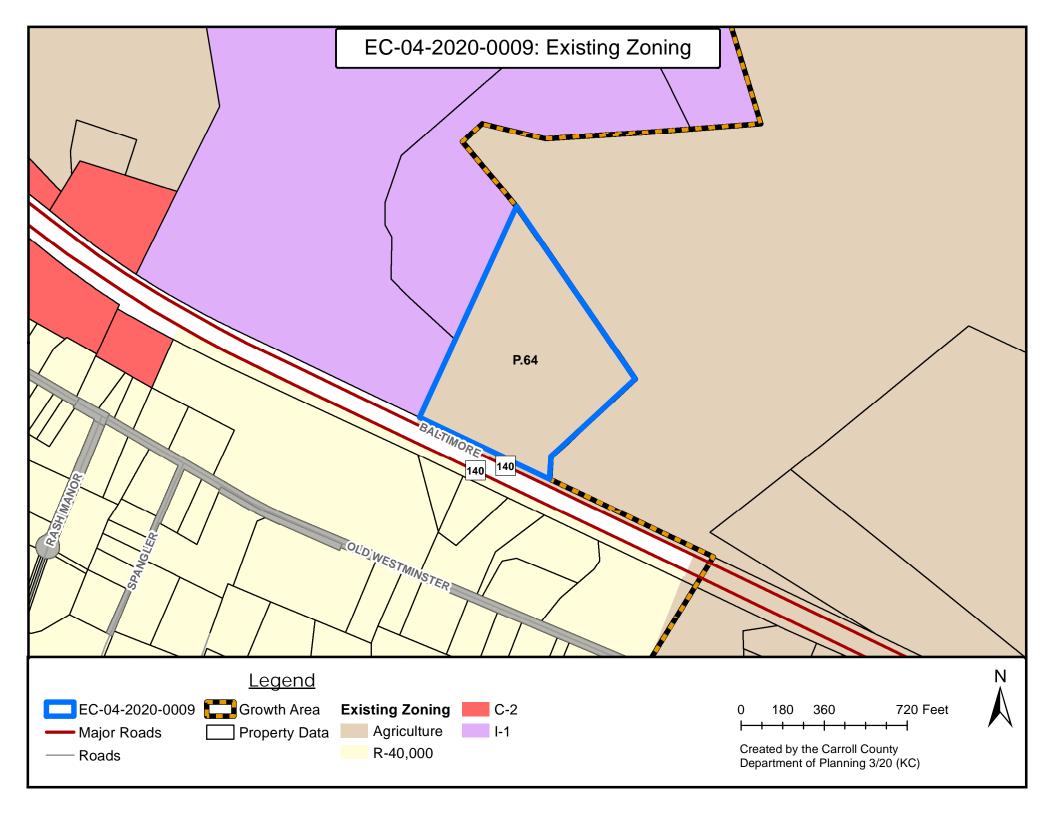
Planning Commission Recommendation:

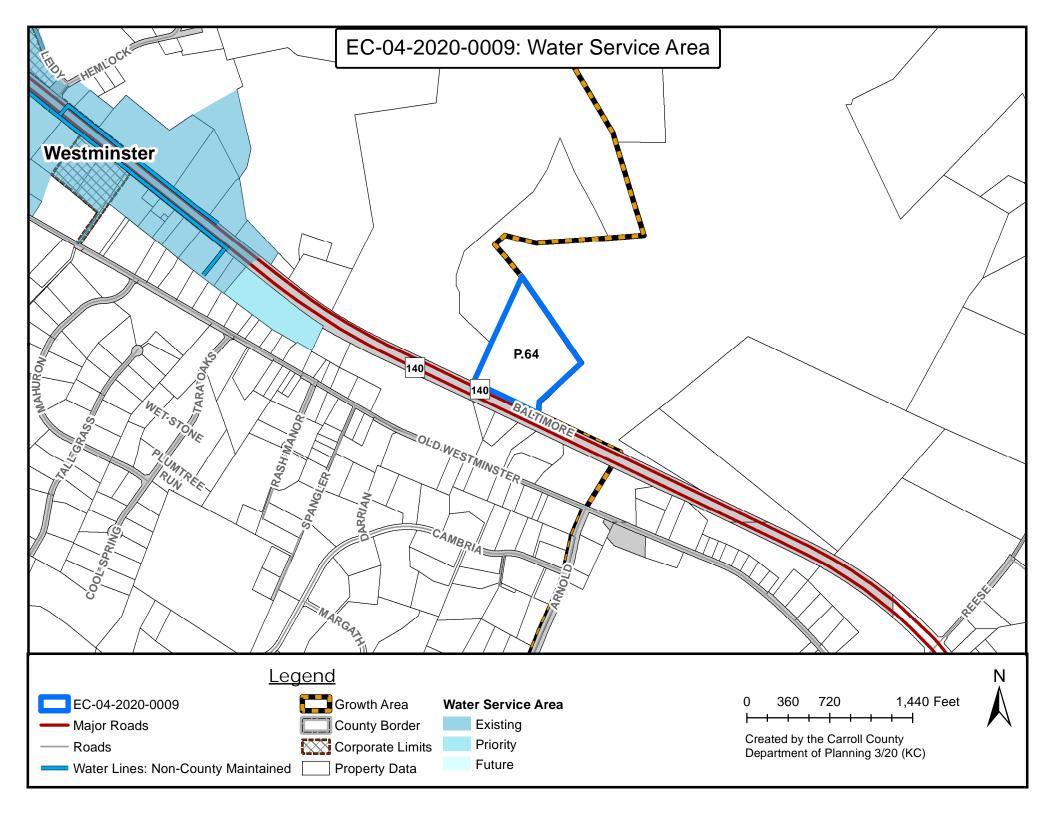
Favorable

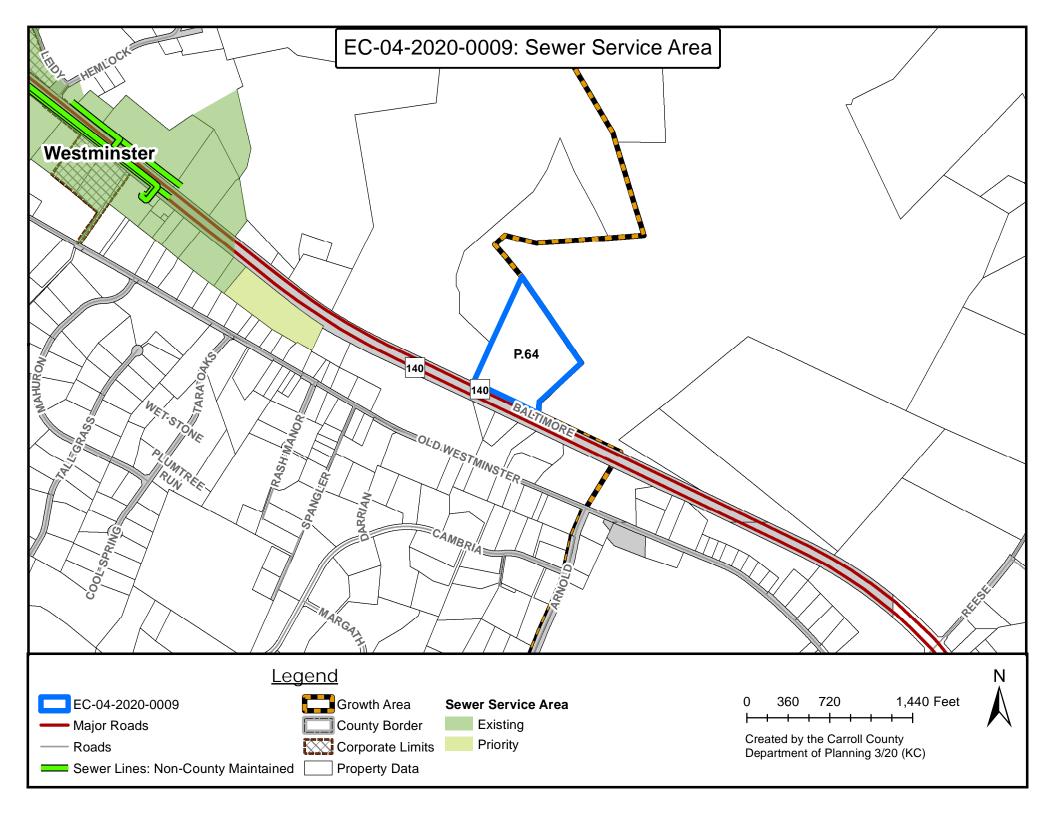
#### 11. Appendixes

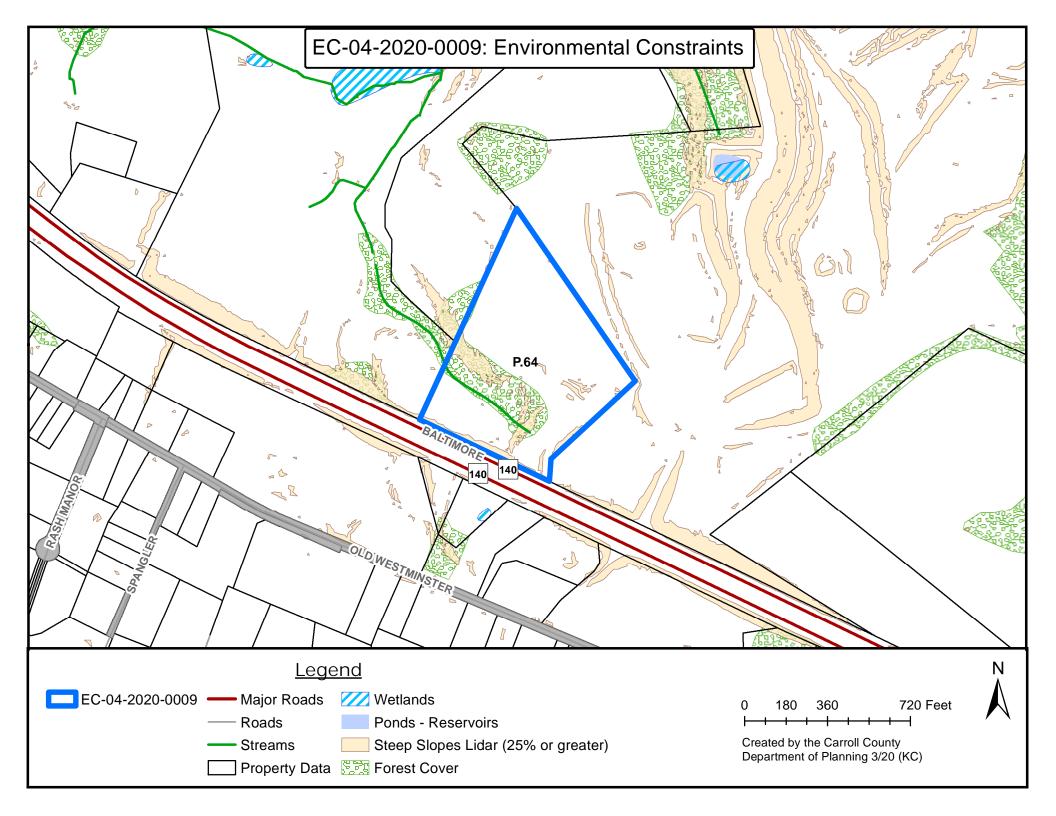
See attachments for individual assessments.

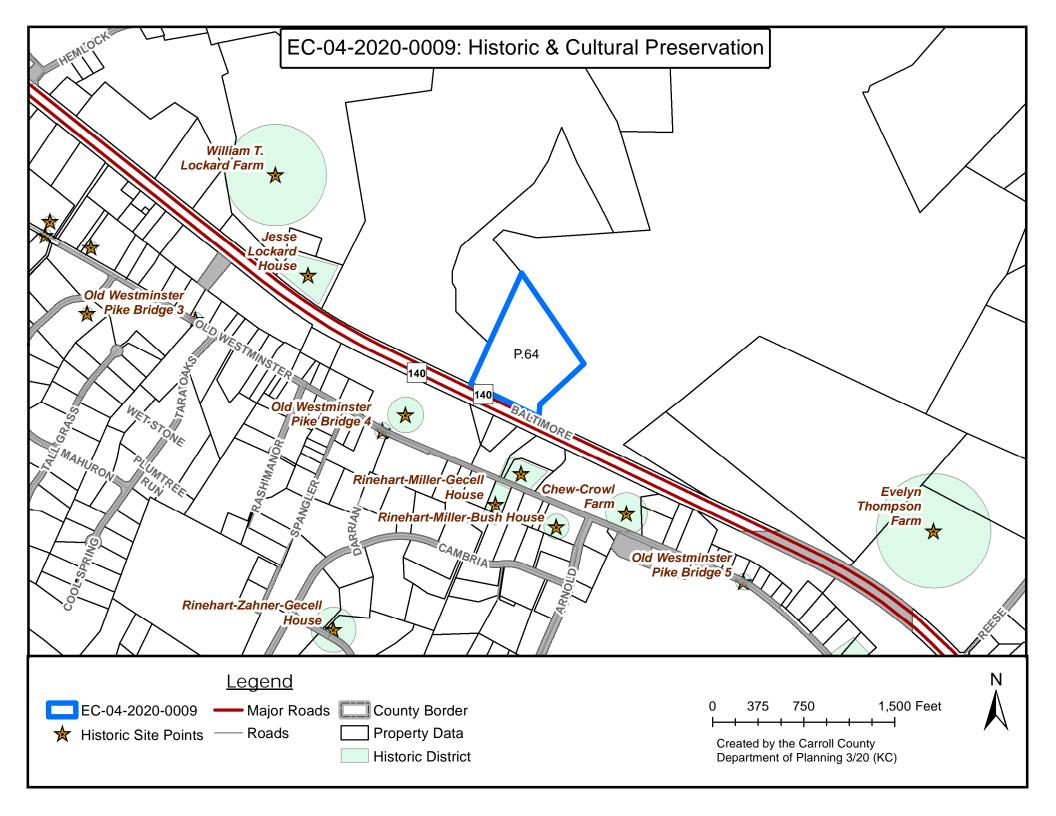


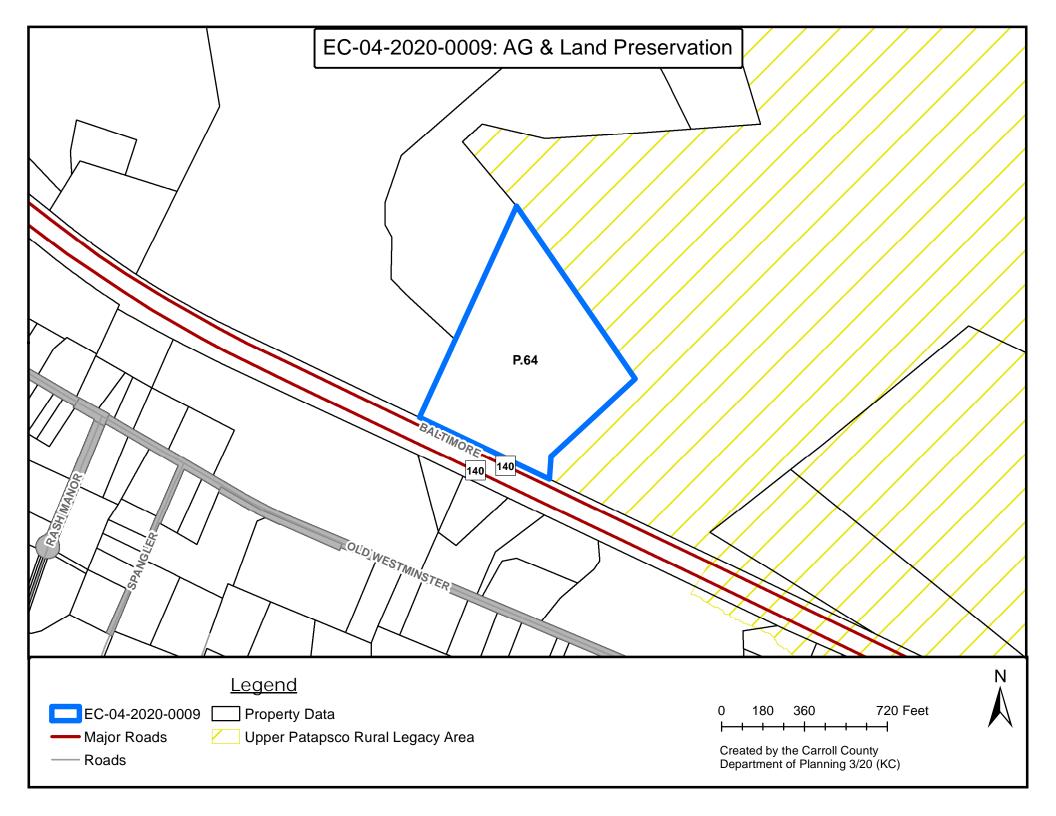










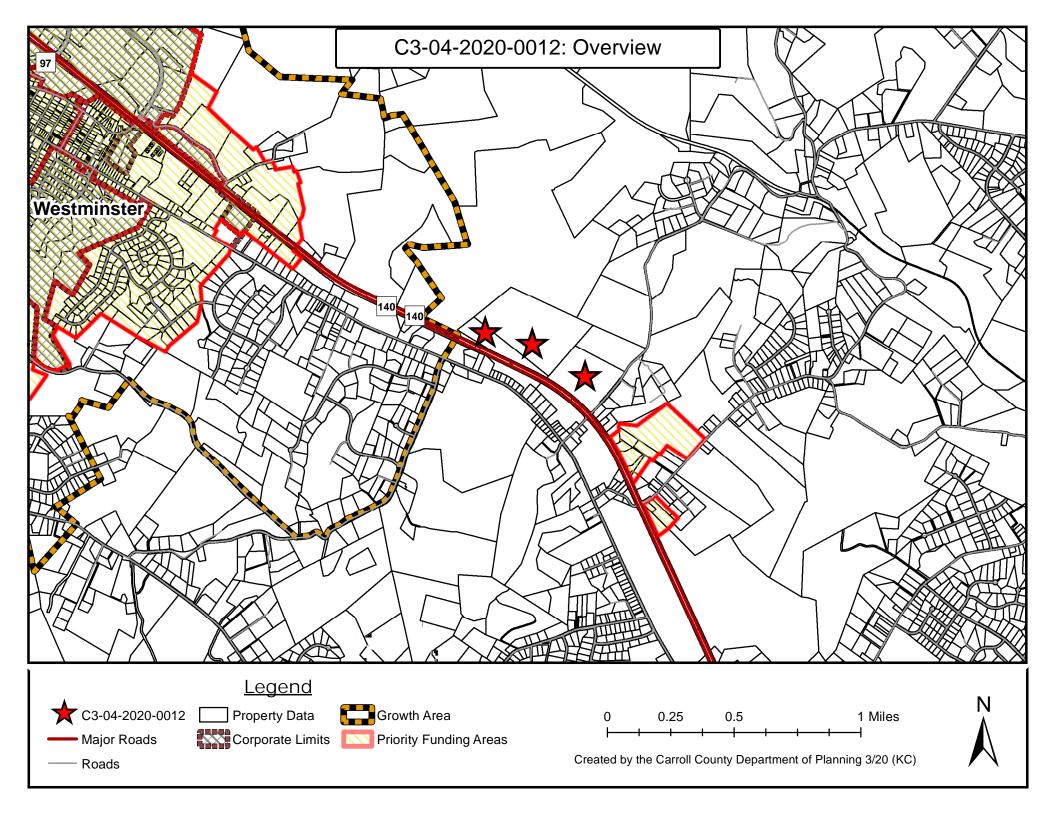


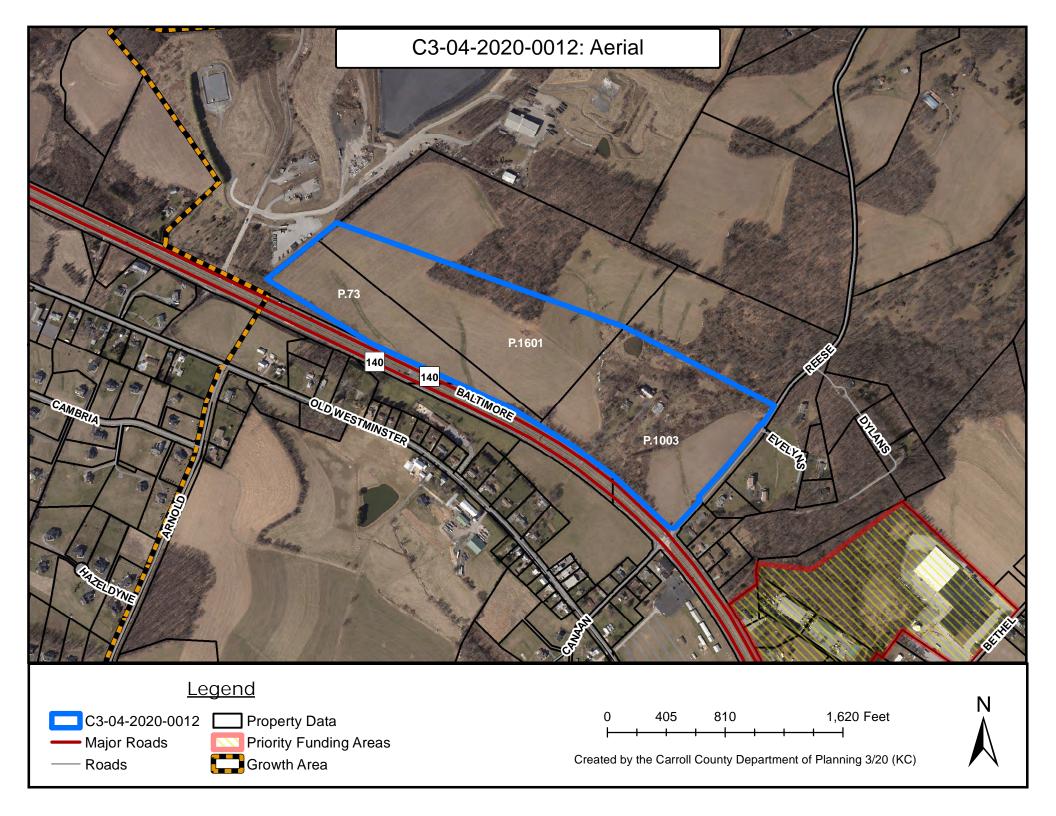
### BY-REQUEST COMPREHENSIVE REZONING

# COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C3-04-2020-0012







## Carroll County Department of Planning Comprehensive Zoning Assessment Report

#### 1. Request

Request #: C3-04-2020-0012 Applicant Name: K&P Resource Recovery, LLC

**Property Address:** 

1. <u>1640 Baltimore Blvd</u>, Westminster, MD 21157 (Parcel 1003)

- 2. Baltimore Blvd, Westminster, MD 21157 (Parcel 0073)
- 3. Baltimore Blvd, Westminster, MD 21157 (P/O Parcel 1601)

Current Zoning: "A" Agriculture Requested Zoning: "C-3" Commercial High

#### 2. Description of Property

Property Address: <u>1640 Baltimore Boulevard</u>, Westminster, MD 21157

Commissioner District: 2 Account ID: 07-04-075935

Parcel: <u>1003</u> Map: <u>0053</u>

Total Acreage of Parcel: 20.10 acres

Area to be Rezoned: 20.10 acres

Current Use (SDAT): <u>Residential</u> Improved or Unimproved: <u>Improved</u>

Current Zoning: "A" Agriculture Requested Zoning: "C-3" Commercial High

Property Address: Baltimore Blvd, Westminster, MD 21157

Commissioner District: 2 Account ID: 07-04-024648

Parcel: 0073 Map: 46

Total Acreage of Parcel: 14.686 acres Area to be Rezoned: 14.686 acres

Current Use (SDAT): Agriculture Improved or Unimproved: Unimproved

Current Zoning: "A" Agriculture Requested Zoning: "C-3" Commercial High

Property Address: Baltimore Blvd, Westminster, MD 21157

Commissioner District: 2 Account ID: <u>07-04-075951</u>

Parcel: 1601 Map: 46

Total Acreage of Parcel: <u>51.4033 acres</u> Area to be Rezoned: <u>22.58 acres</u>

Current Use (SDAT): Agriculture Improved or Unimproved: Unimproved

#### 3. Land Use and Zoning Considerations

Existing Land Uses:

Agriculture and Residential

Land Use Plan Designation:<sup>1</sup>

Commercial High, 2014 Carroll County Master Plan as amended 2019 (2014 CCMP)

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	Agriculture	2014 CCMP: Industrial Heavy
South	Agriculture	2014 CCMP: Agriculture
East	Agriculture	2014 CCMP: Agriculture
West	Agriculture, R-40,000	2014 CCMP: Industrial Heavy 2009 City of Westminster Comprehensive Plan (2009 CWCP): Low Density Residential

#### **Zoning History Summary**

This property has been zoned Agriculture since 1965. There were two requests to rezone to the "I-R" Industrial-Restricted District in 2000 and 2001, which were withdrawn and denied. These requests were made prior to the future land use designation of Commercial High on the property.

<sup>&</sup>lt;sup>1</sup> 2014 Carroll County Master Plan as amended 2019.

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

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

The requested "C-3" Commercial High zoning is consistent with the future land use designation of Commercial High in the 2014 CCMP. This property is immediately outside the Westminster municipal growth area. It also abuts the Carroll County Landfill.

#### B. Applicable Master Plan Goals and Objectives

This request is consistent with Goal 13 from the 2014 CCMP:

"Promote a healthy economy and additional employment opportunities by ... focusing on 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 Strategies from the 2014 CCMP: "Zone adequate commercial, industrial, and employment campus lands to increase the non-residential tax base; along major roadway corridors encourage the assembly of small, separate adjoining parcels of developable and into single larger parcels..."

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

W-7 No Planned Water Service

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

S-7 No Planned Sewer Service

#### **5.** Environmental Constraints

This property includes streams, wetlands and >25% steep slopes.

#### 6. Historic Resources Identified

Historic Site CARR-1351, Everly Thompson Farm was identified on Parcel 0073. One historic district and twenty-three 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.

#### 8. Ag Preservation and Applicable Preservation Area

Upper Patapsco Rural Legacy Area. There is a MALPF easement to the northeast of the property, separated by Reese Road.

#### 9. Assessment Summary

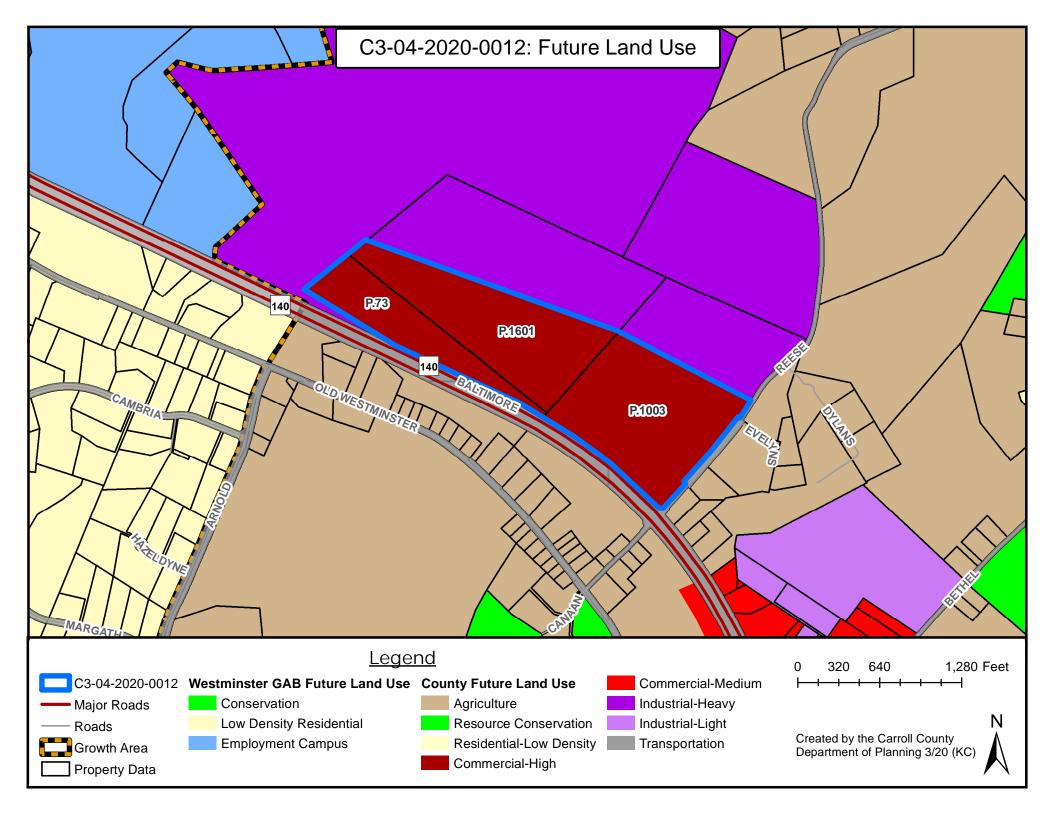
This C-3 District request for this property is consistent with the Future Land Use designation in the 2014 CCMP. The Purpose of the C-3 District (Section 158.078.01 of the County Code) is "to provide locations for high-intensity, large-scale retail businesses and destinations of a regional nature, planned business parks, clusters of commercial development, wholesale businesses, offices, and certain light processing operations. The district is also intended to provide locations for compatible institutional and recreational uses and some of the medium-intensity uses associated with the C-2 District. Uses in this district should be located in proximity to transportation infrastructure and major corridors." This property is located on MD140, one of the most heavily travelled corridors in the County. It is of sufficient size to be developed consistently with the Purpose of the C-3 District, with uses permitted in Section 158.082 of the County Code. Infrastructure, access and environmental constraints would be addressed at the time of site plan review.

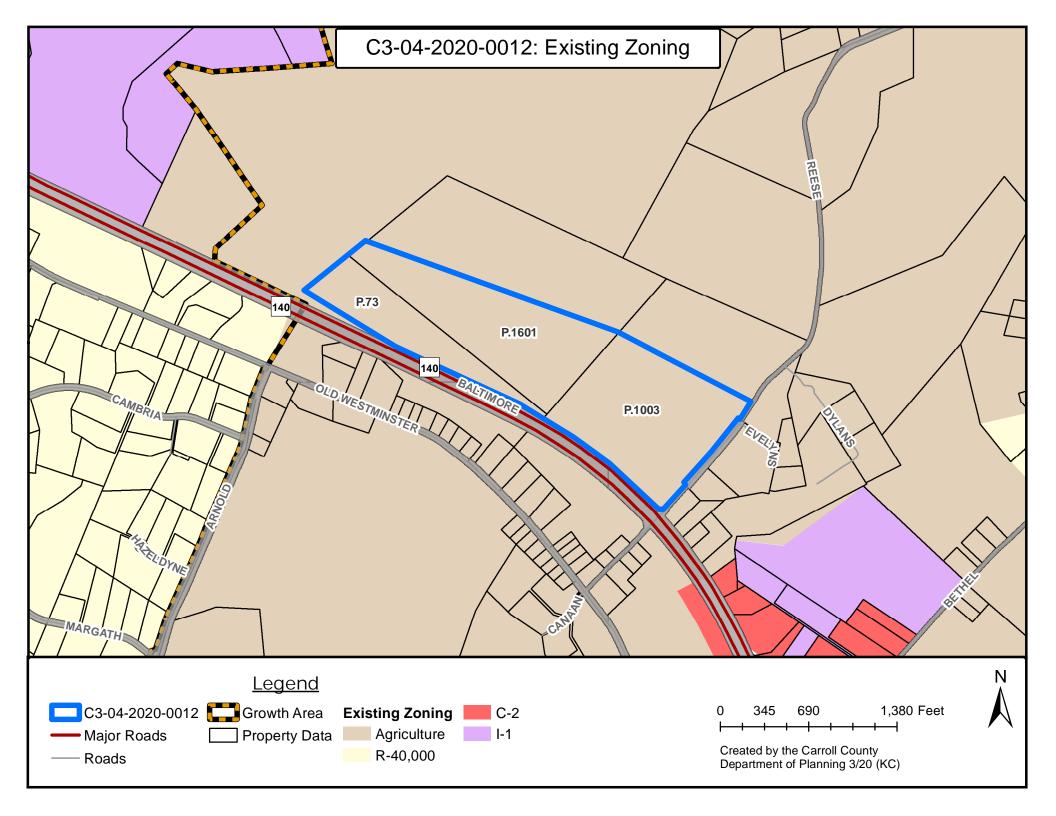
#### 10. Recommendations

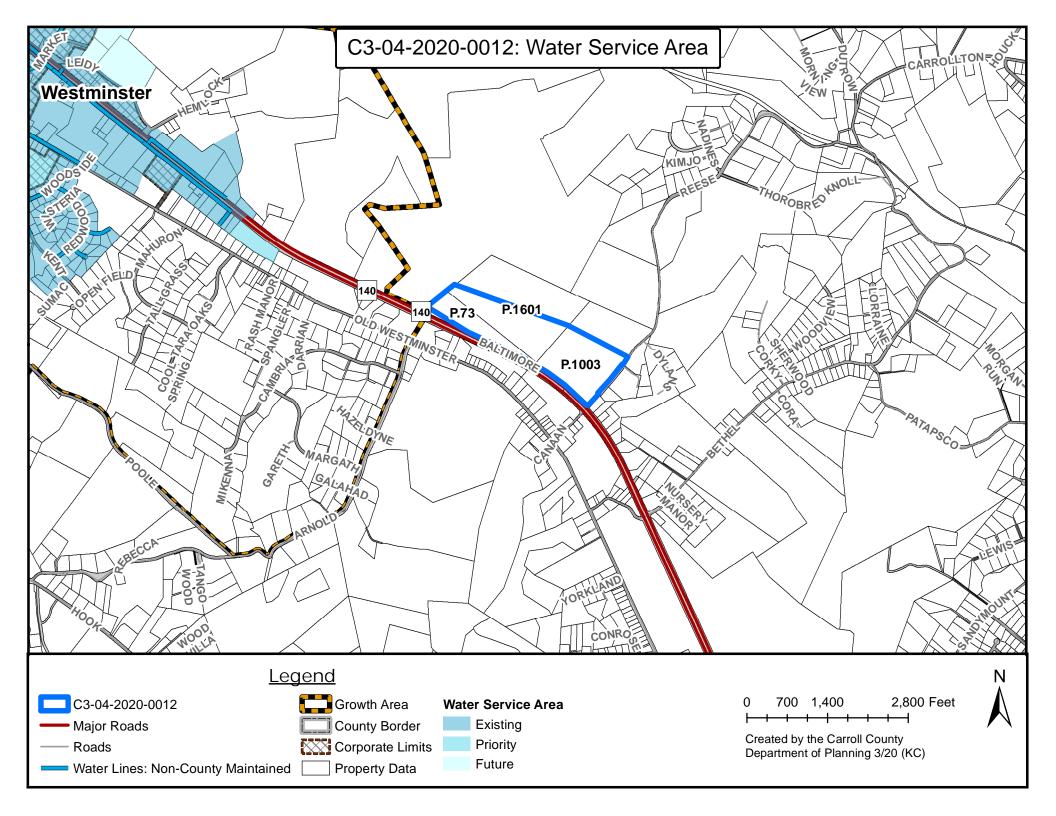
<b>Department of Planning Recommendation:</b>	Favorable
Planning Commission Recommendation:	Favorable

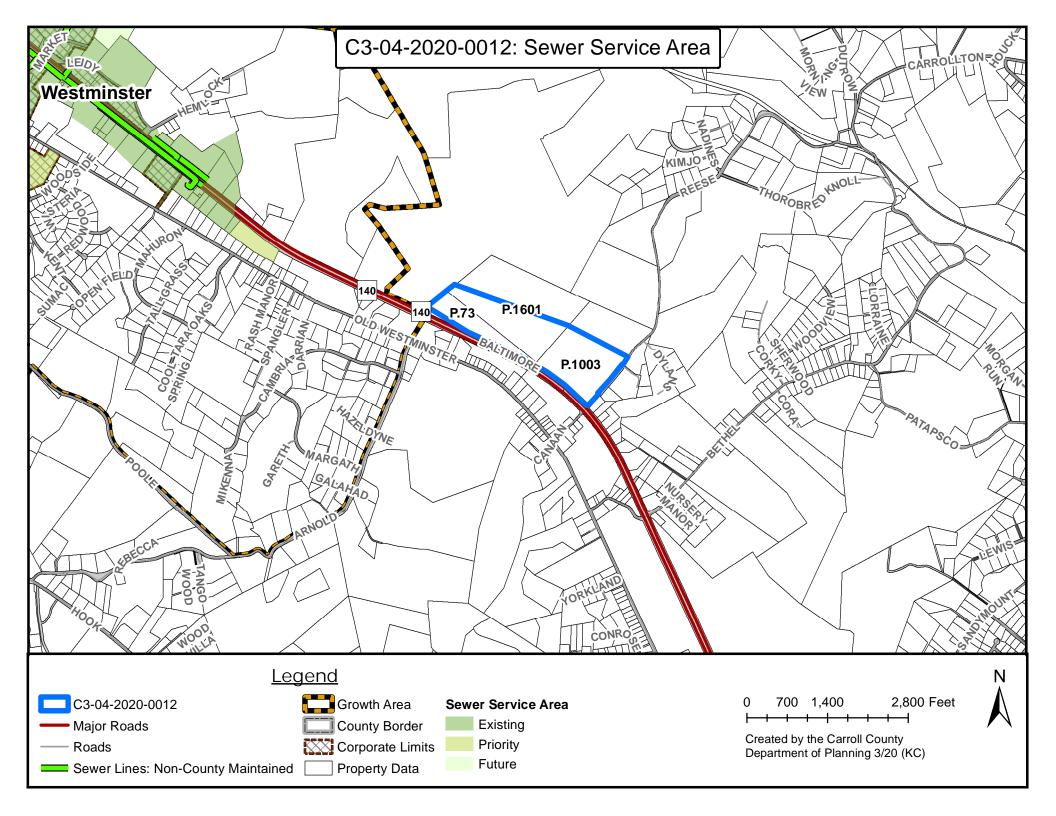
#### 11. Appendixes

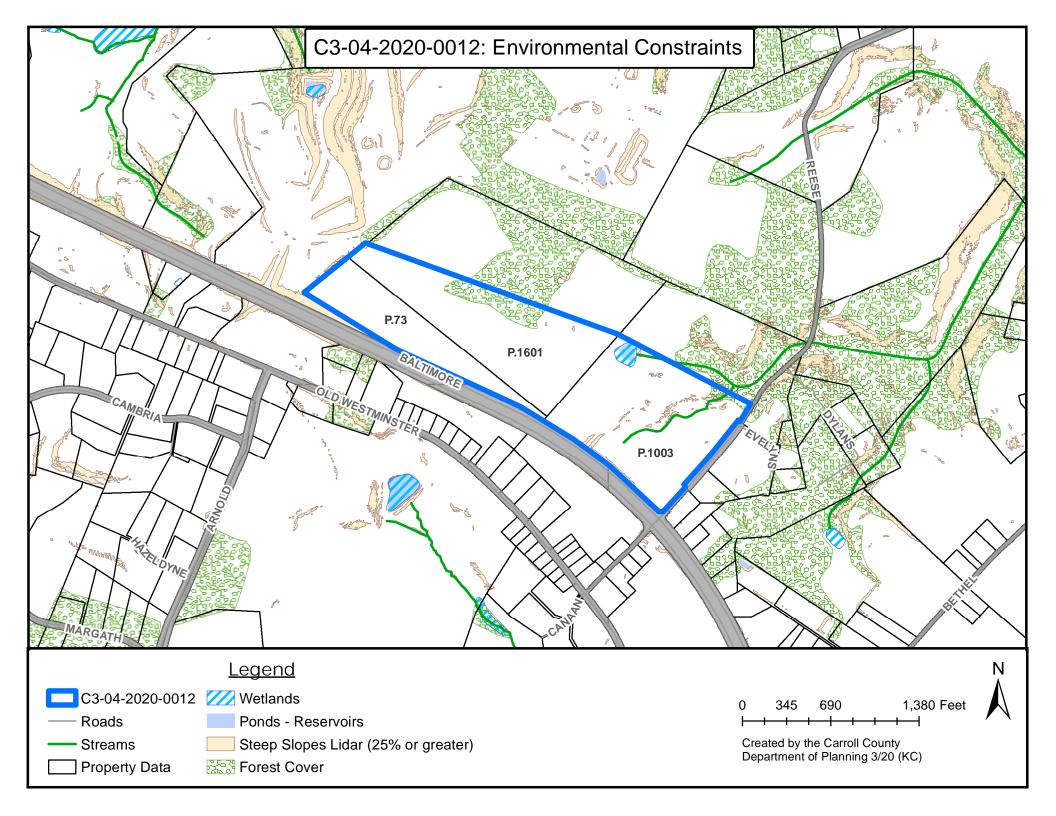
See attachments for individual assessments.

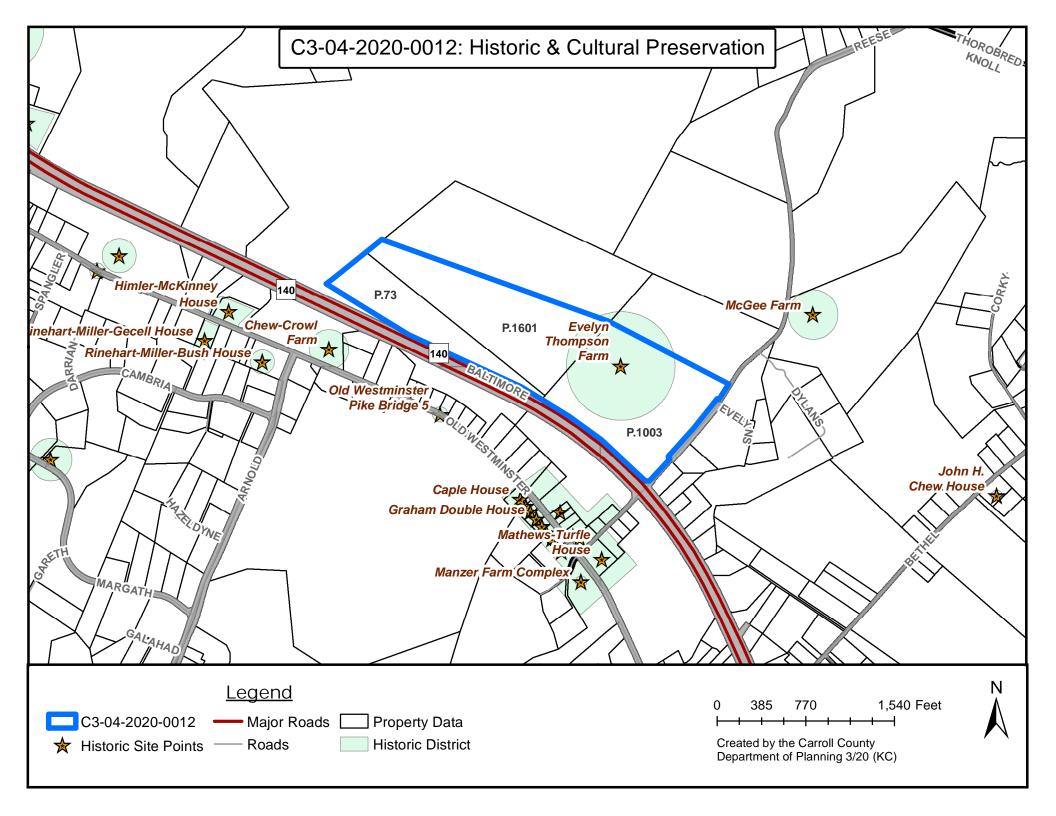


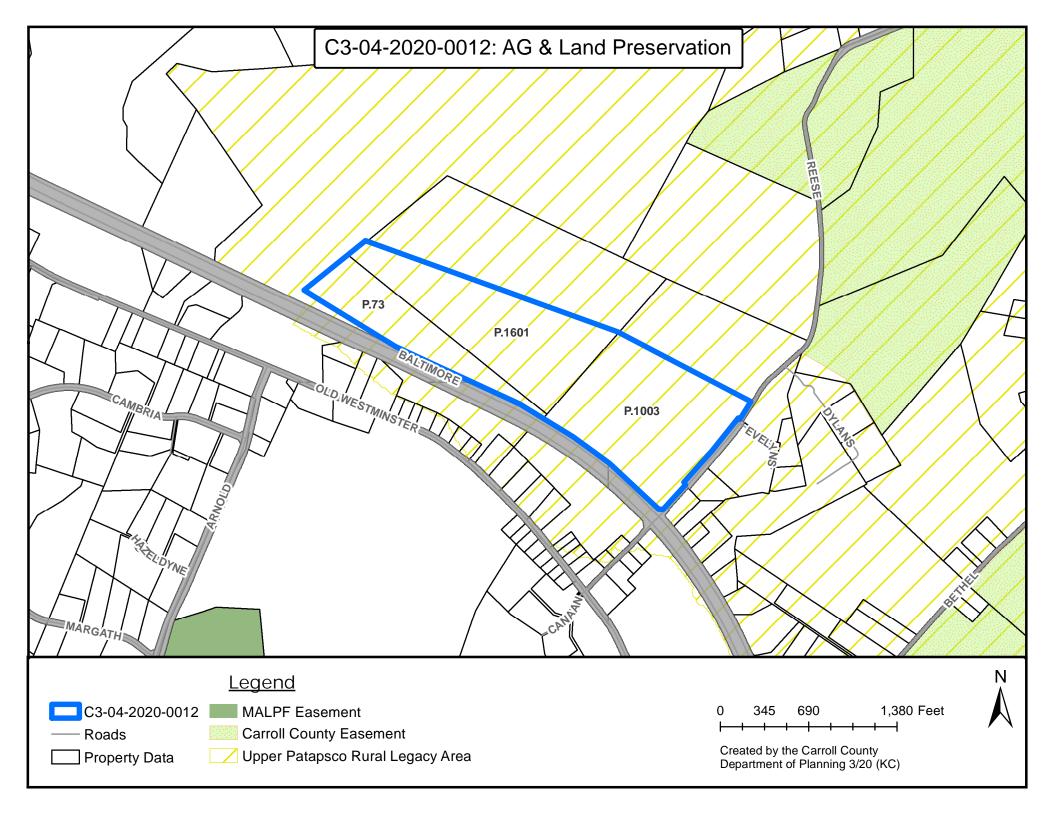










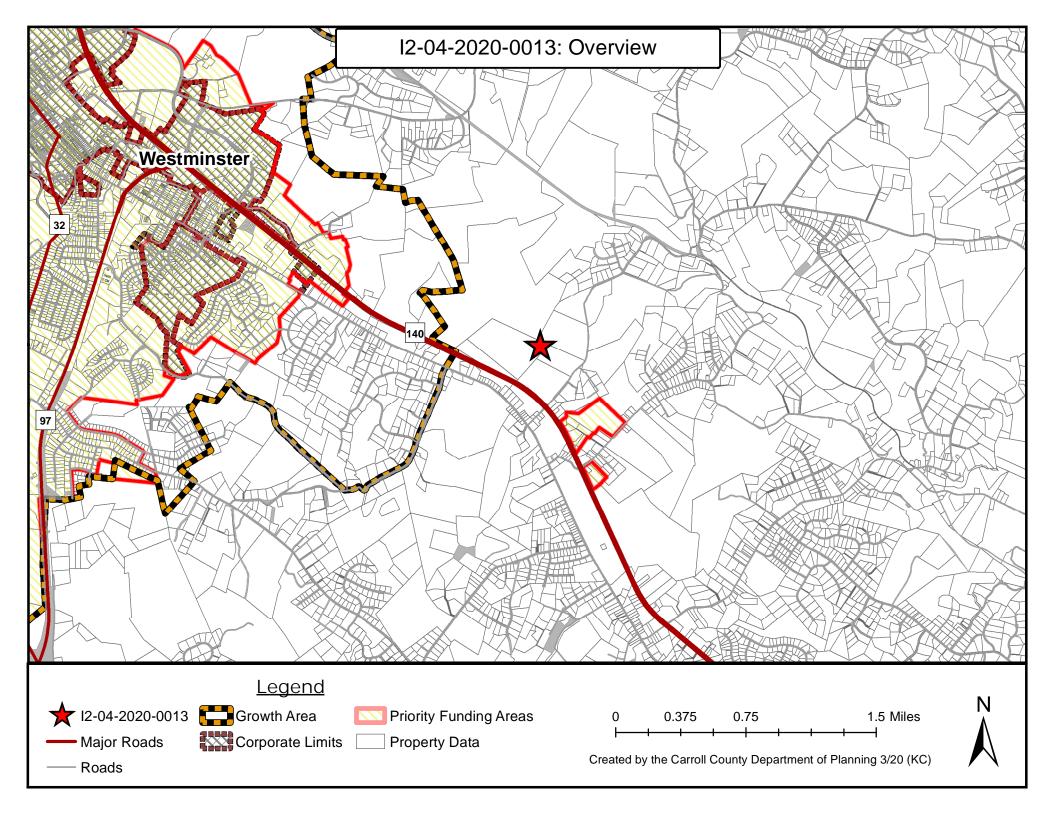


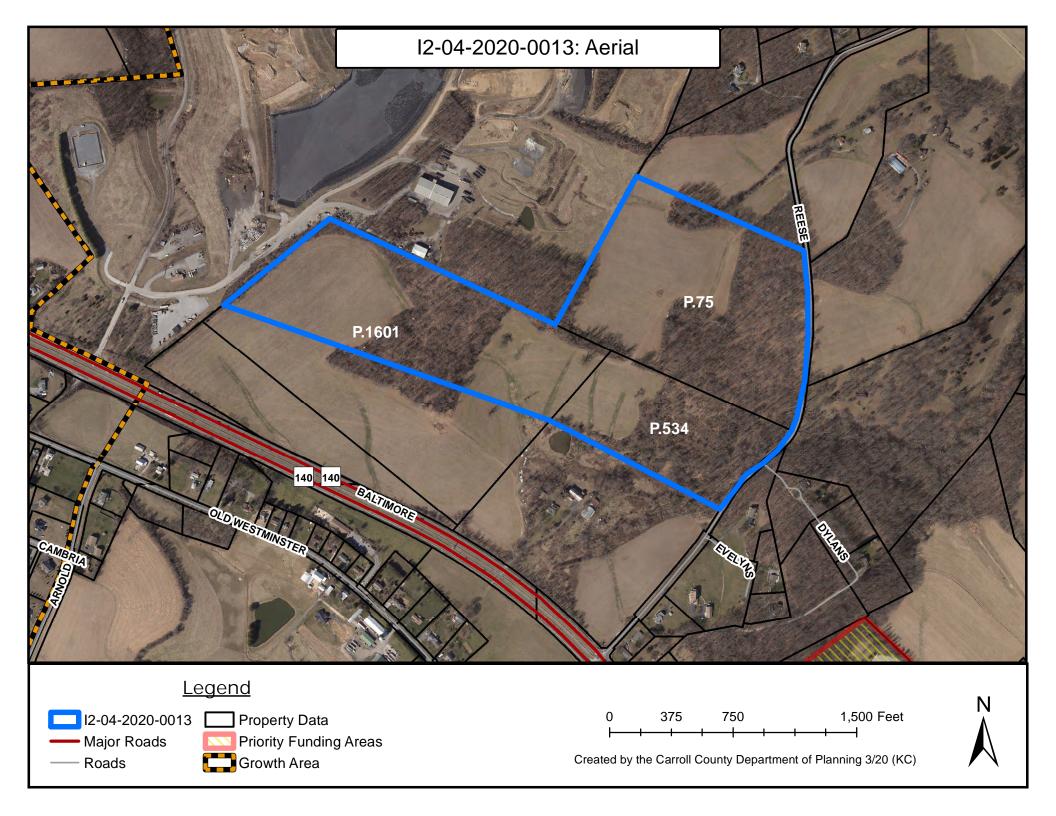
### BY-REQUEST COMPREHENSIVE REZONING

# COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

12-04-2020-0013







## Carroll County Department of Planning Comprehensive Zoning Assessment Report

#### 1. Request

Request #: <u>I2-04-2020-0013</u> Applicant Name: <u>K&P Resource Recovery, LLC</u>

#### Property Address:

- 1. Reese Rd, Westminster, MD 21157 (Parcel 0534)
- 2. Reese Rd, Westminster, MD 21157 (Parcel 0075)
- 3. Baltimore Blvd, Westminster, MD 21157 (P/O Parcel 1601)

Current Zoning: "A" Agriculture Requested Zoning: "I-2" Heavy Industrial

#### 2. Description of Property

Property Address: Reese Rd, Westminster, MD 21157

Commissioner District: 2 Account ID: 07-04-075943

Parcel: 0534 Map: 0047

Total Acreage of Parcel: 20.10 acres

Area to be Rezoned: 20.10 acres

Current Use (SDAT): <u>Agriculture</u> Improved or Unimproved: <u>Unimproved</u>

Current Zoning: "A" <u>Agriculture</u> Requested Zoning: "I-2" <u>Heavy Industrial</u>

Property Address: Reese Rd, Westminster, MD 21157

Commissioner District: 2 Account ID: 07-04-024664

Parcel: <u>0075</u> Map: <u>47</u>

Total Acreage of Parcel: 30.988 acres

Area to be Rezoned: 30.988 acres

Current Use (SDAT): Agriculture Improved or Unimproved: Unimproved

Current Zoning: "A" Agriculture Requested Zoning: "I-2" Heavy Industrial

Property Address: Reese Rd, Westminster, MD 21157

Commissioner District: 2 Account ID: 07-04-075951

Parcel: <u>1601</u> Map: <u>46</u>

Total Acreage of Parcel: 51.4033 acres

Area to be Rezoned: 28.82 acres

Current Use (SDAT): <u>Agriculture</u> Improved or Unimproved: <u>Unimproved</u>

Current Zoning: "A" Agriculture Requested Zoning: "I-2" Heavy Industrial

#### 3. Land Use and Zoning Considerations

Existing Land Uses:	No improvements on the property.

Land Use Plan Designation:<sup>1</sup>

Industrial Heavy, 2014 Carroll County Master Plan as amended 2019 (2014 CCMP)

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	Agriculture	2014 CCMP: Industrial Heavy, Agriculture
South	Agriculture	2014 CCMP: Commercial High, Agriculture
East	Agriculture	2014 CCMP: Agriculture
West	Agriculture	2014 CCMP: Industrial Heavy

#### **Zoning History Summary**

This property has been zoned Agriculture since 1965. There were two requests to rezone to the "I-R" Industrial-Restricted District in 2000 and 2001, which were withdrawn and denied. These requests were made prior to the future land use designation of Industrial High on the property.

<sup>&</sup>lt;sup>1</sup> 2014 Carroll County Master Plan as amended 2019.

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

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

The requested "I-2" Heavy Industrial zoning is consistent with the future land use designation of Industrial Heavy in the 2014 CCMP. This property is outside of the Westminster municipal growth area. It is in proximity to the Carroll County Landfill.

#### B. Applicable Master Plan Goals and Objectives

This request is consistent with Goal 13 from the 2014 CCMP:

"Promote a healthy economy and additional employment opportunities by: ... focusing on development and redevelopment of existing vacant and underutilized commercial and industrial properties; providing land appropriately located and zoned for a variety of types and intensities of new economic development activities; and maintaining a desirable balance between economic development and residential development."

Also consistent with the following Implementation Strategy from the 2014 CCMP: "Zone adequate commercial, industrial, and employment campus lands to increase the non-residential tax base; along major roadway corridors encourage the assembly of small, separate adjoining parcels of developable and into single larger parcels..."

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

W-7 No Planned Water Service

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

S-7 No Planned Sewer Service

#### 5. Environmental Constraints

Liberty Reservoir stream flows through the property; almost one-half (45%) of the requested area is forested; greater than 25% steep slopes; North Branch Patapsco River 1 Tier II Catchment Area.

#### 6. Historic Resources Identified

No historic sites were identified on the property. Twenty-four historic sites were identified within a ½ mile radius.

#### 7. Public Safety Assessment

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

#### 8. Ag Preservation and Applicable Preservation Area

Upper Patapsco Rural Legacy Area. There is a MALPF easement to the northeast of the property, separated by Reese Road.

#### 9. Assessment Summary

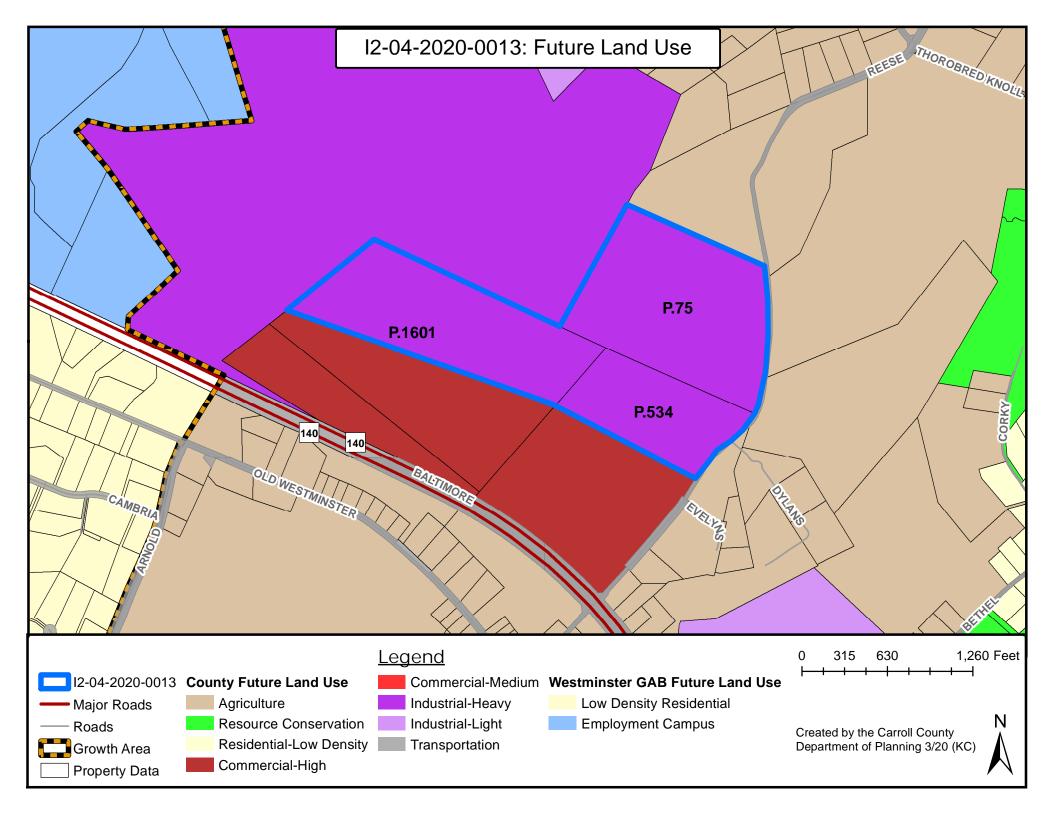
The request for rezoning of this property to the I-2 Zoning District is consistent with the future land use designation of Industrial Heavy in the 2014 CCMP. As stated in Section 158.080 of the Carroll County Code, "It is intended that properties in this district be located with access to major thoroughfares..." MD140 is one of the most heavily travelled Principal Arterials in the County, providing access to the Baltimore Region. Development of this property for a specific heavy industrial use would be subject to review for access to MD140, considerable environmental constraints, and water and sewer infrastructure adequate to serve the use.

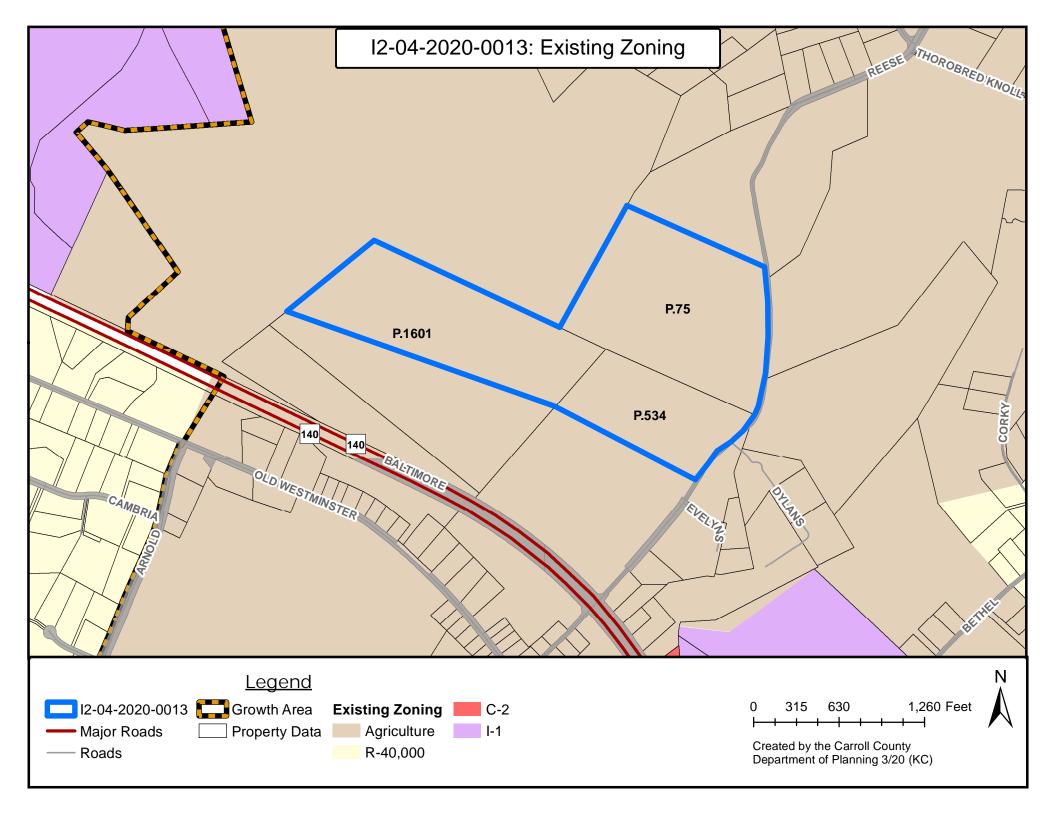
#### 10. Recommendations

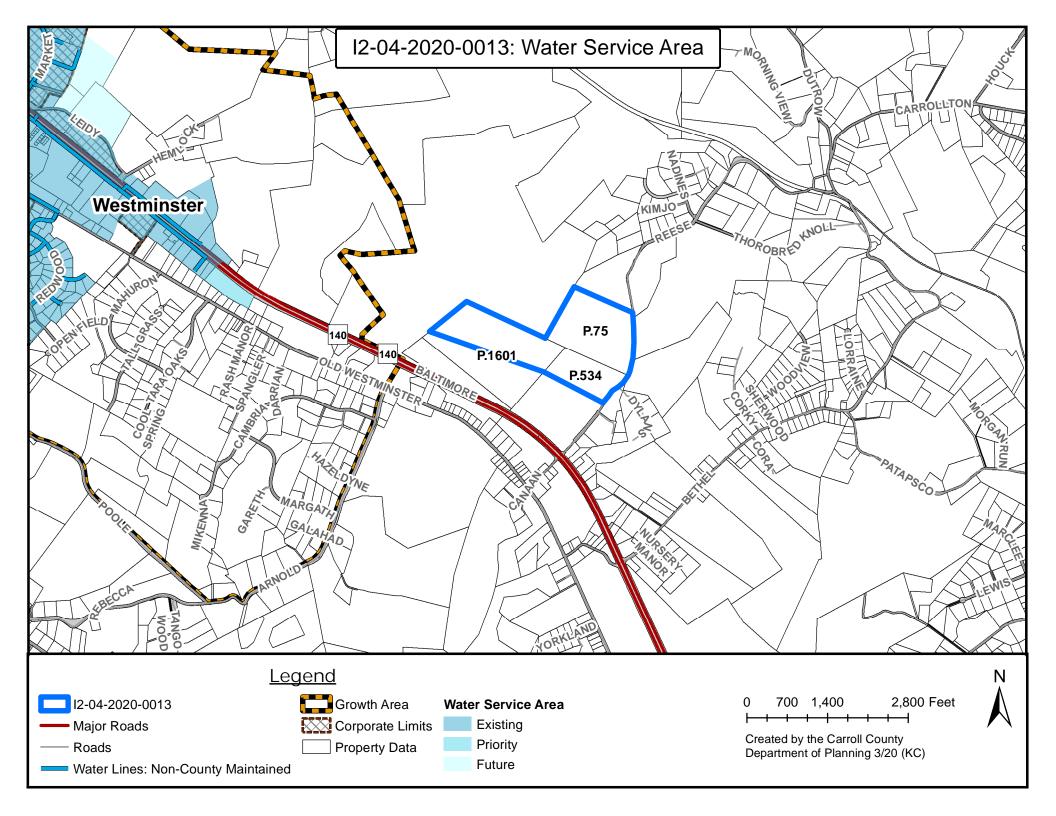
<b>Department of Planning Recommendation:</b>	Favorable
<b>Planning Commission Recommendation:</b>	Favorable

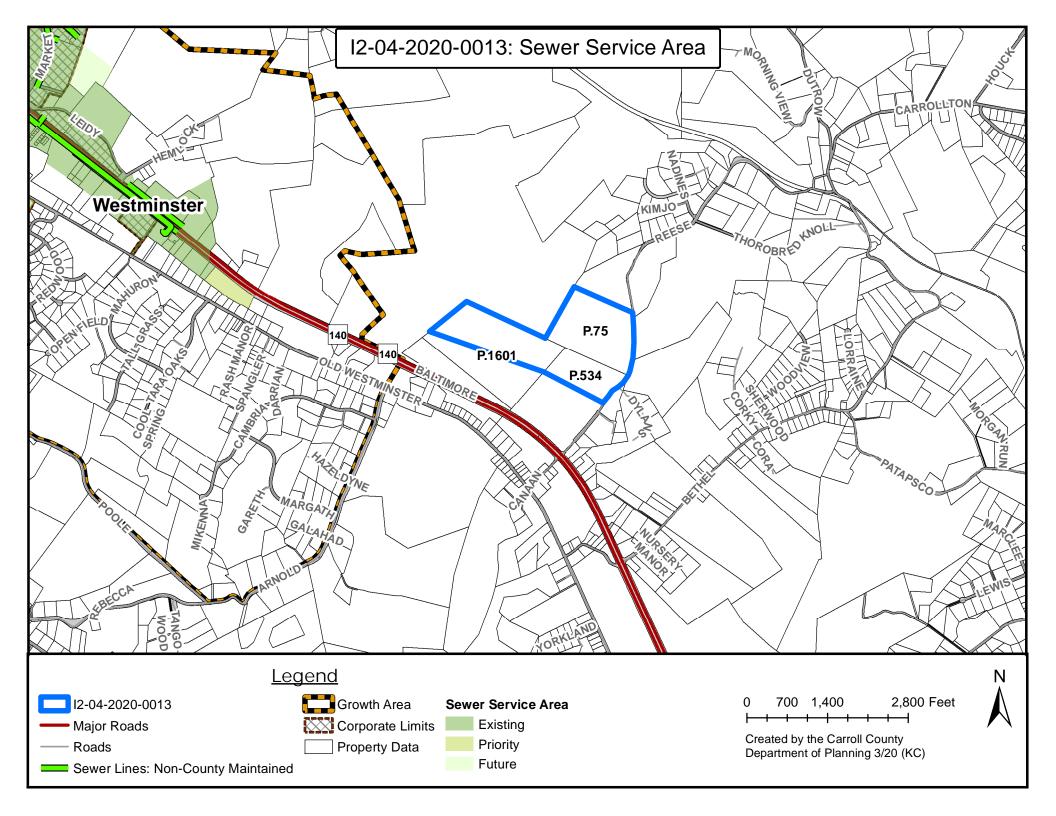
#### 11. Appendixes

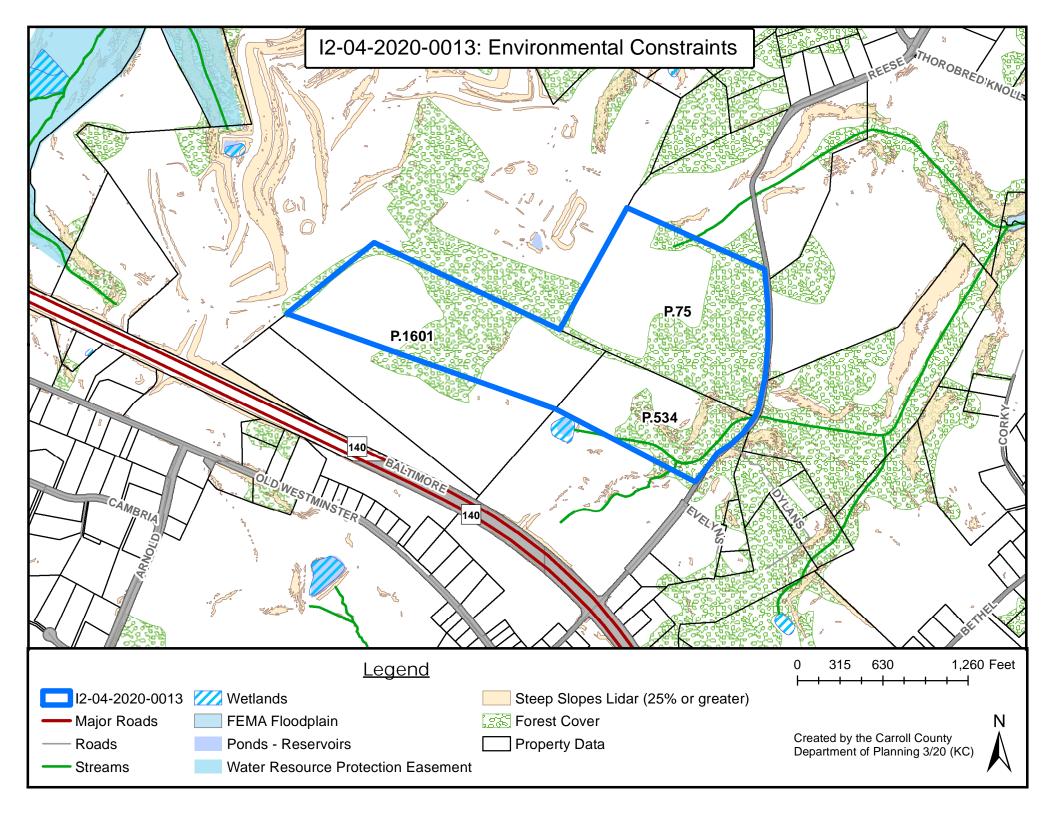
See attachments for individual assessments.

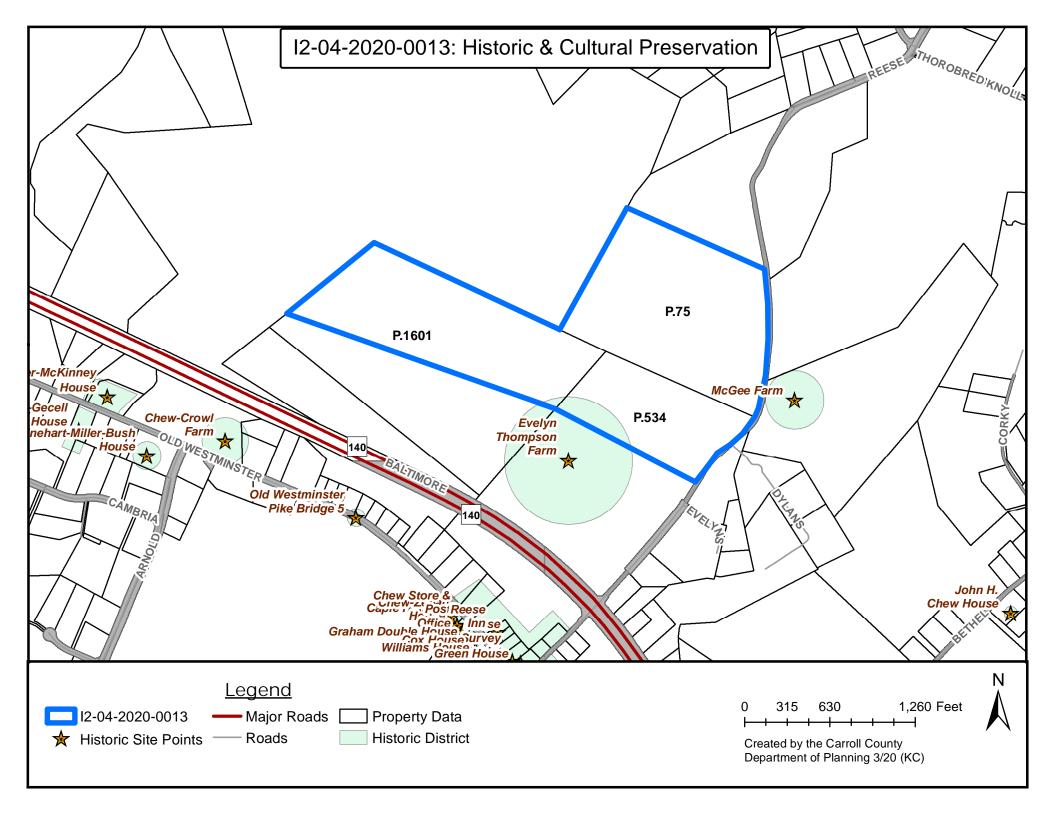


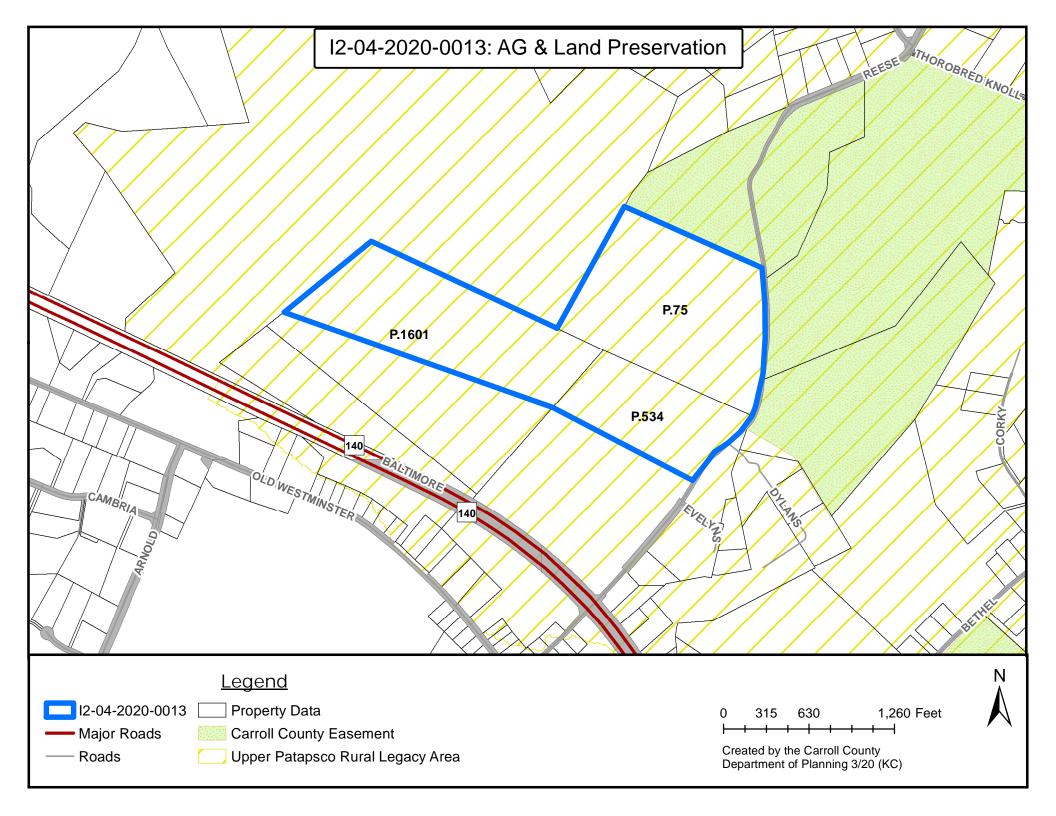










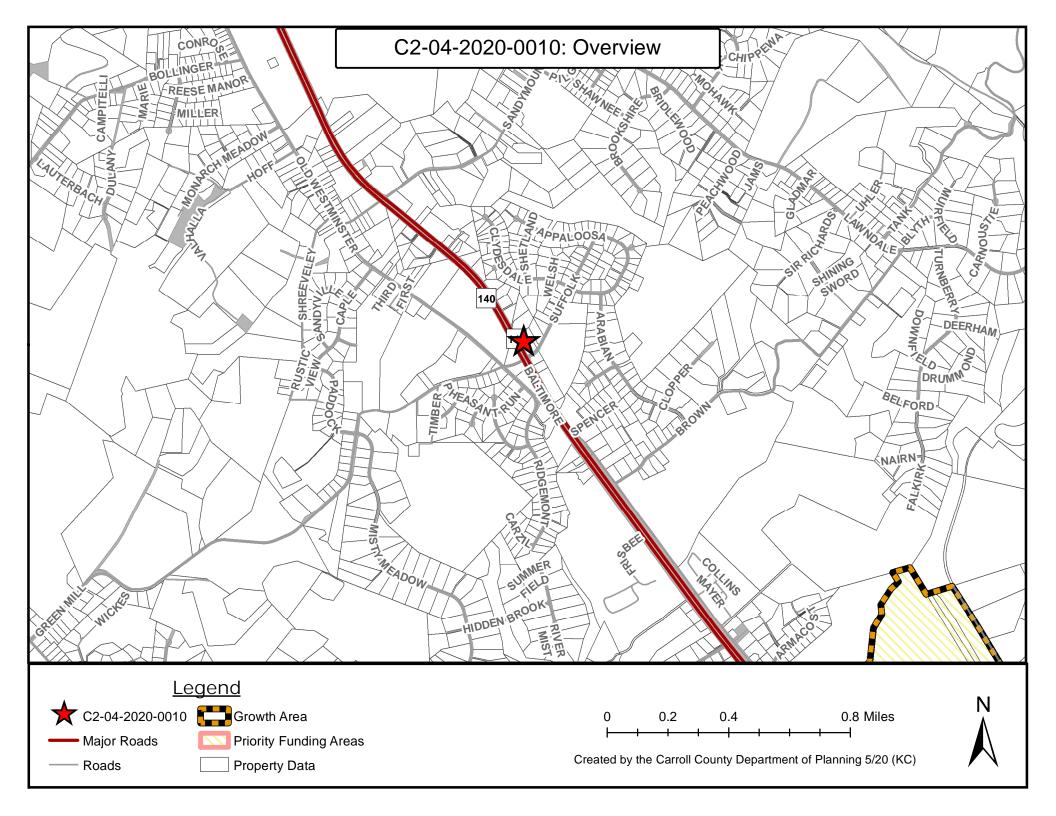


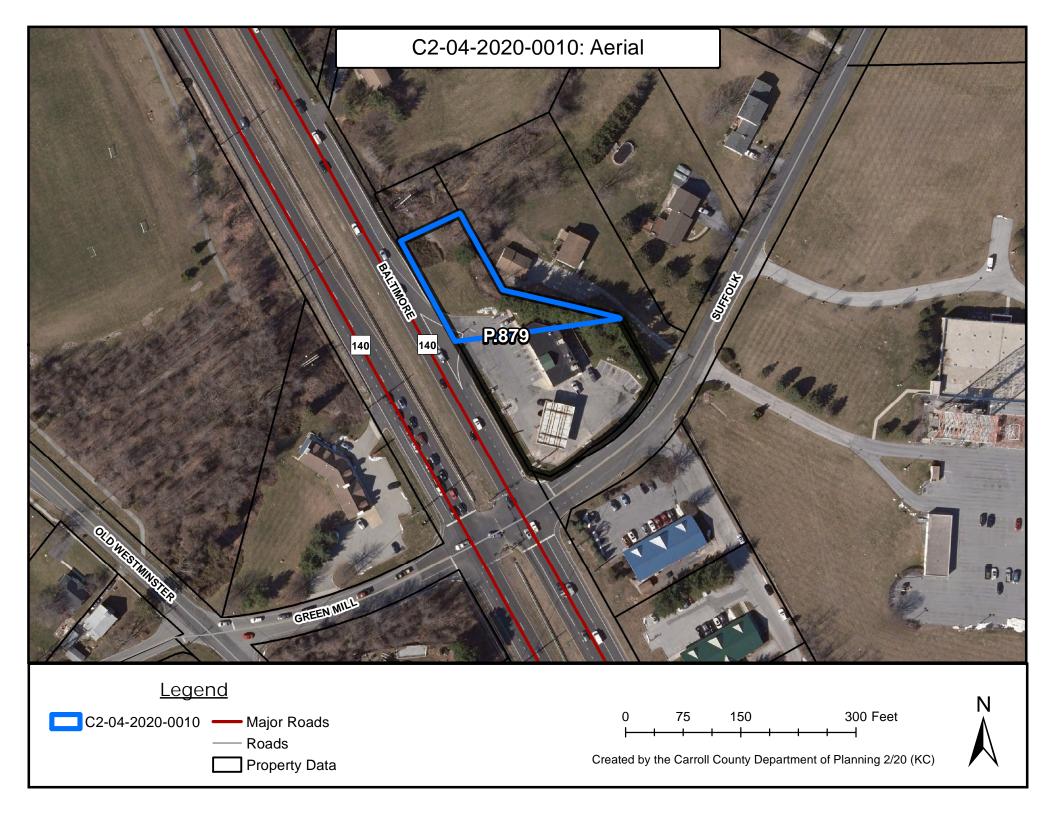
### BY-REQUEST COMPREHENSIVE REZONING

# COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-04-2020-0010







## Carroll County Department of Planning Comprehensive Zoning Assessment Report

1.Request				
Request #C2-	-04-2020-0010	Applicant Name	SMO I1	nc
Property Address	_MD 140 at Suffolk F	Road		
Current Zoning	_R-40,000 Reque	ested Zoning	_C-2	
2. Description of Pro	operty			
Site AddressMD	140 at Suffolk Rd			
Commissioner Distric	et02	Account ID	D:0704052	2781
ParcelLot 5A_	Map _	55		
Total Acreage of Pare	cel1381 acre_	Area to be	Rezoned:	1381 acre
Current Use:Un	developedI	mproved or Unimpro	oved:	Unimproved
Current Zoning:	R-40,000	Requested Zoning:	: C-2_	
<b>3. Land Use and Zon</b> Existing Land Uses:	ning Considerations (	(See applicable map	ps)	
Land Use Plan Designation: <sup>1</sup>	Residential Low Der	nsity		
Zoning History Sumr	nary			
	originally zoned Agricu oned to the R-40,000 I		us designated	Low Density

<sup>&</sup>lt;sup>1</sup> 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):

	Zoning	<u>Land Use</u>
North	R-40,000	Commercial (outdoor advertising sign)
South	C-2	Commercial (retail store & fuel station)
East	R-40,000	Residential
West	C-2	Commercial (professional center)

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

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

The 2014 Carroll County Master Plan, as amended 2019, includes the following implementation strategy, "Along major roadway corridors encourage the assembly of small, separate adjoining parcels..." This property is adjacent to a commercial property and would further this strategy.

#### B. Applicable Master Plan Goals and Objectives

Consistent with Chapter 15 Goal – Promote a healthy economy and additional employment opportunities by supporting the retention and expansion of existing businesses...., focusing on the development and redevelopment of existing vacant and underutilized commercial and industrial properties.

C.	Water Service Area and Service
	No planned service

D. Sewer Service Area Service

No planned service

#### 5. Environmental Constraints

Wetlands, Steep Slopes, Water Resources Protection easement (See attachment for detail)

#### 6. Historic Resources Identified

None			

#### 7. Public Safety Assessment

In Reese District, approaching adequate for Fire, adequate for EMS

#### 8. Ag Preservation and Applicable Preservation Area

None			

#### 9. Assessment Summary

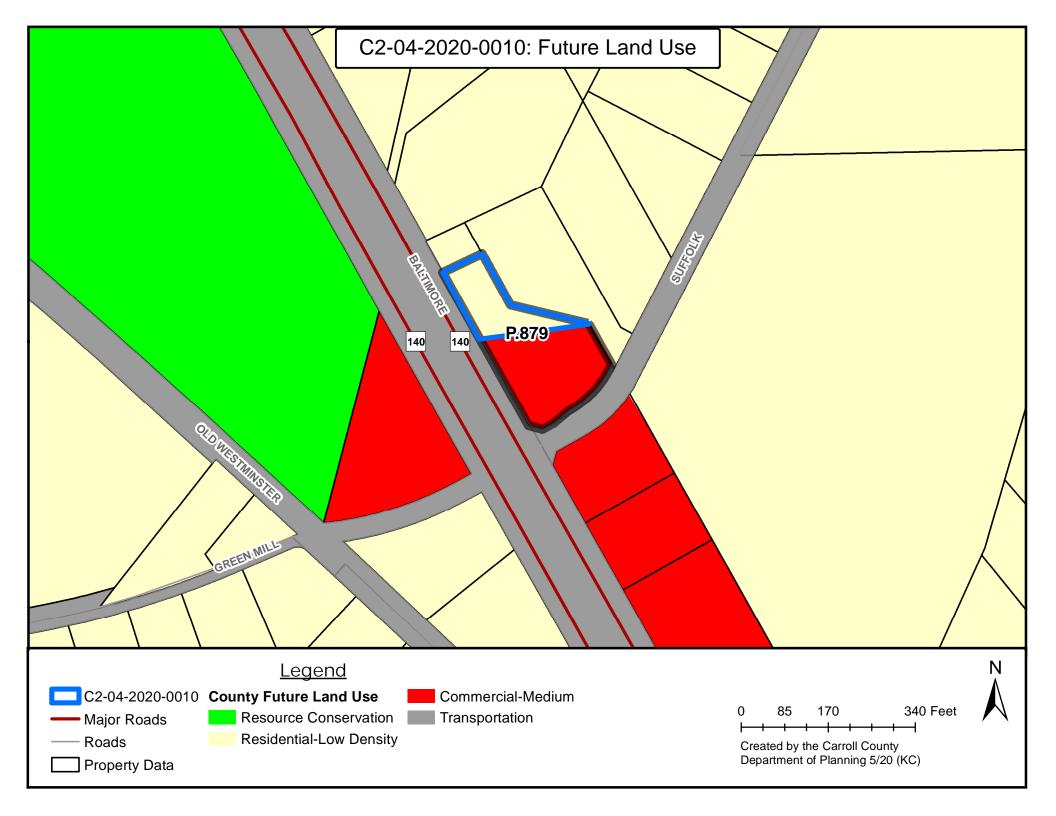
This property fronts on an urban principal arterial, MD 140, in one of the most heavily traveled areas of the County. It is in the R-40,000 District, but is considerably less than one acre in size, making it undevelopable for residential purposes. It also has environmental constraints and an easement that make a good portion of the property unusable, unless used in conjunction with an adjacent property. The abutting property is in the C-2 District and is currently in use as a small retail store and fuel station. One of the implementation strategies for Economic Development in the County Master Plan is "along major roadway corridors, encourage the assembly of small, separate adjoining parcels to avoid piecemeal development..." The requested rezoning may allow the adjoining convenience store additional room to expand. This request is consistent with the goals and implementation strategies of the 2014 CCMP as amended 2019

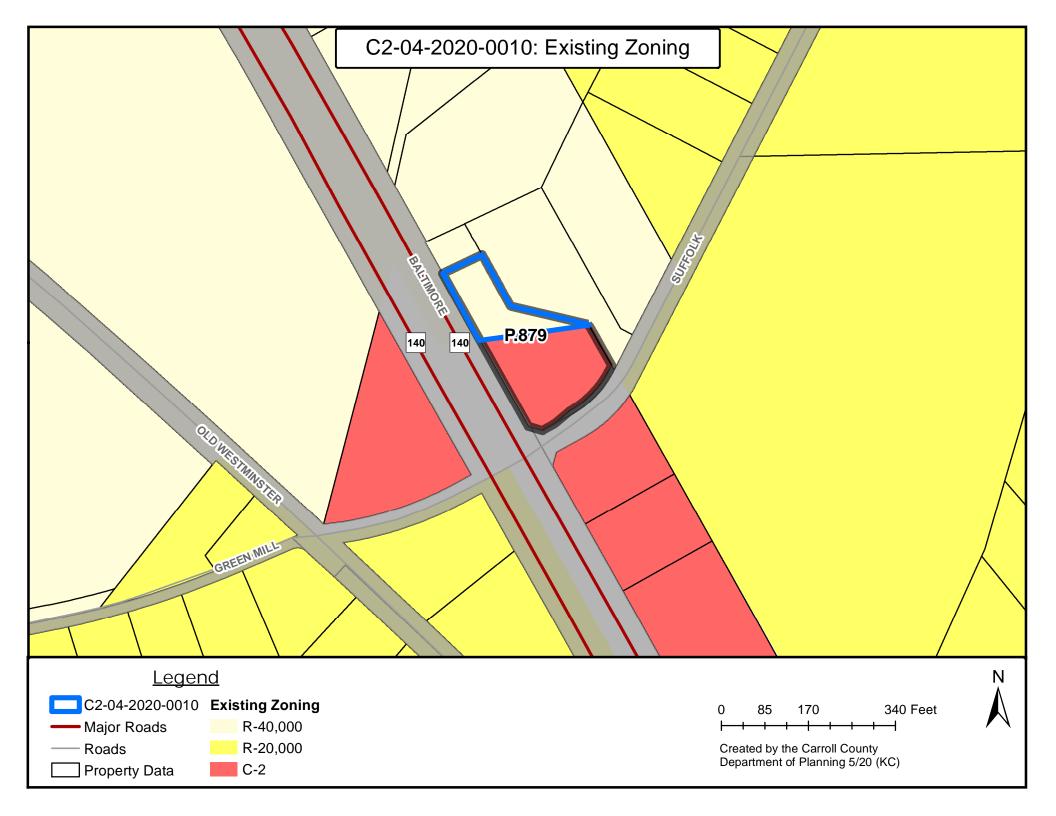
#### 10. Recommendations

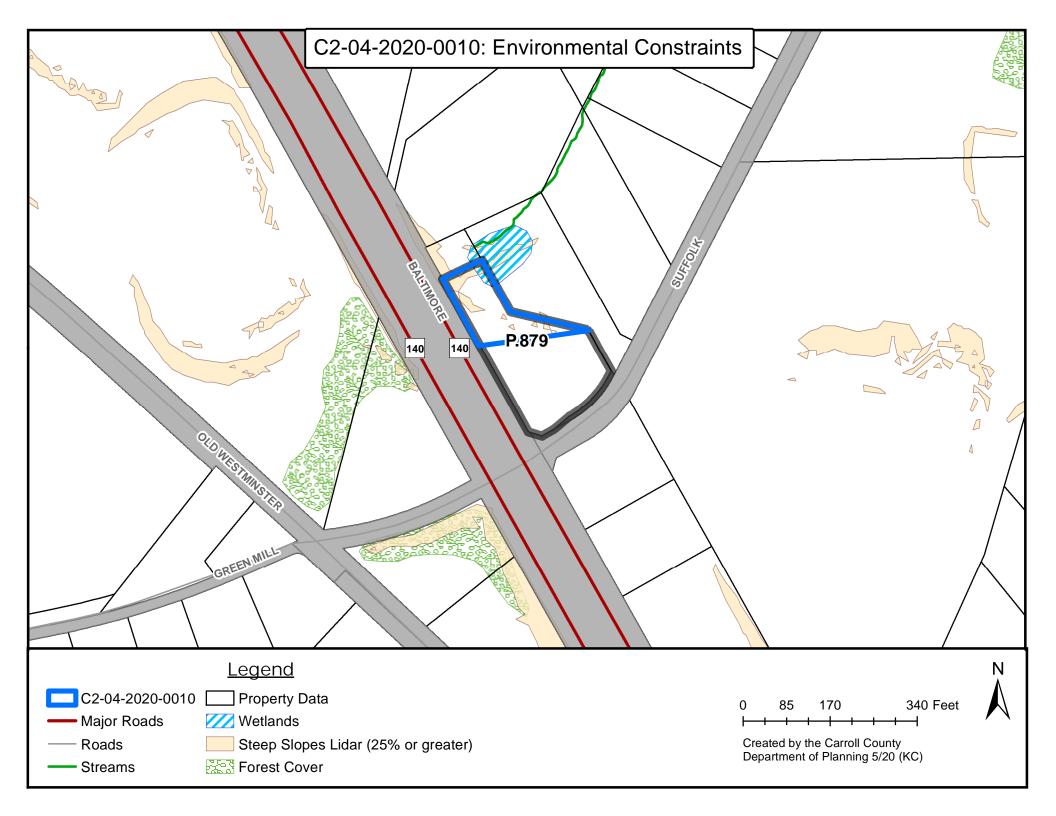
Department of Planning Recommendation: (Favorable or Unfavorable)	Favorable
Planning Commission Recommendation: (Favorable or Unfavorable)	Favorable

#### 11. Appendixes

See attachments for individual assessments.





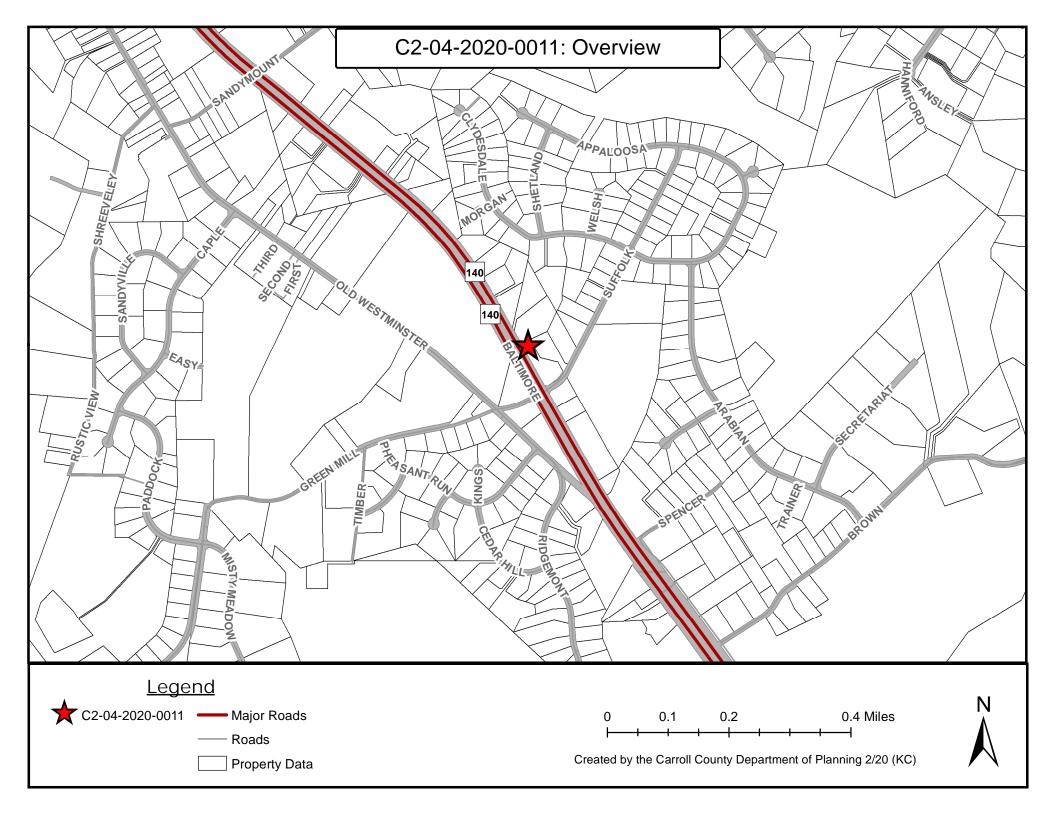


### BY-REQUEST COMPREHENSIVE REZONING

# COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-04-2020-0011







1. Request					
Request # <u>C2-0</u>	4-2020-0011	Applicant N	Name	<u>Γevis Real Estate Inc</u>	
Property Address	Property Address <u>MD 140 at Suffolk Rd</u>				
Current Zoning <u>R</u>	-40,000	Requested Zo	oning <u>C-2</u>		
2. Description of Pro	perty				
Site Address <u>M</u>	ID 140 at Suffol	lk Rd			
Commissioner Distric	et <u>02</u>		Account ID:	0704433141	
ParcelLot 5 Tract	: A	Map _	55		
Total Acreage of Parc	el <u>5,930</u>	0.48 sf	_ Area to be Re	ezoned: <u>5,930.48 sf</u>	
Current Use: Outdo	oor Advertising	Sign	Improved or U	nimproved: <u>Improved</u>	
Current Zoning:	R-40,000		Requested Z	oning: <u>C-2</u>	
3. Land Use and Zor	ning Considera	tions (Please	include applic	able maps)	
Existing Land Uses:	Commercial B	Billboard			
Land Use Plan Designation: <sup>1</sup>	Residential Lo	ow Density			
Zoning History Sumn	nary (see works)	heet)			
This property was originally zoned Agricultural in 1965. It was designated Low Density Residential and rezoned to the R-40,000 District in 1981.					

<sup>&</sup>lt;sup>1</sup> 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):

Zoning	Land Use
Zoning	<u>Land Use</u>

North	R-40,000	Residential
South	R-40,000 and C-2	Undeveloped (R-40,000)
		Retail store/fuel station (C-2)
East	R-40,000	Residential
West	R-40,000	Park

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

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

The 2014 Carroll County Master Plan, as amended 2019, includes the following implementation strategy, "Along major roadway corridors encourage the assembly of small, separate adjoining parcels..." This property is adjacent to adjacent to a commercial property and would further this strategy.

### B. Applicable Master Plan Goals and Objectives

Consistent with Chapter 15 Goal – Promote a healthy economy and additional employment opportunities by supporting the retention and expansion of existing businesses...., focusing on the development and redevelopment of existing vacant and underutilized commercial and industrial properties.

C. Water Service Area and Service lines in proximity

No Planned Service		

D. Sewer Service Area Service lines in proximity

No Planned Service

### 5. Environmental Constraints

Wetlands, Steep Slopes, Water Resources Protection easement (See attachment for detail)

#### 6. Historic Resources Identified

None			

### 7. Public Safety Assessment

In Reese District, adequate for EMS, approaching inadequate for fire

### 8. Ag Preservation and Applicable Preservation Area

None

### 9. Assessment Summary

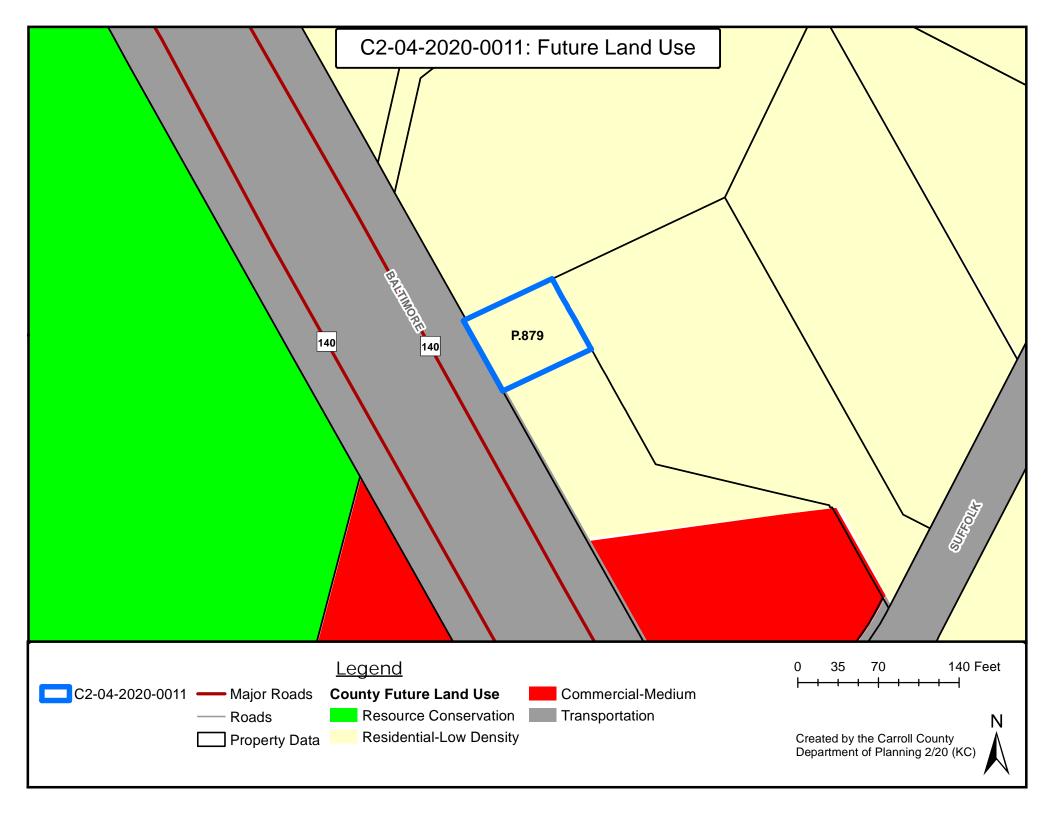
This property fronts on an urban principal arterial, MD 140, in one of the most heavily traveled areas of the County. It is in the R-40,000 District, but is considerably less than one acre in size, making it undevelopable for residential purposes. It also has environmental constraints and an easement that make a good portion of the property unusable, unless used in conjunction with an adjacent property. The abutting property, also undevelopable for residential purposes, is in the R-40,000 District, and has also requested rezoning to the C-2 District. The property adjacent to that property is in the C-2 District and is currently in use as a small retail store and fuel station. One of the implementation strategies for Economic Development in the County Master Plan is "along major roadway corridors, encourage the assembly of small, separate adjoining parcels to avoid piecemeal development..." The requested rezoning may allow the adjoining convenience store additional room to expand. Furthermore, the existing use on this property, an outdoor advertising sign, is a nonconforming use and is not consistent with the Master Plan. This request is consistent with the goals and implementation strategies of the 2014 CCMP as amended 2019.

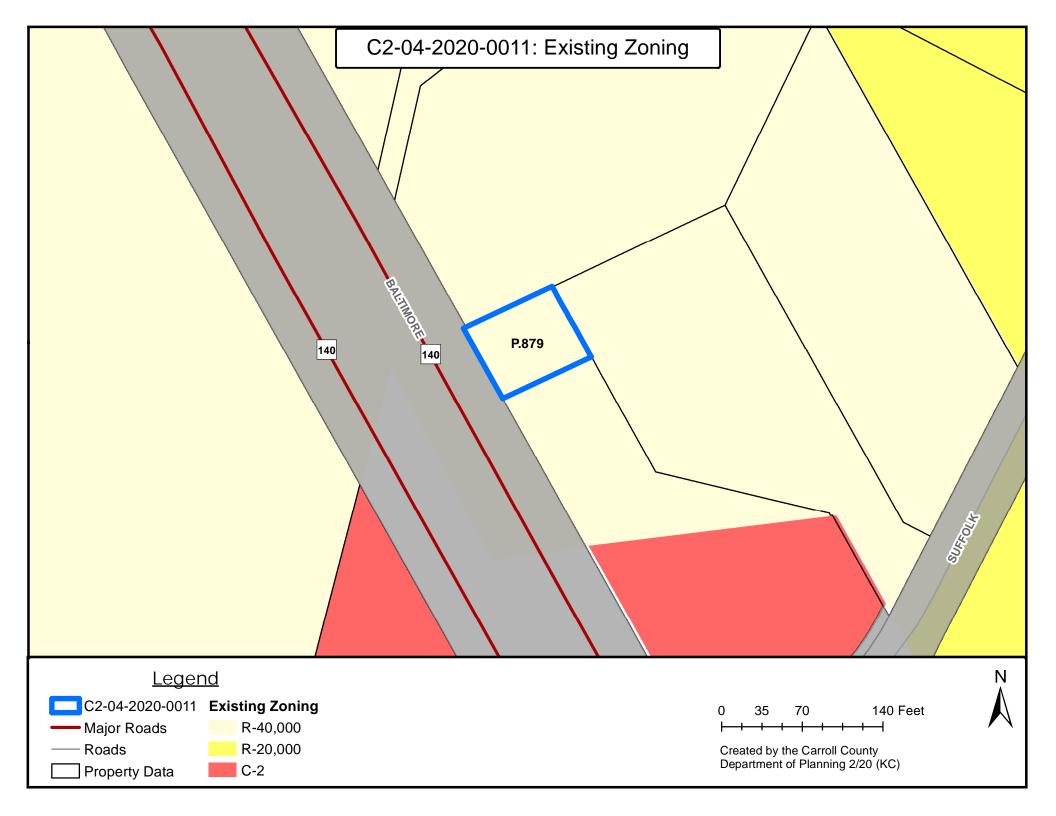
### 10. Recommendations

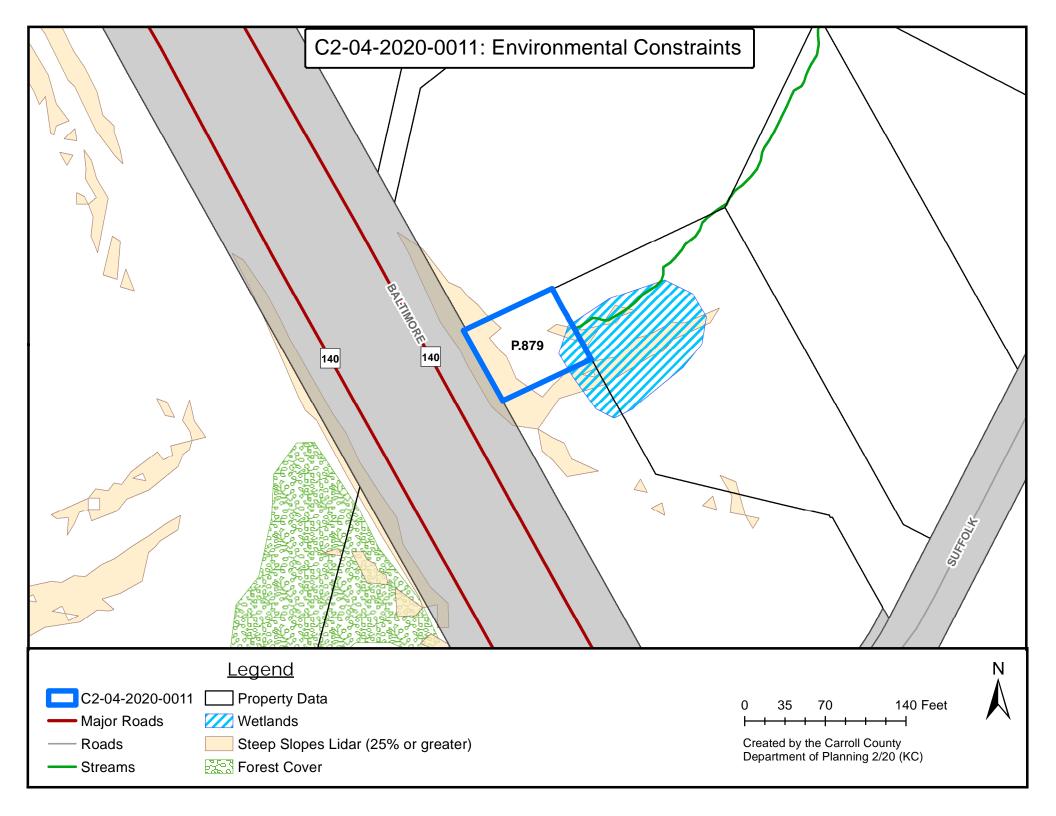
Department of Planning Recommendation: (Favorable or Unfavorable)	Favorable
Planning Commission Recommendation: (Favorable or Unfavorable)	Favorable

### 11. Appendixes

See attachments for individual assessments.







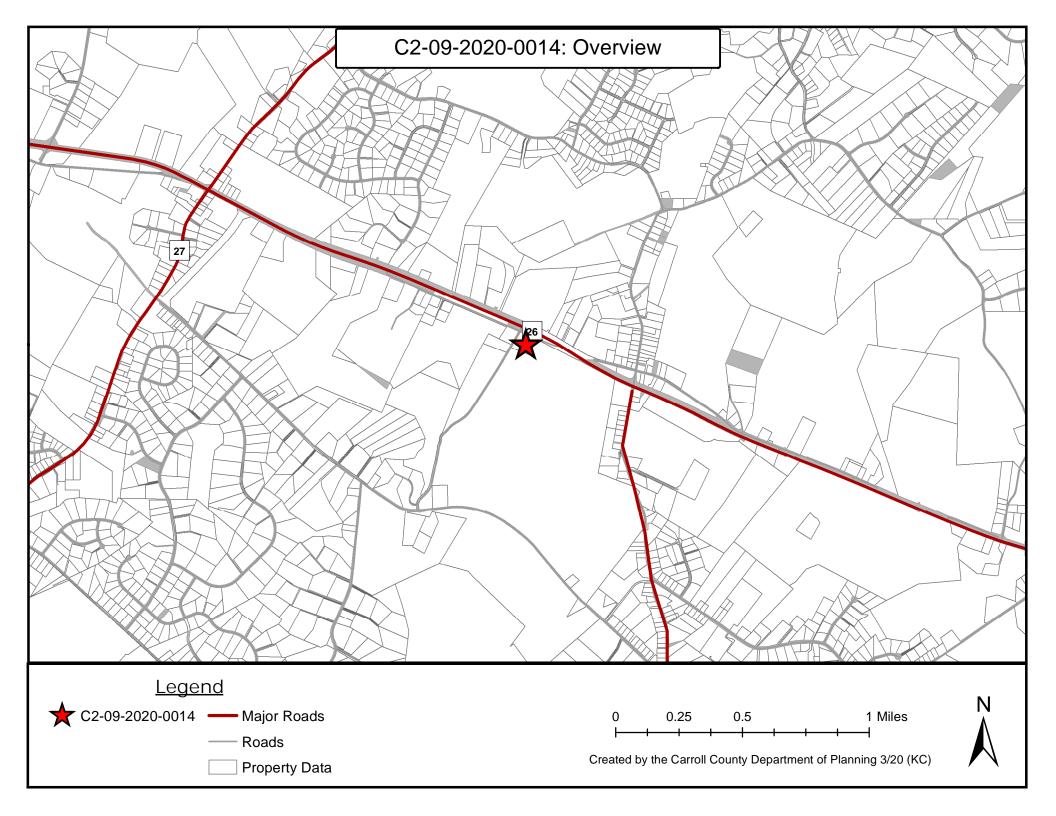


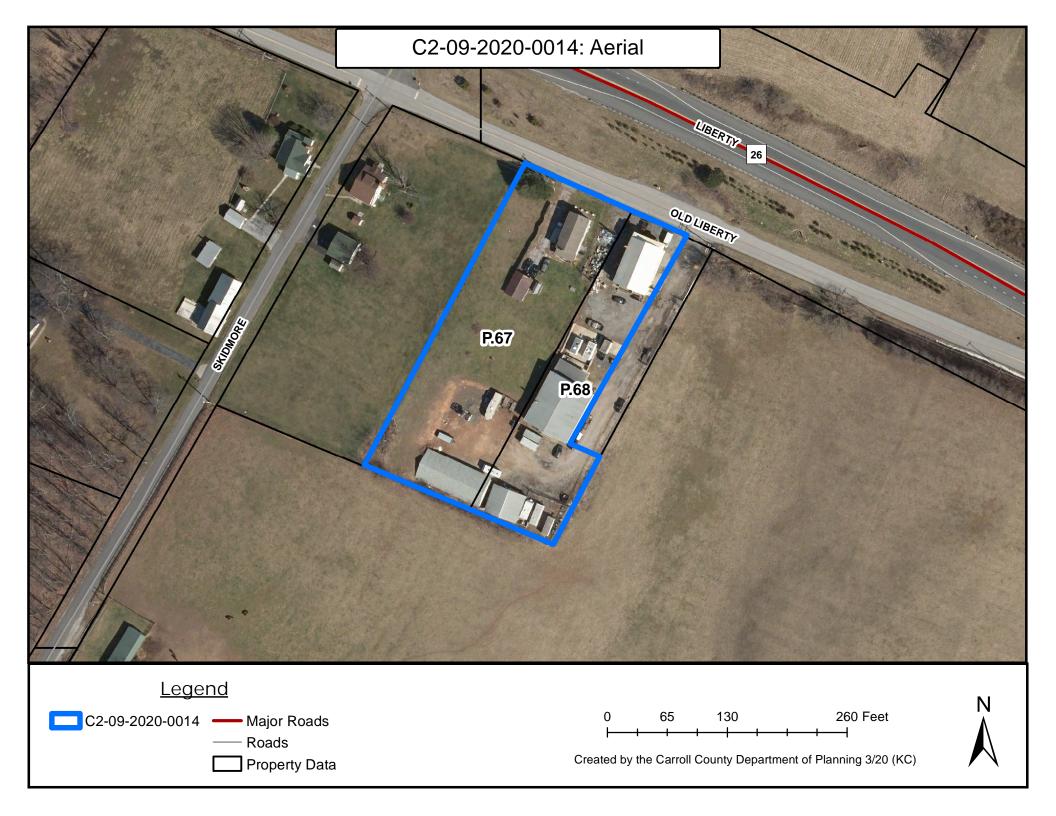
### BY-REQUEST COMPREHENSIVE REZONING

# COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C2-09-2020-0014







1.Request				
Request # <u>C2</u> —09-2 LLC c/o MARSHA H		Applicant Name _	MAD PROPERTIES	S ENTERPRISES,
Property Address <u>18</u>	35 &1839 OLI	O WEST LIBERTY	RD, WESTMINSTE	R, MD 21157
Current Zoning AG		Requested Zoning	<u>C-2</u>	
2. Description of Pro	perty			
Site Address 1835 &	&1839 OLD W	EST LIBERTY RD	, WESTMINSTER, M	ID 21157
Commissioner Distric	et <u>4</u>	Account IDs:_	0709003819 & 07090	00488
Parcels <u>0068 &amp; 006</u>	<u> 57</u>		Map <u>0061</u>	
Total Acreage of Parc	els <u>1.69</u>	Area to be Rezone	d: <u>1.69</u>	
Current Use: Resider	ntial & Comme	rcial Improv	ved or Unimproved:	<u>Improved</u>
Current Zoning:	<u>AG</u>	Requested Zoning:	: <u>C-2</u>	
3. Land Use and Zon	ning Considera	ations (See maps of	f applicable features)	
Existing Land Uses:	Residence, Co	ommercial (Heating	and Air Conditioning	business)
Land Use Plan Designation: 1	Agriculture			
Zoning History Sumn	nary			
	and has receive	ed BZA approvals fo	t has been in commerce or expansions and substants on the property.	

<sup>&</sup>lt;sup>1</sup> Per 2014 Carroll County Master Plan as amended 2019.

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

Zoning

		•	<del></del>
North	Agricultural	Agricultural	
South	Agricultural	Agricultural	
East	Agricultural	Agricultural	

Land Use (existing & future)

Agricultural

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

Agricultural

West

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

This property is in the 2014 CCMP as amended 2019. It has a Future Land Use designation of Agricultural and is outside of the Rural Village of Winfield, which houses the commercial amenities for the surrounding area. The Smart Growth Act of 1997 allowed counties to certify Rural Villages as Priority Funding Areas (PFAs) if they are designated in the Comprehensive Plan. Rural Villages are small, unincorporated minor growth centers with identifiable edges to define the area. The line is drawn around the aggregation of residential and commercial properties that are logically interconnected.

This request is not consistent with the Future Land Use Designation.

### B. Applicable Master Plan Goals and Objectives

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
	No Planned Service
D.	
	No Planned Service
5. Env	ironmental Constraints
Nothi	ing of significance.
6. Hist	oric Resources Identified
None	
<b>7. Pub</b>	lic Safety Assessment
In the	e Winfield District: Adequate for Fire and EMS
8. Ag I	Preservation and Applicable Preservation Area
None	on site or in the vicinity.

### 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.

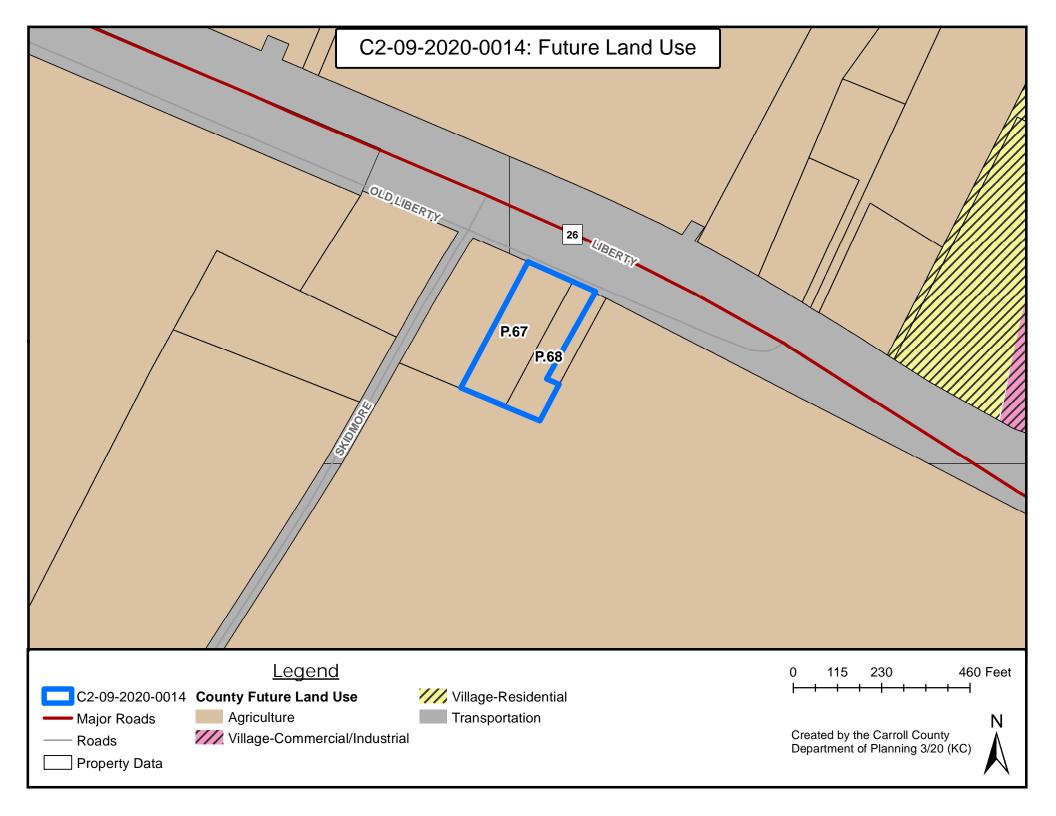
Although the property is not currently in an Ag use, it is a legally operating nonconforming commercial use, and may continue as such indefinitely. Changing this property from Ag zoning to the C-2 zoning category would allow all the more intense commercial uses in Section 158.082 of the County Code on this property, which is outside of a nearby Rural Village and surrounded by Ag-zoned land. This was not envisioned by the 2014 Plan or the 2019 Amendment and is therefore not consistent with the Plan. The area for commercial activity in this part of the County is the Winfield Rural Village, which has defined identifiable edges. Also, the property is not a major road; it is off a small County Road which is not conducive to commercial traffic.

#### 10. Recommendations

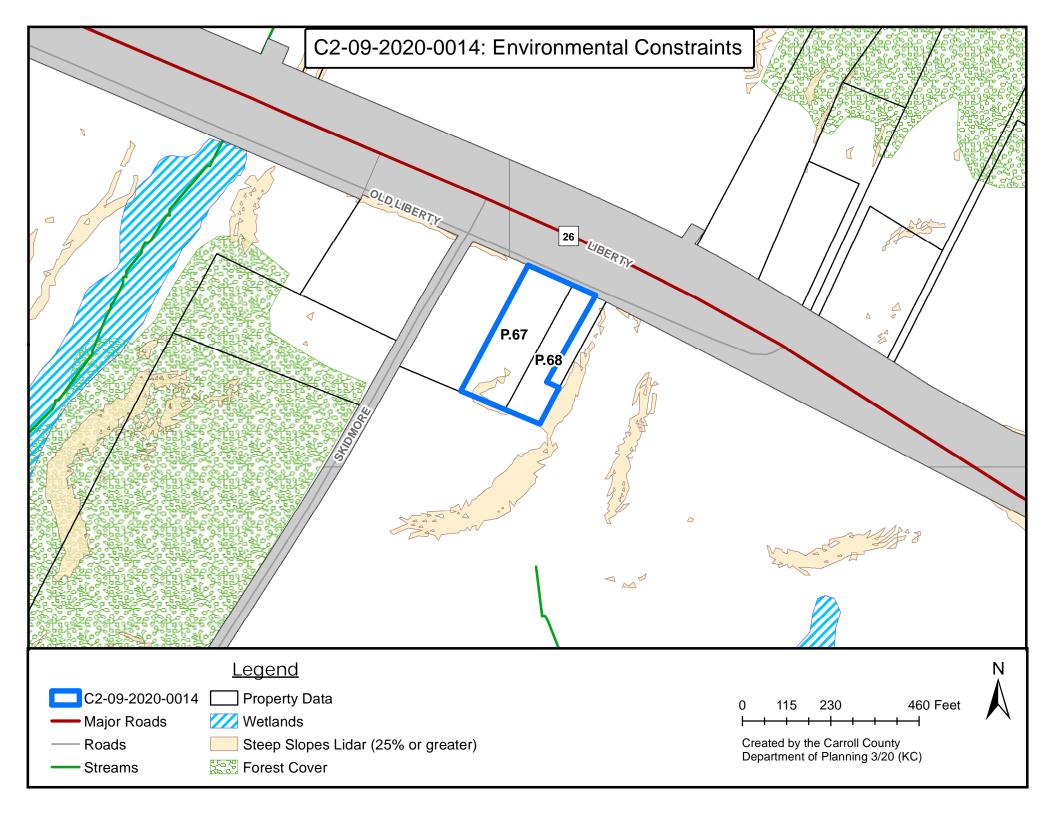
Department of Planning Recommendation: (Favorable or Unfavorable)	Unfavorable
Planning Commission Recommendation: (Favorable or Unfavorable)	Favorable

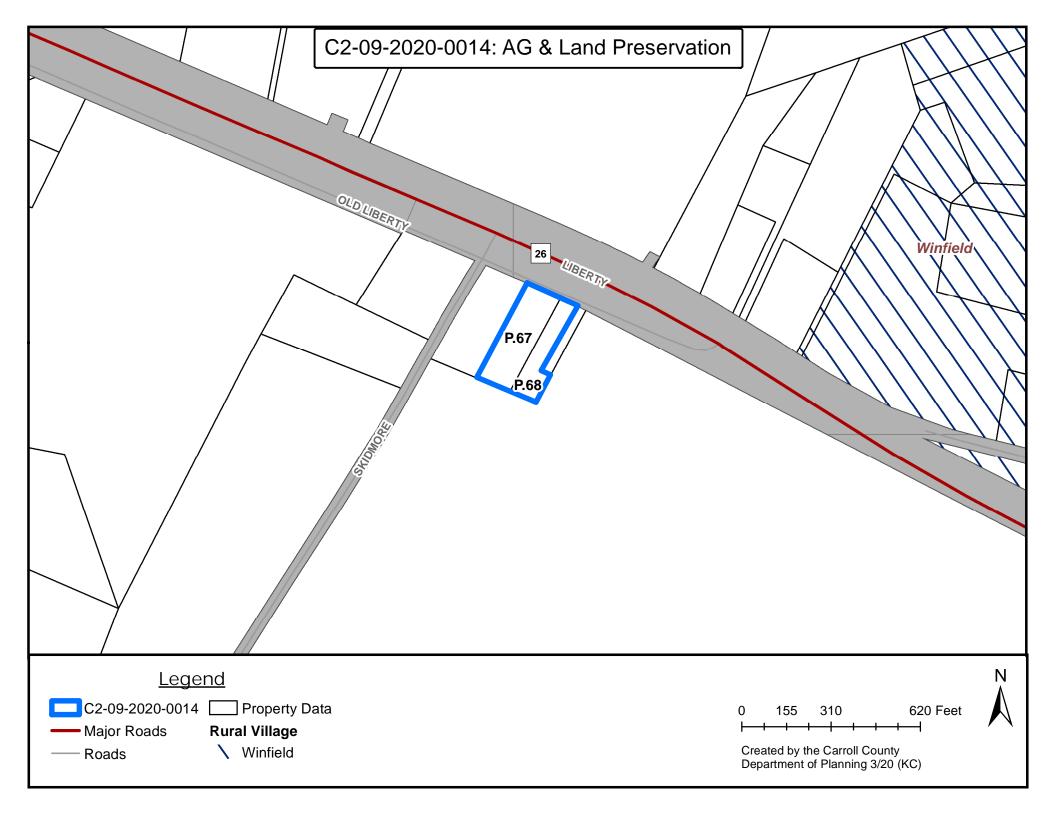
### 11. Appendixes

See attachments for individual assessments.







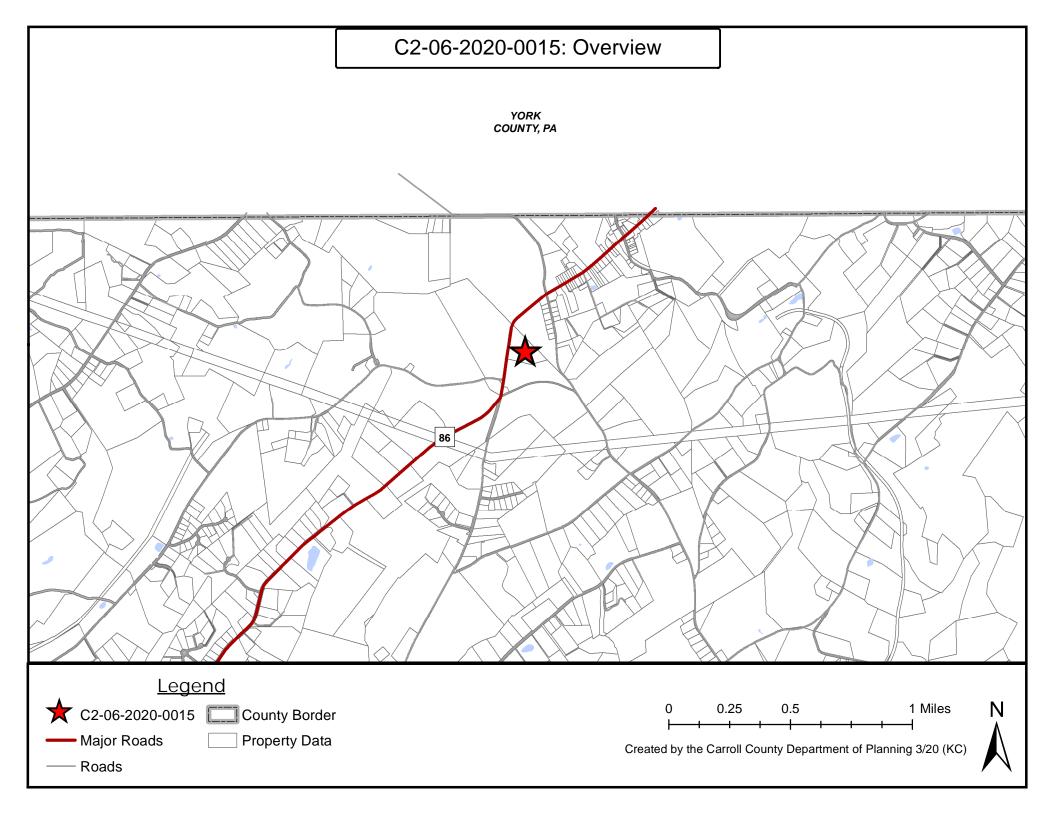


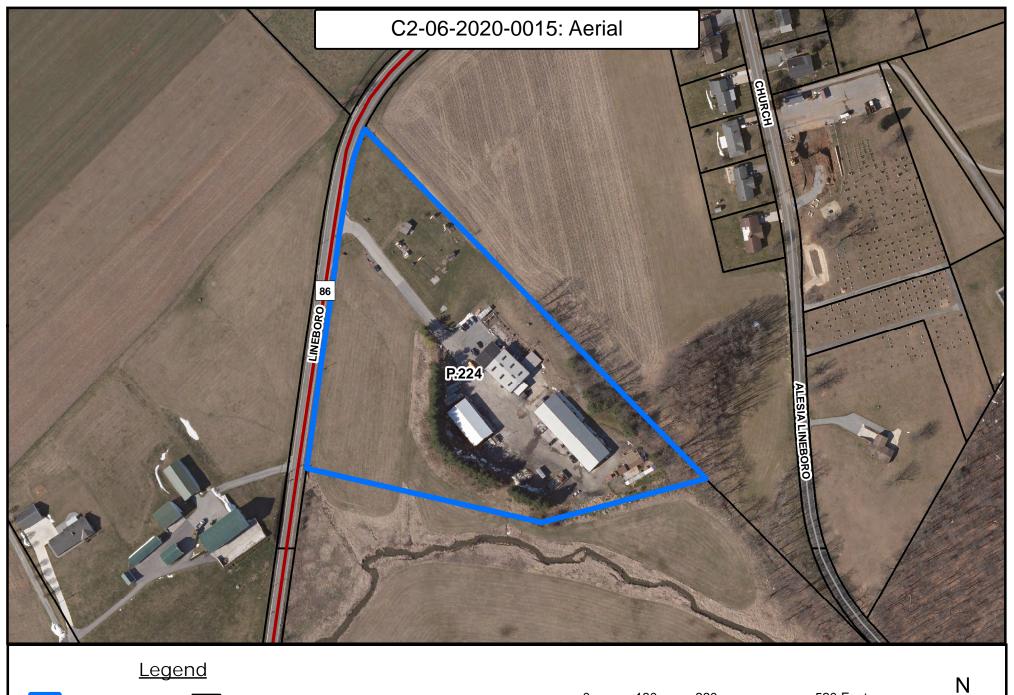
### BY-REQUEST COMPREHENSIVE REZONING

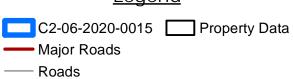
# COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

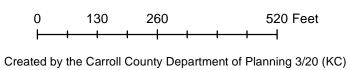
C2-06-2020-0015













### 1. Request

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

Property Address: 4033 Lineboro Road, Manchester MD 21102

Current Zoning: AG Requested Zoning: C-2

### 2. Description of Property

Site Address 4033 Lineboro Rd., Manchester, MD 21102

Commissioner District 1

Parcel <u>0224</u> Map <u>0007</u>

Total Acreage of Parcel 8.087 acres

Area to be Rezoned: 8.087 acres

Current Zoning: <u>AG</u> Requested Zoning: <u>C-2</u>

### 3. Land Use and Zoning Considerations

Existing Land Uses:	Commercial (Daycare, Automobile Repair, Contractors office/storage)

Land Use Plan Designation:<sup>1</sup>

Village-Residential

Zoning History Summary (see worksheet)

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

<sup>&</sup>lt;sup>1</sup> Per 2014 Master Plan as amended 2019.

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

Zoning

North	Agriculture	Agriculture, Residential
South	Agriculture	Agriculture
East	Agriculture	Agriculture, Commercial
West	Agriculture	Agriculture
	_	_

Land Use

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

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

This property is in 2014 Carroll County Master Plan as amended 2019. It has a Future Land Use designation of Village Residential, as it is within the boundaries of the Lineboro Rural Village. The Village Commercial designated property is to the north on MD 86. This request is not consistent with the Future Land Use Designation.

### B. Applicable Master Plan Goals and Objectives

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

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

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

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

C.	Water	Service	Area	and	Service	lines	in	proximi	tv
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Not within planned water service area.

### D. Sewer Service Area Service

Not within planned sewer service area.

#### 5. Environmental Constraints

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

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

### 6. Historic Resources Identified

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

### 7. Public Safety Assessment

Lineboro District: approaching inadequate for Fire and EMS.

### 8. Ag Preservation and Applicable Preservation Area

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

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

### 9. Assessment Summary

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

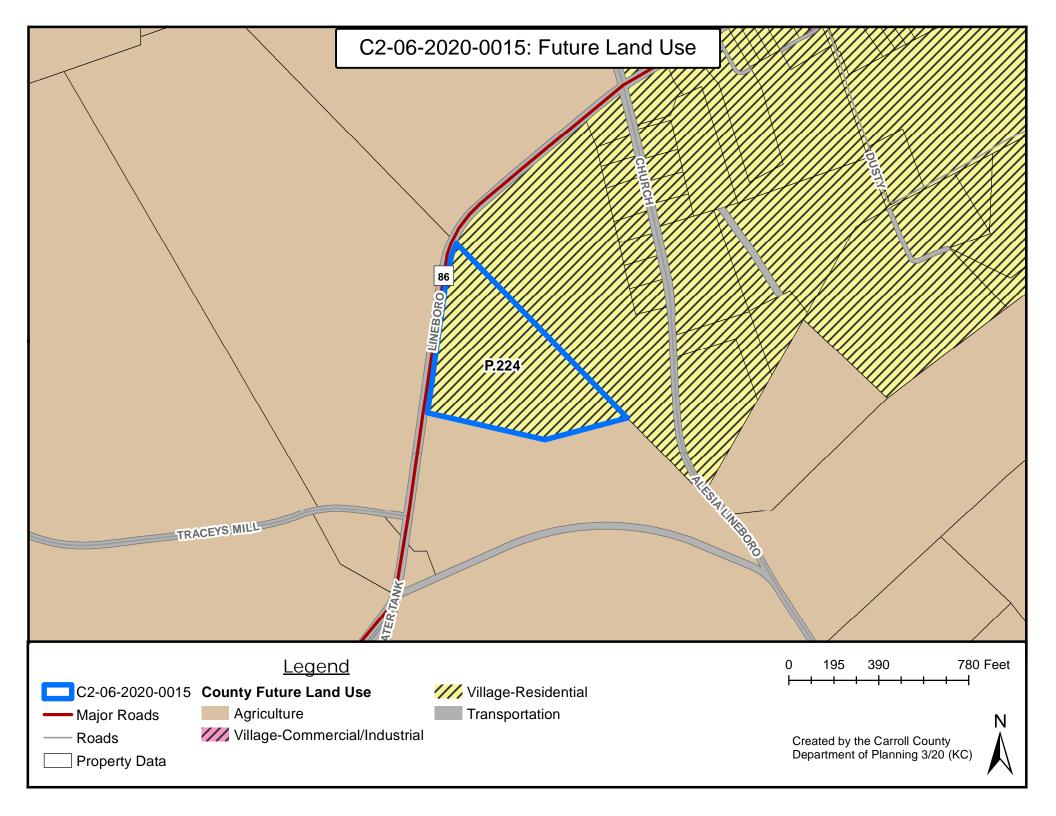
The inclusion of this property in the Rural Village of Lineboro along MD 86 differentiates it from other requests for properties with inconsistent FLU designations. The Rural Village designation grew out of the State of Maryland's 1997 Smart Growth Areas Act. Lineboro is one of the County's 35 unincorporated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

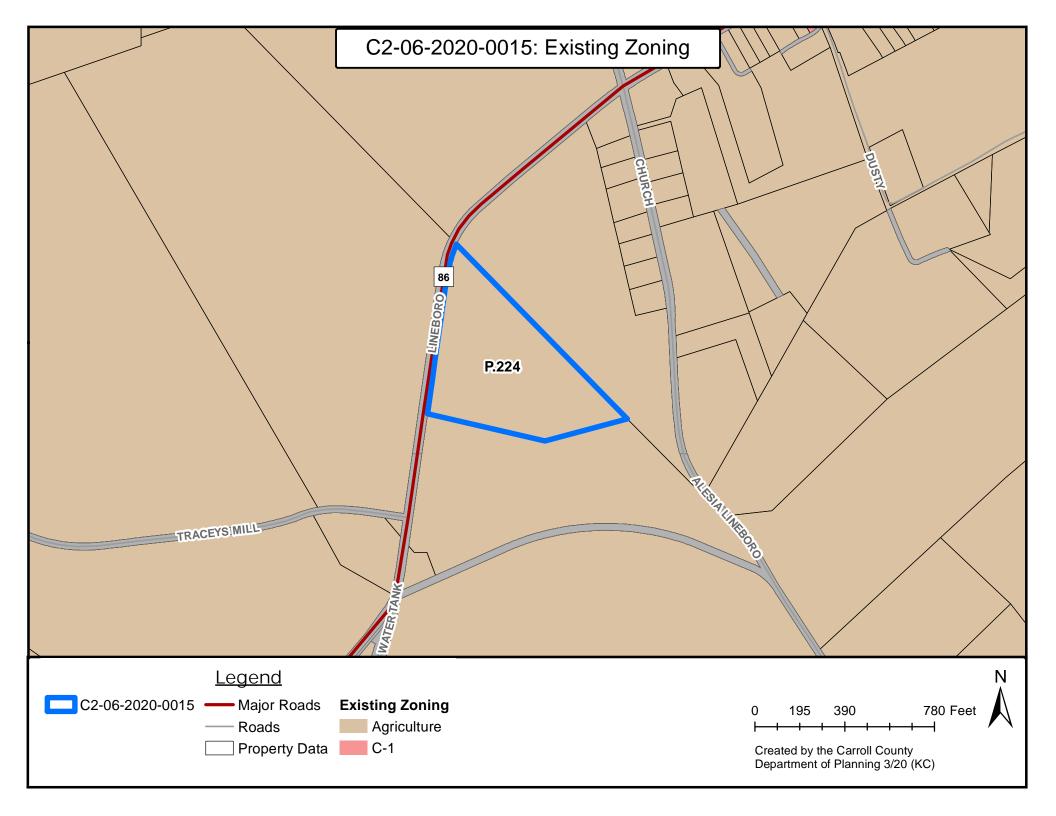
This property has a history of commercial use, has access to MD 86, and is 8 acres in size. It is appropriate that it continue to be used for commercial purposes.

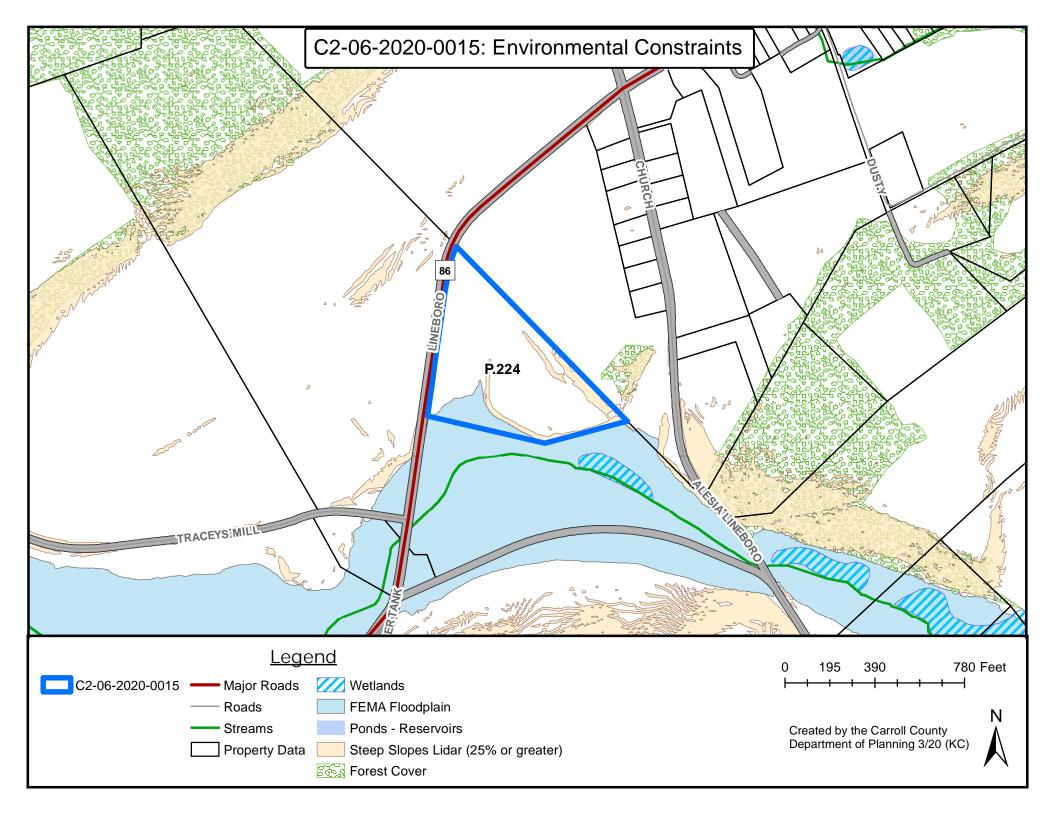
10. Department of Planning Recommendation: (Favorable or Unfavorable)	Favorable		
Planning Commission Recommendation: (Favorable or Unfavorable)	Favorable		

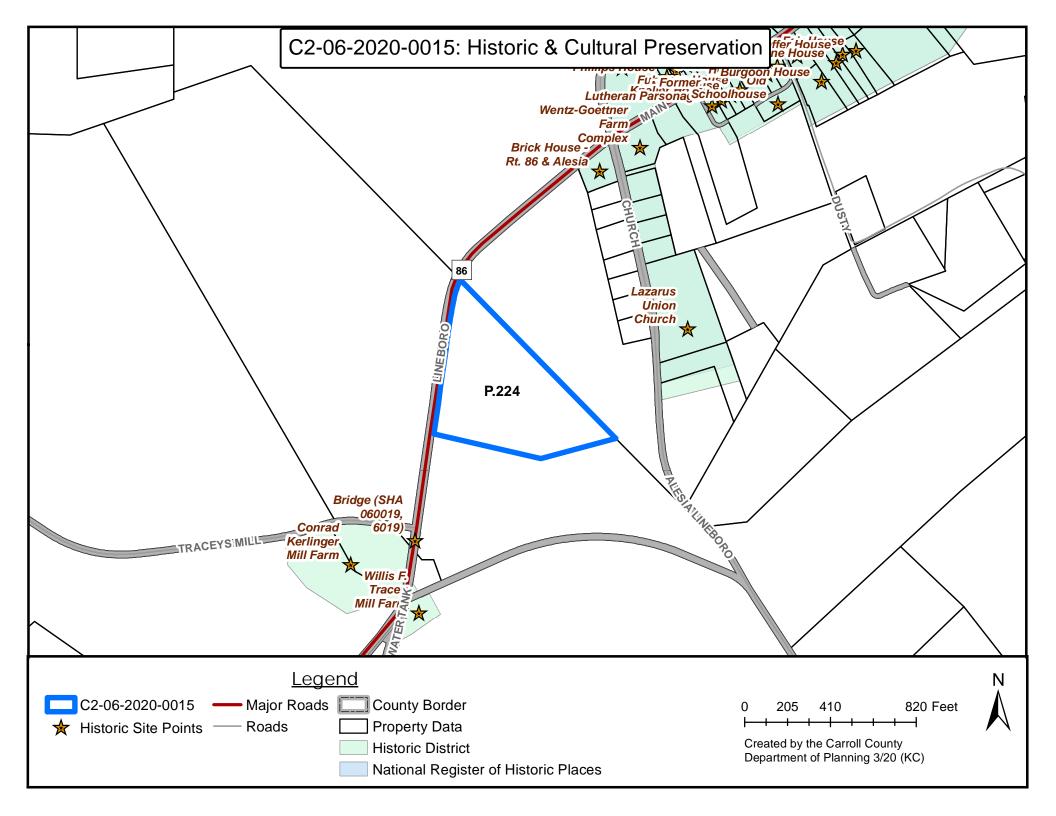
### 11. Appendixes

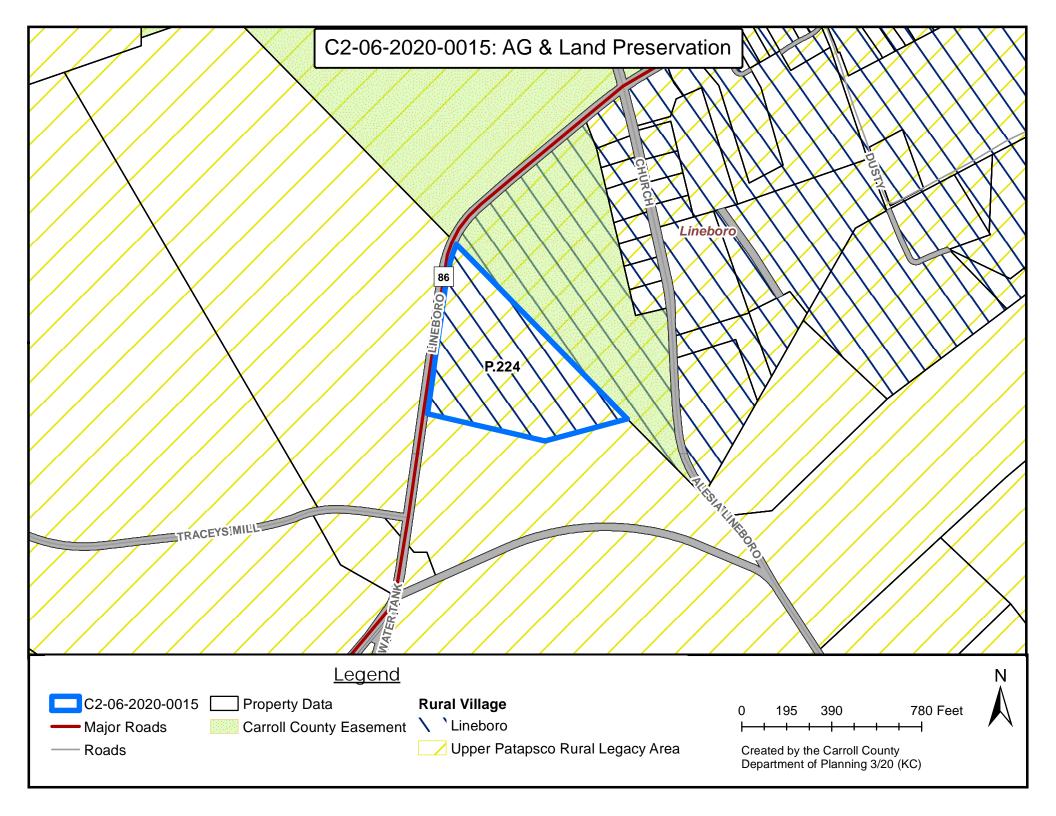
See attachments for individual assessments.









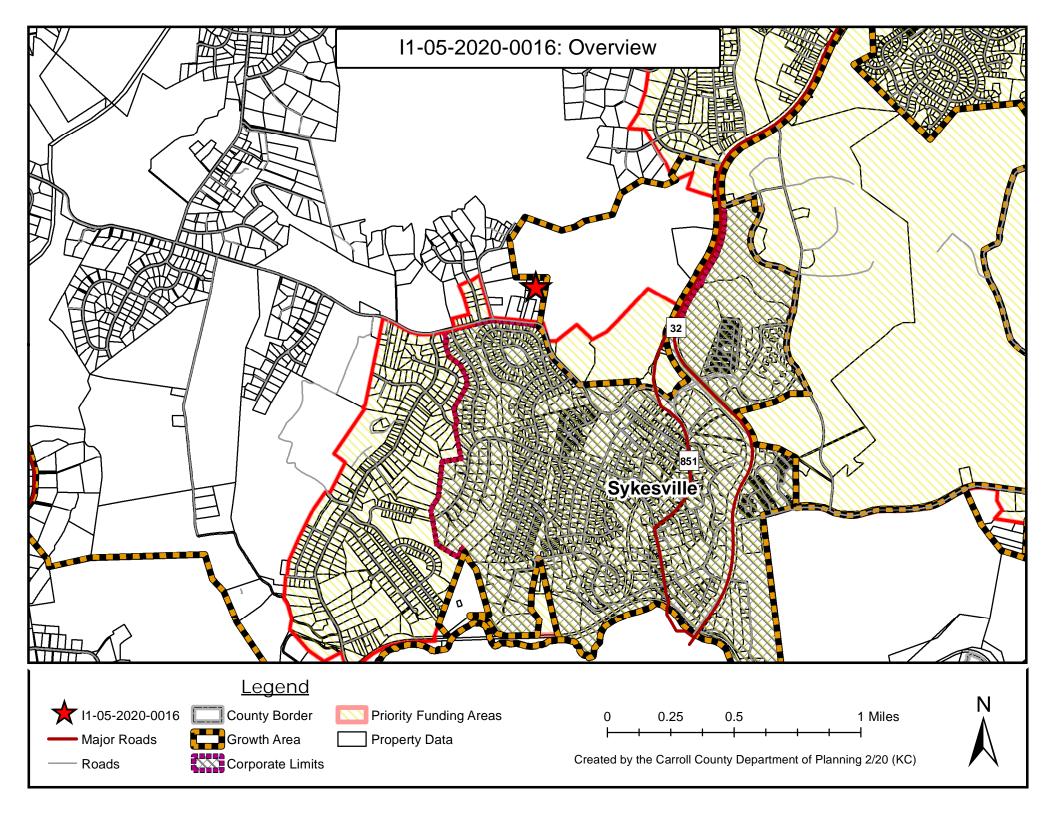


### BY-REQUEST COMPREHENSIVE REZONING

# COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

11-05-2020-0016



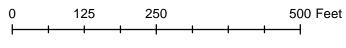








Property Data



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



1. Request										
Request # <u>II-05-2020-0016</u> Applicant Name <u>FOGLE PROPERTIES</u>										
Property Address _580 Obrecht Rd., Sykesville, MD 21784_										
Current Zoning _Con	servation	Requ	ested Zoning <u>I-1</u>							
2. Description of Pro	perty									
Site Address 580 Obrecht Rd., Sykesville, MD 21784										
Commissioner District <u>5</u> Account IDs: <u>0705028728</u> ; <u>0705033683</u>										
Parcels <u>0588, 0578</u>		Map	0078							
Total Acreage of Parc	cel <u>5.30</u>		Area to be Rezoned: _	5.30						
Current Use: <u>Used for septic service business</u> Improved or Unimproved: <u>Improved</u>										
Current Zoning:	Conservation	_	Requested Zoning:	Industrial Light						
3. Land Use and Zor	ning Considerations (	Please	e include maps of applic	cable features)						
Existing Land Uses:	Commercial - Fogle'	s Sept	ic Services							
Land Use Plan Designation: <sup>1</sup>	Conservation									
Zoning History Sumn	nary									
County's purchase of	of the surrounding land	ls for I	with the surrounding cor Piney Run Reservoir, this of Map Amendment 52 in	property was						

<sup>&</sup>lt;sup>1</sup> Per 2018 Freedom Community Comprehensive Plan

Existing Zoning and Land Use in Adjacent Area (See maps of the property and the surrounding area): The surrounding community is made up of conservation lands and the spillway for the Piney Run dam, large lot subdivisions and the Fairhaven retirement community. There is no commercial or industrially designated land in the vicinity.

Zoning	Land Use	(existing & future)

North	Conservation	Conservation
South	R-20,000	Medium Density Residential
East	Conservation	Conservation (outdoor recreation)
West	Conservation	Conservation

#### 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. It has a Future Land Use designation of Conservation. It is in the Freedom Growth Area just outside the town limits of Sykesville.

#### B. Applicable Master Plan Goals and Objectives

This property is contrary to the following goals as articulated in 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 9: Continue to protect and maintain the recognized environmental resources and natural ecosystems in the Freedom area by administering land use practices that are in balance with, and minimize the effects on, the designated conservation areas.

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·-	water	SCI VICC	Area and	

No Planned Service		

D.	Sewer Service Area Service
	No Planned Service
5. Env	ironmental Constraints
None	
6. Hist	oric Resources Identified within a ½ mile
Two v	within a ½ mile. Bloomfield/McDonough Farm and Fairhaven Farm site.
<b>7. Pub</b>	lic Safety Assessment
In Sy	kesville District: Adequate for Fire and EMS.
8. Ag I	Preservation and Applicable Preservation Area
None	

#### 9. Assessment Summary

This request is not consistent with the 2018 Freedom Community Comprehensive Plan or other applicable plans. Inconsistency with the master plan and the presumption of correctness of the comprehensive plan are the two main reasons for this unfavorable recommendation.

This property is currently in commercial use as a septic business; it is a legally operating nonconforming use and may continue as such indefinitely. The Purpose and Intent of the I-1 District is as follows: "to provide locations for certain types on nonagricultural, nonresidential, and generally nonretail commercial activities characterized by light manufacturing, assembling, fabricating, warehousing, wholesale distribution, and limited office and commercial uses which are supportive or directly related to industrial uses... It is intended that such districts be located in areas with access to major thoroughfares or other major modes of transportation..." Changing this property from Conservation zoning to the I-1 zoning category would allow all the more intense industrial uses in Section 158.082 of the County Code on this property. Given the sensitive nature of the surrounding community, it is not appropriate to allow other light industrial uses on this property. These uses could have significant, adverse effects on the surrounding community. In addition, the property does not front on a major road; it is off a small County road not conducive to commercial/industrial traffic.

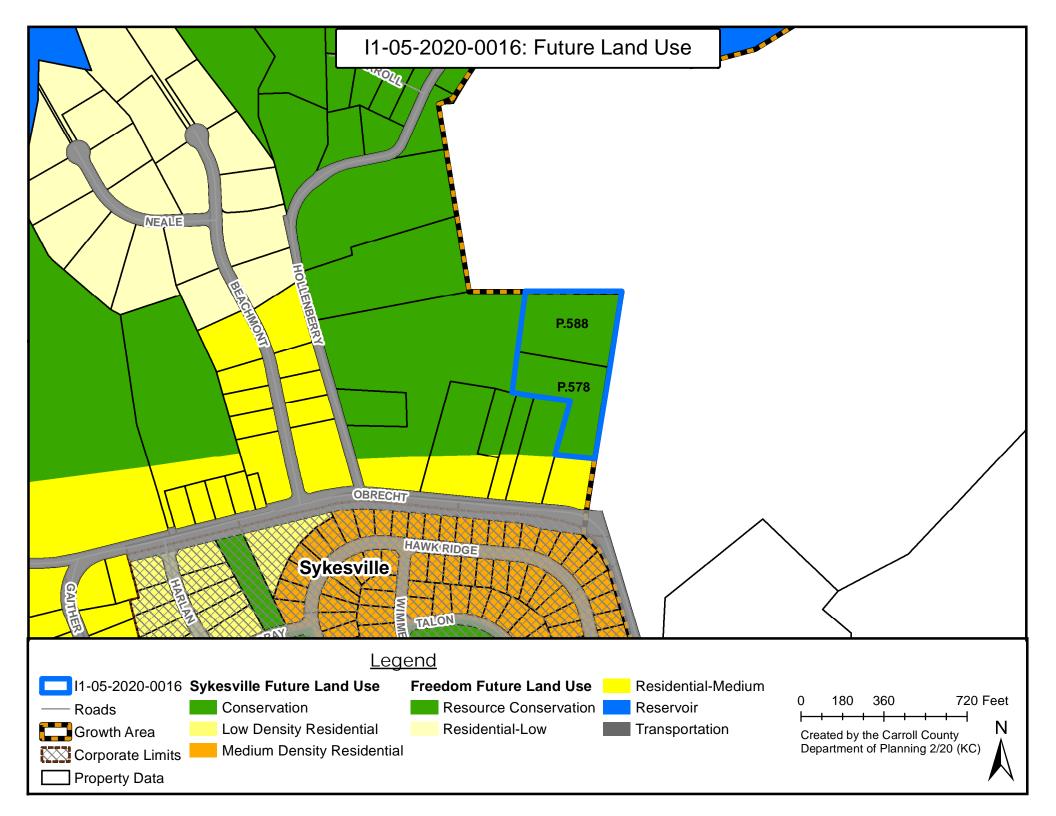
This property was not identified with a Future Land Use change in the most recent Freedom Plan adopted in 2018. Changing this property's zoning classification would not be consistent with the Plan's Future Land Use designation or its goals and objectives for the area.

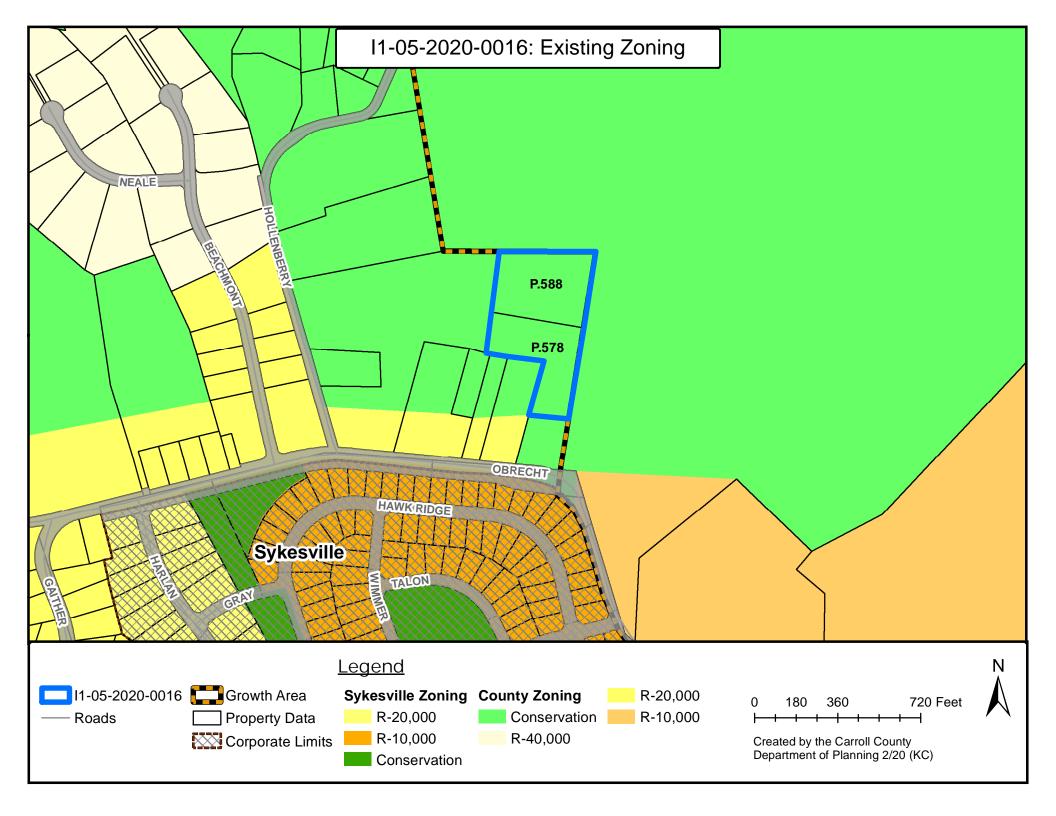
#### 10. Recommendations

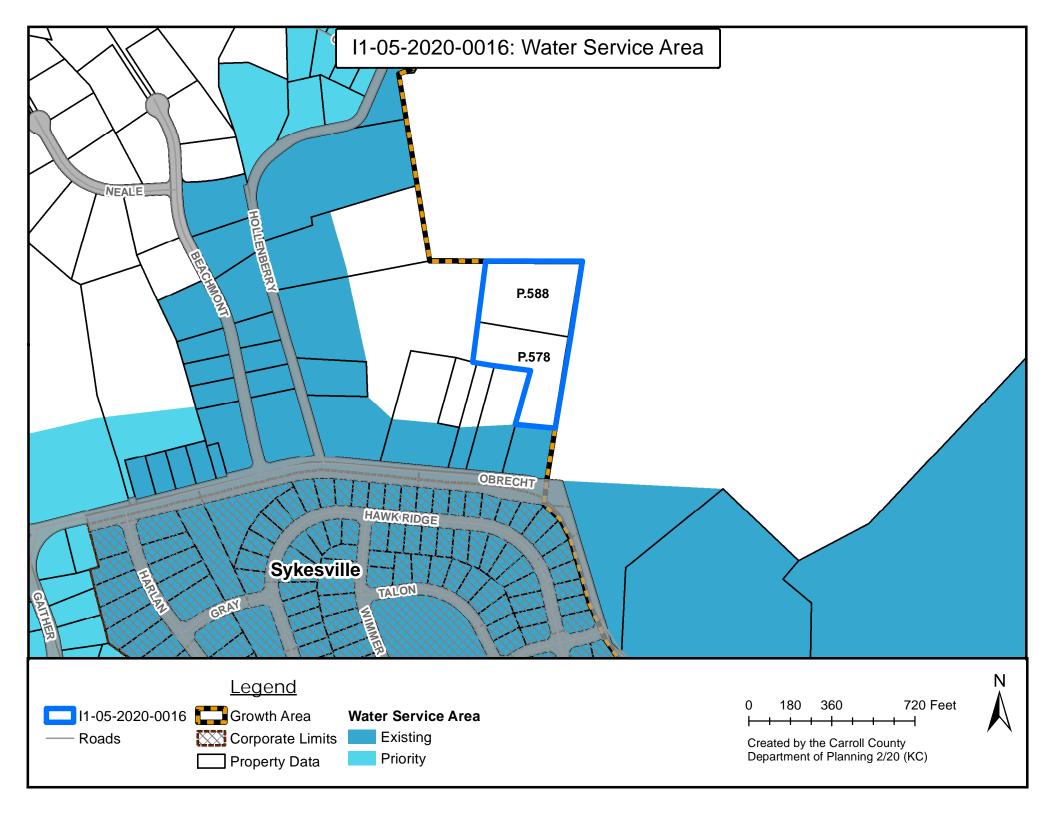
Department of Planning Recommendation: (Favorable or Unfavorable)	Unfavorable
Planning Commission Recommendation: (Favorable or Unfavorable)	Unfavorable

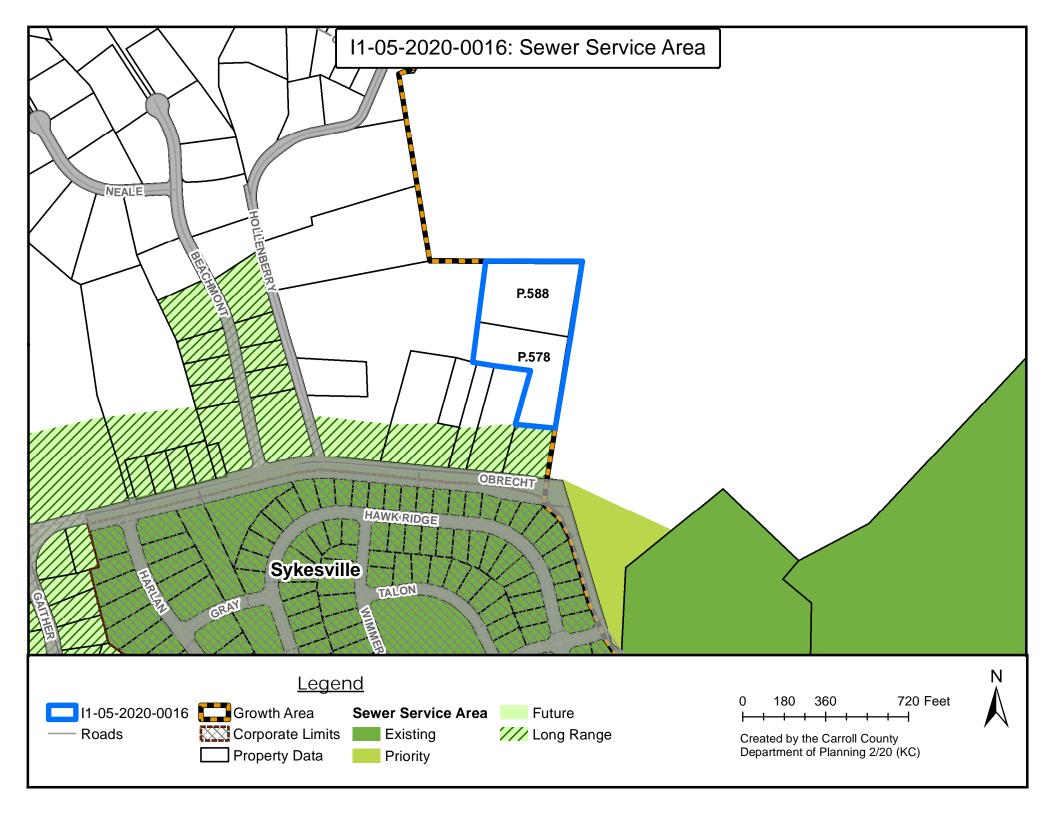
#### 11. Appendixes

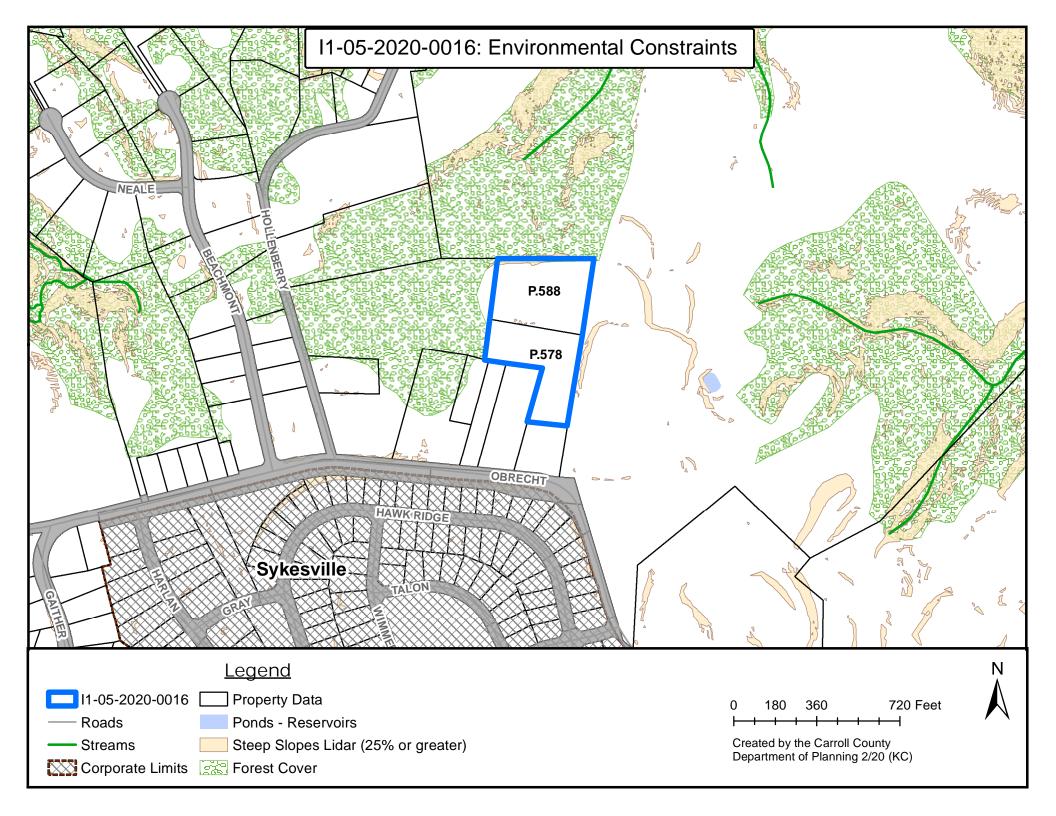
See attachments for individual assessments.

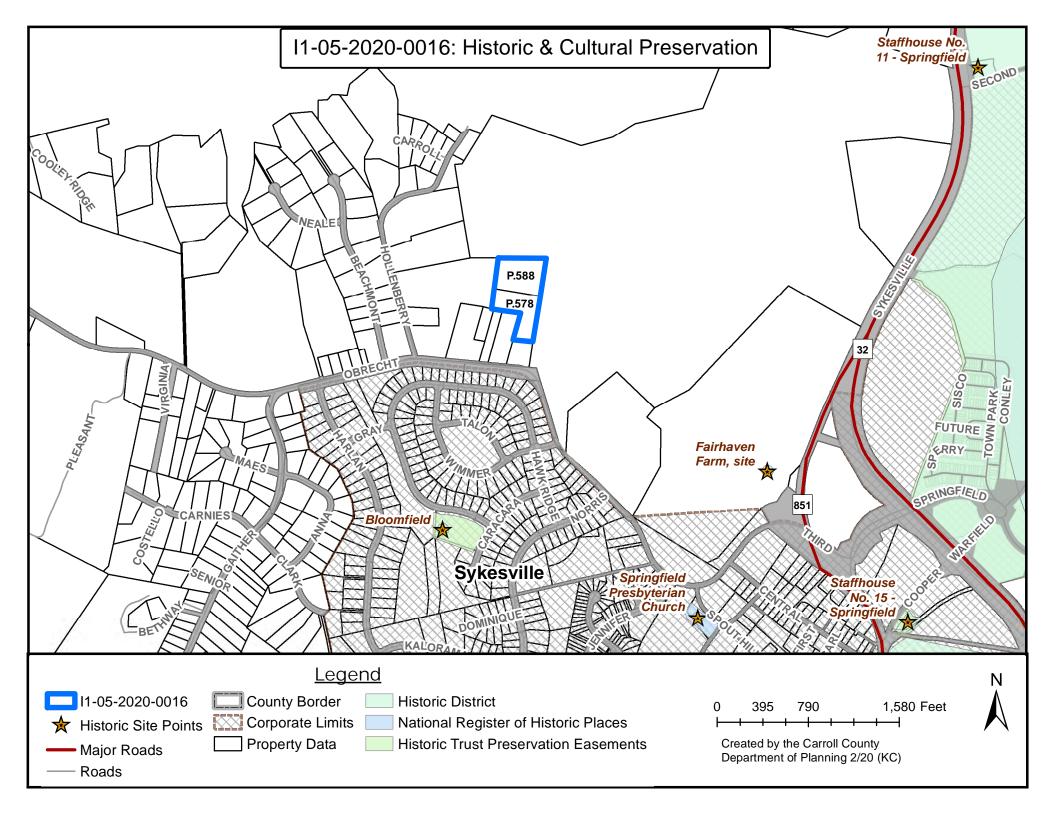










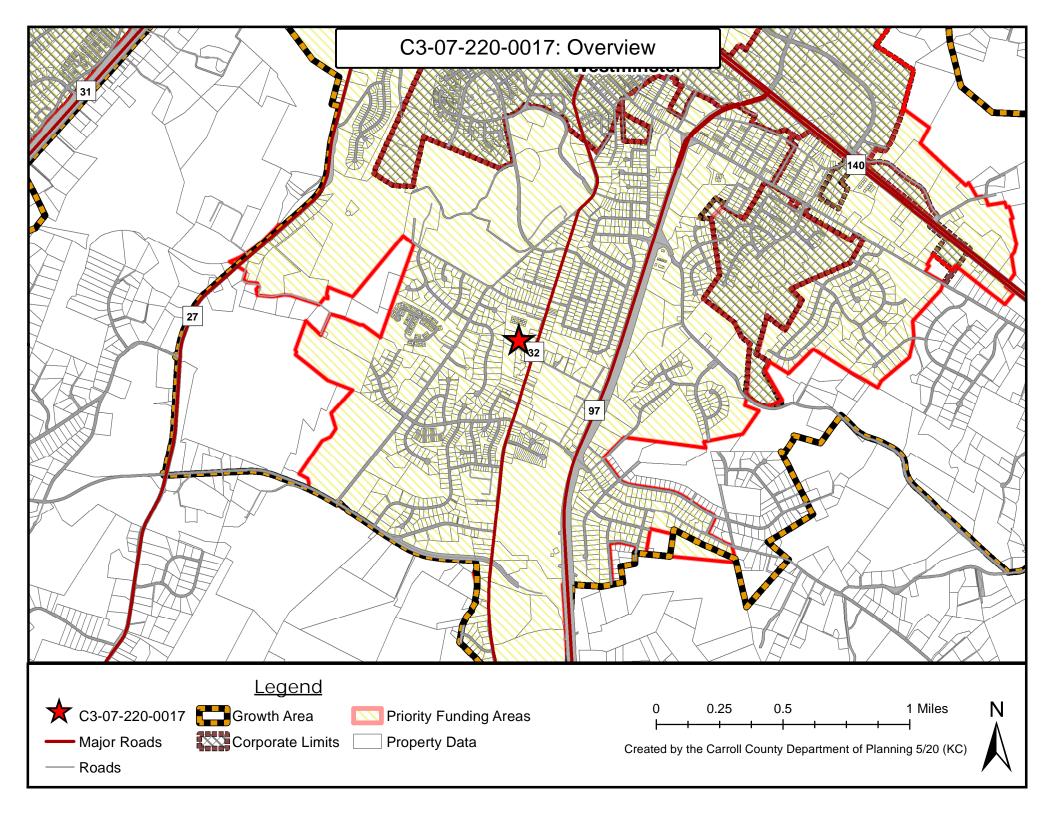


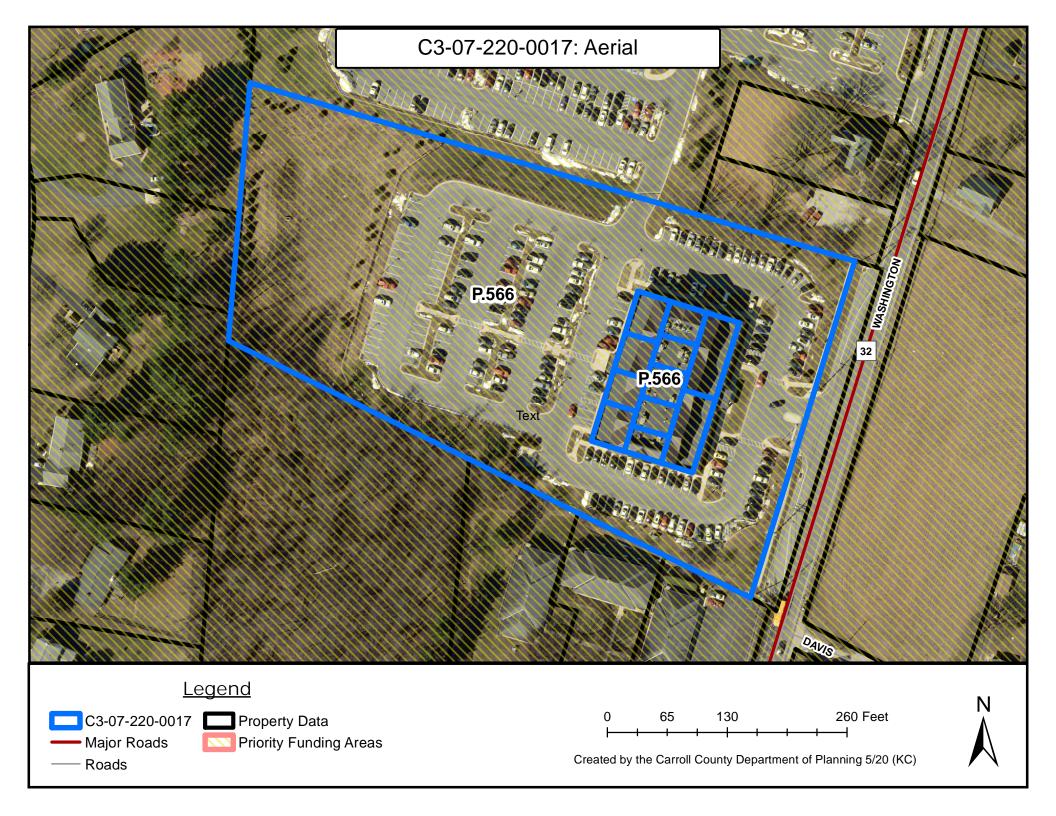
### BY-REQUEST COMPREHENSIVE REZONING

# COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

C3-07-2020-0017







## Carroll County Department of Planning Comprehensive Zoning Assessment Report

#### 1. Request

Request # <u>C3-07-2020-0017</u> Applicant Name: <u>John T. Maguire on behalf of 844 Professional Center Condominium, Inc.</u>

Property Address: 844 Washington Road, Westminster, MD 21157; Units 101, 102, 201, 203 & 205

Current Zoning: <u>R-10,000</u> Requested Zoning: <u>C-3, or alternatively C-2</u>

#### 2. Description of Property

Site Address: <u>844 Washington Road</u>, <u>Westminster</u>, <u>MD 21157</u>; <u>Units 101</u>, <u>102</u>, <u>201</u>, <u>203</u>, <u>205</u>, <u>207</u>, <u>209</u>, <u>301</u>, <u>302</u>, <u>305</u> & <u>308</u>

Commissioner District 3

Parcel <u>0566</u> Map <u>0046</u>

Total Acreage of Parcel <u>4.896</u> Area to be Rezoned: <u>4.896</u>

Current Zoning: <u>R10,000</u> Requested Zoning: <u>C-3</u>, or alternatively <u>C-2</u>

#### 3. Land Use and Zoning Considerations

Existing Land Uses:	Commercial Condominium
Land Use Plan Designation: <sup>1</sup>	R-10,000 Suburban Residential

#### **Zoning History Summary**

Since at least 1965, this property has been in commercial use. It was originally a nonconforming auto repair, sales and storage business. In 2008, The BZA approved a substitution of a nonconforming use to an office condominium.

<sup>&</sup>lt;sup>1</sup> In 2007 the City of Westminster collaborated with Carroll County to adopt the 2007 Westminster Environs Community Comprehensive Plan. The Westminster Environs Plan includes the approved 2007 Land Use Designation and Growth Area Boundary Map for the Westminster Environs. In 2009, the City of Westminster adopted the City of Westminster Comprehensive Plan incorporating these FLU designations and boundaries.

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

Zoning

	<u>=====</u>	<u> </u>
North	R-10,000, R-20,000	Commercial Condominium, Residential, Commercial
South	R-10,000	Commercial Condominium, Residential
East	R-10,000	Residential
West	R-20,000	Residential, Commercial

Land Use

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

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

This property has a Future Land Use of Residential Suburban in the 2009 City of Westminster Comprehensive Plan The property lies within the Municipal Growth Area (MGA) of the City of Westminster.

#### B. Applicable Master Plan Goals and Objectives

The following visions were included in the 2009 Westminster Plan:

Growth Areas – "Growth is concentrated in existing population and business centers, growth areas adjacent to those centers, or strategically selected new centers"

Infrastructure - Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.

C.	Water S	Service .	Area a	nd Serv	vice lin	nes in	proximi	ty (	see map	)
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Lies within and is served by existing water.	

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

Lies within and is served by existing sewer.

#### 5. Environmental Constraints

Minimal steep slopes.

#### 6. Historic Resources Identified

There are two properties, both on the National Register, located within the ½ mile Area of Potential Effect (APE). They are the Carroll County Almshouse and Farm and the Friendship Valley Farm

#### 7. Public Safety Assessment

In the Westminster District. Adequate for both Fire and EMS.

#### 8. Ag Preservation and Applicable Preservation Area

None on site or in the vicinity.

#### 9. Assessment Summary

This property has been in commercial use since prior to 1965. These commercial uses have been recognized and approved by the BZA. Although the property is surrounded by residential zoning, the properties to the north, south and west are in a similar commercial use. It is located on and has access to MD32, a major north/south arterial road.

The Purpose and Intent of the C-2 District is: "to provide locations for a diverse range of medium intensity retail, service and professional office uses needed by a larger population than those provided for in the C-1 District."

Although this property has a different future land use designation than the 2009 Plans, it is consistent with the visions of the Plan. Also, it is anticipated that an update to the Westminster Plan will reconsider this designation. The size, location and use of this property is consistent with the purpose of the C-2 District. It is also consistent with the longstanding commercial uses in the vicinity.

#### 10. Recommendations

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

Favorable for C-2 designation

Planning Commission Recommendation: (Favorable or Unfavorable)

Favorable for C-2 designation

#### 11. Appendixes

See attachments for individual assessments.

