

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
November 14, 2023

Prepared by
Amy Barcroft, Bureau of Development Review

SUBJECT: S-22-0022, Bear Branch Nature Center
LOCATION: 2517 John Owings Road, Westminster Maryland 21157
OWNER: Commissioners of Carroll County, 225 N. Center St., Westminster, MD 21157
DEVELOPER: Carroll County Department of Recreation and Parks, 225 N. Center St., Westminster, MD 21157
ENGINEER: CLSI, 439 East Main Street, Westminster, Maryland 21157
ZONING: Conservation
ACREAGE: 210.81 acres (Development Area: 29, 984 square feet)
WATERSHED: Double Pipe Creek
FIRE DISTRICT: Pleasant Valley Community Fire Company
MASTER PLAN: Reservoir - 2014 Carroll County Master Plan – 2019 Amended
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:**

Carroll County Government operates and maintains Hashawha Environmental Center and Bear Branch Nature Center on a 210 acre site on the north west side of Bachmans Valley Road, north of the City of Westminster. The property contains many features including trails, restored homestead, nature center, and Lake Hashawha.

The property itself is currently within the unincorporated part of Carroll County and is zoned Conservation. To the south of the property, there are various residential subdivisions containing single family dwellings. To the east and western sides of the site are other County-owned lands. The site and the adjacent properties are on private well and septic.

❖ **Plan Review:**

A site plan was submitted to our office on September 14, 2022 and the plans were distributed for review. The developer proposes to add a new open-sided pavilion for visitors use. The plan shows the proposed new pavilion to the east of the existing nature center and parking lot.

The new pavilion is shown to be 40'x 40' in size. A new 8' wide concrete sidewalk is proposed to connect the new pavilion to the existing parking lot. A proposed retaining wall will also be added with the project due to the grading and topography.

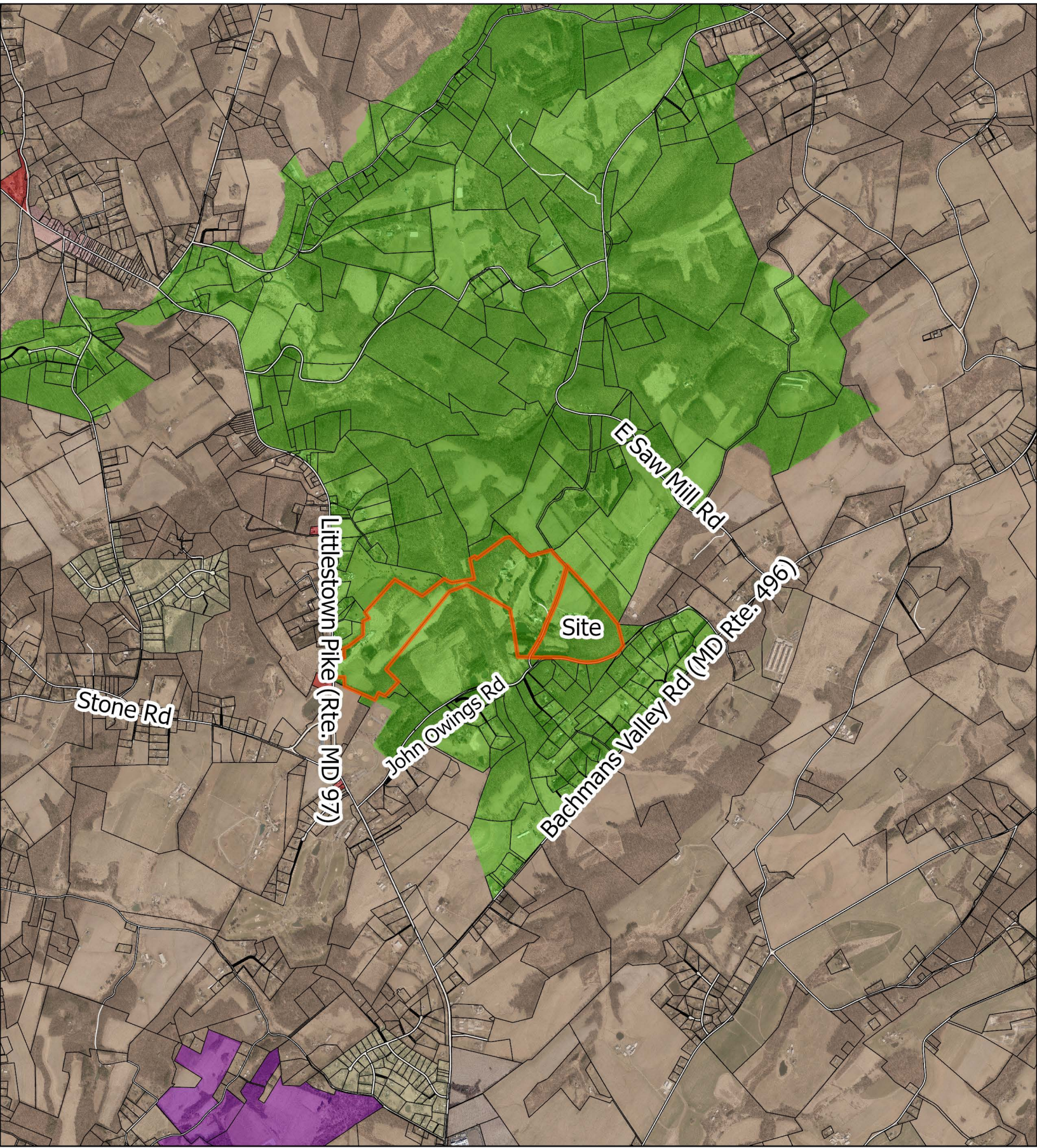
The proposed site plan was subject to citizen's involvement during the October 24, 2022 Technical Review Committee meeting. No citizens spoke during this meeting, and no written comments were forwarded to the Bureau of Development Review.

Stormwater Management has issued concept approval for this project. The plan shows that stormwater will be addressed using a drywell and grass swale.

Forest Conservation, Landscaping, and Soil Conservation were not applicable to the plan due to the limited scope of work. The Health Department, Emergency Services, Engineering, Roads and the Zoning Administration have approved the plan.

Floodplain is exempt. This is outside the jurisdiction of the Bureau of Utilities. Water Resource Management and Site Compliance have comments to be addressed for approval.

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.



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 Agriculture
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 R-40,000
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 C-2
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 Conservation
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 C-1
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 I-1

Bear Branch Nature Center

S-22-0022



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



Littlestown Pike (Rte. MD 97)

John Owings Rd

Site

Streams

Bear Branch Nature Center

S-22-0022



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