



TOWN OF BOONSBORO

DEPARTMENT OF PLANNING & ZONING
WWW.TOWN.BOONSBORO.MD.US ♦ 301-432-5690

ZONING MAP AMENDMENT REQUEST: 7514 OLD NATIONAL PIKE REQUEST FOR PUBLIC HEARING STAFF REPORT FEBURARY 28, 2022

PROJECT: Request for Zoning Map Amendment: BNRZ22-01- M0073/P0013, lot 1 Old National Pike, Boonsboro, MD 21713

OWNER/APPLICANT: Russell Morgan
19336 Dogstreet Road
Keedysville, MD 21756

PROPERTY DESCRIPTION (Tax Map / Grid / Parcel No.): 0073—0013, lot 1 & Present Zoning: Suburban Residential (SR)

PROPOSAL: Request to Change Zoning of the aforementioned parcels from their current zoning of Suburban Residential (SR) to the proposed zoning of General Commercial (GC)

PROJECT NOTES:

1. The Town must comply with MD Land Use Codes 4-203 and 4-204 governing the procedures for public hearings, amendments, repeals, or reclassifications relating to zoning regulations. 4-204 states that the legislative body (of the Town) may grant the amendment to change the zoning classification based upon a finding that there was either *(a.) a substantial change in character in the neighborhood where the property is located or (b.) a mistake in the existing zoning classification.*
2. The applicant would like to change the following zoning districts on his property at Old National Pike:

Tax Parcel 0073/0013 Lot 1: Rezone from SR to GC approximately 5.19 acres
3. Overall, the proposed re-zoning would rezone 5.19 acres from residential zoning to commercial zoning. The current and proposed zoning breakdown for the parcel subject to the map amendment request are below.
4. CURRENT ZONING (approximate) PROPOSED ZONING (approximate)
SR-5.19 acres GC- 5.19 acres
5. Please Note the Following: SR = Suburban Residential, GC = General Commercial
6. Section 1101.C.2. of the Boonsboro Zoning Ordinance states:
The Planning Commission may, at its discretion, notify the Mayor & Council of its intention to conduct promptly a public hearing on such petition (Proposals Originated by a Citizen's Petition, in this instance a Zoning Map Amendment Request). Within thirty (30) days following receipt of such petition, or, if a public hearing is held, within thirty (30) days following such hearing, the Planning Commission shall transmit to the Mayor & Council a report containing its recommendations thereon, which may include additions or modifications to the original proposal.



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7. Section 1104 of the Boonsboro Zoning Ordinance states:

Before enacting a map amendment that would modify, repeal, or reclassify the zoning of land within the corporate limits of Boonsboro as herein provided, the Mayor and Council shall make finding of facts in each specific case including, but not necessarily limited to, the following matters:

- A. The report and recommendations of the Planning Commission.*
- B. Population changes in the area of the proposed amendment.*
- C. Availability of public facilities such as police and fire protection, and water and sewerage to serve in the area.*
- D. Present and future transportation patterns in the area.*
- E. Compatibility with existing and proposed development of the area.*
- F. The relationship of the proposed change to the adopted plan for the Town.*
- G. Whether there has been a convincing demonstration that the proposed rezoning would be appropriate and logical for the subject property.*

STAFF COMMENTS:

- A. ZONING:** The present Zoning Boundary of SR is located at the front of the GC. This boundary was established in 2006 with the addition of several parcels annexed into Town (Alternate Route 40 Annexation).
- B. CHARACTER OF THE NEIGHBORHOOD:** The 2009 Comprehensive Plan describes the North Main Street Corridor as being “primarily single family residential, with a large number of residences found in Graystone Hills Subdivision and on the east side of Main Street in the vicinity of Stouffer Avenue. A small clutter of commercial uses exists between Ford and Stouffer Aves, while a much larger commercial node is found at the intersection of Main Street and MD 68”. In 2006 with the Alternate Route 40 Annexation, the neighborhood expanded, adding more commercial areas, including all development near Chase Six Blvd.
- C. POPULATION CHANGES:** The Town has experienced a steady 2.4-2.5% growth increase since 1970 and the 2009 Comprehensive Plan projects a continued growth rate of 2.1% throughout 2030.
- D. AVAILABILITY OF PUBLIC FACILITIES:** The subject parcel currently has public water and sewer service and is served by the Boonsboro Police Department, Fire Department and Boonsboro Ambulance Company.
- E. TRANSPORTATION PATTERNS:** The subject property fronts along Old National Pike/Alternate 40. This is a major collector street and experience high volumes of traffic.
- F. COMPREHENSIVE PLAN:** The 2009 Comprehensive Plan makes several recommendations regarding commercial uses and the existing neighborhood:
 - i.** *The overall amount and arrangement of commercial uses in the Town should support the Town’s economic development and tourism goals.*
Commercial development in the Town should enhance the Town’s tourism trade (see Chapter 7, Economic Development). Uses such as restaurants and entertainment establishments, lodging, and specialty retail stores are particularly encouraged. Major commercial uses should be concentrated to the north and south of the Town Center on US Alternate 40, away from both the downtown and the Town’s older neighborhoods. (Pg3-8)
 - ii.** *Future Non-Residential Development*
Approximately 270 acres of land in Boonsboro are zoned General Commercial (GC) or Town Center (TC). Clusters of active commercial uses are spaced along Main Street (US Alt 40): near the Square, at the intersection of Main Street and MD 67, and surrounding the intersection of Main Street and MD 68. Approximately 72 acres of undeveloped GC-zoned land exists on the



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Flook, TT&K, and King Road parcels. Table 2.5 shows the amount of retail/commercial development that this undeveloped land could support, depending on the intensity of development (as measured by Floor Area Ratio, or FAR). Based on a FAR of 0.15 (a relatively intense, but not unreasonable upper boundary for commercial development), the Town's existing supply of commercial land could support nearly 500,000 square feet of commercial and retail development (equivalent to several medium-sized grocery stores). This amount of development, combined with existing commercial and retail development in Boonsboro and other vacant parcels (on the US Alternate 40 annexation and within the existing commercial clusters), should be adequate to serve the projected population increase through 2030. (Pg2-7)

- iii. *Implementation for Land Use Recommendation:* Future land uses in the Town of Boonsboro will be consistent with the designations in Table 3.2 and the locations shown in Map 3.2 (attached) (Pg3-10).

Respectfully Submitted,

Reiley Stanley
Town Planner/Zoning Administrator