

# Residential By-Request Discussion & Final Recommendations

Planning & Zoning Commission  
December 2, 2020



Request Number (Type-District-Year-000 )	Current Zoning	Requested Zoning	Planner Assigned	Consistent with Plan for Area	Planner Recommendation	PC Provision Recommendation November 17th	PC Final Recommendation December 2nd
R20-05-2020-0040	R-40,000 & Conservation	R-20,000 & Cons.	Clare Stewart & Hannah Weber	Yes	Favorable	Favorable	
R20-05-2020-0041	R-40,000	R-20,000	Clare Stewart & Hannah Weber	Yes	Favorable	Favorable	
R20-05-2020-0042	Light Industrial & Conservation	R-20,000	Clare Stewart & Hannah Weber	Yes	Favorable	Favorable	

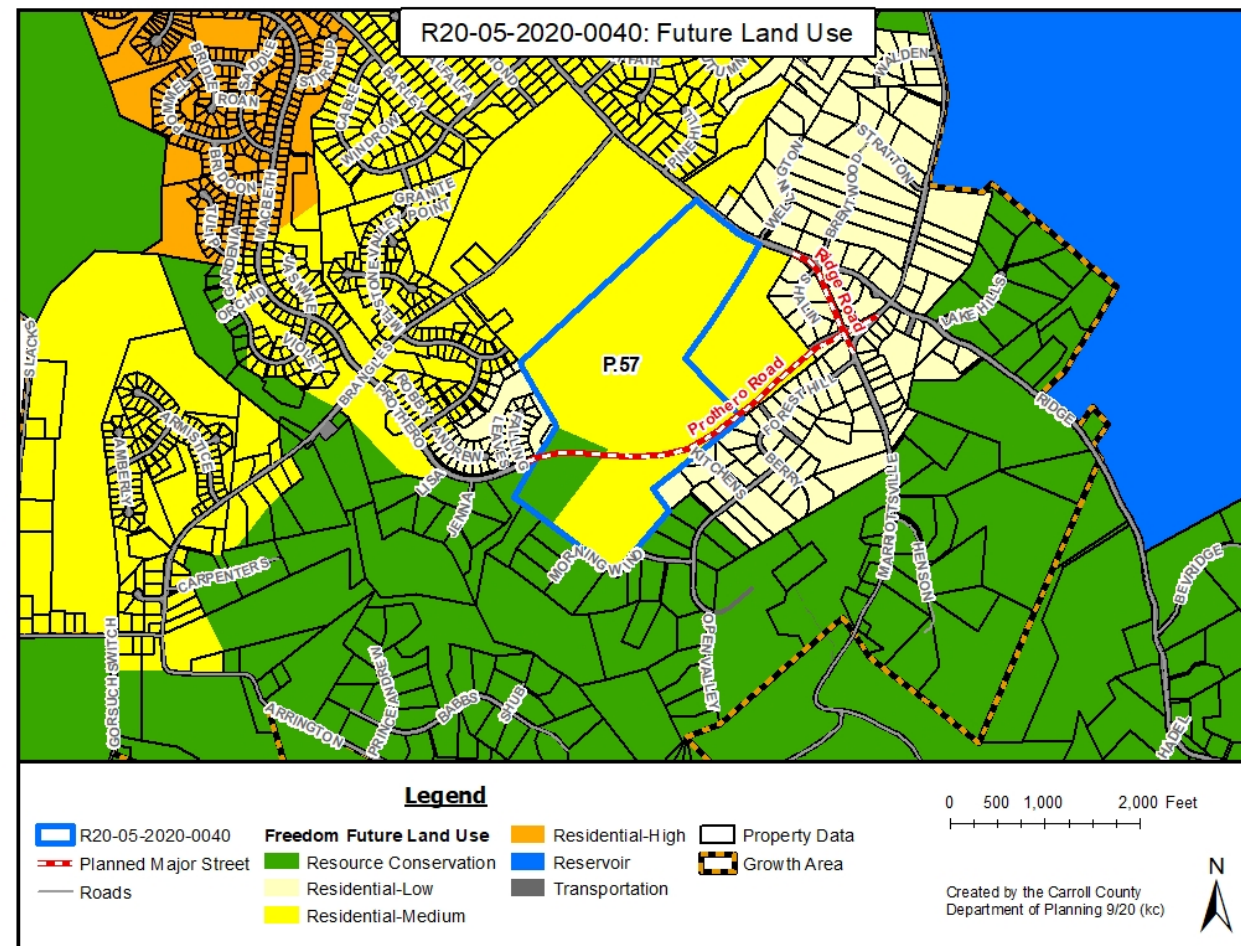
## Table of Properties

- **Property Address:** 7020 Ridge Road, Marriottsville
- **Requested Zoning:** R-20,000 (107 ac.) & Conservation (11 ac.)
- **Current Zoning:** R-40,000 (101 ac.) & Conservation (17 ac.)
- **Future Land Use Designation:** Residential-Medium Density and Resource Conservation, 2018 FCCP
- **Planned Major Street:** Prothero Rd extended & Ridge Rd relocated
- **Consistency:** 2018 FCCP goals and recommendations, FLU, surrounding zoning/community, DGA, priority water & sewer
- **Comments:** 41 written & 21 verbal in opposition to the request

staff recommendation: **Favorable**  
 pc provisional recommendation 11/17: **Favorable**

# R20-05-2020-0040

Zabel Property, 118 acres

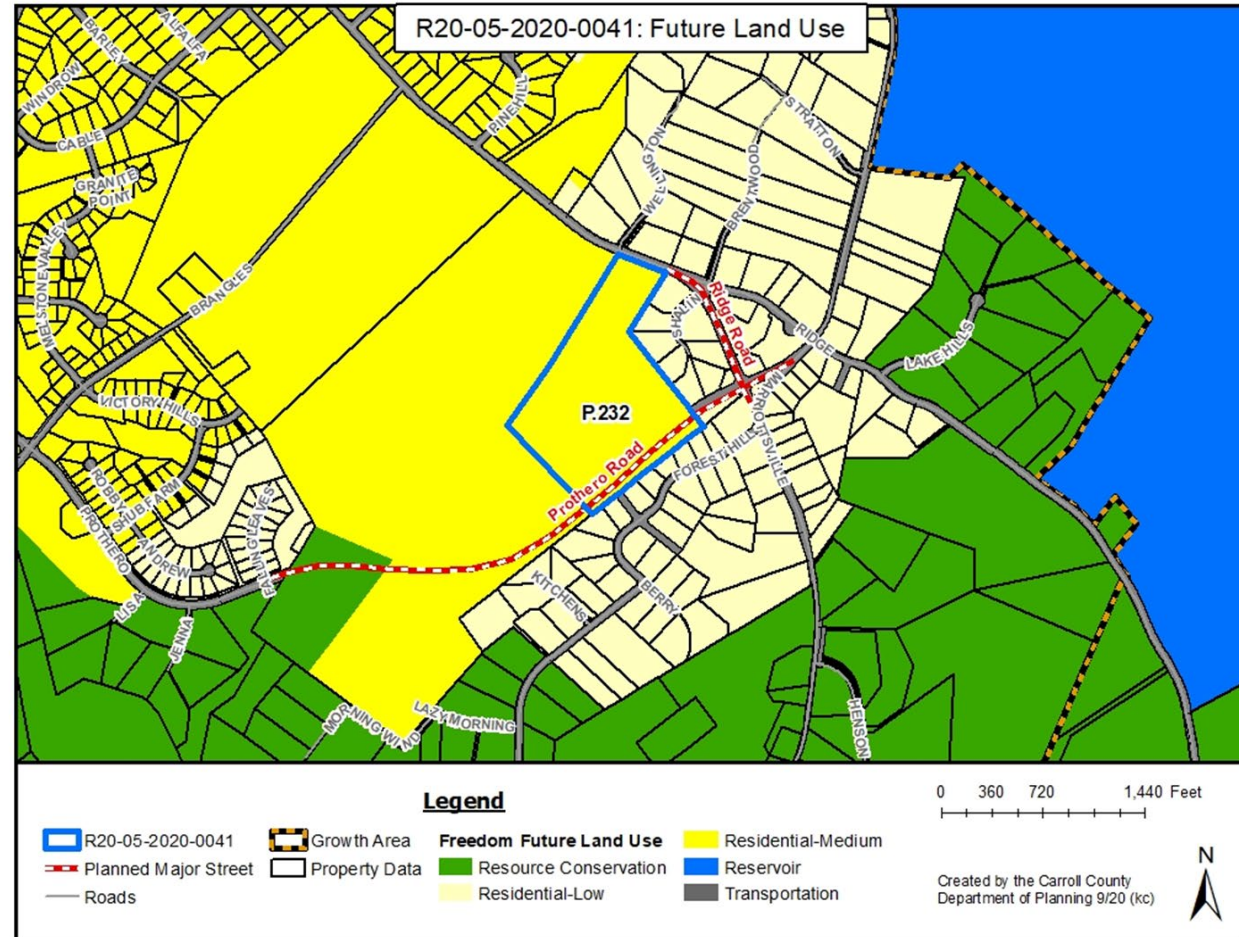


- **Property Address:** Ridge Road, Marriottsville
- **Requested Zoning:** R-20,000
- **Current Zoning:** R-40,000
- **Future Land Use Designation:** Residential-Medium Density, 2018 FCCP
- **Planned Major Street:** Prothero Rd extended & Ridge Rd relocated
- **Consistency:** 2018 FCCP goals and recommendations, FLU, surrounding zoning/community, DGA, priority water & sewer
- **Comments:** 41 written & 21 verbal in opposition to the request

staff recommendation: **Favorable**  
 pc provisional recommendation 11/17: **Favorable**

# R20-05-2020-0041

Zabel Property, 28 acres





- **Property Address:** 1701 Bennett Road, Sykesville
- **Requested Zoning:** R-20,000
- **Current Zoning:** I-1 (52 acres) and Conservation (17 acres)
- **Future Land Use Designation:** Residential-Medium Density and Commercial High, 2018 FCCP
- **Planned Major Street:** Georgetown Blvd extended
- **Nearby Request:** C2-05-2020-0028 (30 acres of I-1 to C-2)
- **Consistency:** 2018 FCCP goals and recommendations, FLU, surrounding zoning/community, DGA & PFA, existing water & sewer
- **Comments:** 7 written & 4 verbal in opposition to the request

staff recommendation: **Favorable**  
 pc provisional recommendation 11/17: **Favorable**

# R20-05-2020-0042

Long Meadow Farms (Beaty Property), 69 acres

