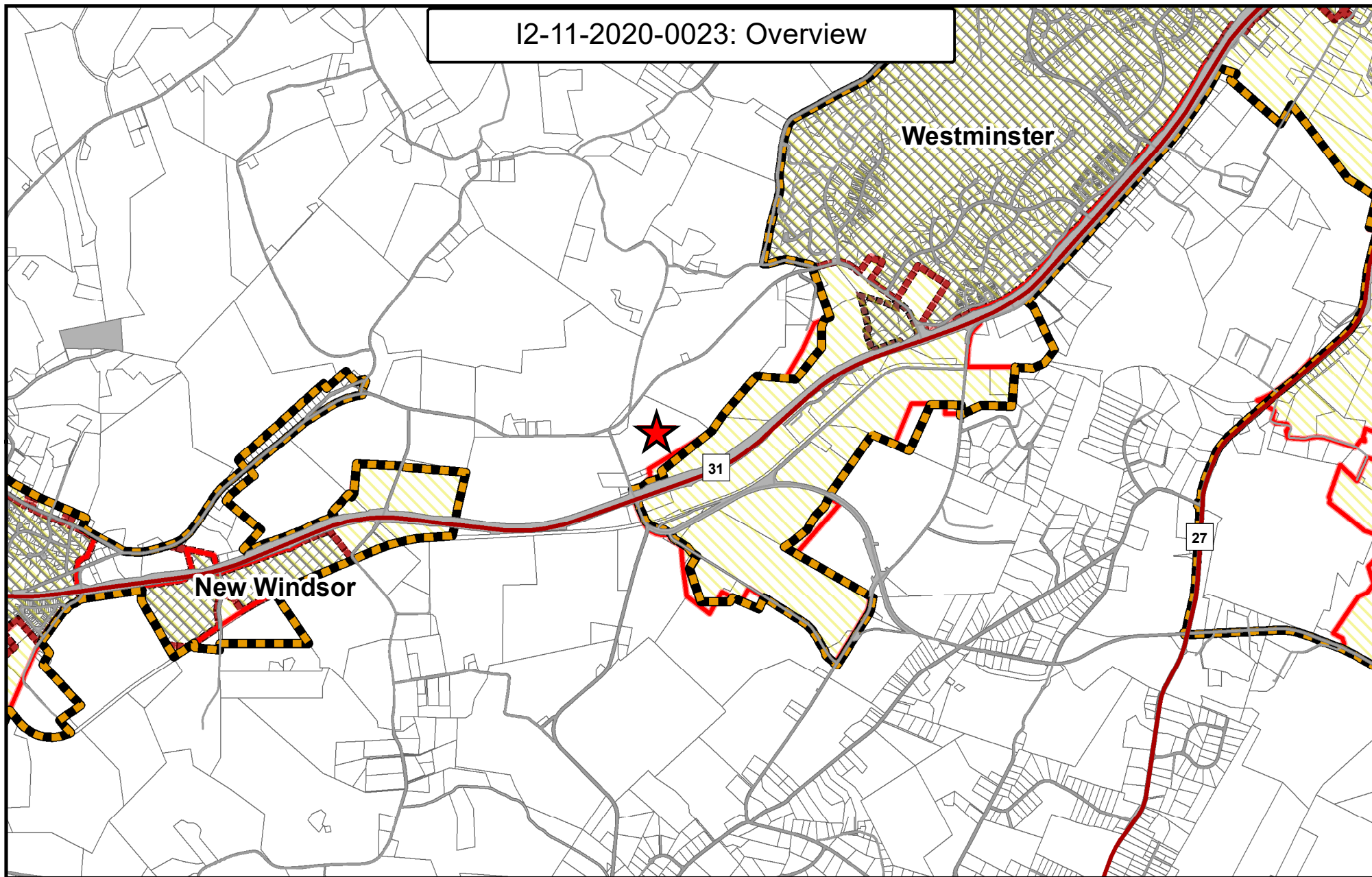


BY-REQUEST COMPREHENSIVE REZONING

COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS

I2-11-2020-0023





Legend

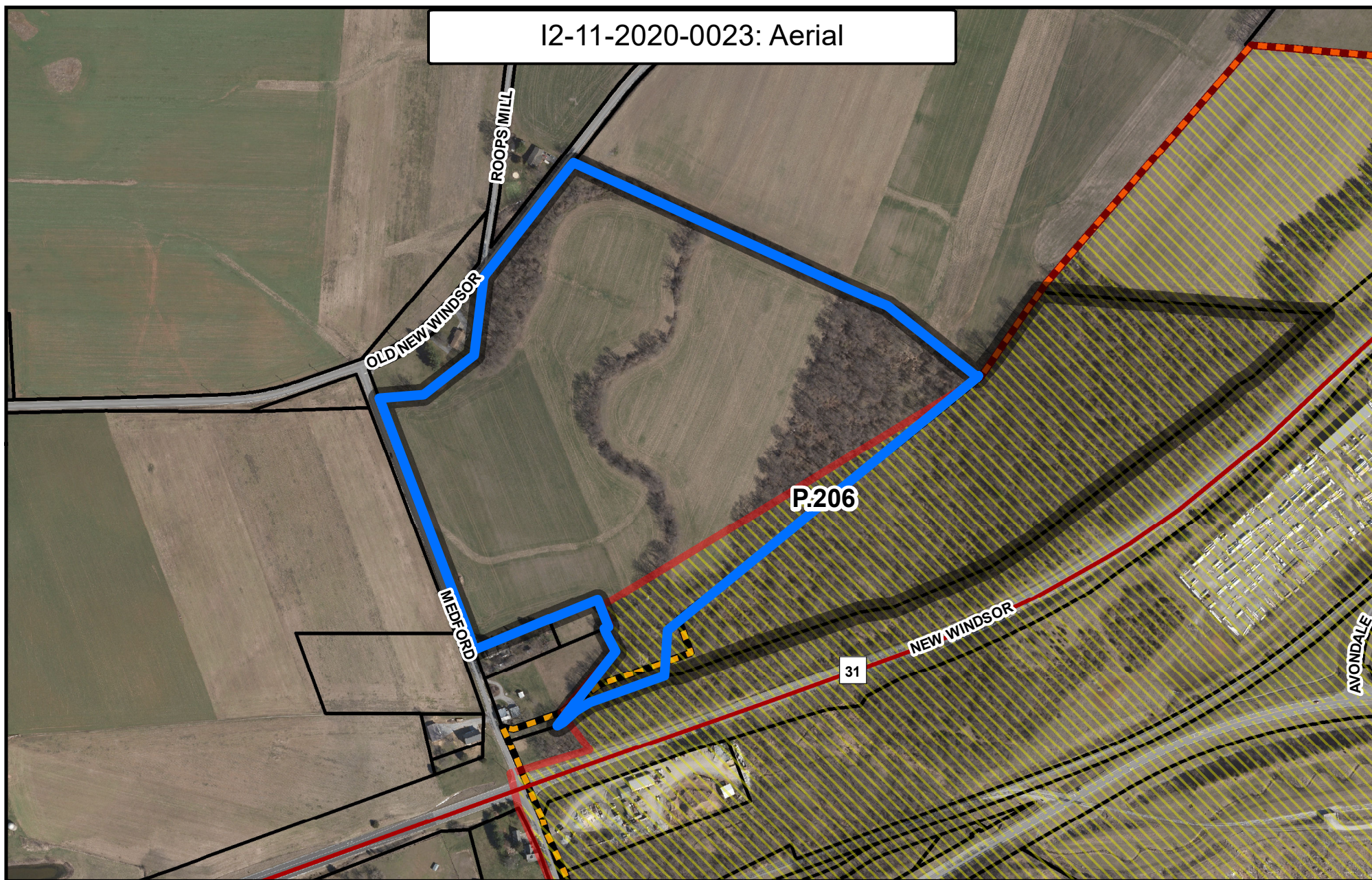
- ★ I2-11-2020-0023
- Major Roads
- Roads
- ▨ Growth Area
- ▨ Corporate Limits
- ▨ Priority Funding Areas
- ▨ Property Data

0 0.3 0.6 1.2 Miles




Created by the Carroll County Department of Planning 5/20 (KC)



I2-11-2020-0023: Aerial



Legend

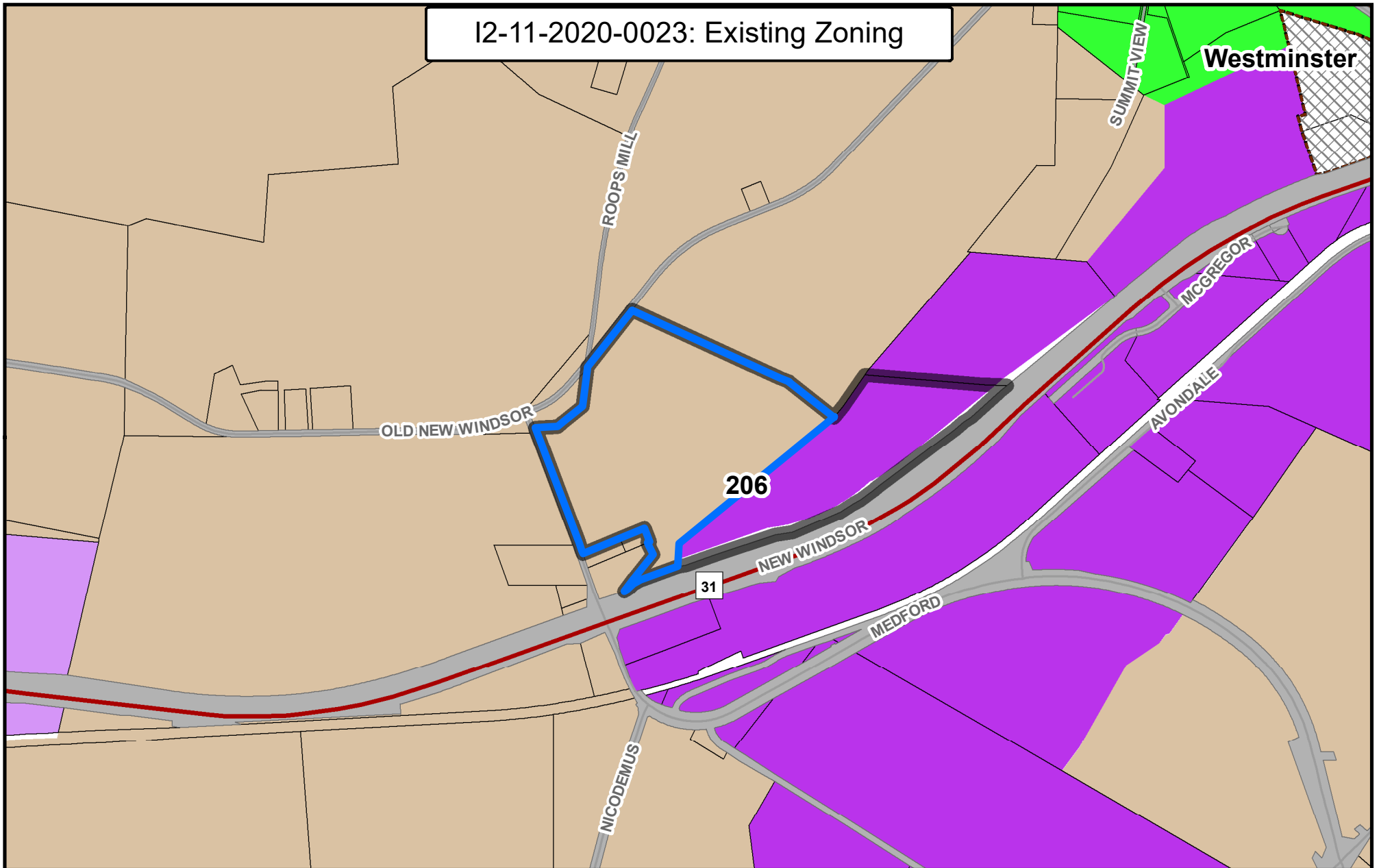
- | | |
|--|--|
|  I2-11-2020-0023 |  Property Data |
|  Major Roads |  Priority Funding Areas |
|  Roads |  Growth Area |

0 255 510 1,020 Feet










Created by the Carroll County Department of Planning 5/20 (KC)



I2-11-2020-0023: Existing Zoning



Legend

- | | | | |
|--|--|--|--|
|  I2-11-2020-0023 |  Corporate Limits | Existing Zoning |  I-1 |
|  Major Roads |  Property Data |  Agriculture |  I-2 |
|  Roads | |  Conservation | |

0 370 740 1,480 Feet

Created by the Carroll County
Department of Planning 5/20 (KC)



Carroll County Department of Planning Comprehensive Zoning Assessment Report

1. Request

Request # I2-11-2020-0023 Applicant Name: John T. Maguire on behalf of Finch Services, Inc.

Property Address: N/S Medford Road between New Windsor Road and Old New Windsor Pike

Current Zoning: AG Requested Zoning: I-2

2. Description of Property

Site Address N/S Medford Road between New Windsor Road and Old New Windsor Pike

Commissioner District 3 and 4

Parcel 0206 Map 0045

Total Acreage of Parcel 58.21 acres Area to be Rezoned: 36.18 +/- acres

Current Zoning: AG Requested Zoning: I-2

3. Land Use and Zoning Considerations

Existing Land Uses:

| |
|----------------------|
| Agriculture (Vacant) |
|----------------------|

Land Use Plan
Designation:¹

| |
|-------------|
| Agriculture |
|-------------|

Zoning History

| |
|---|
| The subject of this request is approximately 36 acres in the AG District, which is part of a larger parcel of approximately 58 acres. The remaining 22 acres of the parcel is in the I-2 District. The subject property has been in the Agricultural District since 1965. The property has been split-zoned since 1965. |
|---|

¹ Per 2014 Carroll County Master Plan as amended 2019.

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

| | <u>Zoning</u> | <u>Land Use</u> |
|-------|--------------------|---------------------------------|
| North | Agricultural | Agricultural |
| South | I-2 | Heavy Industrial |
| East | Agricultural & I-2 | Agricultural & Heavy Industrial |
| West | Agricultural | Agricultural |

4. Consistency with Master and Functional Plans:

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

This property is split-zoned, with the requested portion designated Agriculture in the 2014 CCMP as amended 2019. The requested portion is primarily outside the Westminster Growth Area. This request is not consistent with the FLU in the Master Plan.

B. Applicable Master Plan Goals and Objectives

This property is not consistent with the 2014 CCMP as amended 2019.

This request is contrary to goals 14 and 15 in the Carroll County Master Plan.

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 lines in proximity (see map)

No planned service

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

No planned service

5. Environmental Constraints

Forest cover on the southern portion of the property. No other significant constraints on the portion of the parcel that is the subject of the request.

6. Historic Resources Identified

None on site

7. Public Safety Assessment

In New Windsor District, Adequate for Fire and EMS

8. Ag Preservation and Applicable Preservation Area

This property is surrounded by MALPF easements and lies within the Little Pipe Creek Rural Legacy Area.

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.

The I-2 District, which is requested, 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.” (Section 158.080 of the Carroll County Code). While the property is in the vicinity of an industrial corridor, the permitted I-2 uses, the most intense of the zoning districts, would generally not be compatible with the agricultural uses on the surrounding properties. Furthermore, it lies within the Little Pipe Creek Rural Legacy Area.

10. Recommendations

Department of Planning Recommendation:
(Favorable or Unfavorable)

Unfavorable

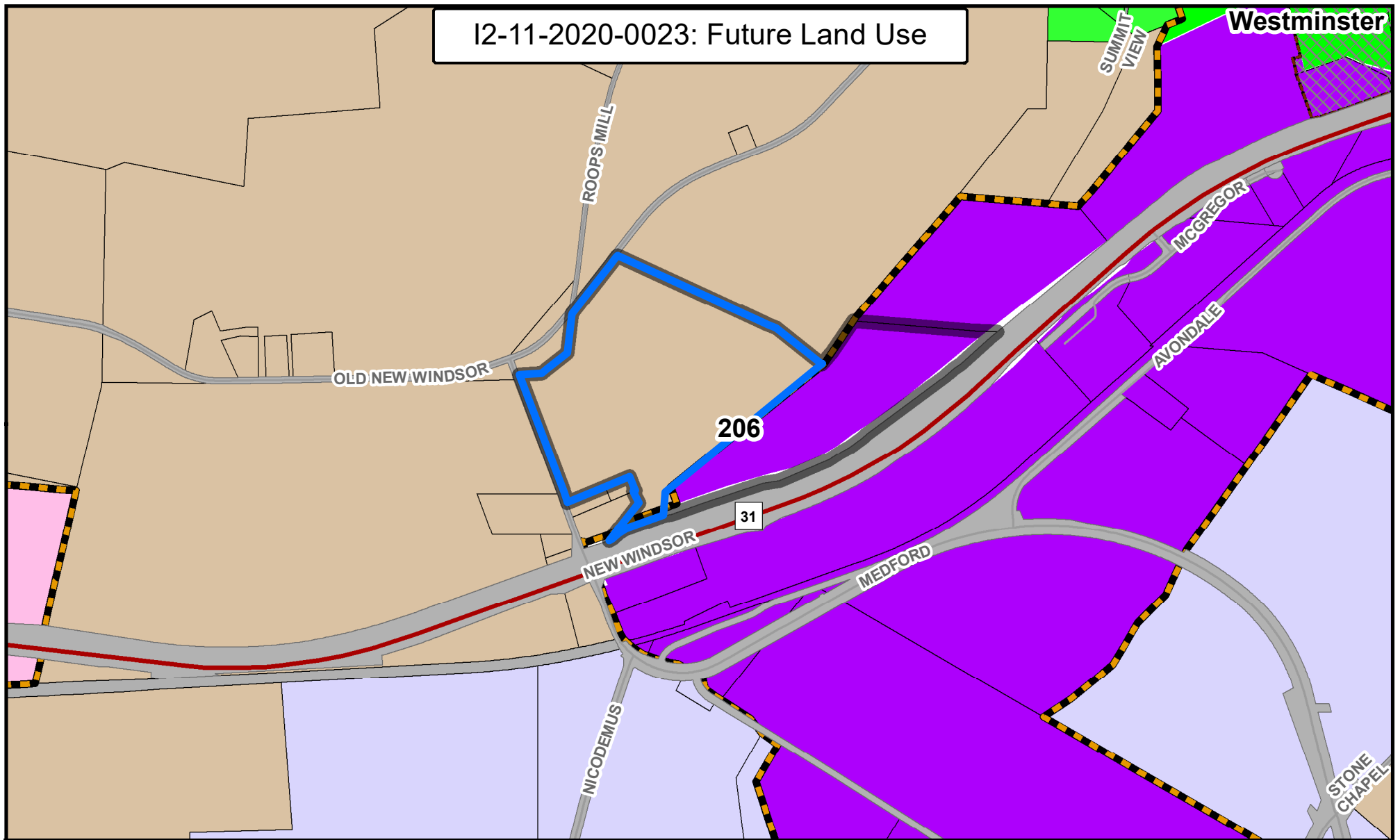
Planning Commission Recommendation:
(Favorable or Unfavorable)

Unfavorable

11. Appendixes

See attachments for individual assessments.

I2-11-2020-0023: Future Land Use



Legend

- I2-11-2020-0023
- Major Roads
- Roads
- Growth Area
- Corporate Limits
- Property Data
- New Windsor Future Land Use**
- Light Industrial

- County Future Land Use**
- Agriculture
- Resource Conservation
- Extractive
- Transportation

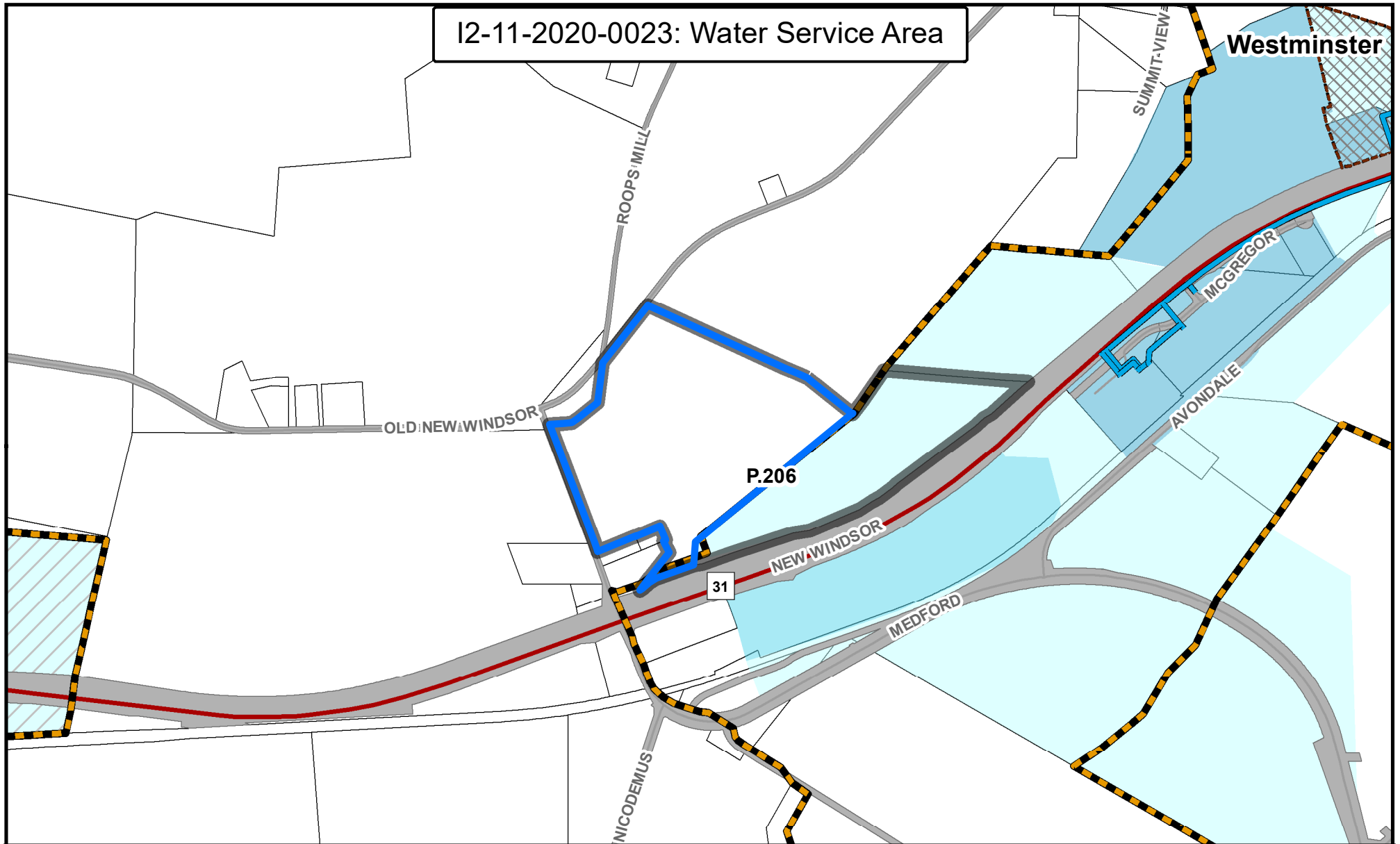
- Westminster GAB Future Land Use**
- Conservation
- Industrial

0 370 740 1,480 Feet

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I2-11-2020-0023: Water Service Area



Legend

I2-11-2020-0023

Major Roads

Roads

Water Lines: Non-County Maintained

Water Service Area

Existing

Priority

Future

Long Range Future

Growth Area

Corporate Limits

Property Data

0 370 740 1,480 Feet

Created by the Carroll County
Department of Planning 5/20 (KC)



ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 6/4/2020

PLANNER INITIALS WPW

Zoning History

Request # I2-11-2020-0023 Applicant Name: John T. Maquire on behalf of Finch Services, Inc.

Property Address: N/S Medford Road between New Windsor Road and Old New Windsor Pike

Current Zoning: AG Requested Zoning: I-2

BZA Requests (if applicable):

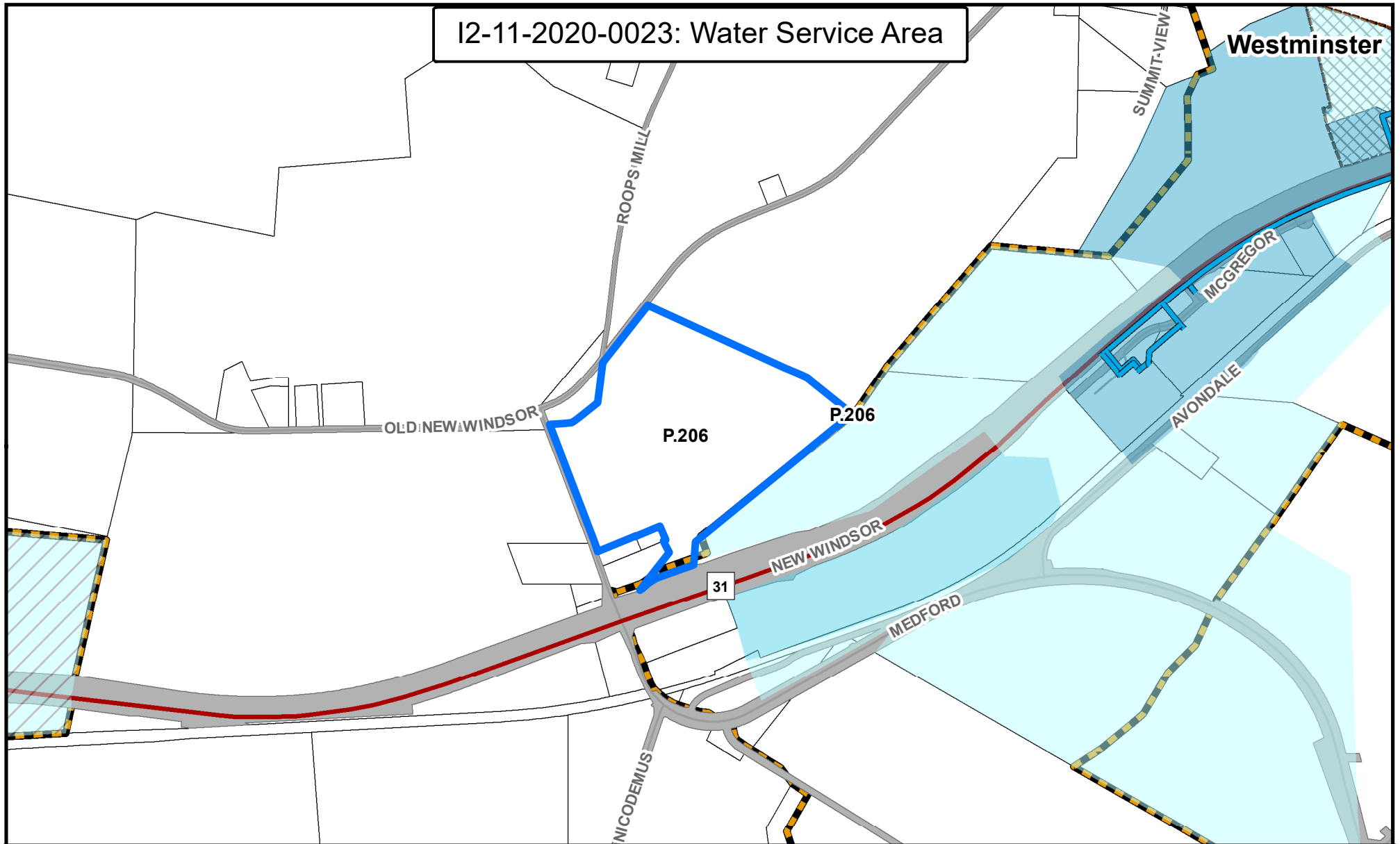
BZA Case # 726 - Conditional Use to permit establishment of a Bituminous Mixing Plant
(May 1972, Denied)

Zoning Violations (if applicable): None

Comments:

This property has been in the Agricultural District since 1965. It has been split-zoned, the other portion being industrial since that time.

I2-11-2020-0023: Water Service Area



Westminster

P.206

P.206

31

Legend

I2-11-2020-0023

Major Roads

Roads

Water Lines: Non-County Maintained

Water Service Area

Existing

Priority

Future

Long Range Future

Growth Area

Corporate Limits

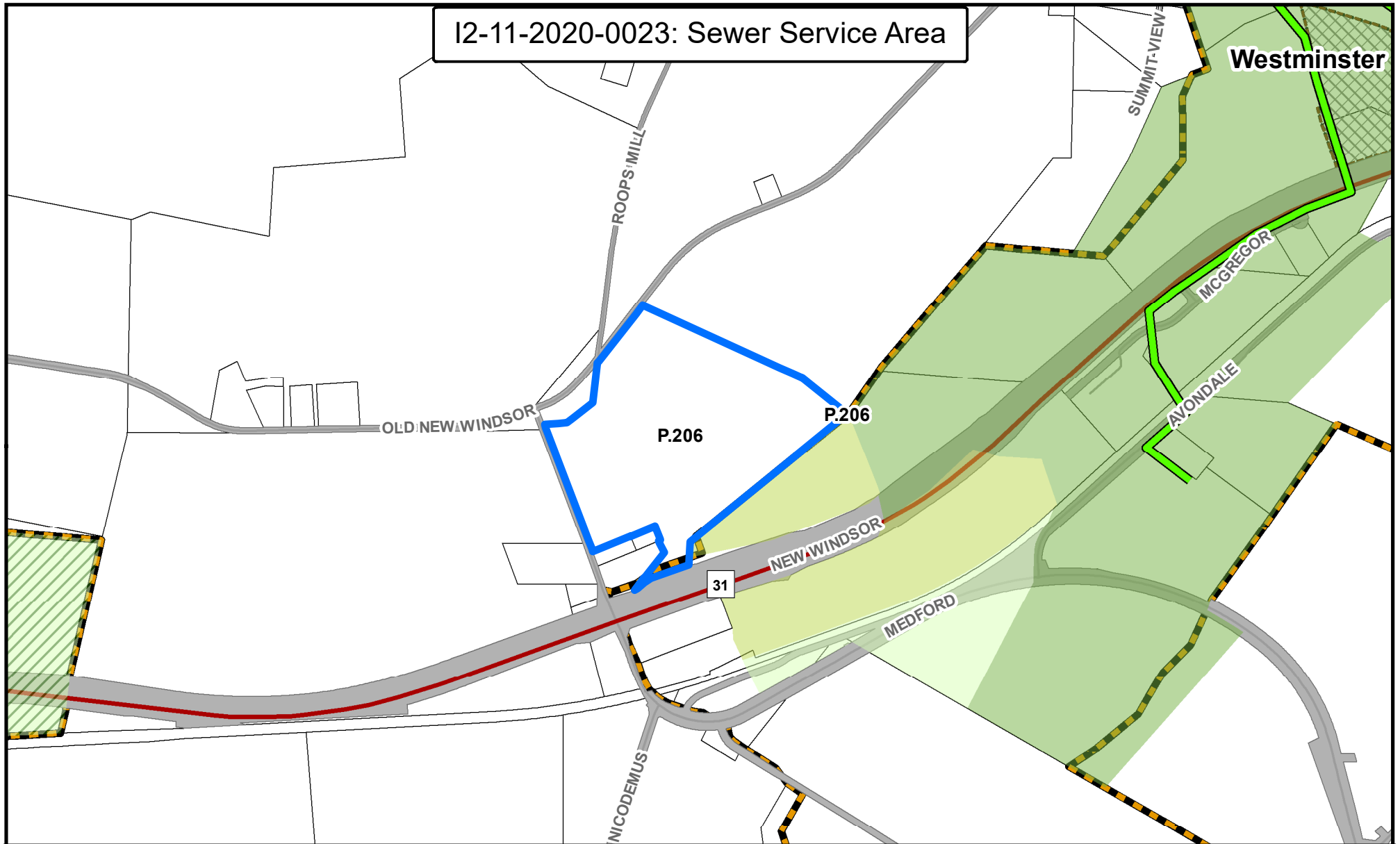
Property Data

0 370 740 1,480 Feet

Created by the Carroll County
Department of Planning 5/20 (KC)



I2-11-2020-0023: Sewer Service Area



Legend

I2-11-2020-0023

Major Roads

Roads

Sewer Lines: Non-County Maintained

Sewer Service Area

Existing

Priority

Future

Long Range

Growth Area

Corporate Limits

Property Data

0 370 740 1,480 Feet

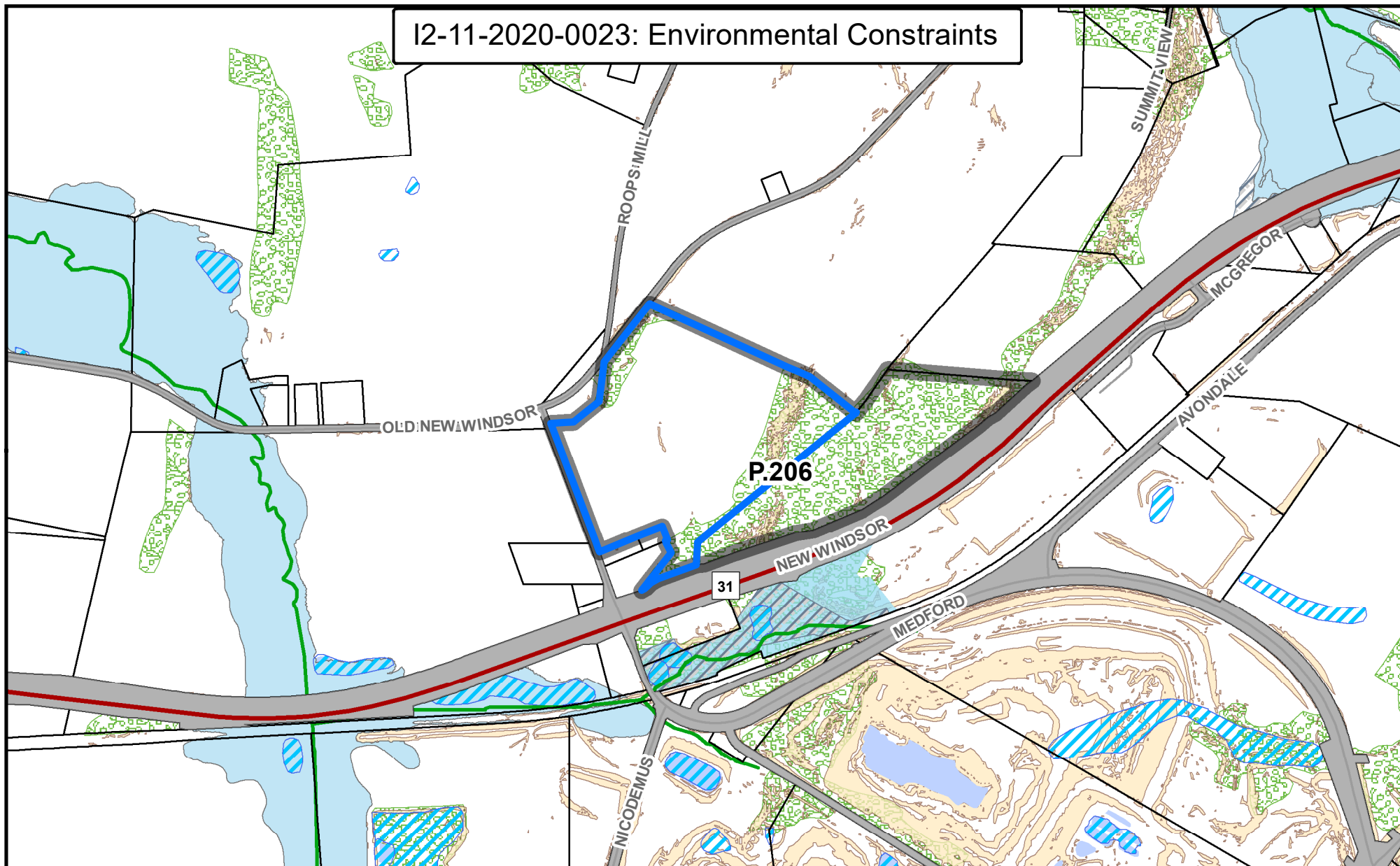
Created by the Carroll County
Department of Planning 5/20 (KC)



PLANNER INITIALS WPW

| |
|--|
| |
|--|

I2-11-2020-0023: Environmental Constraints



Legend

- | | | | |
|-----------------|---------------------|-------------------------------------|------------------------------------|
| I2-11-2020-0023 | Major Roads | Wetlands | Water Resource Protection Easement |
| Roads | FEMA Floodplain | Steep Slopes Lidar (25% or greater) | Forest Cover |
| Streams | Floodplain Easement | Ponds - Reservoirs | |
| Property Data | | | |

0 365 730 1,460 Feet

Created by the Carroll County
Department of Planning 5/20 (KC)



ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 6/4/2020

PLANNER INITIALS WPW

Historic Preservation Checklist

Request I2-11-2020-0023 Applicant Name: John T. Maquire on behalf of Finch Services, Inc.

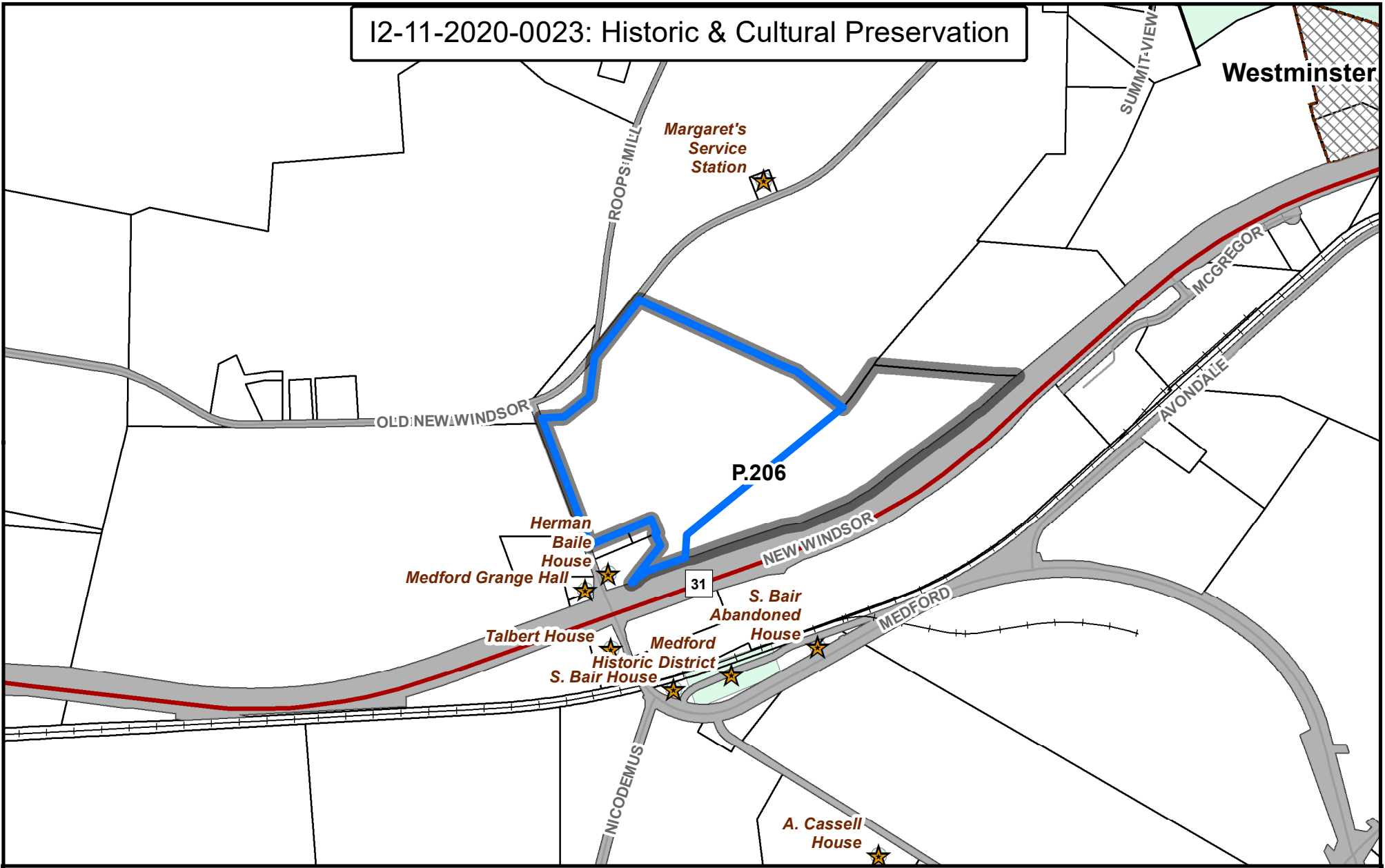
Property Address: N/S Medford Road between New Windsor Road and Old New Windsor Pike

Current Zoning: AG Requested Zoning: I-2












Historic Inventory Number: N/A

Comments: There are no historic properties on this site, but there are several in the vicinity (see map)

I2-11-2020-0023: Historic & Cultural Preservation



Legend

- | | | | |
|--|---|---|--|
|  I2-11-2020-0023 |  Major Roads |  County Border |  National Register of Historic Places |
|  Historic Site Points |  Roads |  Corporate Limits |  Historic Trust Preservation Easements |
| |  Railroads |  Property Data | |
| | |  Historic District | |

0 370 740 1,480 Feet

Created by the Carroll County
Department of Planning 5/20 (KC)



ATTACHMENTS ☒ YES ☐ NO

DATE COMPLETED 6/4/2020

PLANNER INITIALS WPW

Fire and EMS Assessment

Request # I2-11-2020-0023 Applicant Name: John T. Maquire on behalf of Finch Services, Inc.

Property Address: N/S Medford Road between New Windsor Road and Old New Windsor Pike

Current Zoning: AG Requested Zoning: I-2

Districts:

Fire and EMS: New Windsor

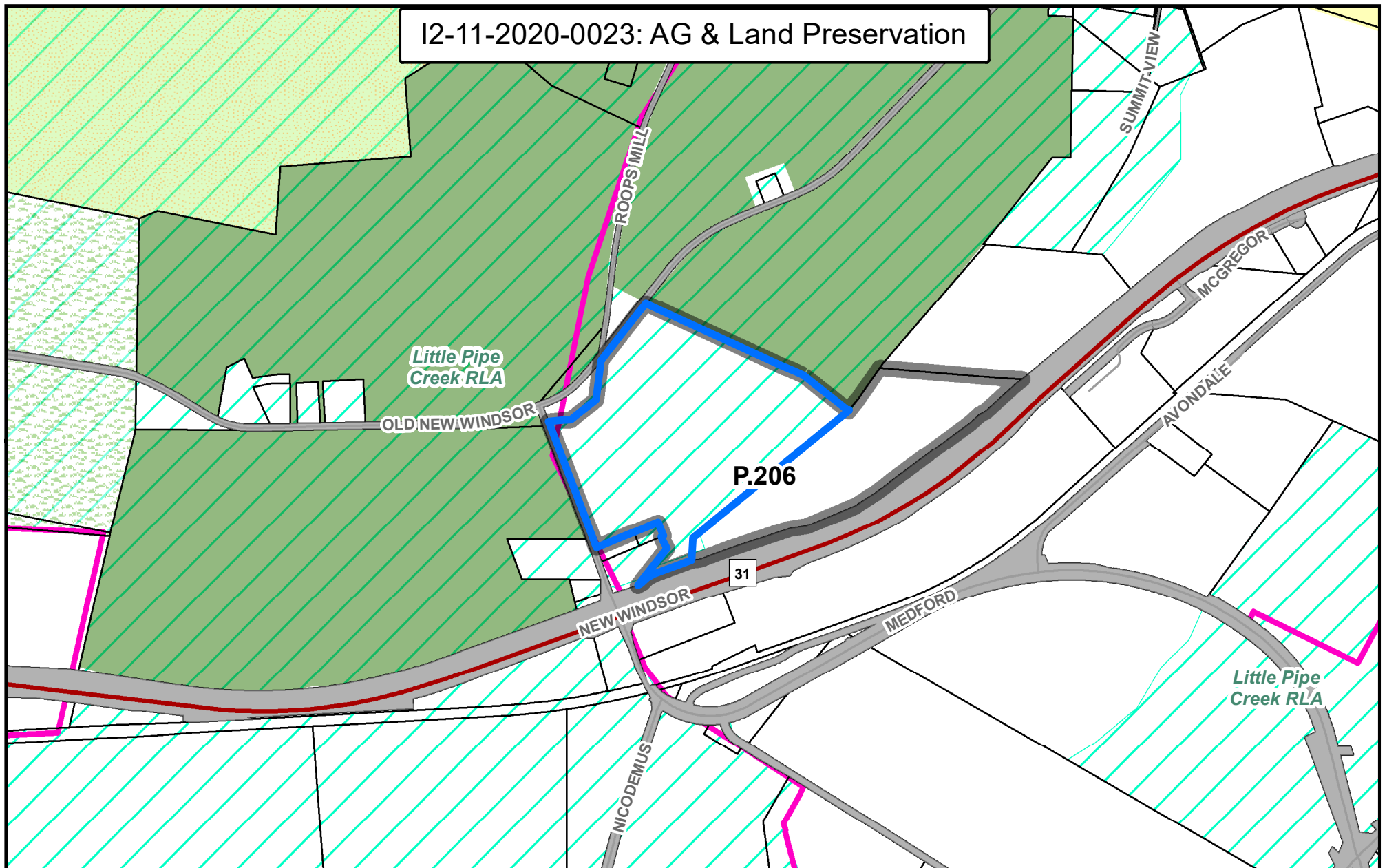
Adequacy: Adequate

*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 |

Notes:

I2-11-2020-0023: AG & Land Preservation



Legend

- | | | |
|-----------------|-------------------------------------|-------------------------|
| I2-11-2020-0023 | Property Data | Land Trust Easement |
| Major Roads | Priority Preservation Area | Carroll County Easement |
| Roads | MALPF Easement | CCTDR |
| | Little Pipe Creek Rural Legacy Area | |

0 370 740 1,480 Feet

Created by the Carroll County
Department of Planning 5/20 (KC)



ATTACHMENTS ☒ YES ☐ NO
DATE COMPLETED 6/4/2020
PLANNER INITIALS WPW

Transportation Checklist

Request I2-11-2020-0023 Applicant Name: John T. Maquire on behalf of Finch Services, Inc.

Property Address: N/S Medford Road between New Windsor Road and Old New Windsor Pike

Current Zoning: AG Requested Zoning: I-2

Frontage Road: Medford Road, Old New Windsor Pike, New Windsor Road (MD 31)

Most Recent ADT of Frontage Road: Medford Road (No Data), Old New Windsor Pike (383),
New Windsor Road-MD 32 (6,761)

Functional Classification of Frontage Road: 4R

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

Capital Improvements of Adjacent Road(s): N/A

Planned Major Streets on-site or in proximity: N/A

Sidewalk ☐ Yes ☒ No

Trails ☐ Yes ☒ No

Trail Blazer Route or Stop ☐ Yes ☒ No

Other Comments:

| |
|--|
| |
|--|