

FINAL SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
May 16, 2023

Prepared by
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SUBJECT: S-21-0029 – Drill Tech
LOCATION: 3411 Hanover Pike (MD Rt. 30), Manchester, MD 21102 (C.D. 2)
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 site 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 and approval.

❖ **Existing Conditions:**

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

Presently, the property is not in use, however it once contained a dwelling, and it currently contains a temporary construction trailer in preparation for the construction phase of the proposed site plan. There is an existing residential driveway entrance, well, and septic system in place that were previously used by the dwelling.

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 proposed to be annexed into the municipal limits of Manchester and is being developed according to County procedures.

❖ **History:**

The developer proposes to construct a vehicle repair facility and attached business office for Drill Tech Drilling and Shoring Inc. Drill Tech provides construction services locally and in surrounding states, and this office would be used for maintenance of their vehicles. The plan shows one 12,950 square foot single-story building and supporting parking lot and access drive. The building is proposed to contain a 2,800 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.

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.

A concept site plan for the subject property was reviewed by the Planning and Zoning Commission on September 20, 2022 (see minutes attached). Two members of the public spoke during this meeting and raised questions about the environmental impact this use may have on the adjacent natural resources, streams, and municipal wells, as well as the potential impact to traffic in the area. The Commission had similar questions and also suggested that additional landscaping be provided along the western side of the rear loading area.

The developer and their engineer responded and provided details about how the stormwater management system and the sand/oil separator that they are proposing is designed to filter and contain potential contaminants from inside the building as well as the exterior of the site. They also specified that the proposed fuel tanks will utilize double-wall containment designs to reduce risk of leaking. It was further clarified following the meeting that it is standard practice to clean any equipment that was used in a job site before it is sent to a maintenance facility, thus water runoff from washing dirty equipment is not expected to be an issue.

Following this meeting, County Staff have received many inquiries from and had many conversations with the public, including a group letter with 30 names associated with it, emails with an environmental group called Trout Unlimited, Town and Town Park staff, and multiple members of the public. Concerns were similar to those expressed during the previous meetings, including potential environmental impacts on the adjacent streams and

area, the neighboring Town Park and municipal wells, as well as concerns about traffic.

❖ **Layout:**

The property 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 to upgrade the existing driveway entrance on the southwestern side of the property along Route 30 to a full-movement commercial entrance. A 5' wide concrete sidewalk is also proposed to be installed along the full length of the property along Route 30. A chain link fence with a gated entrance is proposed along the frontage of Route 30 as well, close to the building and parking areas, and along the southeastern portion of the parking lot.

The office's main entrance will face Route 30. The garage will have 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 building facing Route 30. No freestanding signs are proposed. A small outbuilding that houses the fire protection sprinkler system's water pump is proposed between the entrance and building.

The building materials consist of beige metal siding and a dark colored metal roof. Exterior lights on the site will be installed on the building, there are no freestanding lights.

The parking lots on each side of the building contain 24 spaces total, including one handicap parking space. Based on the uses of business office and a vehicle repair facility, the 24 parking spaces that are provided meet and exceed the 22-space minimum Code requirement.

Behind the building, an above ground 500-gallon double-walled fuel tank and a dumpster area are proposed. The fuel tank is protected with bollards.

❖ **Plan Review:**

As the property is near the municipal limits of the Town of Manchester, plans were sent to the Town for their review. Over the course of the review, concerns were raised by the Town, primarily regarding the potential impact of the development on the adjacent stream and the four adjacent municipal wells that are downgradient of the site. A meeting was held with the Town, the County's Development Review and Resource Management staff, and the developer and their engineer to discuss these concerns. The proposed use of the site and the way that stormwater and wastewater were to be treated were discussed. Following the meeting, the Town representative stated that all concerns were addressed, and the Town had no further comments.

Stormwater Management (SWM) requirements are being addressed by means of two grass swales that send water to a submerged gravel wetland on the northeastern side of the site. As the use as a maintenance facility is considered a "hot spot" as defined by the Maryland Department of the Environment, special requirements are applicable to reduce risk of pollution from the site. Because of this, both the submerged gravel wetland and the swales that direct water to that facility are required to be lined with a waterproof membrane. This membrane lining prevents the runoff from infiltrating into the ground and allows the water to be treated by the filter media in the facilities. Final SWM approval has been granted.

Landscaping is proposed throughout the site, and additional landscaping beyond the

minimum requirement was provided in the western portion of the site as requested by the Planning Commission. A solid line of landscape screening is proposed between Route 30 and the site, from the edge of a proposed forest conservation easement area to the driveway entrance. In the eastern portion of the property, staggered areas of landscaping are proposed to provide screening for the adjacent commercial property, as well as a residential property to the northeast. Final approval has been granted by Landscaping review.

This site is exempt from Floodplain requirements, and Water Resource Management approval has been granted. A 3.8 acre forested water resource protection easement is shown along the stream.

Forest Conservation review has granted approval of the plans. In addition to the 3.8 acre forested area within the water resource management easement, 1.2 acres of the existing forest on the northwestern boundary of the property along Ferrier Road will be put into a forest conservation easement, including 0.53 acres of reforestation planting in this area

Fire Protection review has approved the plans, which specifies that a sprinkler system will be installed for the main building, with an underground water storage tank and a fire protection pump house to be located between the building and the driveway.

The Zoning Administration, Site compliance, Grading review and Soil Conservation have approved the plans. The State Highway Administration has issued final approval of the plan.

The site utilizes a private well and septic system and is outside of the jurisdiction of County's Utilities review. The Health Department has issued final approval.

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.

❖ **Recommendations:**

Pursuant to Chapter 155, staff recommends approval of the site development plan subject to the following conditions:

1. That the Developer enters into a Public Works Agreement with Carroll County that guarantees completion of the improvements.
2. That a Stormwater Management Easement and Maintenance Agreement be granted to the County Commissioners of Carroll County as an easement of access to the County Commissioners or authorized representatives by a deed to be recorded simultaneously with the Public Works Agreement.
3. That a Water Resource Management Easement be granted to the Carroll County Commissioners simultaneously with recordation of the Public Works Agreement.
4. That a Forest Conservation Easement be granted to the Carroll County Commissioners simultaneously with recordation of the Public Works Agreement.
5. That a Landscape Maintenance Agreement be recorded simultaneously with the Public Works Agreement.
6. That any changes to this plan will require an amended site development plan to be approved by the Carroll County Planning and Zoning Commission.