



Department of Planning Staff Report to the Carroll County Planning and Zoning Commission

Westminster Annexation No. 74 – State Attorney’s Office

Presented to the Planning Commission on June 1st, 2022

Summary:

Petitioner/Property Owner:	County Commissioners of Carroll County Maryland
Total Acreage:	0.21acres
County Zoning:	“C-2” Commercial Medium
Proposed Municipal Zoning:	“B” Business
Waiver Requested:	No
Existing Use of Land:	Improved – commercial buildings
Land Use Designation:	Commercial
Public Water Service Area:	Existing Water Service Area (W-1)
Public Sewer Service Area:	Existing Sewer Service Area (S-1)

Petitioner/Property Owner:

The petitioners of the annexation and the owners of the property are the County Commissioners of Carroll County Maryland.

Annexation Area Description:

Located in the Seventh Election District, the area to be annexed is approximately .21 acres of Parcel 1138 located on Tax Map 46. Parcel 1138 is dominantly located in the City of Westminster and totals .49 acres. The property is contiguous to the City of Westminster’s corporate limits and will not create an enclave.

The area to be annexed is located on the corner of Ralph Street and Greenwood Avenue. The annexation area is in the southeastern portion of the City of Westminster corporate limits, and is bordered to the:

- north by Tax Map 46, Parcel 2795 (incorporated and owned by State of Maryland Dept. of General Services) and Ralph Street located in Tax Map 46.
- east by Tax Map 46, Parcel 1191 (unincorporated and owned by Richard V. Devilbiss Jr.)
- south by Tax Map 46, Parcel 1137 (unincorporated/incorporated and owned by Kenneth W. Staley) and Tax Map 46, Parcel 141 (unincorporated/incorporated and owned by the County Commissioners of CC)
- west by Tax Map 46, Parcel 1065 (incorporated and owned by Westminster Cemetery Company) and Greenwood Avenue located in Tax Map 46.

Use of Land & Description:

The land is improved with commercial buildings. The area to be annexed currently serves as a parking lot.

The City is seeking to develop Parcel 1138 and the annexation area as the proposed Carroll County State Attorney's Office (see Exhibit B – Concept Development Plan).

Zoning:

The annexation area is in the County's "C-2" Commercial Medium Zoning district (see Exhibit F – Zoning). All adjoining properties within the County are zoned "C-2" Commercial Medium.

The City has indicated its intent to place the annexation area into the "B" Business Zoning district. Adjoining properties within the City of Westminster are zoned "B" Business and "R-7,500" Residential.

The County's "C-2" Commercial Zoning district permitted, and conditional uses are comparable to the uses allowed in the City's "B" Business Zoning district. Therefore, this annexation **does not** require a zoning waiver.

Comprehensive Plan:

The annexation area is located within the City's Municipal Growth Area Boundary. The annexation area has a Land Use Designation of Commercial in the *2007 Westminster Environs Community Comprehensive Plan* (see Exhibit G – Designated Land Use). The proposed annexation is consistent with this Land Use Designation.

The annexation area is located within the County-certified Priority Funding Area.

Agency Referrals:

The following agencies were notified of the proposed annexation and have been asked to submit comments:

C.C. Dept. of Public Works	C.C. Dept. of Public Safety
C.C. Bureau of Engineering	C.C. Office of the County Attorney
C.C. Bureau of Utilities	C.C. Dept. of Fire & Emergency Services
C.C. Dept. of Land Resource Management	MD Dept. of Transportation - SHA
C.C. Dept. of Economic Development	MD Dept. of Planning

As of May 25th, we are waiting for comments from Maryland Department of Planning (MDP).

Miscellaneous comments:

For this annexation and all future annexations, it is recommended that the City of Westminster give public notice by posting the property, prior to the date of the public hearing, and notifying all adjoining property owners.

The following agencies DO NOT have comments:

Maryland Dept. Transportation- SHA	C.C. Bureau of Utilities
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Water and Sewer:

The *Carroll County Water and Sewer Master Plan* identifies the annexation area as being in the Existing Water Service Area (W-1) and the Existing Sewer Service Area (S-1) (see Exhibit H – Water Service Area and Exhibit I – Sewer Service Area).

Other Municipal Services:

Roads: The annexation area is accessed by the private drive to the south of the annexation area owned by the Commissioners of Carroll County. Access to the private drive is from Greenwood Avenue.

Schools: Enrollment is not affected by business.

Parks and Recreation: Existing parkland exceeds standards.

Fire/EMS/Police: Site is already located in the service area.

Staff Recommendation:

Planning staff is recommending support of this annexation.

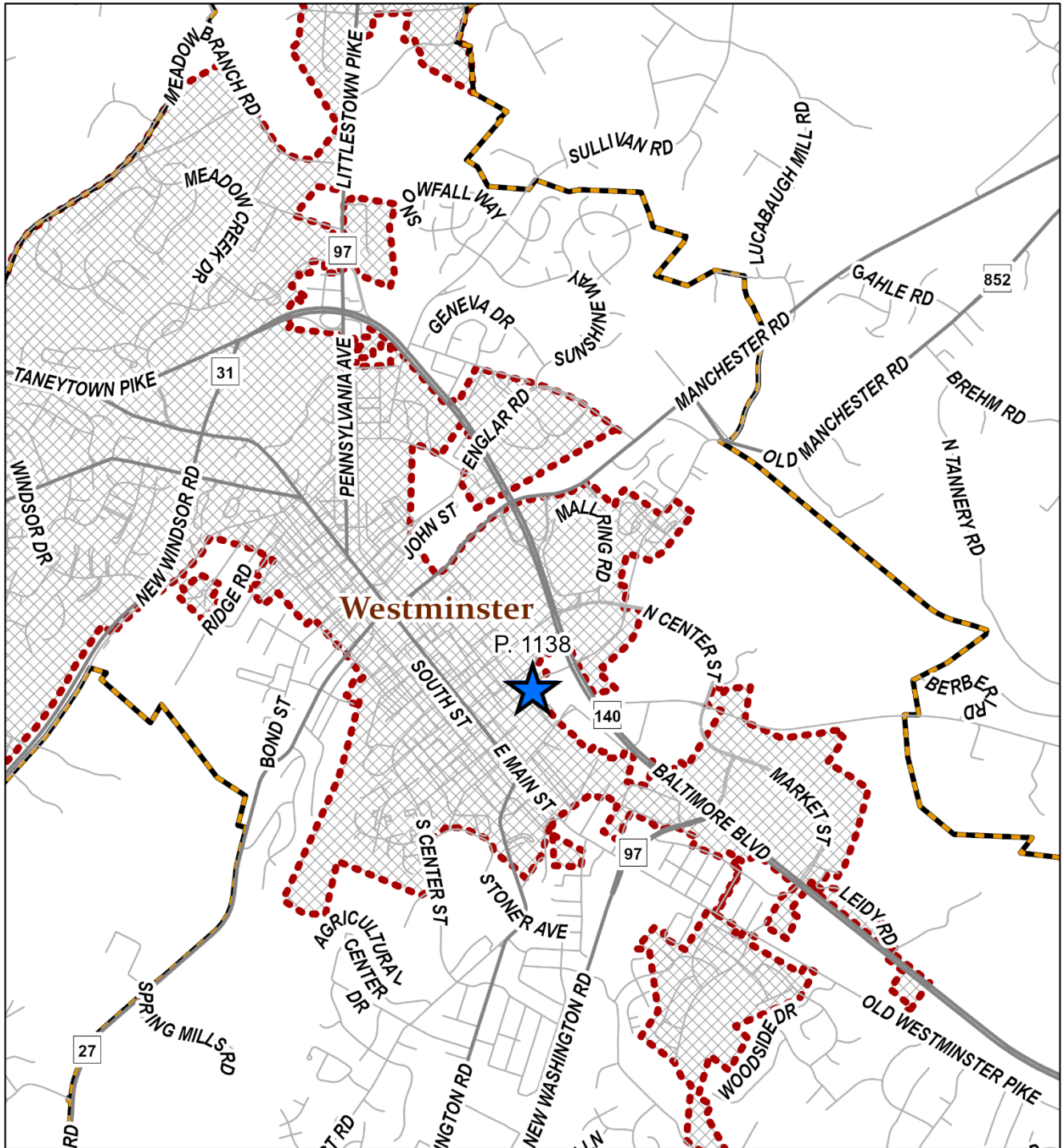
Staff Recommended Motion:

I make a motion that the Carroll County Planning and Zoning Commission forward the comments outlined in this staff report to the Board of County Commissioners with a favorable recommendation.




Exhibit A – Annexation Plat

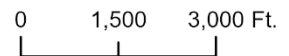


Exhibit C – Parcel Layout of Westminster



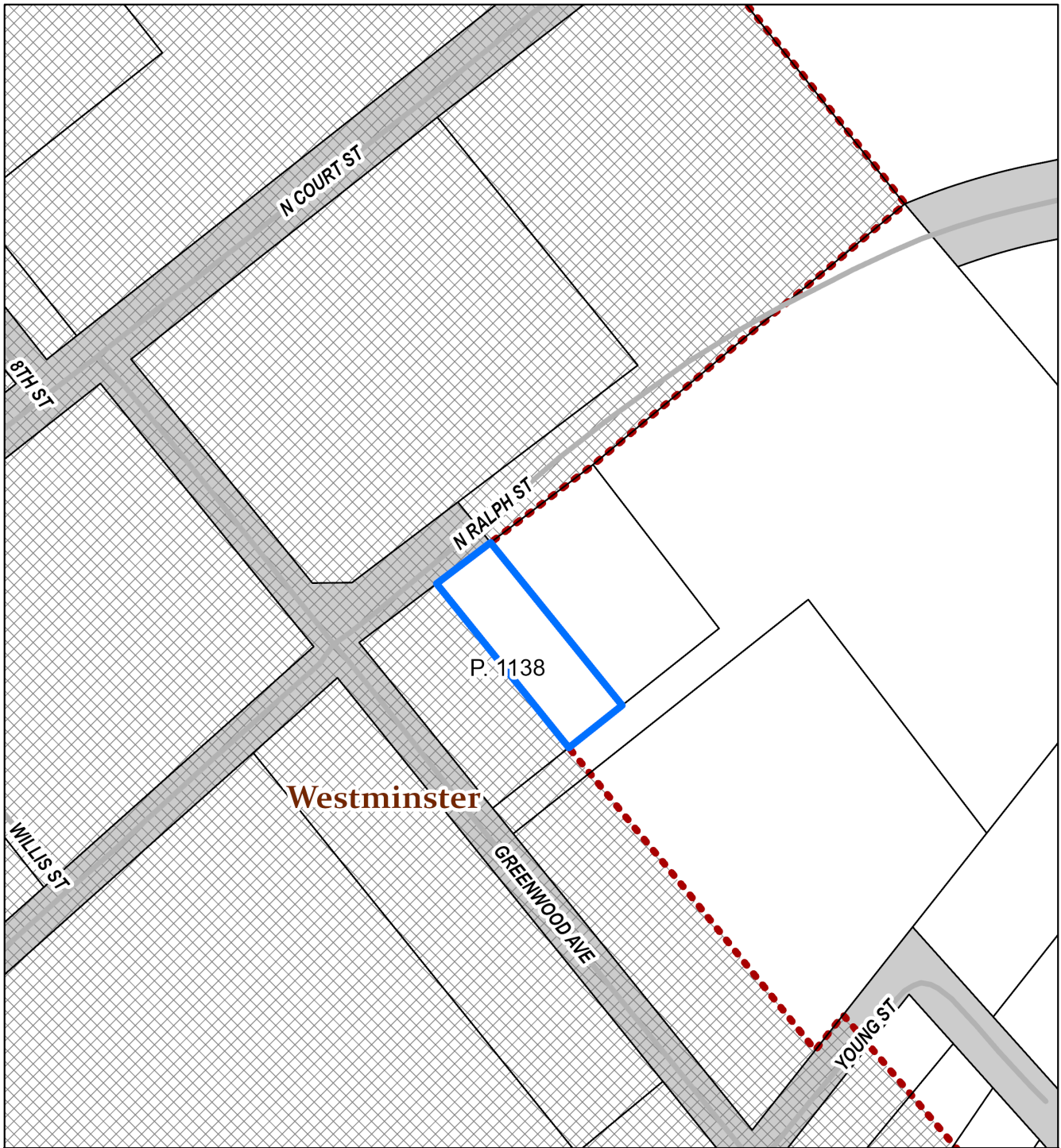
Legend

-  Annexation 74
-  Corporate Limits
-  Growth Area
-  Major Roads
-  Roads







Prepared by Carroll County
Department of Planning 05/2022 (KC)

Exhibit D – Parcel Layout of Annexation Area



Legend

-  Annexation 74
-  Corporate Limits
-  Parcels
-  Roads

0 35 70 140 Feet



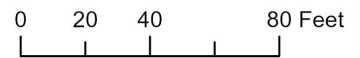
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Exhibit E – Ortho of Annexation Area



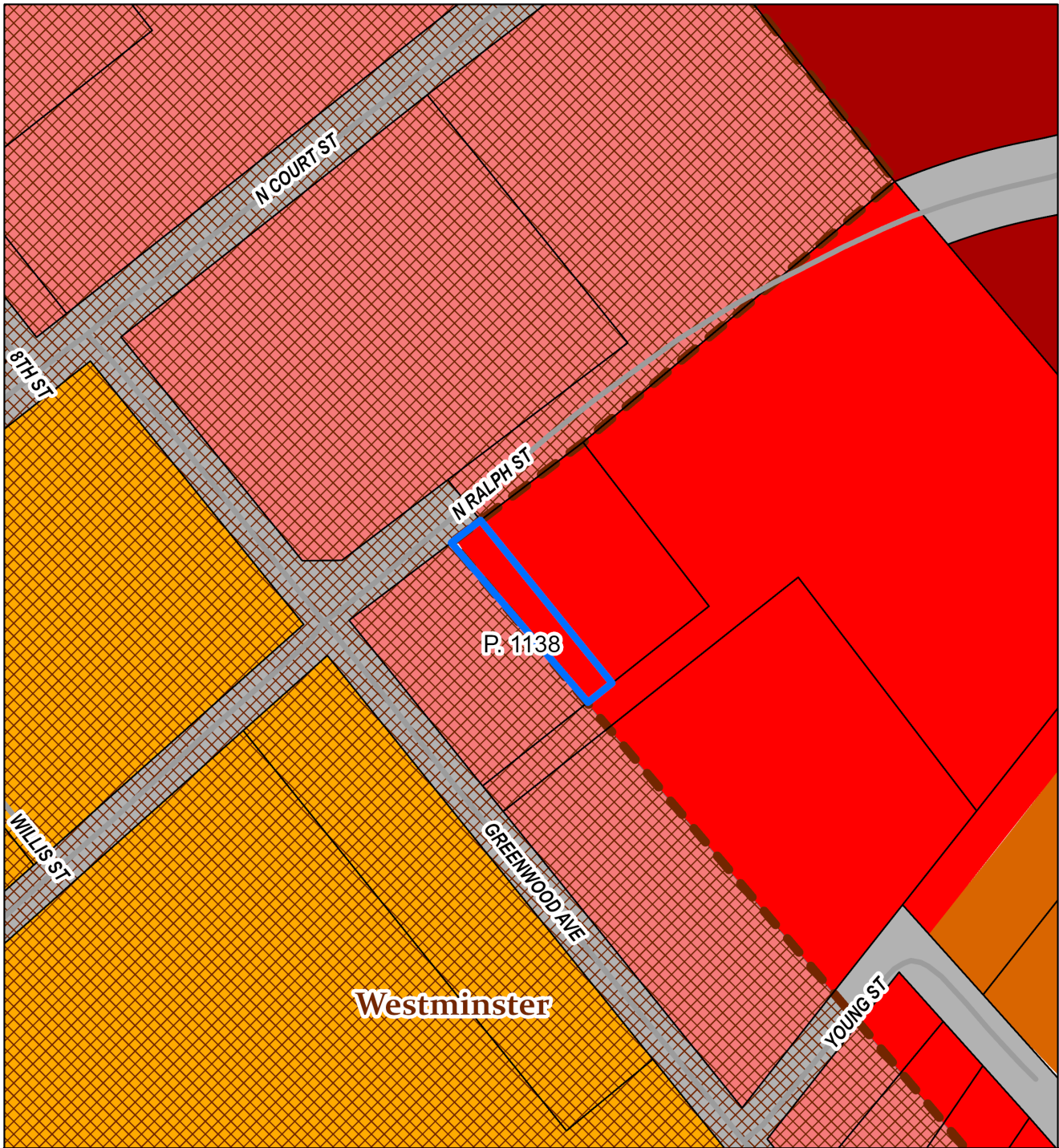
Legend

-  Annexation 74
-  Corporate Limits
-  Parcels



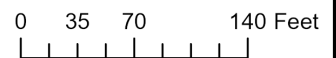
Prepared by Carroll County
Department of Planning 05/2022 (kc)

Exhibit F – Zoning of Annexation Area



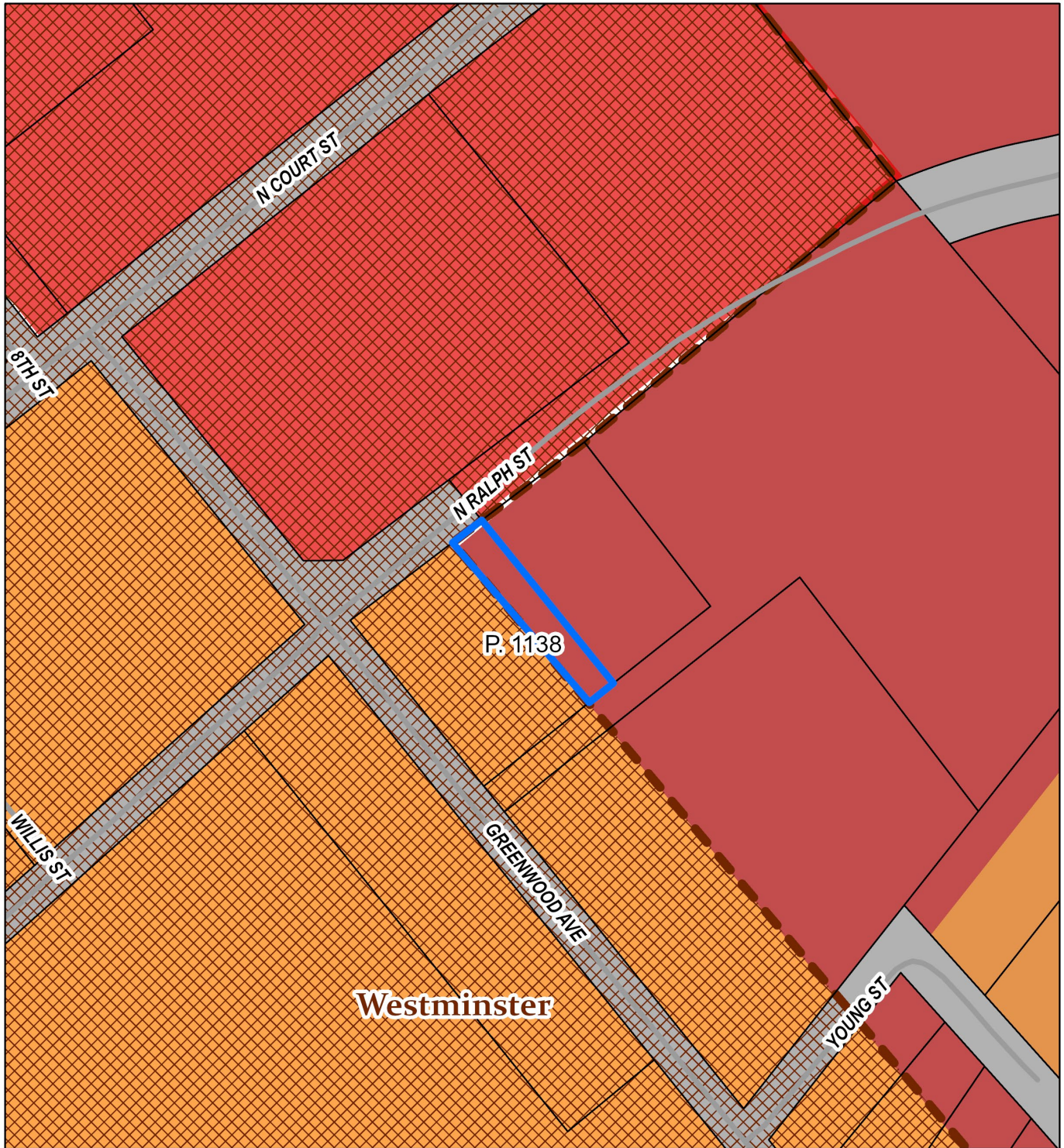
Legend

- | | | |
|------------------|---------------------------|----------------------|
| Annexation 74 | Westminster Zoning | County Zoning |
| Corporate Limits | B | R-7,500 |
| Parcels | R-10,000 | C-2 |
| Roads | R-7,500 | C-3 |



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Department of Planning 05/2022 (KC)

Exhibit G – Designated Land Use of Annexation Area



Legend

- Annexation 74
- Corporate Limits
- Parcels
- Roads

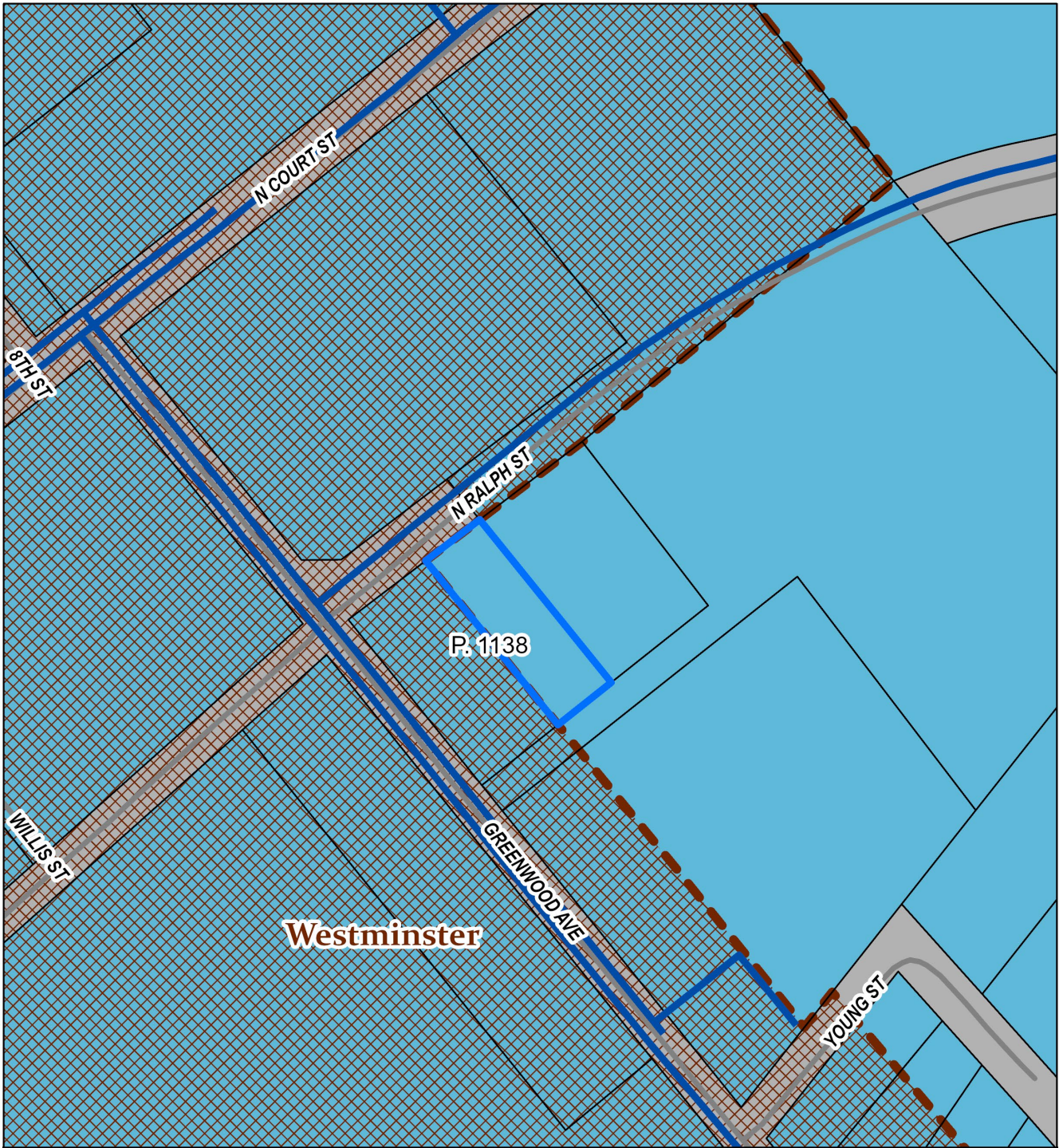
- Westminister Designated Land Use**
- Commercial
 - Suburban Residential
 - Urban Residential

- Westminister GAB Designated Land Use**
- Urban Residential
 - Commercial









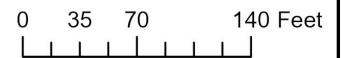
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Exhibit H – Water Service Area



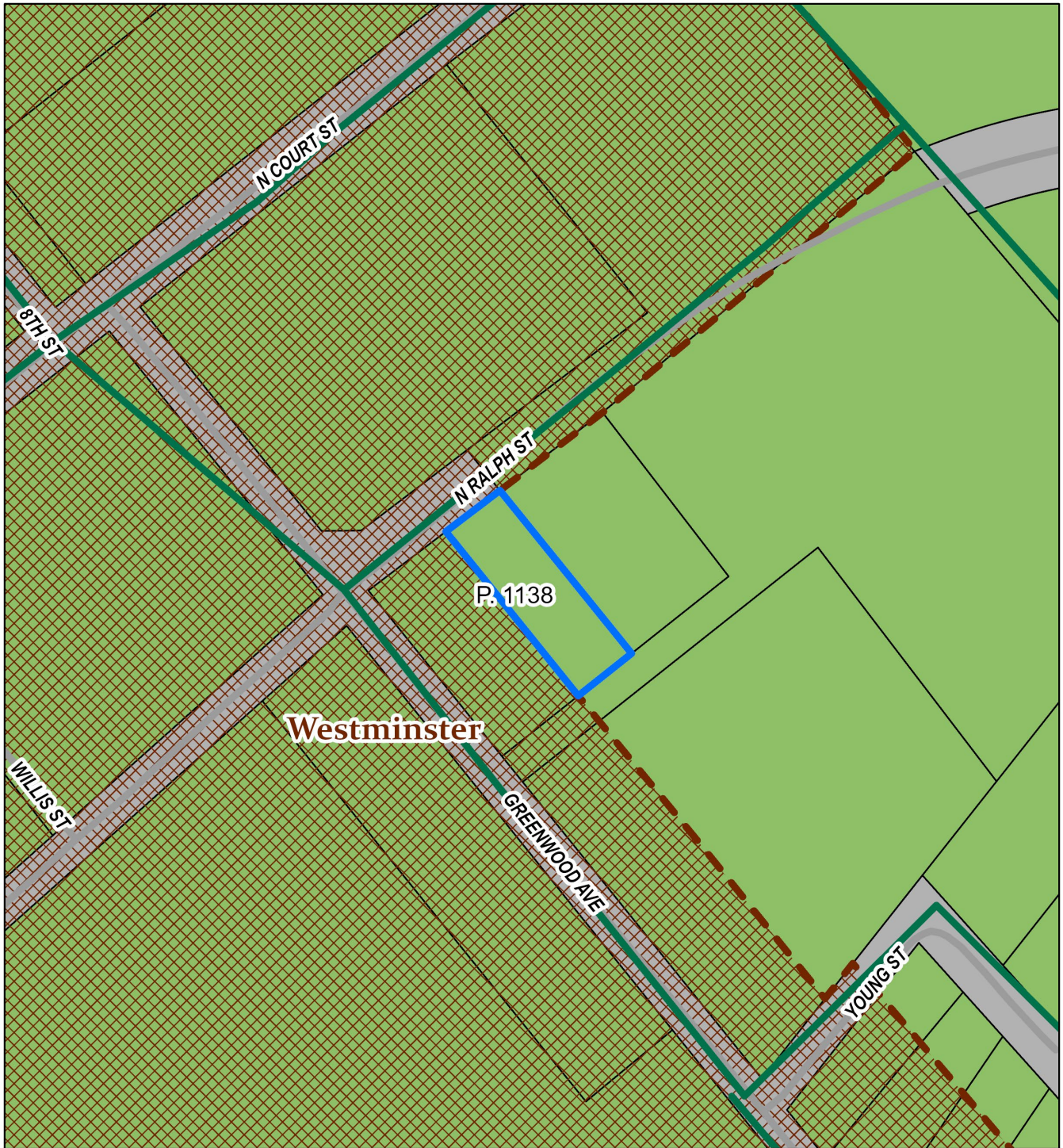
Legend

- | | |
|--|---|
|  Annexation 74 |  Water Service Area Existing |
|  Corporate Limits |  Water Lines |
|  Parcels | |
|  Roads | |



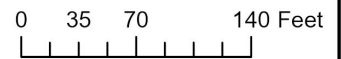
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Exhibit I – Sewer Service Area



Legend

- | | |
|--|---|
|  Annexation 74 |  Sewer Service Area Existing |
|  Corporate Limits |  Sewer Lines |
|  Parcels | |
|  Roads | |



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Exhibit J – Maryland Department of Planning’s Comments

Not Received as of May 25th

