

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

Prepared by
Amy Barcroft, Bureau of Development Review

SUBJECT: S-22-0020, Cool Springs School

LOCATION: 2318 Cross Section Road, Westminster, MD 21158, E.D. 2

OWNER: Moses & Rachel King, 2318 Cross Section Road, Westminster, MD 21158

DEVELOPER: Older Amish Carroll-Adams Community Fund, 618 Humbert Schoolhouse Road, Westminster, MD 21158

ENGINEER: Hanover Land Services, Inc., 194 East Main Street, Westminster, MD 21157

ZONING: Agricultural

ACREAGE: 59 acres (1.4 acre site)

WATERSHED: Double Pipe Creek

FIRE DISTRICT: Pleasant Valley Community

MASTER PLAN: Agriculture -2014 Carroll County Master Plan

PRIORITY FUNDING AREA: Outside

DESIGNATED GROWTH AREA: Outside

❖ **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 a 59-acre parcel in Agricultural Zoning District. A house, barn, and other outbuildings exist on the property. The property is accessed by a 10' wide gravel driveway over an adjoining property with a platted right of way easement to Cross Section Road (plat book 41/page 40, attached). The property and surrounding properties have private wells and septic systems.

The property’s environmental features including a stream, pond, woods, and FEMA Floodplain designation. All adjoining properties in the nearby vicinity are zoned Agriculture with several in preservation easements. Surrounding properties are built with single-family residences.

❖ Site Plan Review:

The developer is proposing a one-room Amish Schoolhouse on a 1.4-acre lease area in the northeast corner of the property. The plan proposes two new structures, a 1,320 sq. ft. school building, and a 35 sq. ft. cement block building for boys’ and girls’ toilets. The proposed one-room school building will have a front elevation of 19 feet and a 2-foot bell tower. The maximum height for the Agriculture Zoning District is 35 feet or 2 ½ stories. A 10’ wide gravel driveway is proposed to branch off the existing driveway for the property.

Schools are a principle permitted use in the Agriculture Zoning District. No signage or lighting is proposed on the site. One Handicap parking space and accessible paths to both the school and bathroom structures will be constructed in accordance with site compliance review.

Approximately 35 students are projected to enroll and will be supervised by 1 staff member. There are no special event or assembly areas. All students and the staff will be dropped off by a group of 4 vans daily and no other vehicles are anticipated to use the site during operating hours. This is proposed to generate 8 average daily trips for drop off and pick up. The owner/developer is proposing 1 parking space.

§ 155.077 MINIMUM NUMBER OF SPACES.

Use	Number of Spaces Required
Schools:	
Day care center, nursery school	1 for each employee on the maximum shift, plus 1 per 10 children.
Elementary, middle, high school and equivalent private or parochial school, or institution of higher learning	The number of parking spaces required will be subject to a detailed parking analysis and study which shall address the following: number of faculty and staff, projected enrollment, requirements for special events, and capacity of special assembly areas. The final determination will be made by the Planning Commission.

Landscaping is not required for this project. Forest Conservation is exempt. Stormwater Management will be addressed by a micro bio retention facility proposed on site. The drainage from the site discharges onto the subject property which then drains into the mapped FEMA floodplain on the farm. Concept stormwater management approval has been granted. Water Resource Management and Floodplain have approved the plan. The site is outside the jurisdiction of the Bureau of Utilities. Zoning, Site Compliance, and Emergency Services have approved the plan. This plan was found to be consistent with the Carroll County Master Plan by the Department of Planning. The Health Department has comments to be addressed on the final plan.

The engineer has requested a variance for the required sight distance at the driveway entrance to the property from the required 500' to 425' to the right. Sight distance is hindered by the existing grade and a tree line on a neighboring property. This request is still pending with Engineering review.

The Concept Site Plan was initially submitted April 29, 2022. The plan was subject to citizen involvement at the May 23, 2022, Technical Review Committee. Three citizens were present. One had concerns for trash disposal from the site and alleged that trash was burned from the property. No dumpster is proposed.

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.