

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
July 19, 2022

Prepared by
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SUBJECT: S-21-0014 – Central Maryland Service and Distribution Center, Lot 1, Amended, Barnes Automotive

LOCATION: 5202 Klees Mill Road, Sykesville MD 21784, E.D. 14

OWNER: Sylvia Barnes, 4261 Salem Bottom Road, Westminster MD 21157

DEVELOPER: Same as owner

ENGINEER: CLSI, 439 East Main Street, Westminster, MD 21157

ZONING: I-1 – Light Industrial

ACREAGE: 3.8 acres

WATERSHED: Liberty Reservoir

FIRE DISTRICT: Winfield

MASTER PLAN: Industrial Light

PRIORITY

FUNDING AREA: Freedom

DESIGNATED

GROWTH AREA: Freedom

❖ **Action Required:**

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 site plan.

No action is required.

The Planning Commission may consider delegating approval of the final site plan to the Planning Commission Chair.

❖ **Existing Conditions:**

The subject property is Lot 1 of the Central Maryland Service and Distribution Center subdivision, recorded in plat book 24 page 95 (attached). The lot lies on the west side of Klees Mill Road, north of Liberty Road (MD 26). The lot is accessed via a private use-in-common (UIC) driveway on the west side of Klees Mil Road, which serves Lots 1-5 of the subdivision.

Properties to the North and across Klees Mill Road to the east lie within the Agricultural

Zoning District and are built with single-family residences, with the exception of a private school and an assisted living facility off of Terrapin Drive to the southeast. Adjoining properties to the south and west of the subject site are also within in the Central Maryland Service and Distribution Center subdivision and I-1 zoning district. Uses within the subdivision include various contractor's equipment storage yards and vehicle repair facilities, as permitted according to site plans previously reviewed and approved for each lot.

Lot 1 is a 3.8 acre property located at the beginning of the shared U-I-C driveway off of Klees Mill Road. The property is in use as a vehicle repair shop and is improved with an "L" shaped garage and office building, a paved parking lot, and a metal 40' long storage container that houses vehicle parts for the repair facility. There are previously approved site plans on file for the property, the most recent of which (S-04-030, attached) was processed in 2004 in order to add additional garage bays to the building.

There are no forests or streams on site. To the south of the site, there is a regional stormwater management pond that was established via creation of the subdivision. The property is within the Freedom priority funding area and designated growth area, and is in the "Priority" water service area and the "Long Range" sewer service area. The site presently utilizes private well and septic systems.

❖ **Plan Review:**

The developer proposes to construct a new storage building to replace the existing metal storage container. The existing storage container will be removed and the proposed 45'x77.7' building will be constructed in its place, on the eastern edge of the rear parking area. The side of the building facing the parking area will have 4 garage doors. The side of the building nearest to the office and garage building will have a door that leads to sidewalk to connect the storage building to the office and parking lot's sidewalk. No new employees will be added as a result of this new storage building and no changes to the parking lot are proposed.

Engineering review and the State Highway Administration have approved the plan which uses existing access to Klees Mill Road via a private driveway.

Grading has approved the plan, and additional requirements from Soil Conservation are not applicable as the limit of disturbance is less than 30,000 square feet.

The Department of Public Safety has approved the plan without comment.

Site Compliance review has comments regarding accessibility that will be addressed on the final plan

The Bureau of Utilities has granted approval, as the property is in future water and sewer service areas but is not proposing any connections in conjunction with this development plan. Any future development of this site that utilizes water or sewer may be required to connect to the public system. The Health Department has requested that certain annotations and signatures be included on the final plan before approval can be granted.

Stormwater Management has granted concept approval of the plan, which shows that four new drywells will be installed along the new building.

This plan is exempt from Floodplain requirements and has been granted an exemption from Forest Conservation. As presently designed, additional landscaping is not required.

Water Resource Management has comments regarding the potential storage of hazardous/regulated substances that will be addressed on the final plan.

The Office of Zoning Administration has requested that information be added to the plan past Board of Zoning Appeals cases that involved this property, however no special BZA approval was necessary for the current and proposed use of the property as a vehicle repair facility.

Per a memo sent from the Department of Planning, the proposed use is consistent with the Carroll County Master Plan and the Water and Sewerage Master Plan.

The proposed site plan was subject to Citizen's Involvement during the January 24, 2022 Technical Review Committee meeting. There were no citizens who spoke at the meeting and no written comments were forwarded to the Bureau of Development Review.

The final site plan will be tested and reviewed for adequacy of public facilities in accordance with Chapter 155 of the Code of Public Laws and Ordinances of Carroll County Maryland.