

SPECIAL REPORT
to the
Carroll County Planning and Zoning Commission
March 21, 2023

Prepared by
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SUBJECT: Kunes Property, 5800 Woodbine Road
LOCATION: West side of Woodbine Road, south of Streaker Road, C.D. 4
OWNER: Evan Kunes, 5800 Woodbine Road, Woodbine, MD 21797
DEVELOPER: Same as Owner
ENGINEER: DRS & Associates Inc., 52 Winters Street, Westminster, MD 21157
ZONING: Agricultural
ACREAGE: 101.47 acres
WATERSHED: South Branch Patapsco
MASTER PLAN: Agriculture
PRIORITY
FUNDING AREA: Outside
DESIGNATED
GROWTH AREA: Outside

❖ **Action Required:**

The plan is before the Planning and Zoning Commission for a determination regarding the transfer of residential lot yield from adjoining properties.

❖ **Background:**

The Kunes family owns two properties, identified as parcels 251 and 530 along Woodbine Road. Parcel 530 is the remaining portion of Walton Acres subdivision, 6 lots recorded in 1988 (plat attached). In accordance with Chapter 155 of the Carroll County Code of Public Local Laws and Ordinances, the property has exhausted its lot yield.

Parcel 251 is an adjoining parcel owned by the Kunes family. The current deed is a 2-parcel deed, one parcel totals 0.46 acres and the other parcel is 73.8 acres and includes an existing house. The parcels total 74.2 acres and the larger portion is entitled to the creation of 4 residential lots and a remaining portion.

The yield, which includes 4 residential lots and 1 residential density unit for the 0.46 parcel are proposed to be relocated to parcel 530. The remaining portion of Parcel 530 will be reduced to 1.3 acres and the remaining portion of parcel 251 will be enlarged to 89.2 acres. Transferring the development onto the adjoining tract is proposed in accordance with Section 155.033B.

§ 155.033 SUBDIVISION IN THE AGRICULTURAL DISTRICT

(B) Utilization of adjoining tracts.

(1) When lots are created for residential purposes in the A District, the lots are to be located and sized so the agricultural land devoted to residential use is minimized, and the amount of land retained for agricultural use is maximized. The total density of adjoining tracts and legally created off conveyances may be used to comply with these standards, and the lots resulting from development of adjoining tracts may be located on one or more of the tracts. In computing density for purposes of this section, tracts which are subject to an Agricultural Preservation District agreement or easement may not be counted. Total number of residential lots shall be based upon yield from actual acres of various tracts

(3) Whenever density from a transferring tract is relocated onto one or more adjoining tracts, the transferring tract shall retain at least one residential building right or the transferring tract shall be combined with another tract or tracts unless modified by the Planning and Zoning Commission.

If the density relocation is deemed acceptable to the Commission, an amended record plat for Walton Acres will be required that annotates the transfer. At this time, a plan of subdivision has been conceptualized but not yet submitted. The adjoining property owners have been notified in writing of the current request and public meeting.

❖ **Discussion:**

The owner requests approval to relocate 5 density units from parcel 251 to the adjoining parcel 530.