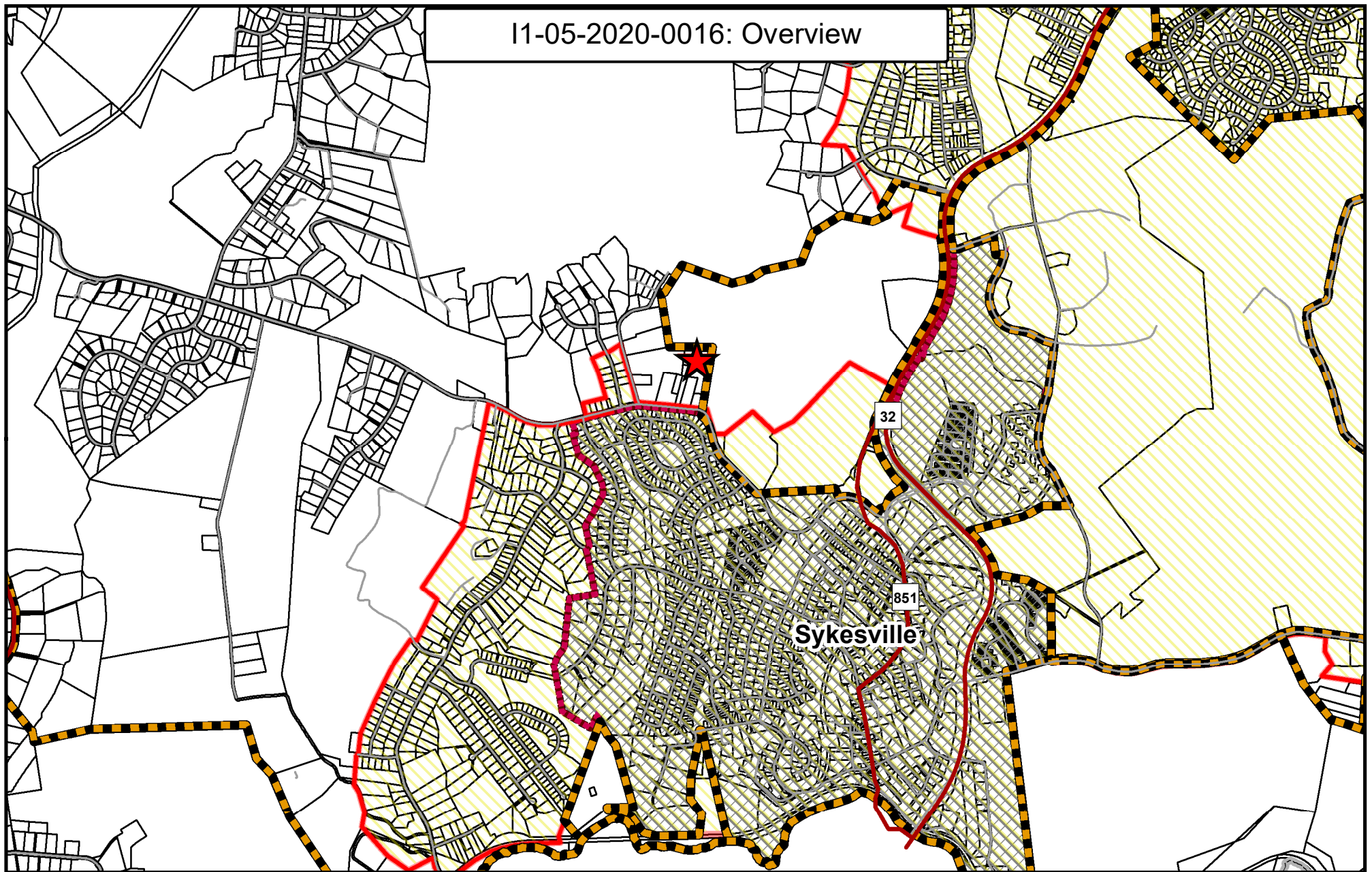


BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

I1-05-2020-0016





Legend

- ★ I1-05-2020-0016
- County Border
- Major Roads
- Growth Area
- Roads
- Corporate Limits
- Priority Funding Areas
- Property Data

0 0.25 0.5 1 Miles





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



I1-05-2020-0016: Aerial



Legend

-  I1-05-2020-0016
-  Growth Area
-  Roads
-  Property Data

0 125 250 500 Feet

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



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # 11-05-2020-0016 Applicant Name FOGLE PROPERTIES

Property Address 580 Obrecht Rd., Sykesville, MD 21784

Current Zoning Conservation Requested Zoning I-1

2. Description of Property

Site Address 580 Obrecht Rd., Sykesville, MD 21784

Commissioner District 5 Account IDs: 0705028728; 0705033683

Parcels 0588, 0578 Map 0078

Total Acreage of Parcel 5.30 Area to be Rezoned: 5.30

Current Use: Used for septic service business Improved or Unimproved: Improved

Current Zoning: Conservation Requested Zoning: Industrial Light

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

Existing Land Uses:

Commercial - Fogle's Septic Services

Land Use Plan
Designation:¹

Conservation

Zoning History Summary

In 1965 this property was zoned R-10,000 along with the surrounding community. With the County's purchase of the surrounding lands for Piney Run Reservoir, this property was changed from R-10,000 to Conservation as part of Map Amendment 52 in 1972.
--

¹ 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.

	<u>Zoning</u>	<u>Land Use (existing & future)</u>
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.

C. Water Service Area and Service

No Planned Service

D. Sewer Service Area Service

No Planned Service

5. Environmental Constraints

None

6. Historic Resources Identified within a ½ mile

Two within a ½ mile. Bloomfield/McDonough Farm and Fairhaven Farm site.

7. Public Safety Assessment

In Sykesville District: Adequate for Fire and EMS.

8. Ag 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

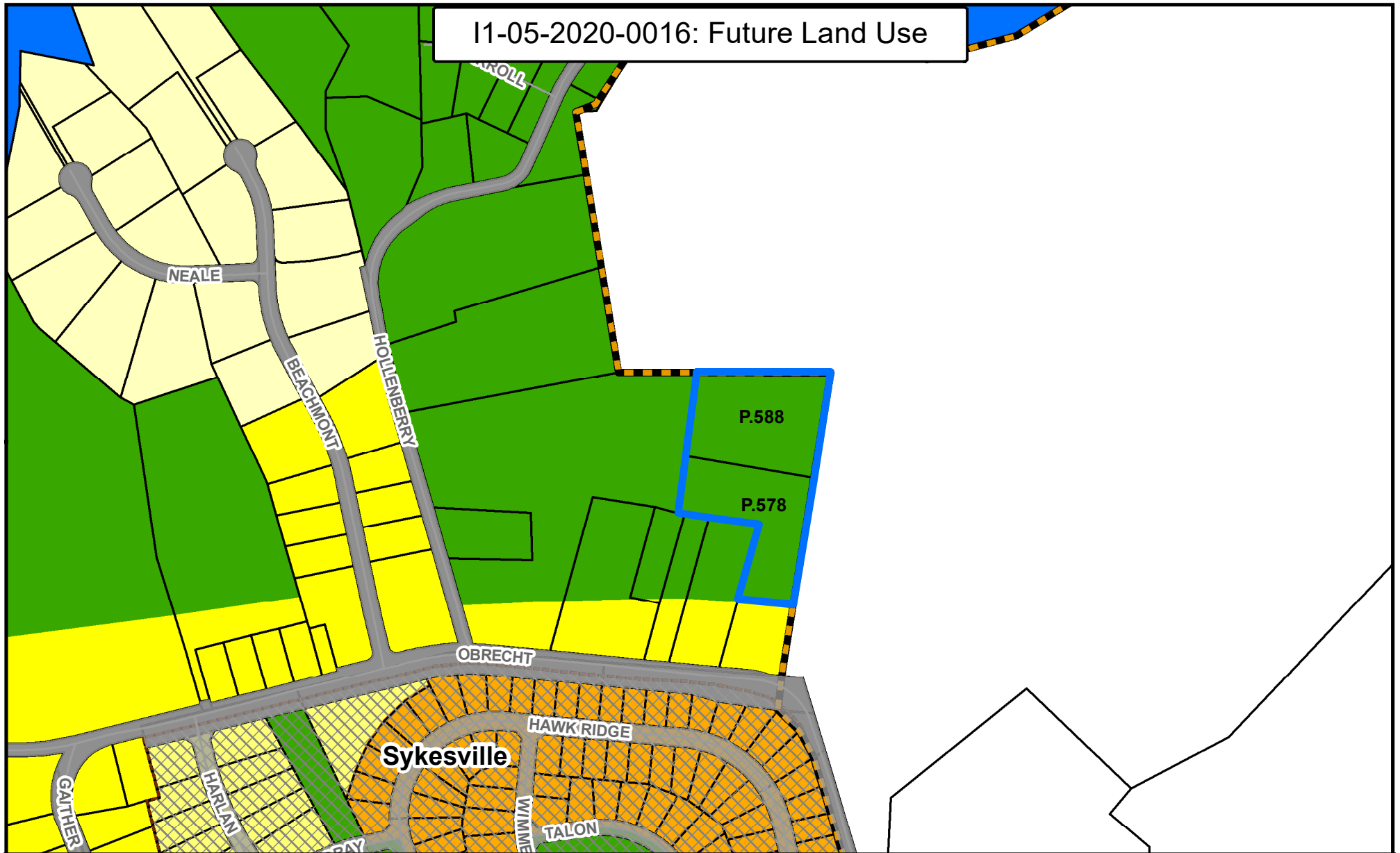
Planning Commission Recommendation:
(Favorable or Unfavorable)

Unfavorable

11. Appendixes

See attachments for individual assessments.

11-05-2020-0016: Future Land Use



Legend

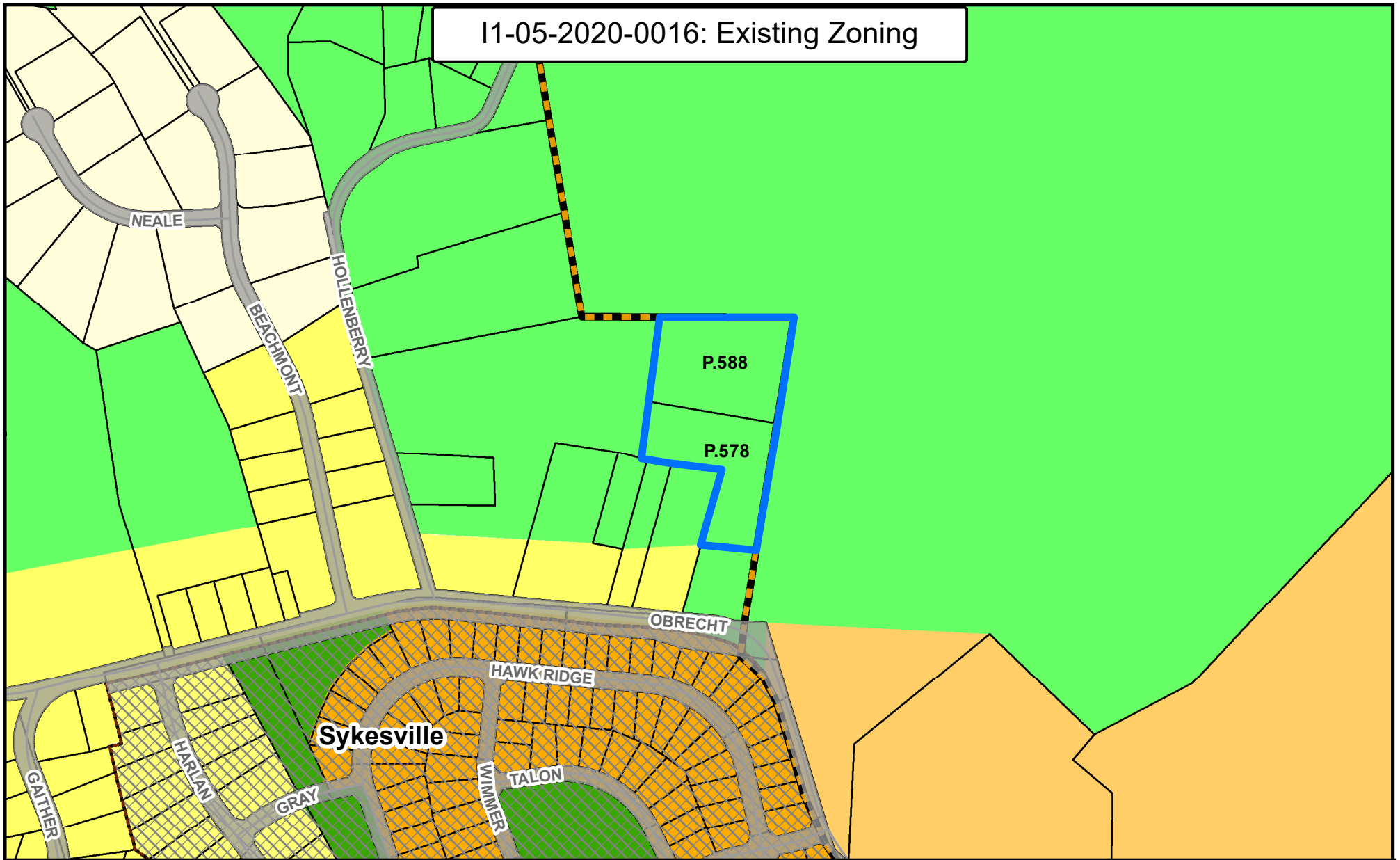
- | | | | |
|------------------|-----------------------------------|--------------------------------|--------------------|
| 11-05-2020-0016 | Sykesville Future Land Use | Freedom Future Land Use | Residential-Medium |
| Roads | Conservation | Resource Conservation | Reservoir |
| Growth Area | Low Density Residential | Residential-Low | Transportation |
| Corporate Limits | Medium Density Residential | | |
| Property Data | | | |

0 180 360 720 Feet













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



11-05-2020-0016: Existing Zoning



Legend

 11-05-2020-0016	 Growth Area	Sykesville Zoning	County Zoning	 R-20,000
 Roads	 Property Data	 R-20,000	 Conservation	 R-10,000
 Corporate Limits		 R-10,000	 R-40,000	
		 Conservation		

0 180 360 720 Feet

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



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

Zoning History

Request # I1-05-2020-0016 Applicant Name FOGLE PROPERTIES

Property Address 580 Obrecht Rd., Sykesville, MD 21784

Current Zoning Conservation Requested Zoning I-1

Previous Zoning Change Requests (if applicable): None

BZA Requests (if applicable): This property was issued a certification of a non-conforming use for their septic, portable toilet rental, excavation and well drilling in 2007.

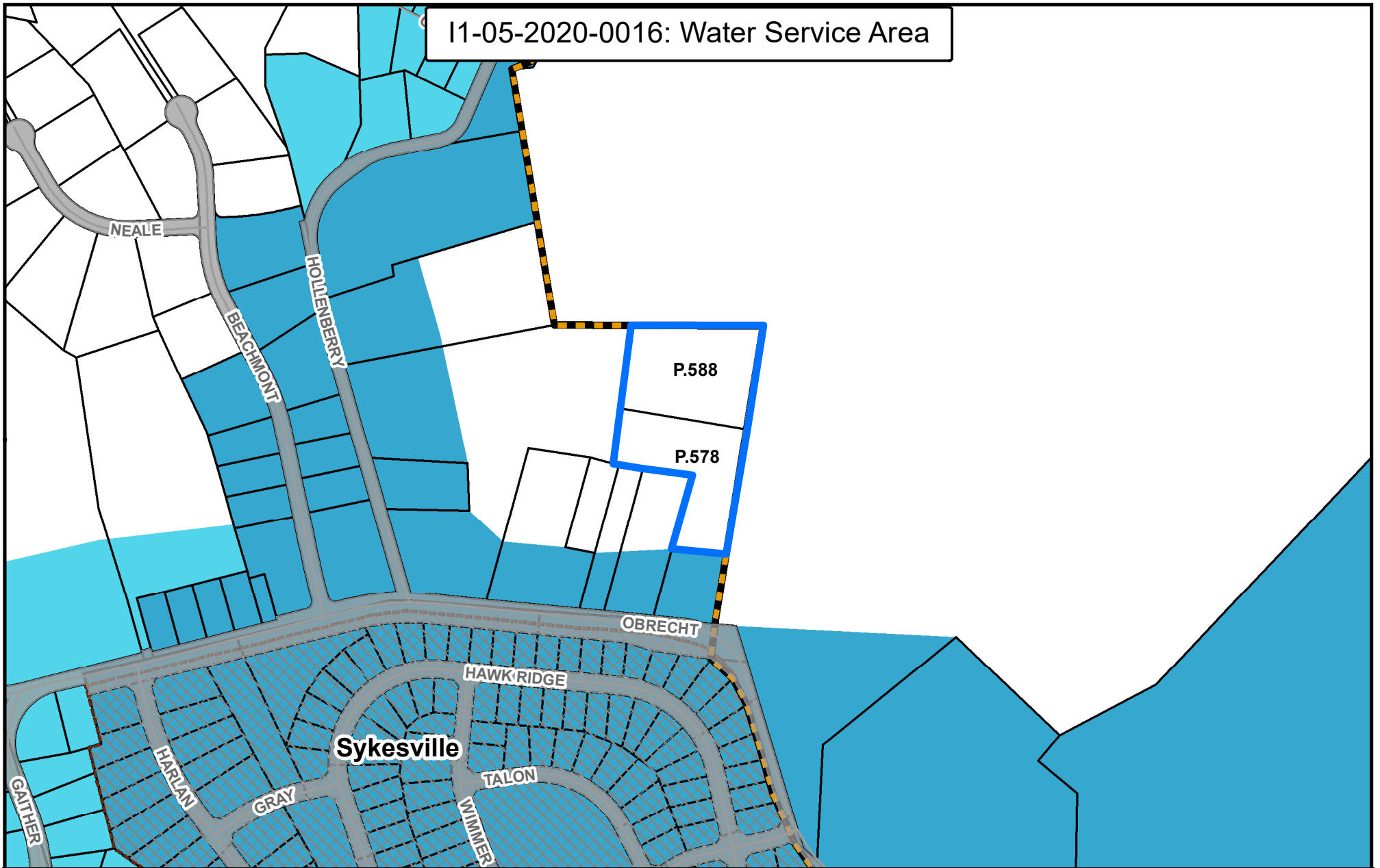
Zoning Violations (if applicable): _____

If so, have they been resolved:


Comments:

In 1965 this property was zoned R-10,000 along with the surrounding community. With the County's purchase of the surrounding lands for Piney Run Reservoir, this property was changed from R-10,000 to Conservation as part of Map Amendment 52 in 1972.

I1-05-2020-0016: Water Service Area




Legend

 I1-05-2020-0016

 Roads

 Growth Area

 Corporate Limits

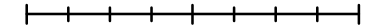
 Property Data

Water Service Area

 Existing

 Priority

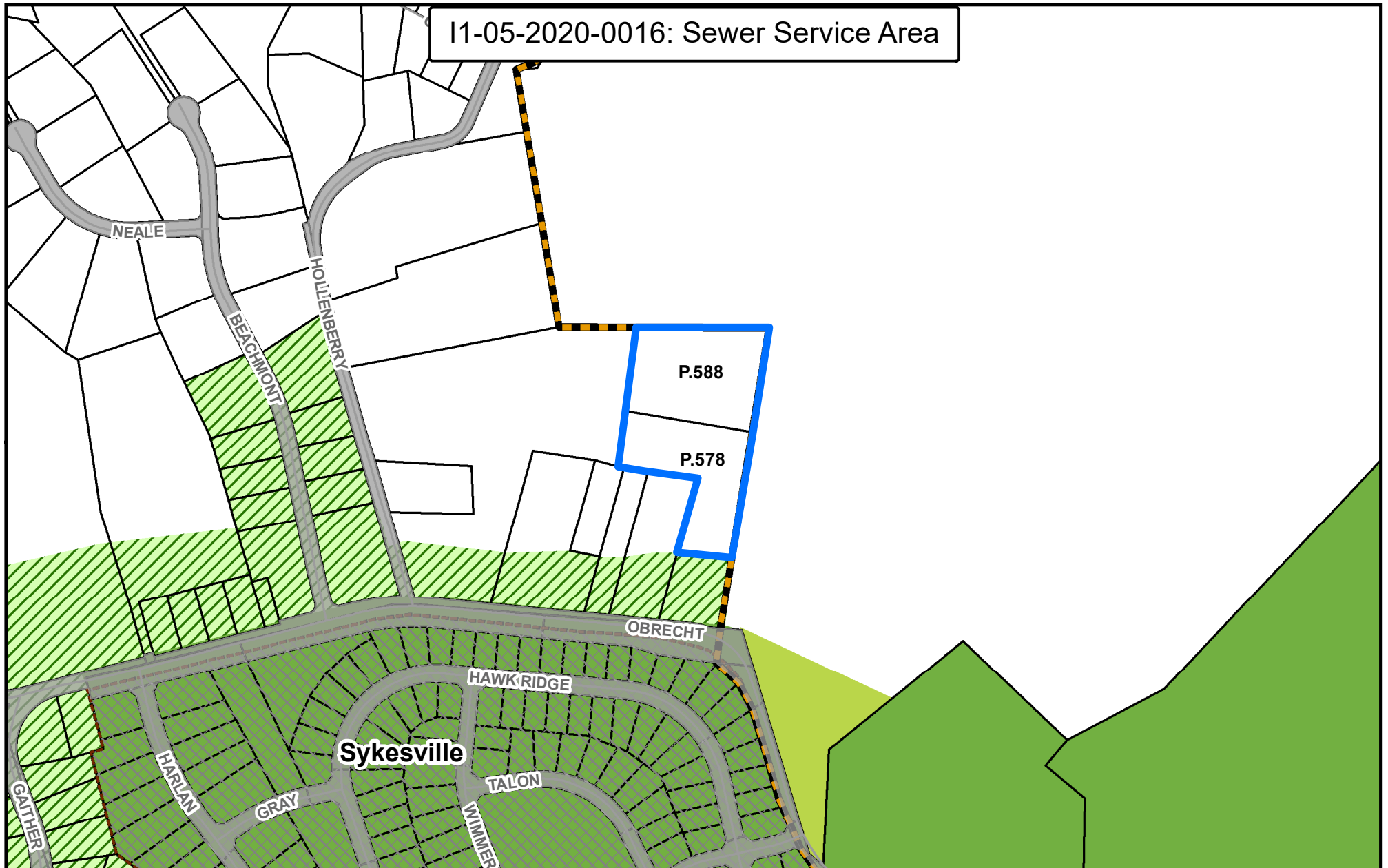
0 180 360 720 Feet



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



I1-05-2020-0016: Sewer Service Area



Legend

- | | | | |
|-----------------|------------------|---------------------------|------------|
| I1-05-2020-0016 | Growth Area | Sewer Service Area | Future |
| Roads | Corporate Limits | Existing | Long Range |
| Property Data | Priority | | |

0 180 360 720 Feet

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



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

Checklist of Environmental Issues

Request # I1-05-2020-0016 Applicant Name FOGLE PROPERTIES

Property Address 580 Obrecht Rd., Sykesville, MD 21784

Current Zoning Conservation Requested Zoning I-1

Watershed S. BRANCH PATAPSCO

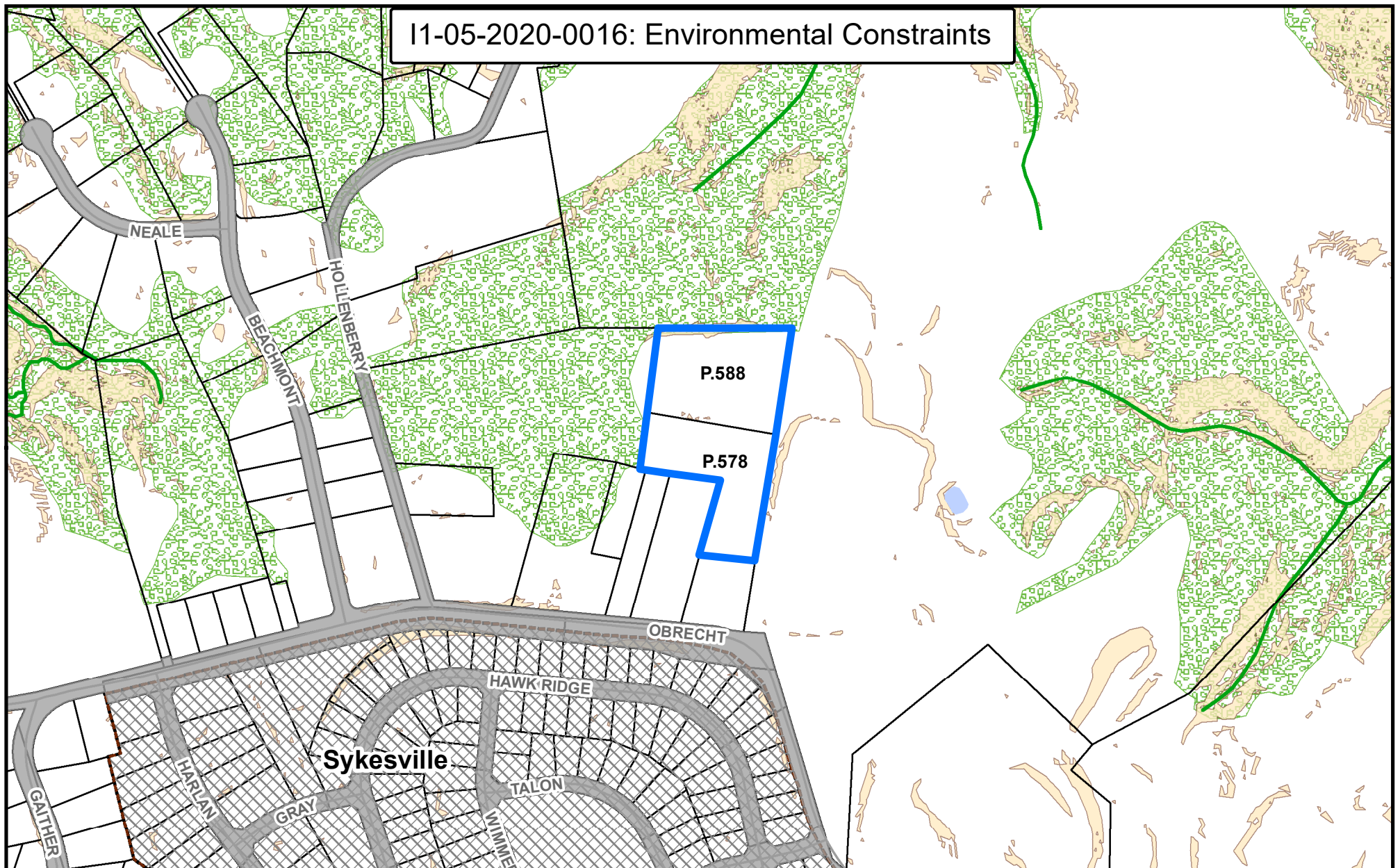
Yes No

- ☐ ☒ Water Resources Protection Easement
☐ ☒ 100-Year Floodplain on the Property
☐ ☒ Streams
☐ ☒ Wetlands
☐ ☒ Steep Slopes (<25%)
☐ ☒ Forest Cover (<25% ☐ 25-50% ☒ 51-75% ☐ >75% ☐ of total parcel)

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

--

I1-05-2020-0016: Environmental Constraints



Legend

- | | |
|------------------|-------------------------------------|
| I1-05-2020-0016 | Property Data |
| Roads | Ponds - Reservoirs |
| Streams | Steep Slopes Lidar (25% or greater) |
| Corporate Limits | Forest Cover |

0 180 360 720 Feet

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



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

Historic Preservation Checklist

Request # 11-05-2020-0016 Applicant Name FOGLE PROPERTIES

Property Address 580 Obrecht Rd., Sykesville, MD 21784

Current Zoning Conservation Requested Zoning I-1

Historic Inventory Number On-Site NONE

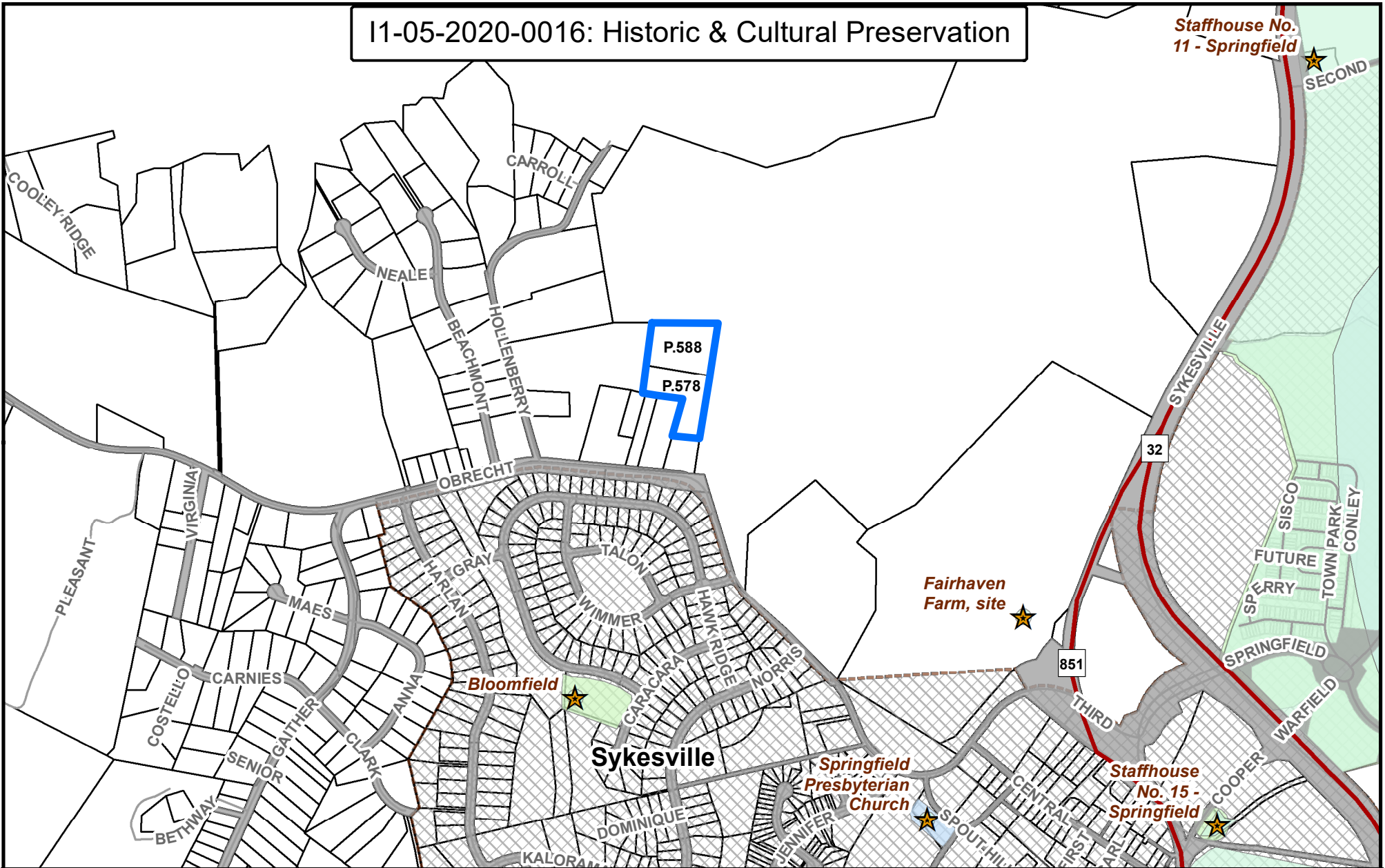
Historic Feature within a ½ mile radius There are two features within this radius. The CARR-628 The Frank Beasman House/Fairhaven Farm and CARR-1294 the McDonald Farm/Bloomfield.

See map of the features.

Comments:

The Fairhaven Farm, Frank Beasman House is on the National Register of Historic Places. CARR-1294 the McDonald Farm/Bloomfield is significant because it depicts three different periods and styles of construction from the 19th century in Piedmont Maryland.

11-05-2020-0016: Historic & Cultural Preservation



Legend

- 11-05-2020-0016
- ★ Historic Site Points
- Major Roads
- Roads
- County Border
- Corporate Limits
- Property Data
- Historic District
- National Register of Historic Places
- Historic Trust Preservation Easements

0 395 790 1,580 Feet

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



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

Fire and EMS Assessment

Request # I1-05-2020-0016 Applicant Name FOGLE PROPERTIES

Property Address 580 Obrecht Rd., Sykesville, MD 21784

Current Zoning Conservation Requested Zoning I-1

Districts:

EMS: Southern	Adequacy: <u>Adequate</u>
Fire: Sykesville	Adequacy: <u>Adequate</u>

*Adequacy Rates for Fire and EMS:

	Inadequate	Approaching Inadequate	Adequate
Late and No Response	Equals or exceeds 15%	Equals or exceeds 15%	Less than 15%
Total No Response	Equals or exceeds 4% over 24 months	Equals or exceeds 4% over 24 months	Equals or exceeds 4% over 24 months
Response Time	Exceeds 10 minutes	Between 8- 10 minutes	8 minutes or less

Notes:

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

Transportation Checklist

Request # 11-05-2020-0016 Applicant Name FOGLE PROPERTIES

Property Address 580 Obrecht Rd., Sykesville, MD 21784

Current Zoning Conservation Requested Zoning I-1

Frontage Road Obrecht Road

Most Recent ADT of Frontage Road 7,311

Functional Classification of Frontage Road Urban Major Collector

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

Capital Improvements of Adjacent Road(s) None

Planned Major Streets on-site or in proximity Obrecht Road realignment to MD 32.

Sidewalk ☐ Yes ☒ No

Trails ☒ Yes ☐ No Obrecht Rd to Piney Run Park to Warfield Park is to the west.

Trail Blazer Route or Stop ☐ Yes ☒ No

Other Comments:

--