

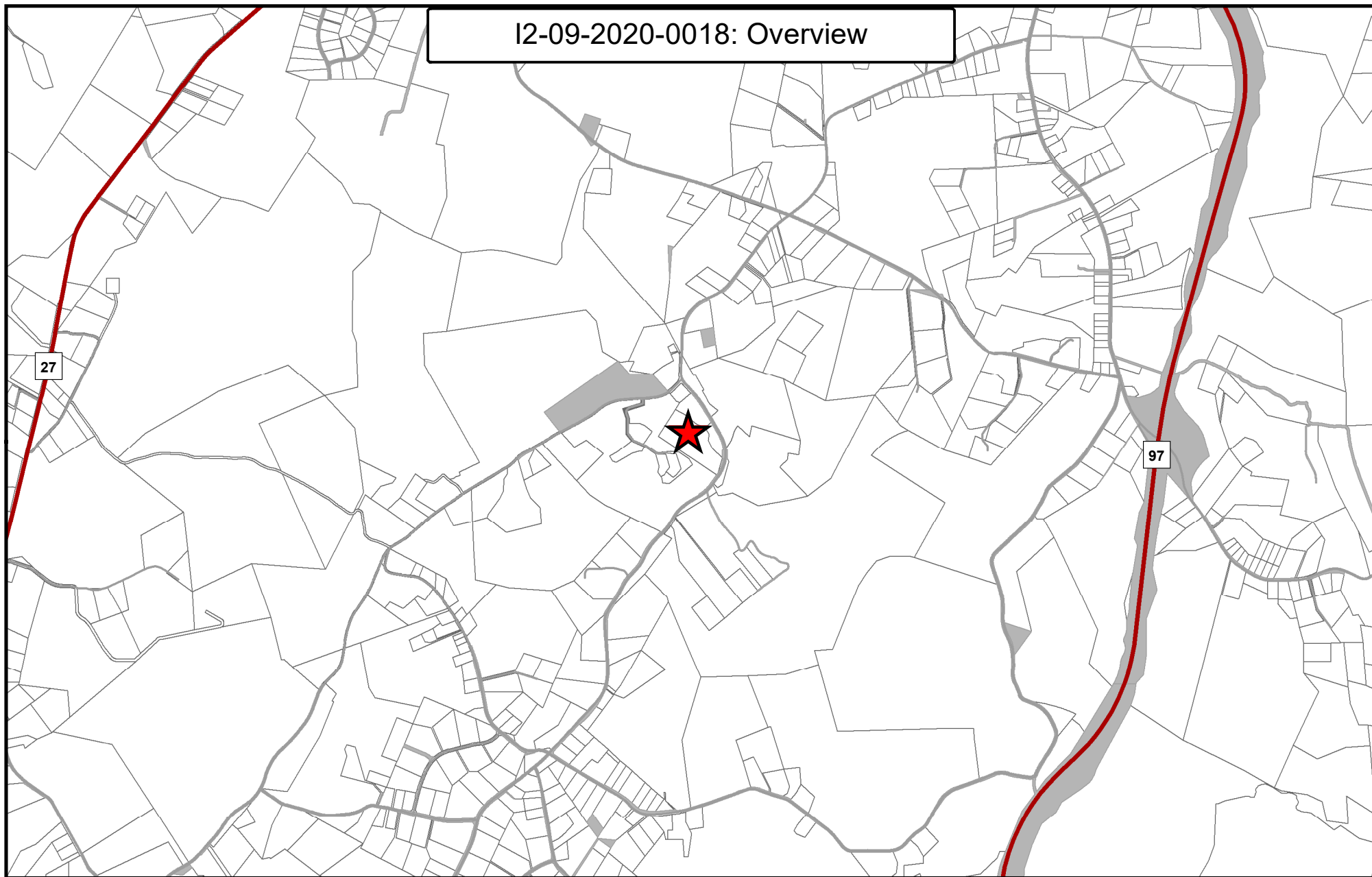
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

12-09-2020-0018



I2-09-2020-0018: Overview



Legend

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

0 0.25 0.5 1 Miles



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I2-09-2020-0018: Aerial



Legend

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

0 130 260 520 Feet

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Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

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

Property Address 3030 Salem Bottom Road

Current Zoning AG & C Requested Zoning I-2

2. Description of Property

Site Address 3030 Salem Bottom Road

Commissioner District 04 Account ID: 0709023895

Parcel 340 Map 57

Total Acreage of Parcel 11.40 Area to be Rezoned: 11.40

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

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

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

Existing Land Uses:

Contractors Equipment Storage

Land Use Plan Designation:¹

Resource Conservation

Zoning History Summary (see attached worksheet)

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

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

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

4. Consistency with Master and Functional Plans:

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

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

B. Applicable Master Plan Goals and Objectives

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

C. Water Service Area

No planned service

D. Sewer Service Area

No planned service

5. Environmental Constraints

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

6. Historic Resources Identified

None

7. Public Safety Assessment

Winfield District, Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

Not in vicinity

9. Assessment Summary

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

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Unfavorable

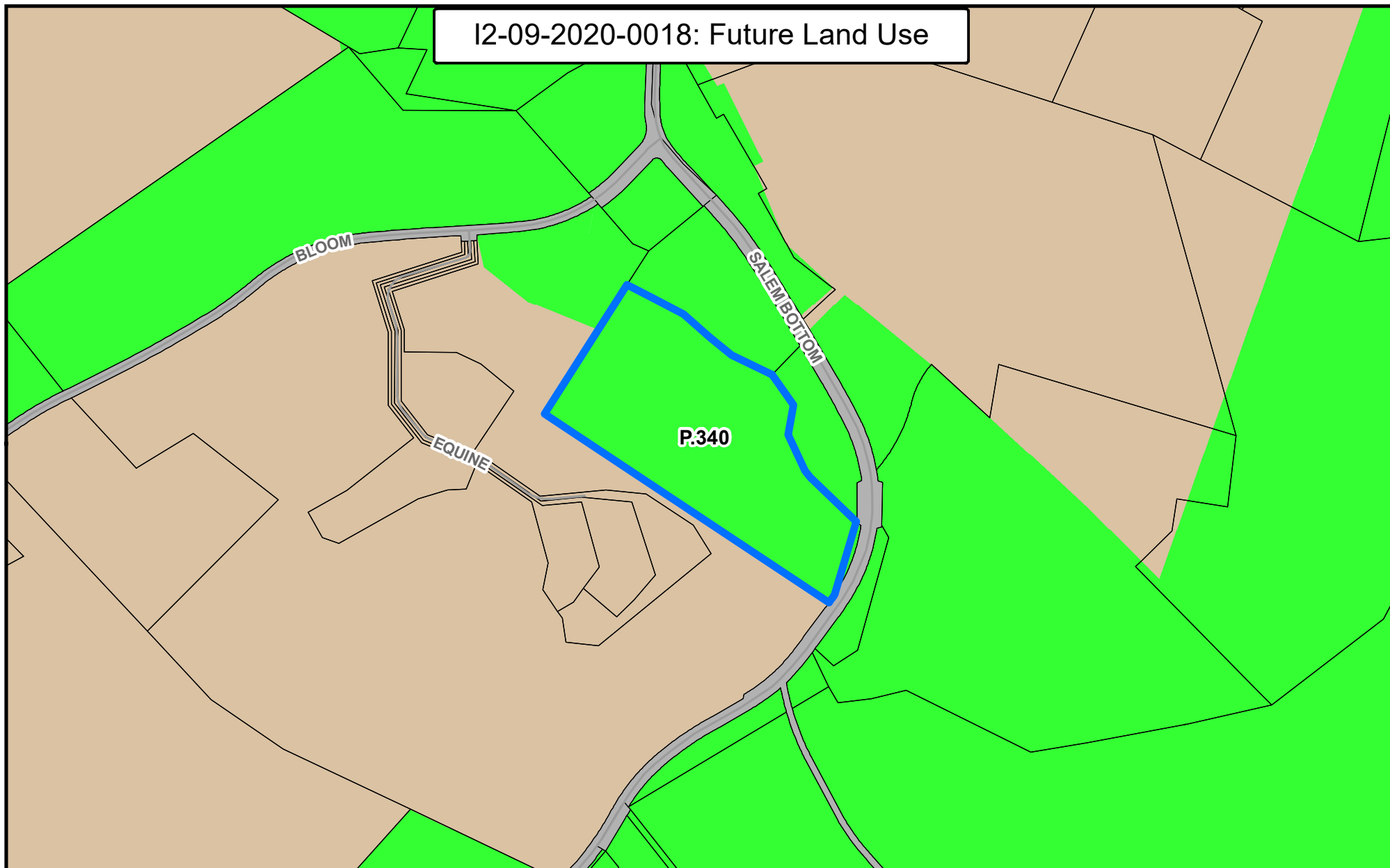
Planning Commission Recommendation:
(Favorable or Unfavorable)

Unfavorable







11. Appendixes

See attachments for individual assessments.

I2-09-2020-0018: Future Land Use



Legend

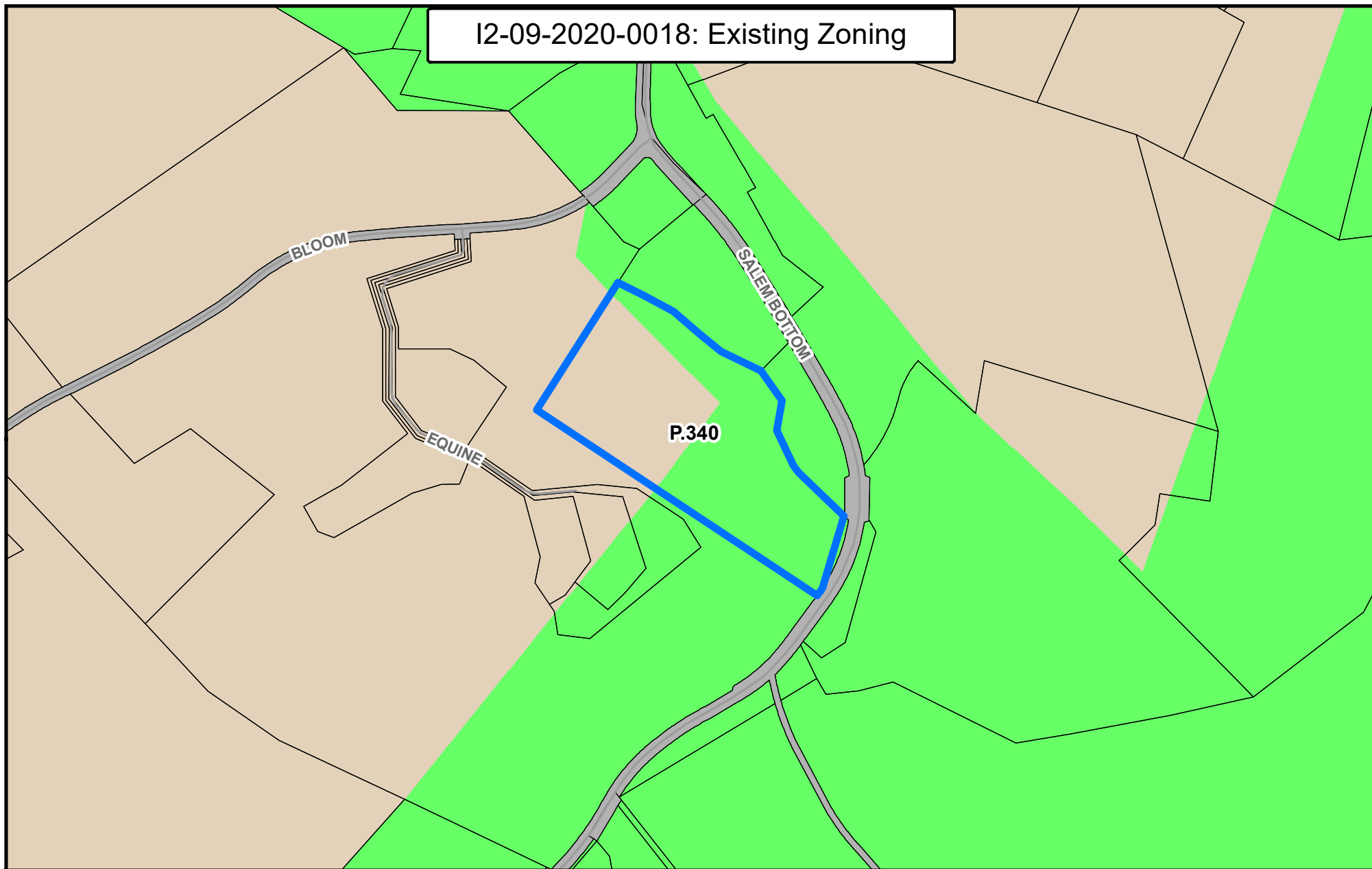
-  I2-09-2020-0018
 -  Roads
 -  Agriculture
 -  Property Data
 -  Resource Conservation
 -  Transportation
- County Future Land Use**

0 190 380 760 Feet






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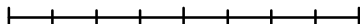
I2-09-2020-0018: Existing Zoning



Legend

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

0 190 380 760 Feet



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Zoning History

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

Property Address 3030 Salem Bottom Road

Current Zoning AG & C Requested Zoning I-2

Previous Zoning Change Requests (if applicable): None, this property has been zoned Agriculture and Conservation since 1965

BZA Requests (if applicable): This property has been the subject of three BZA cases for nonconforming uses since 2005. The most recent case was for a substitution of a nonconforming use for a facility for the keeping of storage containers and the parking of vehicles. (Case 5384). The request was granted with the conditions to park not more than 25 pieces of equipment, and parking facilities for not more than 10 employees.

Zoning Violations (if applicable): ZI-08-0081, ZI-09-0079

Comments:

The Zoning Violations were not related to the existing use.

Checklist of Environmental Issues

Request # **I2-09-2020-0018**

Applicant Name **Melvin Laney**

Property Address **3030 Salem Bottom Road**

Current Zoning **AG & C**

Requested Zoning **I-2**

Watershed **Liberty Reservoir**

Yes

No

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Water Resources Protection Easement |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 100-Year Floodplain on the Property |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Streams |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wetlands |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Steep Slopes (>25%) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Forest Cover (<25% <input type="checkbox"/> 25-50% <input checked="" type="checkbox"/> 51-75% <input type="checkbox"/> >75% <input type="checkbox"/> of total parcel) |
| <input type="checkbox"/> | <input type="checkbox"/> | Tier II Catchment Area (if yes, Name): _____ |

Please provide an accompanying map with this data.

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

Floodplain: encompasses the edge of the property that is adjacent to Salem Bottom Rd.

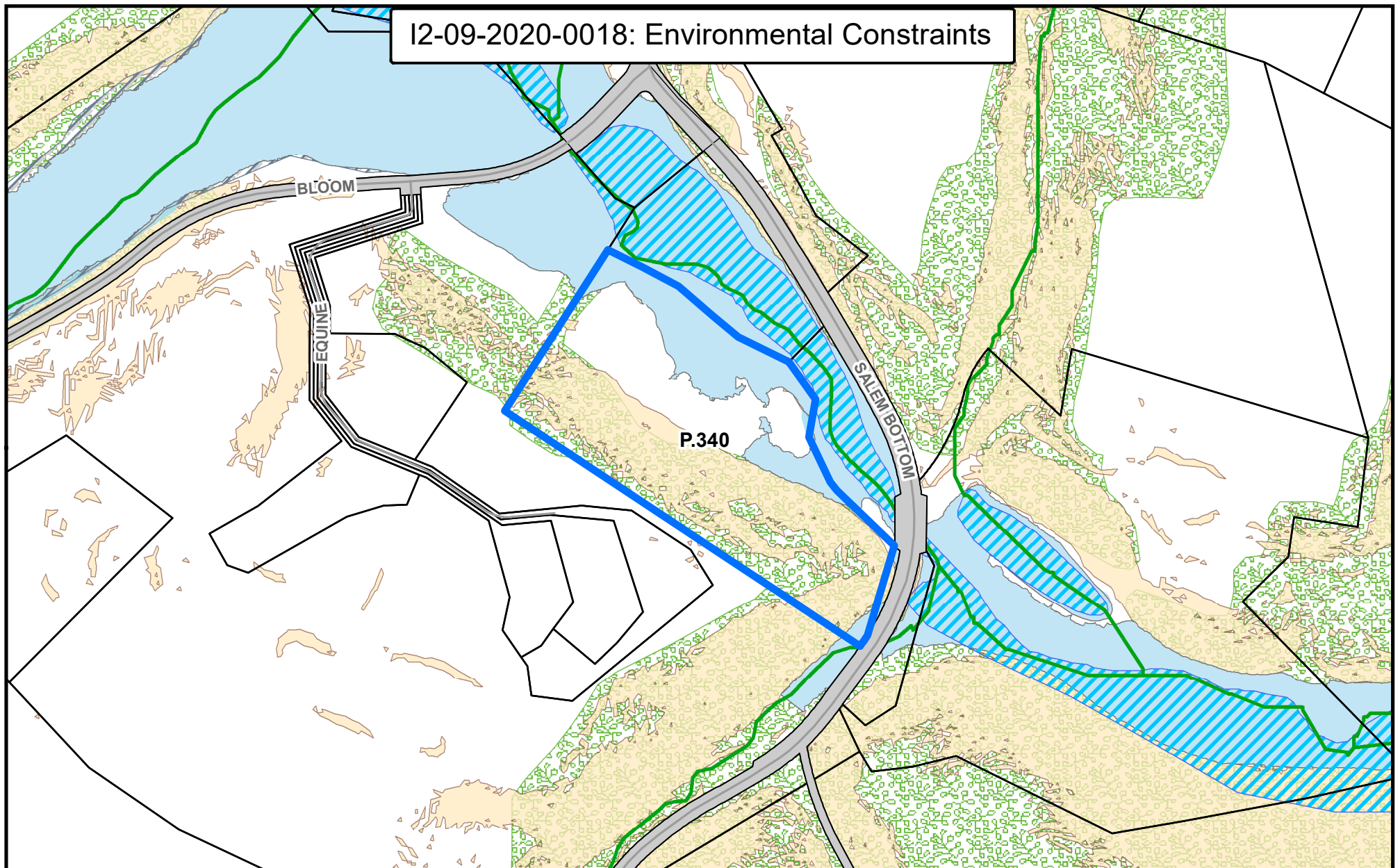
Water Resources Protection Easement: grazes the top edge property line; mirrors the floodplain and wetland

Steep Slopes: roughly 50% of the property; the back half of the property in its entirety closest to Equine Rd.

Forest Cover: roughly 50% of the property; the back half of the property in its entirety closest to Equine Rd.

*Percentages are approximate as staff used the latest data from PUB to calculate the areas of environmental issues.

I2-09-2020-0018: Environmental Constraints



Legend

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

0 150 300 600 Feet

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Historic Preservation Checklist

Request # **I2-09-2020-0018**

Applicant Name **Melvin Laney**

Property Address **3030 Salem Bottom Road**

Current Zoning **AG & C**

Requested Zoning **I-2**

Historic Inventory Number **N/A**

Comments:

No historic sites, easements, or district

Fire and EMS Assessment

Request # **I2-09-2020-0018**

Applicant Name **Melvin Laney**

Property Address **3030 Salem Bottom Road**

Current Zoning **AG & C**

Requested Zoning **I-2**

Districts:

Fire = Winfield

L & F = 9.92% = Adequate

No Response = 0.83%

Response Time = 7 min 45 sec = Adequate

EMS = Southern

L & F = 0.60% = Adequate

No response = 0.05%

Response Time = 7 min 19 sec = Adequate

*Adequacy Rates for Fire and EMS:

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

Transportation Checklist

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

Property Address 3030 Salem Bottom Road

Current Zoning AG & C Requested Zoning I-2

Frontage Road Salem Bottom Road

Most Recent ADT of Frontage Road 1,174

Functional Classification of Frontage Road Rural Minor 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 None

Sidewalk ☐ Yes ☒ No

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☐ Yes ☒ No

Other Comments:

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