

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

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: Kaylor Property / Wolfe Property

LOCATION: North of Fannie Dorsey Road, South of Streaker Road, 5,000 feet east of Woodbine Road intersection; Commissioner District 4

OWNER: John and Lorna Kaylor, 1123 Streaker Road, Sykesville, MD 21784
Jane Wolfe, 1150 Fannie Dorsey Road, Sykesville, MD 21784

DEVELOPER: Holden Wolfe, 1150 Fannie Dorsey Road, Sykesville, MD 21784

SURVEYOR: DRS Associates, 52 Winters Street, Westminster, MD 21157

ZONING: Agriculture

ACREAGE: 174.66 acres (total of 3 parcels)

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 Kaylor family owns a 74-acre remaining portion on the south side of Streaker Road, identified as parcel 9, which is the result of the Kamaleer Manor subdivision. Section One of Kamaleer Manor was recorded in 1989 within Plat Book 31, page 18 and created lots 1-4 (plat attached). Section Two was also recorded in 1989 within Plat Book 31, page 194 and created lot 5 (plat attached). In accordance with Chapter 155 of the Carroll County Code of Public Local Laws and Ordinances, the property is not entitled to the creation of any additional residential lots.

Adjoining on the Kaylor property's south-eastern property line is an off-conveyance lot owned by the Wolfe family, identified as parcel 576. This property is 86 acres and has residential lots remaining. The Wolfe family also owns a 1.33-acre parcel that adjoins their 86-acre parcel, and is identified as parcel 612. The developer desires to utilize Section 155.033B of the Code in relocating the residential density from parcel 612 onto the Kaylor property, parcel 9.

§ 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.

Parcel 612, owned by the Wolfe family, is an existing lot of record and is deemed buildable. Since the Wolfe family does not wish to improve the parcel with a residence, the developer desires to relocate that building right onto the Kaylor's remaining portion, parcel 9. In accordance with the above-referenced Code, as this transfer of building right would result in making parcel 612 a non-buildable tract, the developer is proposing to consolidate parcel 612 with the Wolfe's off-conveyance lot, parcel 576. This consolidation will not increase the lot yield of parcel 576. The owners of parcel 9, the Kaylor family, are not looking to create the lot at this time.

If the density relocation is deemed acceptable to the Commission, an amended record plat for Kamaleer Manor will be required that annotates the additional residential building right that was transferred to the property.

❖ **Discussion:**

Developer requests approval to relocate the residential building right from parcel 612 via the Wolfe off-conveyance lot (parcel 576) to the adjoining remaining portion of Kamaleer Manor (parcel 9).