

CONCEPT SUBDIVISION PLAN REPORT
to the
Carroll County Planning and Zoning Commission
June 21, 2022

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: P-19-0051, Braddock Estates, Resubdivision of Section 3
LOCATION: 5139 Perry Road, Mount Airy, MD 21771; Election District 9
OWNER: Hugh & Janet Collins, 5139 Perry Road, Mount Airy, MD 21771
DEVELOPER: Same as owner
ENGINEER: RTF Associates, Inc., 142 East Main Street, Westminster, MD 21157
ZONING: R-40,000
ACREAGE: 19.06 acres
WATERSHED: South Branch Patapsco
NO. OF LOTS: 3
FIRE DISTRICT: Winfield Community Volunteer Fire Department
MASTER PLAN: Low Density Residential - 2014 Carroll County Master Plan
PRIORITY FUNDING AREA: Outside
DESIGNATED GROWTH AREA: Outside

❖ Action Requested:

The plan is before the Planning and Zoning Commission per Chapter 155 of the Code of Public Local Laws and Ordinances of Carroll County for consideration of a Concept Major Subdivision Plan. **No action is required.**

❖ Property Overview:

The subject property is an existing lot within the Braddock Estates subdivision and is recorded in Plat Book 17, page 94 (attached). The property currently consists of 19.06 acres and hosts a single-family dwelling as well as outbuildings. The residence and related buildings occupy approximately two acres on the north edge of the property and are accessed from Perry Road by a private driveway. The zoning of the subject property and the adjoining properties is R-40,000.

The majority of the property currently consist of farmland and cropland, with the southeast section of property consisting of trees and a stream. The existing plat provides a “100-year flood line” around the existing stream and the proposed plan provides the boundaries of the wetland along with a wetland buffer. The 19.060 acres is generally flat with a slope to the southeast of the property. The subject property and the adjoining properties utilize private well and septic systems.

❖ Plan Review:

The owner/developer currently proposes to create two new residential lots from the existing 19.060-acre lot. Lot 82 is proposed at 7.34 acres and Lot 83 proposed at 7.78 acres, resulting in Lot 84 being 3.93 acres. All lots are proposing the development of a single-family dwelling, with the exception of Lot 82, which will house the existing dwelling and accessory buildings. Access for the proposed Lots 83 and 84 will be from a use-in-common driveway that connects to the existing driveway at the road apron.

Prior to the initial submittal of plans, the project was first taken before the Planning and Zoning Commission as a special report for direction as to the applicability of a note on the original record plat which restricted further subdivision of the property. During this meeting on January 21, 2020, the Planning and Zoning Commission acknowledged that the note was added at a time when the property was zoned Agricultural, and the development's zoning had since been changed to Residential-40,000. A vote was carried to override General Note #10 and allow the resubdivision of the existing lot (minutes attached).

The concept subdivision plan was initially submitted October 2, 2020. The plan was subject to citizen involvement at the November 23, 2020 Technical Review Committee meeting. One citizen, an owner of an adjoining property, was present at the meeting but did not provide comments. No calls or letters have been received since the meeting.

As currently designed, the Landscaping ordinance does not apply to this project. The plan has received approval from the Floodplain code, with an easement being required. Grading and Sediment Control has granted concept approval. Engineering Review and State Highway Administration have granted approval of the concept plans. The Carroll County Health Department and the Bureau of Utilities have both granted approval of the plan, with private well and septic systems being proposed. Forest Conservation will be addressed by way of on-site afforestation.

The Bureau of Resource Management has granted concept Stormwater Management approval. Stormwater Management will be addressed via drywells, rooftop and non-rooftop disconnects, and wide shoulder techniques.

In accordance with a site development plan memorandum from the Department of Planning, the proposed land use is consistent with the 2014 Carroll County Master Plan's land use designation of Residential – Low Density. The project is also consistent with the 2019 Water and Sewer Master Plan.

The project is subject to the provisions of Concurrency Management, Chapter 156 of the Code, and will be tested prior to presentation of the plan to the Commission for approval of the Preliminary Plan. At the Concept stage, all facilities and services are adequate.