

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
September 17, 2024

Prepared by
Amy Barcroft, Bureau of Development Review

SUBJECT: S-23-0030, Friendship Valley Elementary School Amended

LOCATION: 1100 Gist Road, at Kate Wagner Road, C.D. 3

OWNER: Board of Education of Carroll County, 125 N. Court St., Westminster, MD 21157

DEVELOPER: Same as Owner

ENGINEER: Site Resources, 4 North Park Dr. Suite 100, Cockeysville, MD 21030

ZONING: R-40,000 and R-20,000

ACREAGE: 49.42 acres

WATERSHED: Liberty Reservoir

FIRE DISTRICT: Westminster Fire Company

MASTER PLAN: School, Carroll County Master Plan Amended 2019

PRIORITY

FUNDING AREA: Inside

DESIGNATED

GROWTH AREA: Inside

❖ **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 49.42 acre parcel zoned R- 40,000 and R-20, 000. The property is located in the Westminster area on Gist Road near Kate Wagner Road. An existing public elementary school, Friendship Valley Elementary, is operating on the site. The property is accessed by an entrance on Gist Road. The property and surrounding properties are served by public water and sewer under the jurisdiction of the City of Westminster. Surrounding properties are zoned residential and Conservation and developed with residential homes. The

property is inside the Priority Funding Area and Inside the Designated Grown Area. The school was approved with a site plan in 1990.

❖ **Site Plan Review:**

The plan proposes two areas of building additions to accommodate new classrooms. The PRIDE program is an alternative elementary education program with behavioral support. The addition spaces are one-story located to either side of the front building façade. The additions will not increase planned enrollment. No additional bus trips are planned, and parking lot capacities will not need to be adjusted. Some of the existing play equipment, trees, and asphalt walkways will be removed or relocated for the additions. There is no new proposed site signage or lighting other than building mounted fixtures. The building will be sprinklered and one of the two existing fire hydrants will be replaced due to the location of the addition.

Stormwater Management will be addressed by the utilization of an existing regional Stormwater Management pond that will be retrofitted to current code standards. Two micro bioretention facilities are also proposed. Concept Stormwater Management approval has been granted. Forest Conservation was previously addressed for this site. Technical agencies have reviewed the concept plan and will finalize approvals with the review of the final plan set. This plan was found to be consistent with the Carroll County Master Plan by the Department of Planning.

The Concept Site Plan was initially submitted February 26, 2024. The plan was subject to citizen involvement at the March 25, 2024, Technical Review Committee. No citizens were present or submitted comments.

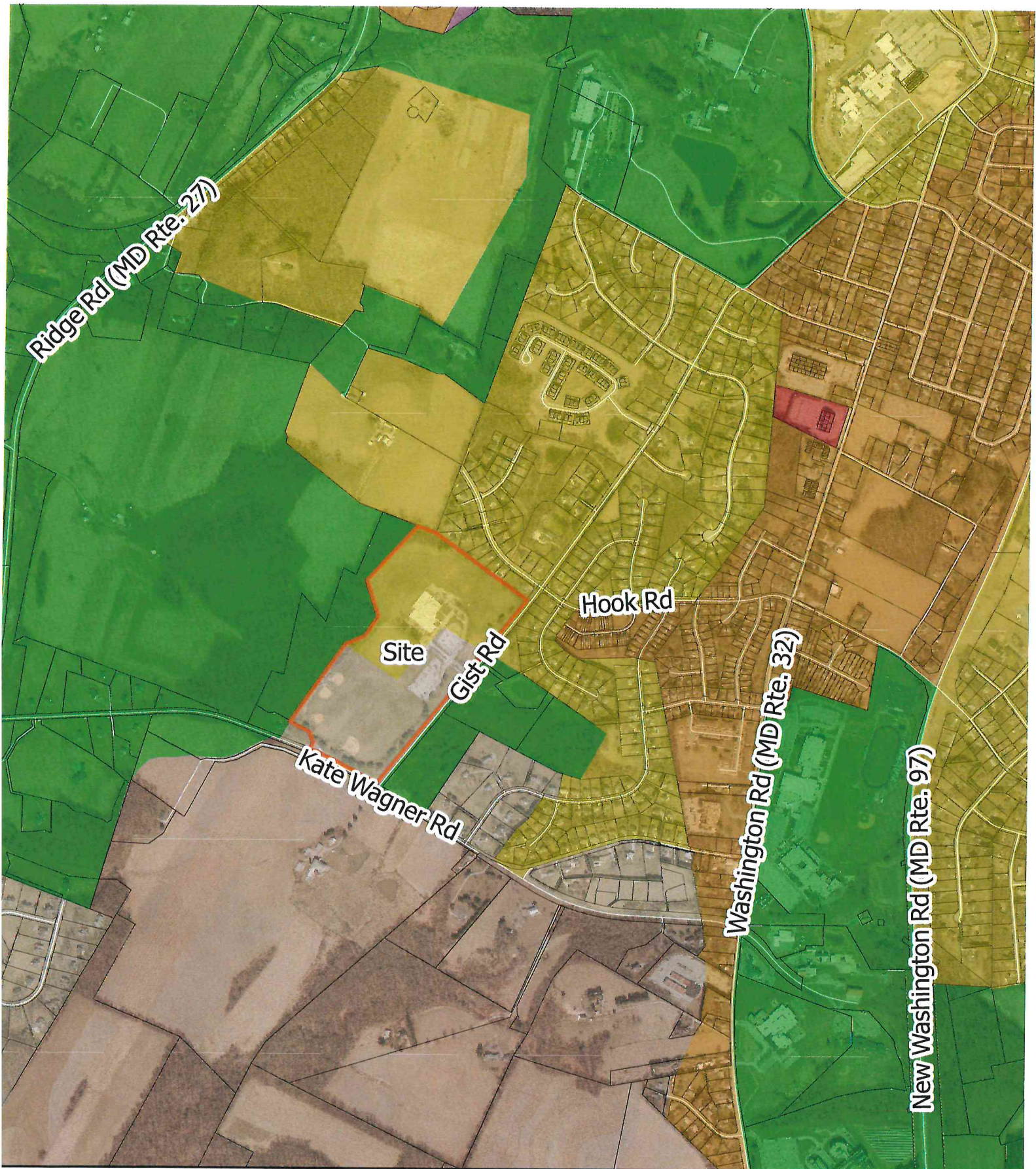
The final site plan will be tested and reviewed for adequacy of public facilities in accordance with Chapter 155 of the Code of Public Laws and Ordinances of Carroll County Maryland.



**Friendship Valley Elementary
School Addition
S-23-0030**



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



Friendship Valley Elementary School Addition S-23-0030

Zoning_County	■ Conservation	■ R-10,000
Zoning	■ R-40,000	■ C-2
	■ R-20,000	■ I-1
	■ Agriculture	



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