

**CONCEPT SITE PLAN REPORT**  
to the  
**Carroll County Planning and Zoning Commission**  
September 20, 2022

Prepared by  
**Kierstin Eggerl, Bureau of Development Review**

**SUBJECT:** S-21-0029 – Drill Tech  
**LOCATION:** 3411 Hanover Pike (MD Rt. 30), Manchester, MD 21102 (E.D. 6)  
**OWNER:** Drill Tech Drilling & Shoring Inc., P.O. Box 1846 Cockeysville, MD 21030  
**DEVELOPER:** Same as owner  
**ENGINEER:** CLSI, 439 E. Main Street, Westminster, MD 21157  
**ZONING:** Commercial Medium (C-2)  
**ACREAGE:** 16.5 acres  
**WATERSHED:** Prettyboy Reservoir  
**FIRE DISTRICT:** Manchester  
**MASTER PLAN:** Commercial Medium  
**PRIORITY**  
**FUNDING AREA:** Manchester  
**DESIGNATED**  
**GROWTH AREA:** Manchester

❖ **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.**

❖ **Existing Conditions:**

The subject property is a 16.5 acre parcel of land in the northeastern portion of the County, adjoining the eastern border of the Town of Manchester. It is located on the western side of Hanover Pike (MD Route 30), to the north of Manchester Road's (MD Route 27) intersection with Route 30.

The property is in the County's Commercial Medium (C-2) zoning district. Properties to the west across Route 30 are used and zoned residentially. Properties to the south are used and zoned commercially within the Town limits, and the Town limits extend to include the properties to the east, which are wooded and owned by the Town for the public Pine Valley

Park and municipal water sources. The undeveloped property to the north is within the County and is zoned with a mix of Residential-20,000 and Conservation zoning.

The site itself is a vacant field that is partially wooded along the northern and eastern property lines. The land slopes down to the east, where it becomes wooded, and a stream follows the eastern property line. There are no areas of FEMA floodplain on site.

The property is within the Manchester priority funding area and designated growth area but is outside of water and sewer service areas. The property is not presently proposed to be annexed into the municipal limits of Manchester and is being developed according to County Codes and procedures.

❖ **Plan Review:**

The developer proposes to construct a vehicle repair facility and attached business office for Drill Tech Drilling and Shoring Inc. The plan shows one 12,150 square foot single-story building and supporting parking lot and access drive. The building is proposed to contain a 2,000 square foot office on the western side of the structure, facing Route 30, and the eastern half of the building will consist of a 10,150 square foot vehicle repair garage. The repair facility is proposed to be utilized for maintenance of the company's own vehicles and will not be open to the public.

As the property is currently an undeveloped and sloped field, the land will be graded to accommodate the construction. The western side of the site adjacent to Route 30 will be leveled, and a swale on the northern and southern side of this area will both lead water to the eastern side of the leveled land, slightly downhill to the site's proposed stormwater management feature.

The plan proposes one full-movement driveway entrance on the southwestern side of the property to provide access to Route 30. A 5' wide concrete sidewalk is also proposed to be installed along the full length of the property that abuts the State road's right-of-way. This will provide connectivity in the future to the existing sidewalks to the south of this site as the adjacent properties are also developed.

The maintenance garage is proposed to be a total of 31 feet in height at the roof peak, 22 feet in height at the eaves, with three 14 foot tall drive-through garage doors and one 16 foot tall drive-through garage door. A 10'x20' oval-shaped building-mounted sign with the business's name on it will be mounted on the side of the garage that will be visible above the office's roof, facing Route 30. No freestanding signs are proposed.

The office portion of the building is proposed to be 16 feet tall at the roof peak and 10 feet tall at the eaves. The office's main double-door entrance will face Route 30 and will be flanked by two large windows near the corners of the building face. Two similar windows are located on both the north and south faces of the office as well. Two egress doors from the garage will flank the office building itself. All three doorways will connect to a sidewalk that provides access to the parking lot.

The parking lot contains 22 spaces total, including one handicap parking space that complies with accessibility requirements. Based on the uses of business office and a vehicle repair facility, the 22 parking spaces that are provided meet and exceed the 19-space minimum Code requirement.

Elevation drawings included in plan show that the materials used in the construction of both portions of the building will be beige metal siding and a dark colored metal roof. All exterior light fixtures on the site will be installed on the building; 12 wall mounted LED light fixtures will be installed along the perimeter of the building, and two LED floodlights are proposed on the corner of the garage to illuminate the parking lot. The photometric plan included in the plan set show that lights are directed in a manner that results in light levels being 0 footcandles bright at the property boundaries.

Behind the building, on the northwestern corner of the paved access drive, an above ground fuel tank and a garbage area are proposed. The fuel tank is 500 gallons in size and will be protected with bollards, and the garbage area is proposed to contain a standard 8 cubic yard dumpster in addition to a large 30 cubic yard roll-off dumpster.

An area of landscape screening is proposed between Route 30 and the site, and two trees are also proposed within the parking lot area.

The Zoning Administration has approved the plans. As the property is near the municipal limits of the Town of Manchester, plans were sent to the Town for their review. A comment letter from the Town contained comments regarding the potential impact of the development on a stream and three adjacent municipal wells that are downgradient of the site.

Stormwater Management requirements are being addressed by means of the two grass swales that send water to the submerged gravel wetland on the eastern side of the site. Concept SWM approval has been granted.

Water Resource Management approval has not yet been granted. A water resource protection easement around the stream will need to be shown on the final site plan. This site is exempt from Floodplain requirements.

Forest Conservation review has granted concept approval as the plans indicate that the required 2.48 acres of forest conservation easement will be provided by putting a portion of the existing on-site forest under easement. The final submittal will delineate the area on-site that will be included in this easement.

Landscaping approval has not yet been granted, as additional screening is required along the full frontage of Route 30 and around the dumpsters.

Grading review has not yet issued approval and their detail-level comments will be addressed on the final plan. Soil Conservation has approved the plan.

Approval has not yet been granted from Site Compliance and comments regarding signage for parking spaces and indications of compliant grades for accessible routes must be shown on the plan. However, the total number of accessible parking spaces that are provided is accordance with the requirements.

Fire Protection review has issued a comment regarding the need to add a sprinkler system to the repair garage as it is over 5,000 square feet in size. This comment would need to be addressed prior to final approval of the plans.

The site utilizes a private well and septic systems and is outside of the jurisdiction of County's Utilities review. The Health Department has issued detail-level comments that will be addressed on the final site plan.

The State Highway Administration has detail-level comments that will be addressed on the final site plan. All previous comments regarding the new sidewalk and commercial entrance onto Route 30 have satisfactorily been addressed.

As detailed in the December 27, 2021, site development plan memorandum from the Department of Planning, the proposed land use is consistent with the Carroll County Master Plan land use designation of Commercial Medium and all applicable plan policies.

The site plan was subject to citizen's involvement during the December 27, 2021, Technical Review Committee meeting. There were citizens who spoke at the meeting, and the Bureau of Development Review also received phone calls and email comments (attached) regarding the project. Concerns were raised by the public about traffic congestion on Hanover Pike (Route 30), potential impacts to the stream on site, and visual screening of the site and its lights for the residences on the western side of Route 30.

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.