

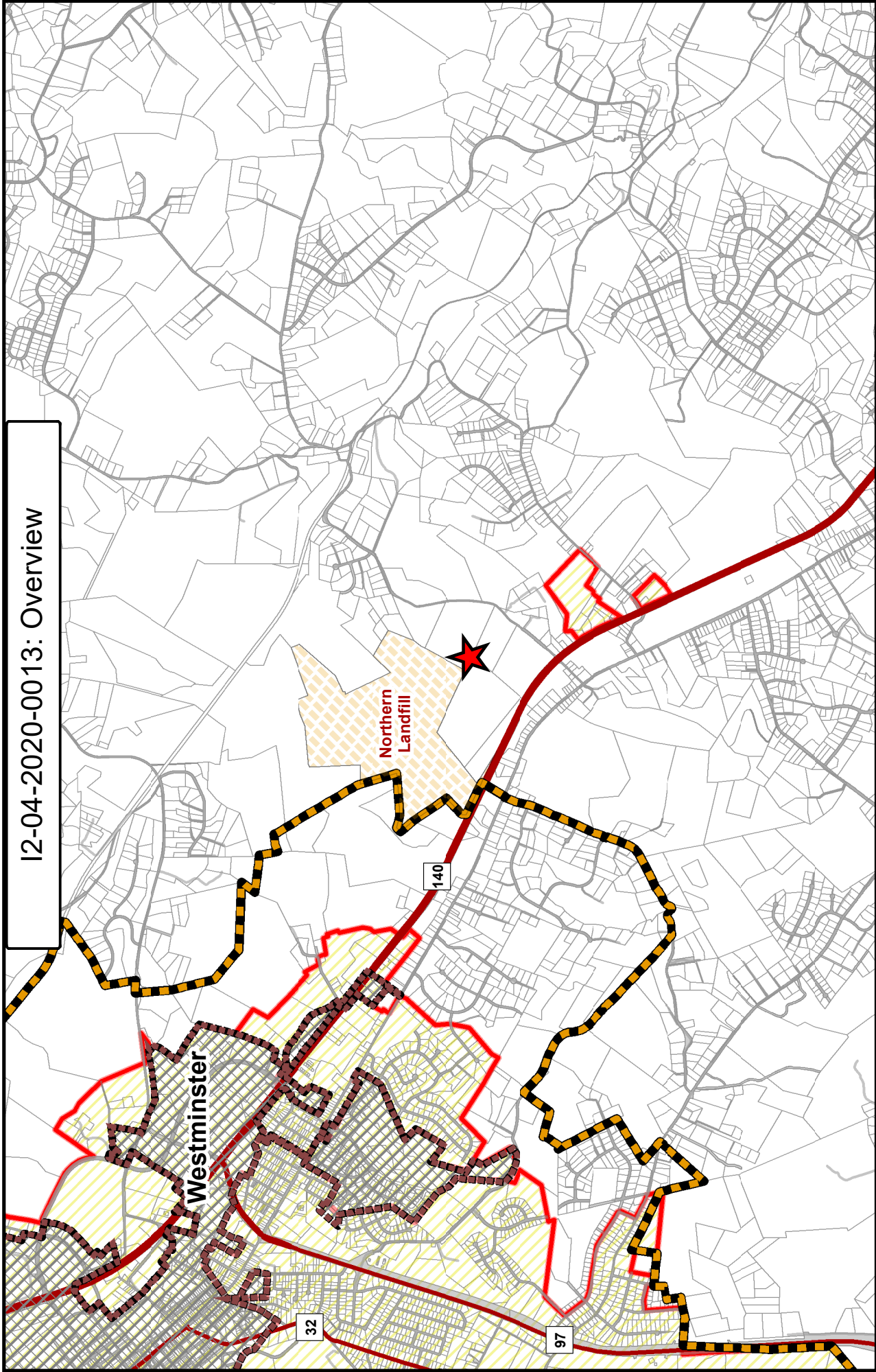
BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

12-04-2020-0013

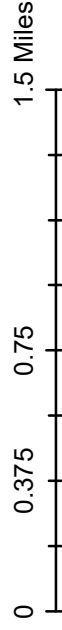


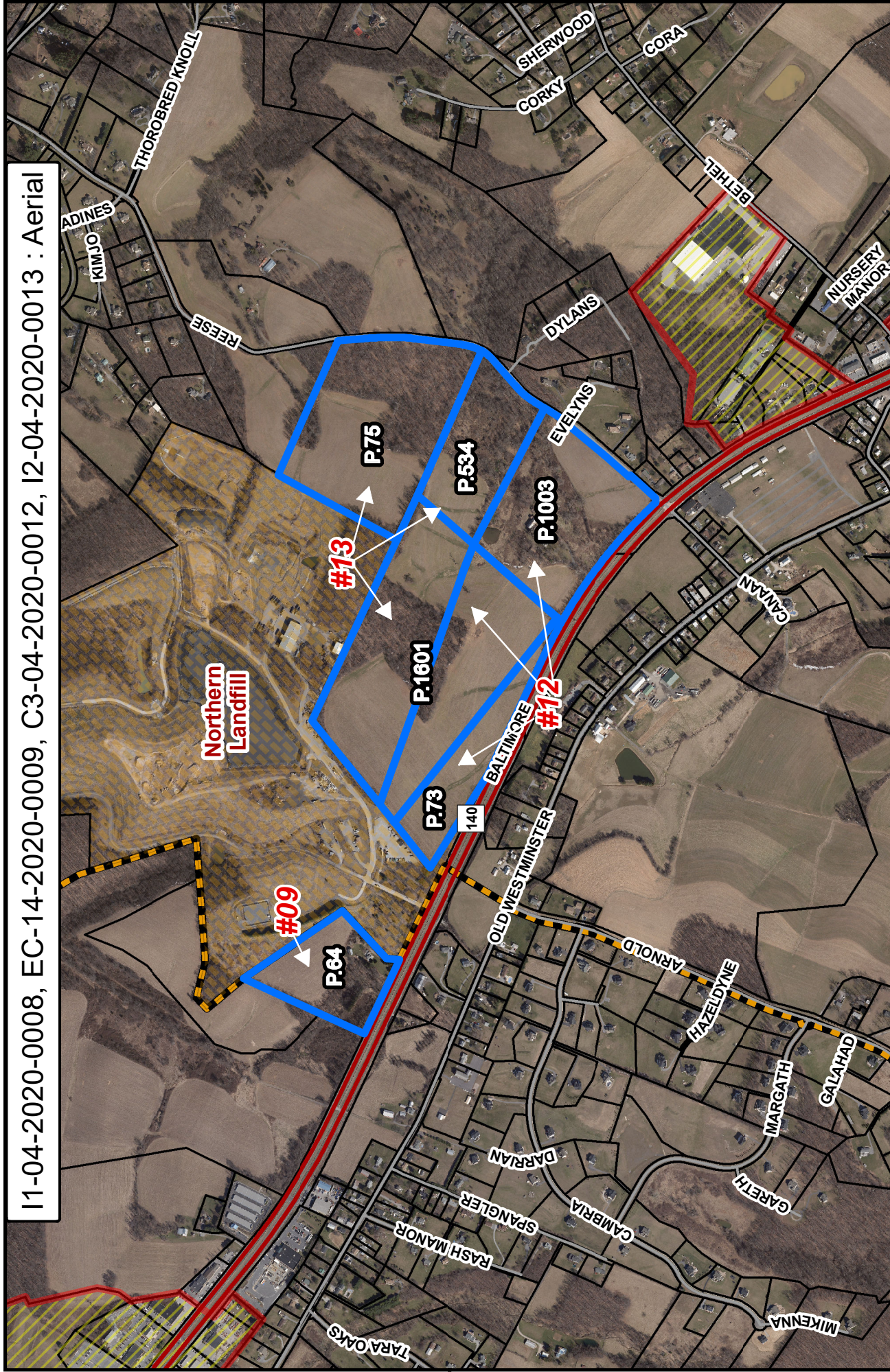
I2-04-2020-0013: Overview



Legend

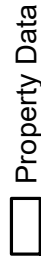
- ★ I2-04-2020-0013
- Major Roads
- Roads
- Growth Area
- Corporate Limits
- Priority Funding Areas
- Northern Landfill
- Property Data





Legend

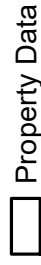
By Requests: #09, #12, #13



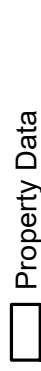
Major Roads



Roads



Northern Landfill



Priority Funding Areas

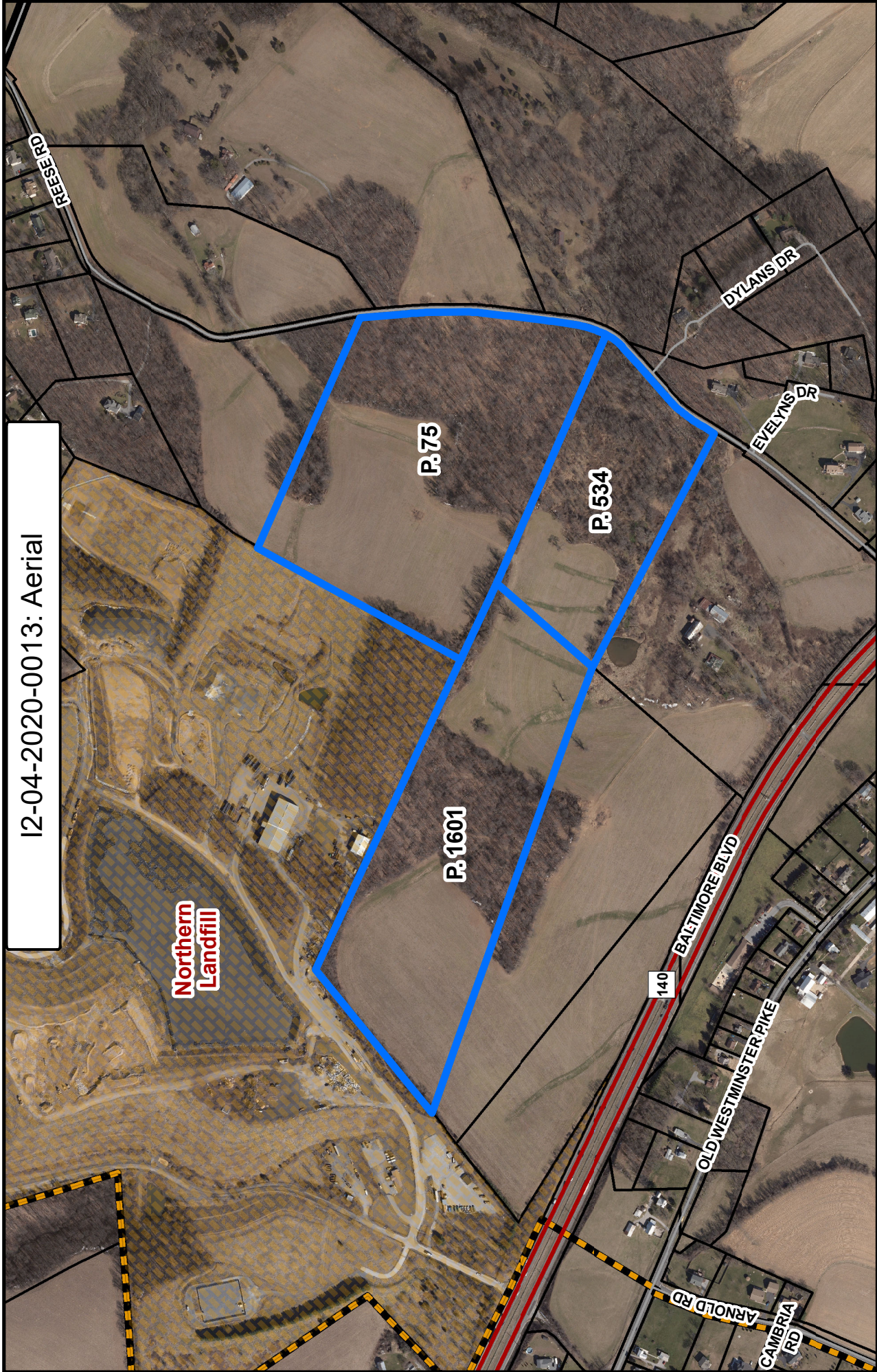


Growth Area



0 550 1,100 2,200 Feet

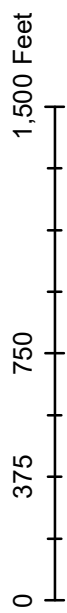
Created by the Carroll County
Department of Planning 10/20 (KC)



I2-04-2020-0013: Aerial

Legend

-  I2-04-2020-0013
-  Property Data
-  Major Roads
-  Growth Area
-  Roads
-  Northern Landfill



Created by the Carroll County Department of Planning 11/20 (KC)

Carroll County Department of Planning

Comprehensive Zoning Assessment Report

1. Request

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

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" AgricultureRequested Zoning: "I-2" Heavy Industrial

2. Description of Property

Property Address: Reese Rd, Westminster, MD 21157Commissioner District: 2Account ID: 07-04-075943Parcel: 0534Map: 0047Total Acreage of Parcel: 20.10 acresArea to be Rezoned: 20.10 acresCurrent Use (SDAT): AgricultureImproved or Unimproved: UnimprovedCurrent Zoning: "A" AgricultureRequested Zoning: "I-2" Heavy IndustrialProperty Address: Reese Rd, Westminster, MD 21157Commissioner District: 2Account ID: 07-04-024664Parcel: 0075Map: 47Total Acreage of Parcel: 30.988 acresArea to be Rezoned: 30.988 acresCurrent Use (SDAT): AgricultureImproved or Unimproved: UnimprovedCurrent Zoning: "A" AgricultureRequested Zoning: "I-2" Heavy IndustrialProperty Address: Reese Rd, Westminster, MD 21157Commissioner District: 2Account ID: 07-04-075951Parcel: 1601Map: 46Total Acreage of Parcel: 51.4033 acresArea to be Rezoned: 28.82 acresCurrent Use (SDAT): AgricultureImproved or Unimproved: UnimprovedCurrent Zoning: "A" AgricultureRequested Zoning: "I-2" Heavy Industrial

3. Land Use and Zoning Considerations

Existing Land Uses:

No improvements on the property.

Land Use Plan Designation:¹

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.

¹ 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

Department of Planning Recommendation:

Favorable

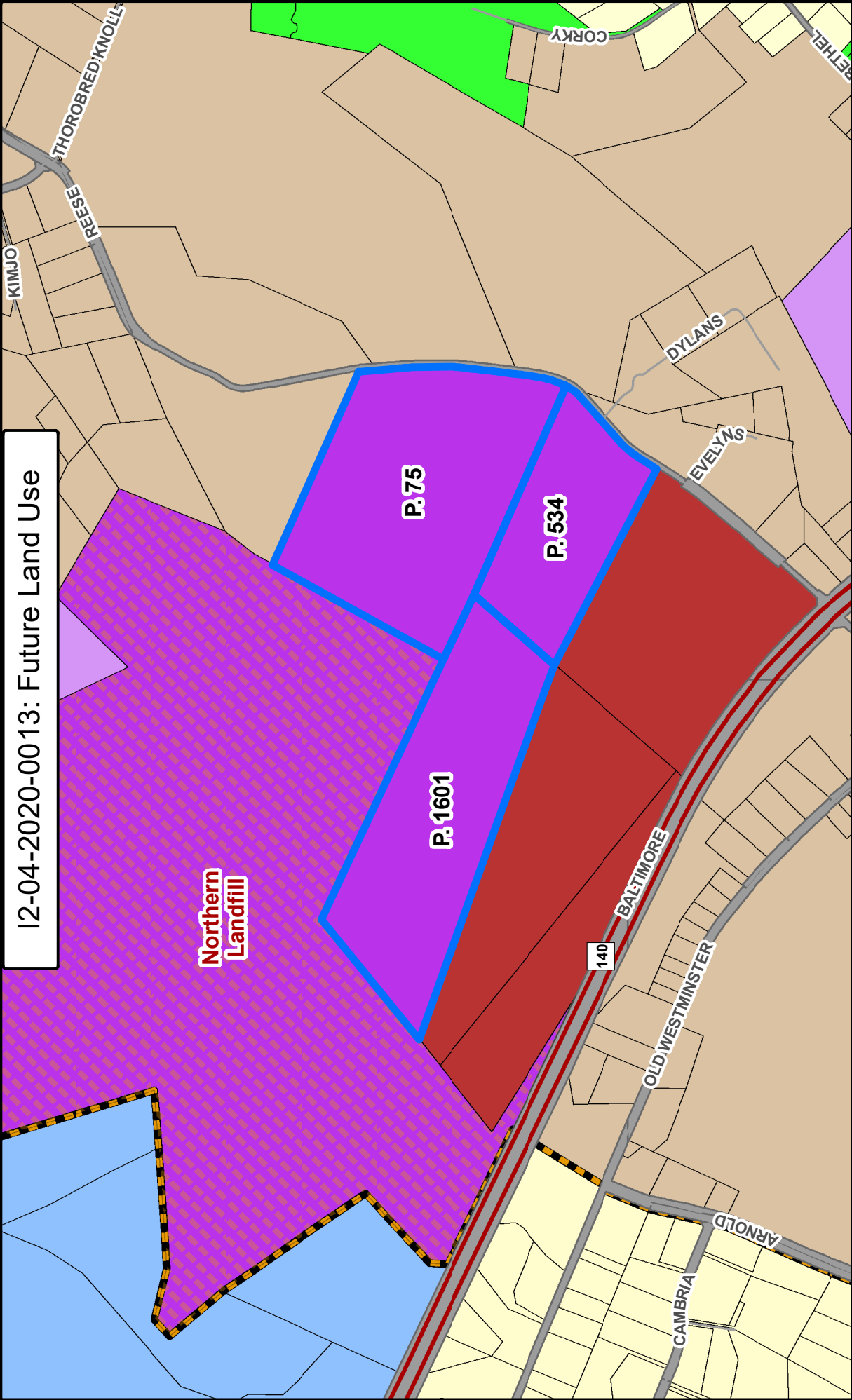
Planning Commission Recommendation:

Favorable















11. Appendixes

See attachments for individual assessments.

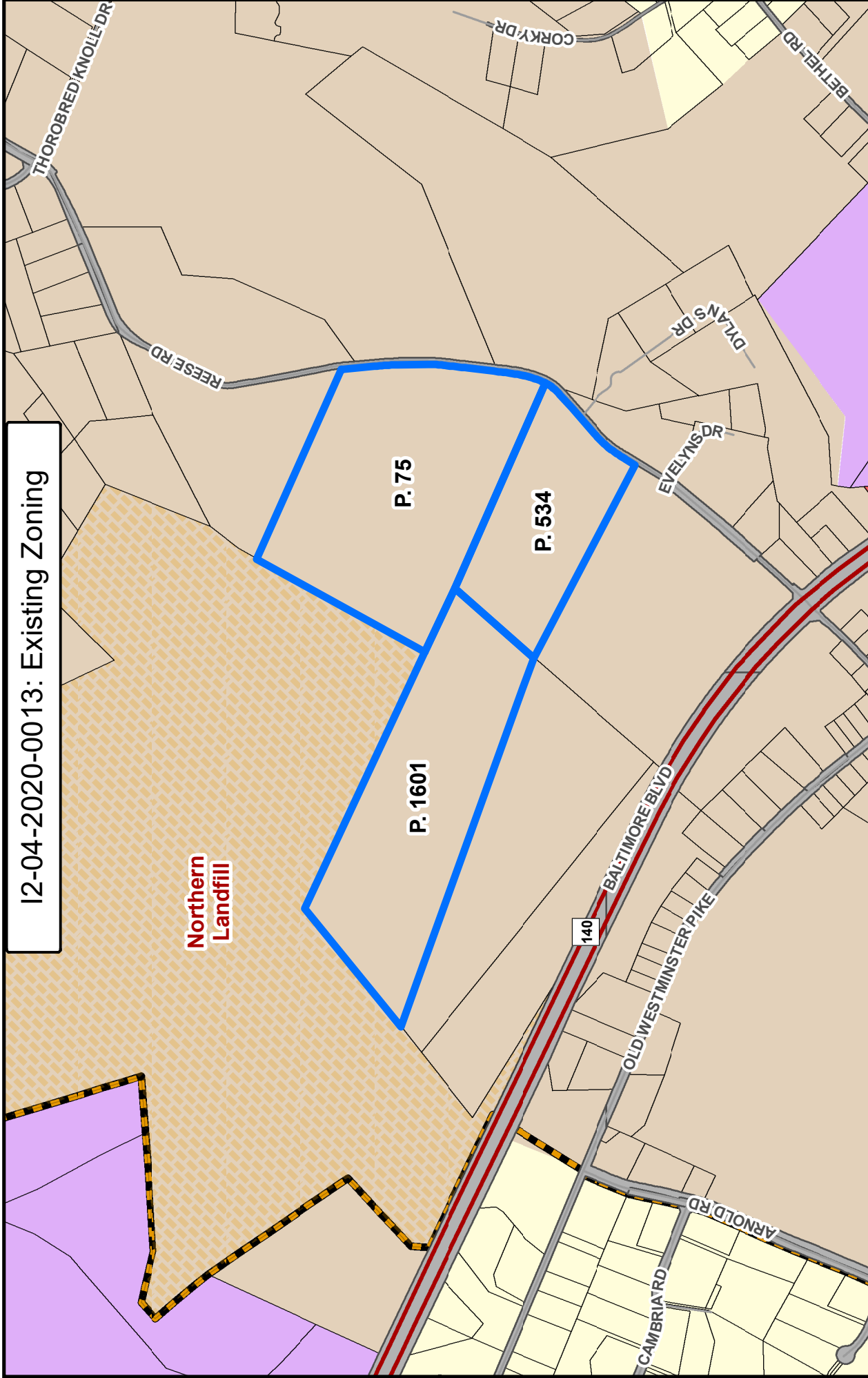
I2-04-2020-0013: Future Land Use













Legend

- | | | | | | | | | | | | |
|---|-----------------|---|-------------------|---|-------------------------|---|------------------|---|-------------------|---|-------------------------|
|  | I2-04-2020-0013 |  | Growth Area |  | County Future Land Use |  | Commercial-High |  | Industrial-Heavy |  | Low Density Residential |
|  | Major Roads |  | Northern Landfill |  | Agriculture |  | Industrial-Light |  | Employment Campus | | |
|  | Roads |  | Property Data |  | Resource Conservation | | Transportation | | | | |
| | | | | | Residential-Low Density | | | | | | |

I2-04-2020-0013: Existing Zoning



Legend

- | | | | | | |
|---|-----------------|---|-------------------|---|-------------|
|  | I2-04-2020-0013 |  | Growth Area |  | C-2 |
|  | Major Roads |  | Property Data |  | I-1 |
|  | Roads |  | Northern Landfill |  | Agriculture |
| | | | |  | R-40,000 |



Created by the Carroll County
Department of Planning 11/20 (KC)

Zoning History

Request #: I2-04-2020-0013

Applicant Name: K&P Resource Recovery, LLC

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

Previous Zoning Change Requests (if applicable): Rezoning Case #205

BZA Requests (if applicable): BZA Case #4835

Zoning Violations (if applicable): None

1965 Zoning – Agriculture

Rezoning Case #205: Beneficial Re-Use Industries, Inc., submitted 6/26/2000

- Request: “A” Agriculture to “I-R” Restricted Industrial, 136.564 acres
- This case was pulled before it went before the PC and BCC.

2001 Phase II of the Commercial and Industrial Comprehensive Rezoning

- This site was considered for rezoning from “A” to “I-R” during Phase II of the Commercial and Industrial Comprehensive Rezoning in 2001. Staff Recommendation to PC was unfavorable and PC Recommendation to BCC was unfavorable.
- Constraints to the property include No Planned Water /Sewer Service, if the site were to develop of wells, water quality could be compromised given the site adjoins the landfill. The site lies within the Liberty Reservoir watershed, and contains stream, stream buffer and wetland.

Reese Ridge Major Subdivision

BZA Case #4835 :

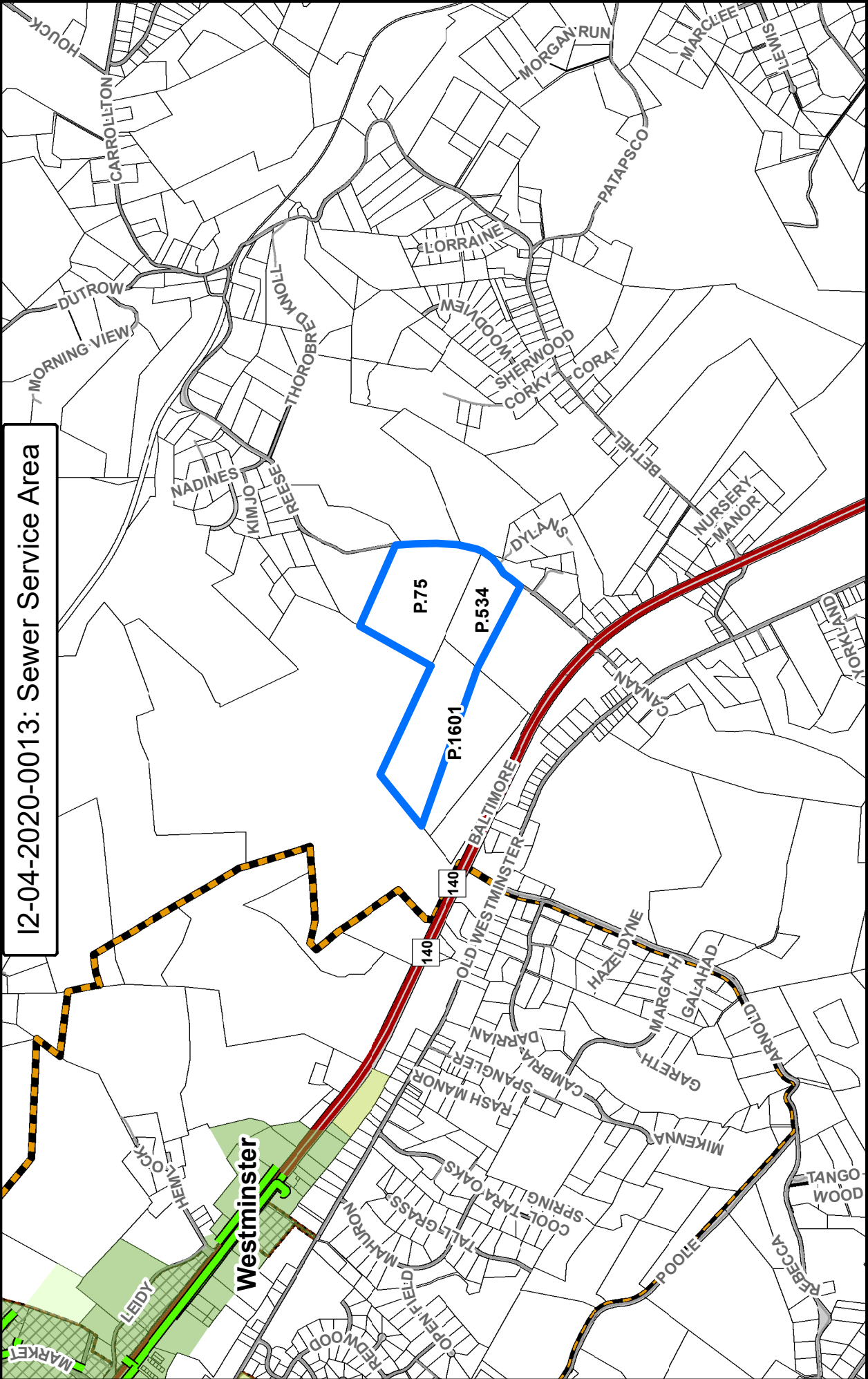
- An appeal of a letter from the Director of Planning, dated June 17, 2003, regarding the 12-month deferral on all residential development (Ordinance 03-11).
- Decision: the letter was not an approval or decision appealable to the BZA, motion to dismiss.

This map displays the Westminster Water Service Area, which includes the neighborhoods of Redwood, Leidy, and Westminister. The map shows a network of streets, including major roads like Carrollton, Morgan Run, Patapsco, and the Baltimore Beltway (I-83). A blue outline highlights three specific service areas: P.75, P.534, and P.1601. A red line indicates a water main or sewer line running through the area. A yellow and black dashed line marks a boundary or easement. The map also shows the location of the Westminster Water Treatment Plant and the Redwood Creek. The map is titled '12-04-2020-0013: Water Service Area'.











This map displays the Westminster Water Service Area, which includes the neighborhoods of Redwood and Leidy. The service area is defined by a blue boundary and is divided into three distinct regions labeled P.75, P.534, and P.1601. The map shows a network of streets, including major thoroughfares like Carrollton, Morgan Run, Patapsco, and Baltimore. Other streets shown include Morning View, Dutrow, Nadines, Kim Jo, Reese, Throbrred Knoll, Lorraine, Sherwood, Corky, Cora, Bethel, Nursery Manor, Canaan, Dylas, Hazeldyne, Margath, Galahad, Arnold, Rebecca, Poole, Mikenna, Rash Manor, Spangler, Darran, Old Westminster, Cambrla, Spring Tara Oaks, Cool Tara Oaks, Talgrass, Mahuron, Open Field, Leidy, Hemlock, and Market. The map also shows the location of the Westminster Water Treatment Plant, which is situated near the intersection of Carrollton and Morgan Run. The plant is shown as a large, light blue area with a central circular structure. The map is oriented with North at the top. A scale bar is located in the bottom right corner, indicating a distance of 0.5 miles. A legend in the bottom left corner identifies the symbols used on the map: a blue line for the service area boundary, a red line for the Baltimore River, a yellow and black dashed line for the Leidy Road, and a light blue area for the Westminster Water Treatment Plant. The map is titled "12-04-2020-0013: Water Service Area" in the top left corner.



I2-04-2020-0013: Sewer Service Area



Legend

- | | | | | | |
|---|------------------------------------|---|------------------|---|---------------------------|
|  | I2-04-2020-0013 |  | Growth Area |  | Sewer Service Area |
|  | Major Roads |  | Corporate Limits |  | Existing |
|  | Roads |  | Property Data |  | Priority |
|  | Sewer Lines: Non-County Maintained | | | | Future |
- 0 700 1,400 2,800 Feet
- Created by the Carroll County
Department of Planning 3/20 (KC)

Environmental Issues

Request #: I2-04-2020-0013

Applicant Name: K&P Resource Recovery, LLC

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

Watershed: Liberty Reservoir

Yes

No

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Resources Protection Easement |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 100-Year Floodplain on the Property |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Streams |
| <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | Tier II Catchment Area (if yes, Name): <u>North Branch Patapsco River 1</u> |

Comments:

Stream – a branch of the Liberty Reservoir enters Parcel 0534 from the NE corner and extends to the south.

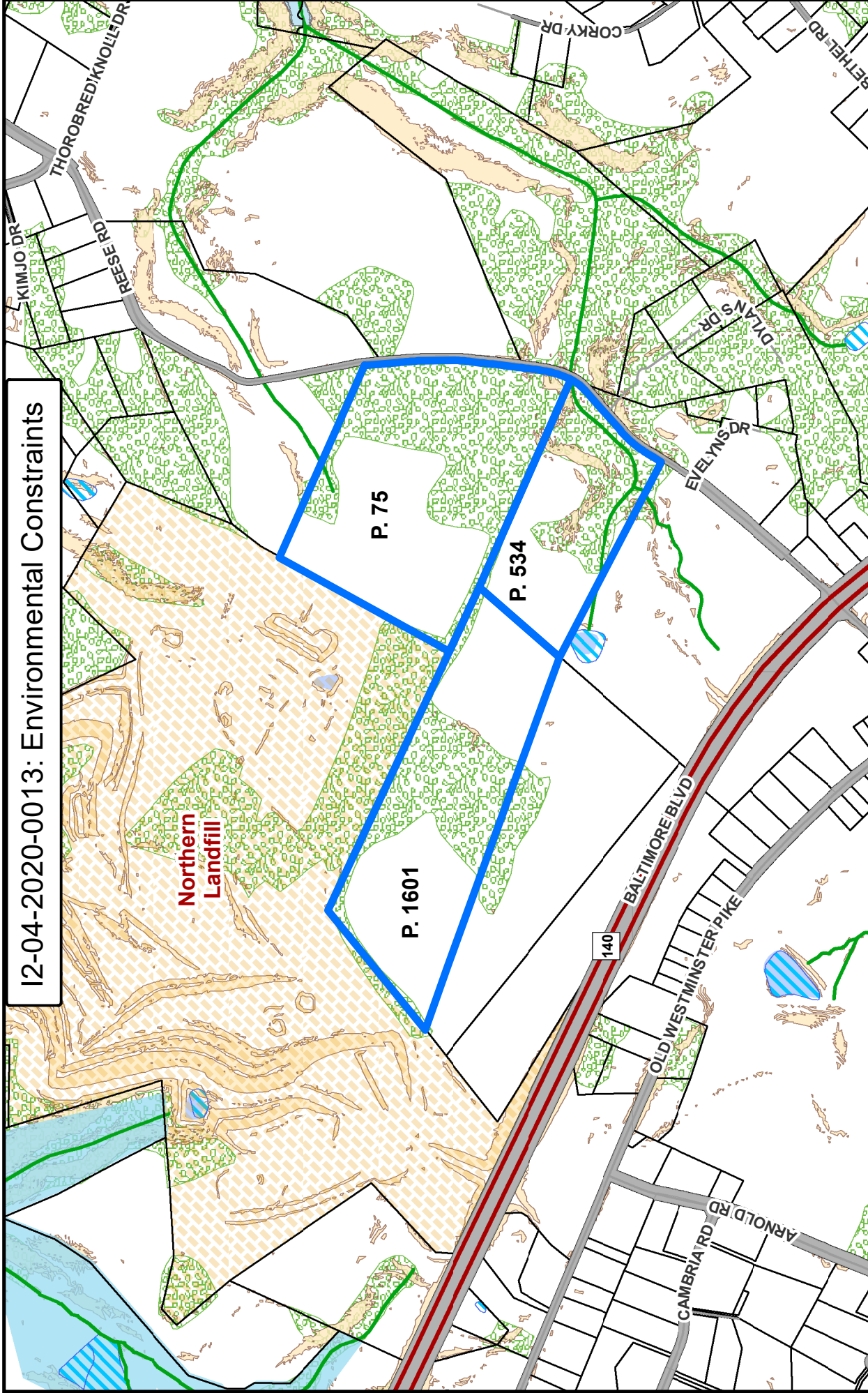
Forest Cover – 45% (35.8 acres) of the requested area. Approximate breakdown:

- Parcel 0534 - 37% (7.5 acres)
- Parcel 0075 - 56% (17.4 acres)
- Parcel 1601 - 38% (10.9 acres)

Steep Slopes – central on Parcel 0534, and few steep slopes in the SE corner of Parcel 0075.

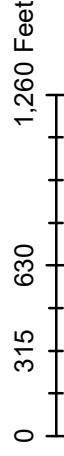
Notes: See accompanying map with this data. Percentages and numbers are approximate as staff used the latest data from PUB to calculate the area of environmental issues.

12-04-2020-0013: Environmental Constraints



Legend

- | | | | | | |
|---|-----------------|---|------------------------------------|---|-------------------------------------|
|  | 12-04-2020-0013 |  | Wetlands |  | Steep Slopes Lidar (25% or greater) |
|  | Major Roads |  | FEMA Floodplain |  | Forest Cover |
|  | Roads |  | Ponds - Reservoirs |  | Property Data |
|  | Streams |  | Water Resource Protection Easement |  | Northern Landfill |



Created by the Carroll County
Department of Planning 11/20 (KC)

Historic Preservation

Request #: I2-04-2020-0013

Applicant Name: K&P Resource Recovery, LLC

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

Historic Inventory Number On-Site: None

Historic Feature within a ½ mile radius: Several

Comments:

Within a ½ mile radius there are several historic features:

- CARR-788, Himler-McKinney
- CARR-880 John H. Chew House
- CARR-965, Reese Survey
- CARR-966, Caple House
- CARR-967, Chew-Zebal House
- CARR-968, Chew Store & Post
- CARR-969, Graham Double
- CARR-970, Reese Inn
- CARR-971, Cox House
- CARR-972, Williams House
- CARR-973, Read-Taylor House
- CARR-974, Jake's Place
- CARR-975, Caple House
- CARR-976, Green House
- CARR-977, Mathews-Turfle House
- CARR-978, Manzer Farm Complex
- CARR-1351, Evelyn Thompson Farm
- CARR-1354, Ed Drechsler Farm
- CARR-1355, Chew-Crowl Farm
- CARR-1357, Rinehart-Miller-Bush
- CARR-1358, Rinehart-Miller-Gecell
- CARR-1460, McGee Farm
- CARR-1567, Old Westminster Pike
- CARR-1568, Old Westminster Pike

I2-04-2020-0013: Historic & Cultural Preservation

Northern
Landfill

P. 75

P. 1601

P. 534

★ McGee Farm

★ Evelyn
Thompson
Farm

★ Himler-McKinney
House

★ Rinehart-Miller-Gecell
House

★ Chew-Crowl Farm

★ Rinehart-Miller-Bush House

Old Westminster
Pike Bridge 5

★ Canle
Chew-Crowl &
H. Chew
Grat Reese Inn

★ William
Green Survey

Legend

I2-04-2020-0013

Major Roads

Historic District

★ Historic Site Points

Roads

Property Data

Northern Landfill

0 315 630 1,260 Feet

Created by the Carroll County
Department of Planning 11/20 (KC)

Fire and EMS Assessment

Request #: I2-04-2020-0013

Applicant Name: K&P Resource Recovery, LLC

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

Districts:

Fire: Reese (2/1/18-1/31/20)

EMS: Central/Reese (2/1/18-1/31/20)

Late and Failed: Adequate (14.13%)

Late and Failed: Adequate (0.24%)

Failed: Adequate (1.09%)

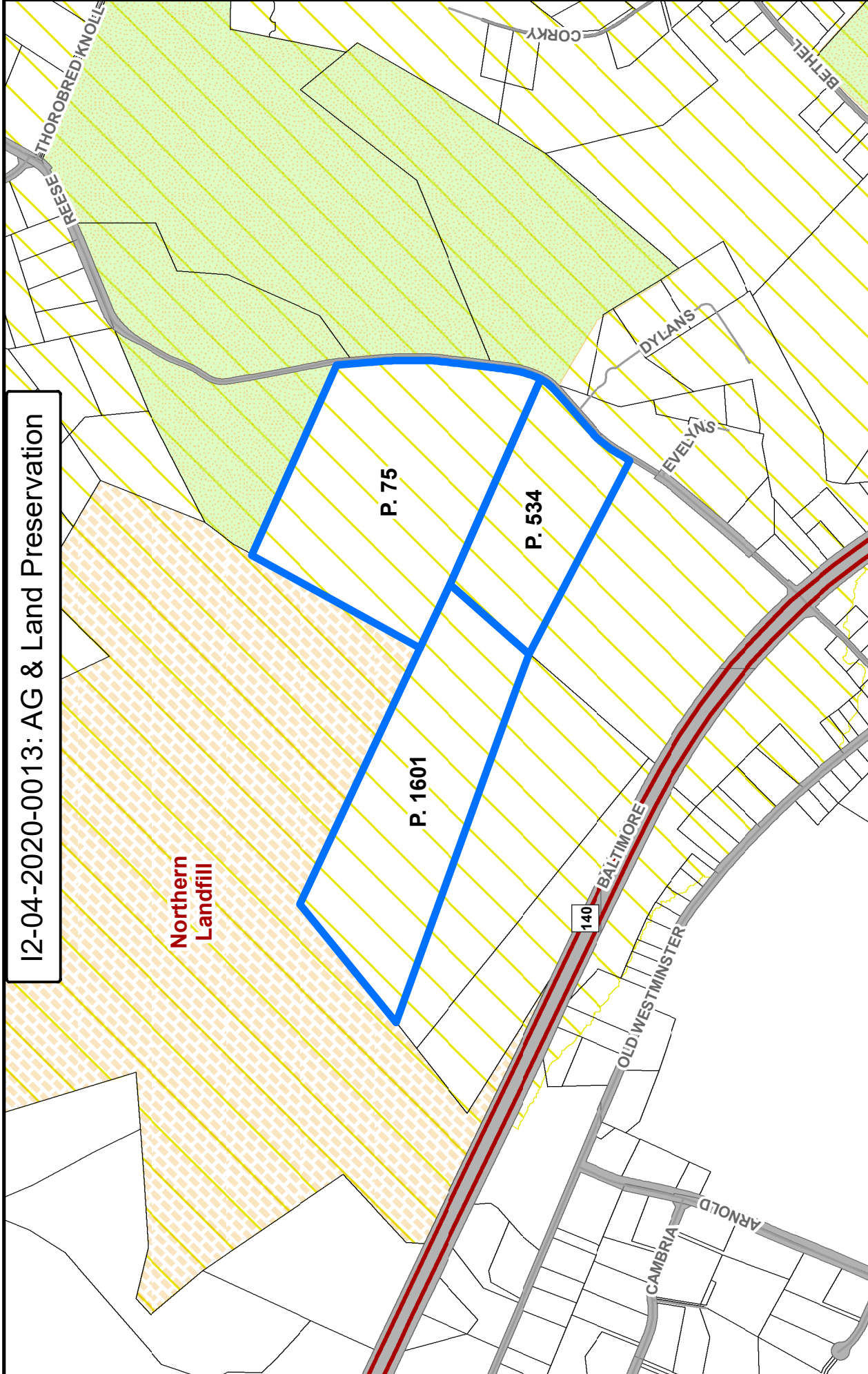
Failed: Adequate (0.12%)

RT: Approaching Inadequate (9 min. 05 sec.)

RT: Adequate (7 min. 21 sec.)

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



I2-04-2020-0013: AG & Land Preservation

Northern
Landfill

P. 75

P. 534

P. 1601

140

BALTIMORE

OLD WESTMINSTER

CAMBRIA

ARNOLD

DYLANS

EVELYNS

BETHEL

CORKY

Legend

I2-04-2020-0013

Property Data

Major Roads

Carroll County Easement

Roads

Northern Landfill

Upper Patapsco Rural Legacy Area



0 315 630 1,260 Feet

Created by the Carroll County
Department of Planning 11/20 (KC)

Transportation

Request #: I2-04-2020-0013

Applicant Name: K&P Resource Recovery, LLC

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

Frontage Road:

- MD 140
- Reese Road

Most Recent ADT or AADT of Frontage Road:

- MD 140, from Reese Road to MD 97, AADT of 46,070
- Reese Road, west of Carrollton Road, ADT of 531 (2011 data); Reese Road, north of MD 140, ADT of 706 (2011 data)

LOS at the Nearest Intersection or Frontage Road:

- 8:00 AM to 9:00 AM
 - MD 140 West – Uncongested (LOS A, B, C)
 - MD 140 East – Uncongested (LOS A, B, C)
- 5:00 PM to 6:00 PM
 - MD 140 West – Uncongested (LOS A, B, C)
 - MD 140 East – Uncongested (LOS A, B, C)

Functional Classification of Frontage Road:

- MD 140 – Urban Principal Arterial Other (2U)
- Reese Road – Rural Local Roadway (6R)

Planned Capital Improvements of Adjacent Road(s):

- MD 140 Divide Highway Reconstruct (includes access controls), from west of MD 91 to Market Street
 - Sources: HNI, 2014 Carroll County Master Plan as amended 2019

Planned Major Streets on-site or in proximity: None

Yes

No

☐☒

Sidewalk

☐☒

Trail

☐☒

TrailBlazer Route or Stop

Comments:

Development of this property for commercial purposes would be subject to access approval by SHA.