

Board of County Commissioners

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C. Richard Weaver, Secretary
Doug Howard
Richard S. Rothschild



Carroll County Government

225 North Center Street
Westminster, Maryland 21157
410-386-2043; 1-888-302-8978
fax 410-386-2485
MD Relay 711/800-735-2258

OR IMMEDIATE RELEASE

Contact: Chris Winebrenner
410-386-2043

County Staff to Pursue Rezoning North Carroll Property

Westminster, MD, Tuesday, June 5, 2018 – The Board of County Commissioners voted (4-1, Commissioner Weaver dissenting) to direct the county attorney and county planning staff to pursue rezoning Parcel Two of the former North Carroll High School to Restricted Industrial (I-R) with the Town of Hampstead.

The closure of North Carroll High School precipitated the need to rezone the property to repurpose the facility for future use. Currently the building is listed on the commercial real estate site CoStar with public conservation zoning.

Department of Planning Acting Director Lynda Eisenberg and County Attorney Tim Burke [presented information](#) on the Town of Hampstead's rezoning process, required petition information, zoning options and descriptions and a recommendation to pursue the I-R or Restricted Industrial business zoning classification.

The Town of Hampstead describes the I-R District as:

I-R Restricted Industrial District

A. The Restricted Industrial (I-R) District is established to provide areas for light industrial uses, particularly uses that offer a wide range of employment opportunities. This district is designed to have high performance standards and to accommodate uses that can be located in close proximity to commercial uses, and in locations convenient to residential areas without creating nuisances or overburdening infrastructure.

B. The district regulations are designed to permit the operations of most offices, research, manufacturing and "flex space" activities. The intent of the regulations is to respect the broad authority of the Planning and Zoning Commission under state law to determine the design, architecture and site layout of a development to ensure that the industrial uses in the district do not deleteriously effect other uses within the district, adjoining property owners, the community or the environment. The IR district is meant for industrial, not commercial, uses. Some incidental commercial or retail uses are permitted that service the industrial uses within the industrial area or that do not depend upon intensive visits by customers from outside the industrial area.

The open session discussion will be available for viewing on the [county meeting portal](#), [YouTube channel](#), and the [county Facebook page](#). In addition, all meetings will be replayed on Comcast Channel 24.

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CARROLL COUNTY

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