

SPECIAL REPORT
to the
Carroll County Planning and Zoning Commission
June 18, 2024

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: GRO-22-0012 – Bark Hill Park Walking Trail
LOCATION: 515 Peace N Plenty Drive, Union Bridge, MD 21791; C.D. 1
OWNER: Carroll County Commissioners, 225 N. Center Street, Westminster, MD 21157
DEVELOPER: Carroll County Commissioners, c/o Department of Recreation and Parks, 300 S. Center Street, Westminster, MD 21157
SURVEYOR: CLSI, 439 East Main Street, Westminster, MD 21157
ZONING: Agriculture
ACREAGE: 15.43 acres
WATERSHED: Double Pipe Creek
MASTER PLAN: Village Residential – 2014 Carroll County Master Plan – 2019 Amended
PRIORITY FUNDING AREA: Outside
DESIGNATED GROWTH AREA: Outside

❖ Action Required:

In accordance with §158.049 of the Carroll County Code of Public Local Laws and Ordinances and with the Annotated Code of Maryland, Land Use Article § 3-205, this plan is before the Planning and Zoning Commission to determine consistency with the Master Plan. **Action is required.**

❖ Existing Conditions:

The property is located at 515 Peace N Plenty Drive and is comprised of Bark Hill Park; a County owned/maintained park that was approved by the Planning and Zoning Commission on June 17, 2008. The approved site development plan (S-07-029 – attached) for the park shows two multi-purpose fields and associated parking area. The subject property and all surrounding properties lie within the Agriculture Zoning District. The adjoining properties to the south, east, and west are developed with private residential dwellings. The adjoining property to the north is also owned by the County Commissioners and is mostly undeveloped.

A forest conservation easement and a water resource protection easement reside along the western property boundary, but there are no streams or FEMA 100-year floodplain designations on-site.

❖ **Plan Review:**

On September 9, 2022, a grading only plan was submitted to the Bureau of Development Review for the addition of a walking trail within the park. The developer plans to construct an 8-foot-wide paved recreational trail that will connect to the existing parking area and surround the multi-purpose fields. Removable bollards are proposed at each end of the trail to prevent vehicles from entering the trail, except for maintenance or emergency purposes. Freestanding signs stating “no motorized vehicles” are also proposed at the entrances to the trail.

The 2014 Carroll County Master Plan – 2019 Amended includes the following:

- Chapter 3: Vision&Goals, page 24 – “Goal 9: Provide an affordable, coordinated and comprehensive system of public and private parks, recreational facilities and programs, and open space that will enhance our communities.”
- Chapter 11: Parks, page 85 – “Beyond simply being nearby places for play, these park and open space facilities provide numerous other advantages to residents and the surrounding neighborhoods. Community benefits include promoting convenient opportunities for healthy community activities and lifestyles, safe and child-accessible recreation space for organized and individual sports, and aesthetically pleasing green space.”
- Chapter 11: Parks, page 87 – “The County should plan for and provide its citizens with a network of parks, recreation areas, and open space that serve the needs of the entire population to the greatest extent possible.”

In accordance with §158.049 of the Carroll County Code of Public Local Laws and Ordinances,

§ 158.049 COUNTY PUBLIC BUILDINGS, STRUCTURES, AND USES.

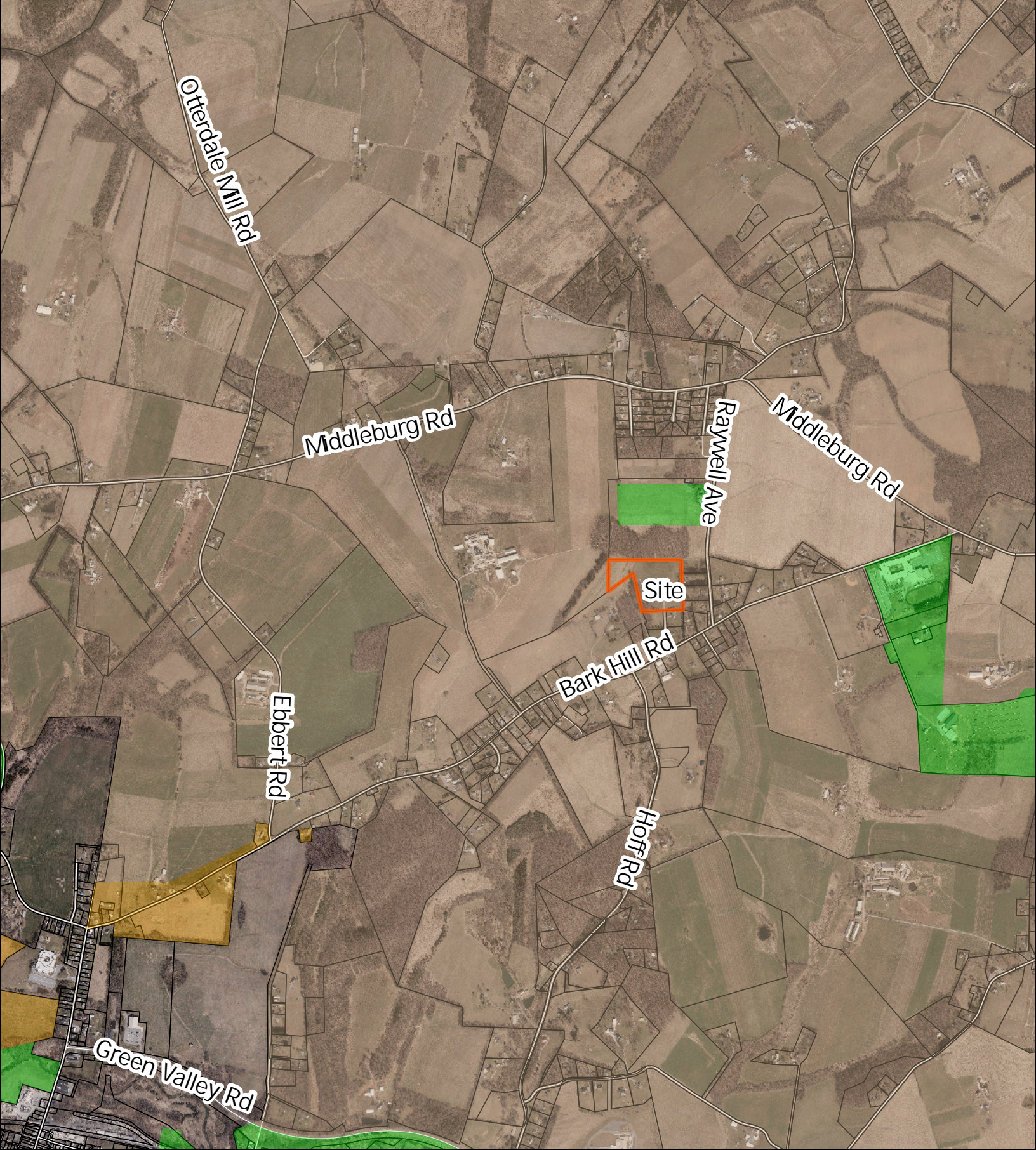
Notwithstanding anything herein to the contrary, uses of land, buildings, structures, or premises by the County Commissioners, including the location, erection, reconstruction, extension, enlargement, conversion, or alteration of buildings or structures or parts thereof may be located in any district as principal permitted uses and exempt from all subdivision regulations and bulk requirements. However, no land, building, structure, or premises owned or leased by the County Commissioners may be used without the approval of the County Planning Commission pursuant to Md. Code, Land Use Article, § 3.205.




In accordance with the Annotated Code of Maryland, Land Use Article § 3-205 the following is required:

- (b) A publicly or privately owned street, square, park or other public way, ground, or open space, a public building or structure, or a public utility may not be authorized or constructed in the local jurisdiction or in geographic section of the local jurisdiction until the planning commission has approved the location, character, and extent of the developments as consistent with the plan.

❖ **Action Required:**

Staff recommends that the Planning Commission find the grading only plan as consistent with the Carroll County Master Plan.



Zoning_County  Conservation
 Zoning  R-10,000
 Agriculture

Bark Hill Park Walking Trail

GRO-22-0012



Property line shown hereon are from tax maps and therefore are approximate and are shown for illustrative reference only. Photograph date: Spring 2020

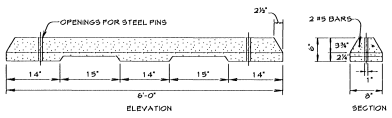


Legend
Forest Conservation

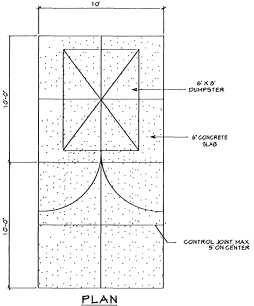
Bark Hill Park Walking Trail GRO-22-0012



Property line shown hereon are from tax maps and therefore are approximate and are shown for illustrative reference only. Photograph date: Spring 2020



PRECAST CONCRETE BUMPER BLOCK DETAIL

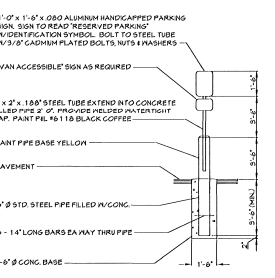
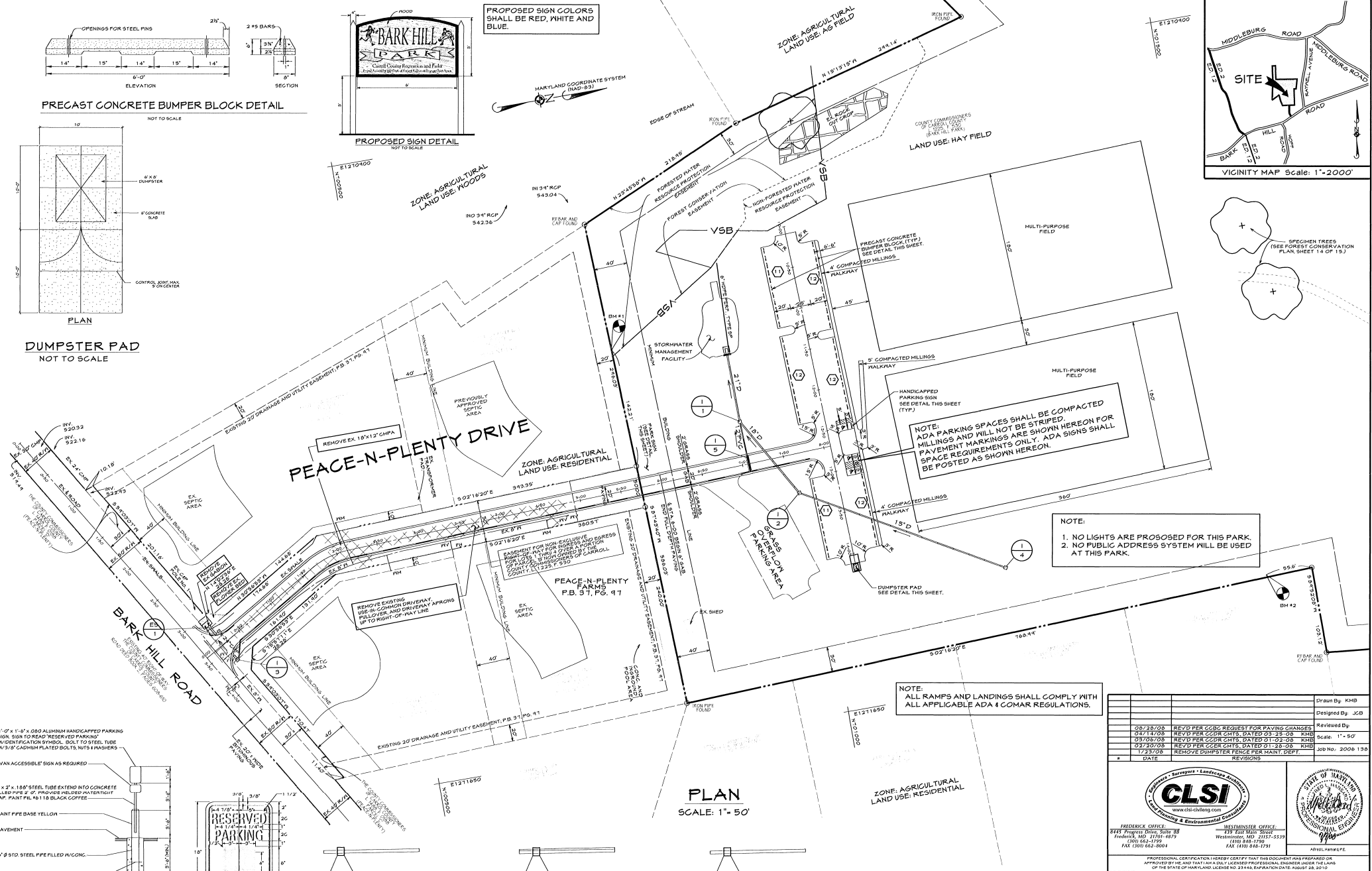
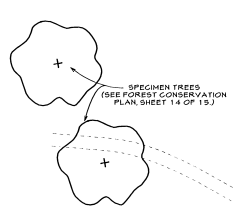
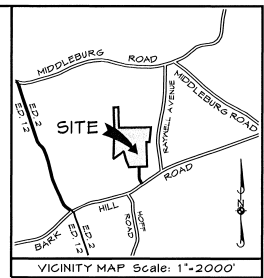


DUMPSTER PAD NOT TO SCALE

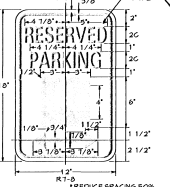


PROPOSED SIGN DETAIL NOT TO SCALE

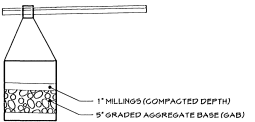
PROPOSED SIGN COLORS SHALL BE RED, WHITE AND BLUE.



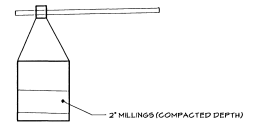
"HANDICAPPED PARKING" SIGN SCALE: NTS



PAVING SECTION 6'x40' AHEAD PEACE-N-PLenty DRIVE AND COUNTY PARK PARKING AREA NTS



PAVING SECTION ADA PARKING SPACES NTS



PAVING SECTION WALKWAY NTS

PLAN SCALE: 1" = 50'

NOTE: ALL RAMPS AND LANDINGS SHALL COMPLY WITH ALL APPLICABLE ADA & COMAR REGULATIONS.

NOTE: 1. NO LIGHTS ARE PROPOSED FOR THIS PARK. 2. NO PUBLIC ADDRESS SYSTEM WILL BE USED AT THIS PARK.

NOTE: ADA PARKING SPACES SHALL BE COMPACTED AND WILL NOT BE STRIPED. MILLINGS AND PAYMENT MARKINGS ARE SHOWN HEREON FOR PAYMENT MARKINGS ONLY. ADA SIGNS SHALL BE POSTED AS SHOWN HEREON.

08/28/08	REV'D PER CGC'S REQUEST FOR PAVING CHANGES	Scale: 1" = 50'	Job No: 2006-130
08/14/08	REV'D PER CGC'S COMMENTS DATED 03-25-08		
03/26/08	REV'D PER CGC'S COMMENTS DATED 01-22-08		
03/20/08	REV'D PER CGC'S COMMENTS DATED 01-23-08		
1/23/08	REMOVE DUMPSTER FENCE PER MAINT. DEPT. REVISIONS		

CLSI
 Carroll County Land Surveying & Environmental Services, Inc.
 FREDERICK OFFICE: 215 E. North Street, Frederick, MD 21701-1879, (301) 662-1700, FAX (301) 662-8004
 WESTMINSTER OFFICE: 233 E. Main Street, Westminster, MD 21157-5539, (410) 861-9790, FAX (410) 818-1791

OWNER / DEVELOPER
 CARROLL COUNTY BUREAU OF BUILDING CONSTRUCTION
 C/O THOMAS RIO
 225 N. CENTER STREET
 WESTMINSTER, MD 21157
 PHONE (410) 386-2018

BARK HILL PARK
 2ND ELECTION DISTRICT • CARROLL COUNTY, MD.
 TAXMAP 36 BLOCK: 18 PARCELS: 923 & 926

14604