

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
January 18, 2022

Prepared by
Laura Matyas, Bureau of Development Review

SUBJECT: S-19-0006, Carroll County Public Safety Training Center, 2nd Amended
LOCATION: North side of Kate Wagner Road, east of MD Rt. 32, E.D. 7
OWNER: Carroll County Commissioners c/o Bureau of Building Construction
DEVELOPER: same as owner
ENGINEER: Landmark Science & Engineering, 356 Congress Avenue, Suite 209,
P.O. Box 602, Havre De Grace, MD 21078
ZONING: Conservation
ACREAGE: 8.19 acres
WATERSHED: Liberty Reservoir
FIRE DISTRICT: Westminster
MASTER PLAN: Conservation – City of Westminster 2009 Comprehensive Plan
PRIORITY
FUNDING AREA: Westminster
DESIGNATED
GROWTH AREA: Westminster

❖ **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.**

❖ **Existing Conditions:**

The subject property is currently improved with several buildings including the most recent site improvements approved in 2013; a building addition utilized for instructional purposes and a building for housing emergency equipment. The buildings on-site are primarily used for instruction. The property to the north is the Westminster High School and Career and Technology Center property. The Gateway School is located to the south, while Robert Moton Elementary School is located to the southwest. Directly to the west is the Youth Services Bureau and to the northwest is Comcast. To the east is MD Rt. 97. All surrounding properties are zoned Conservation. This site and all adjoining properties are served by Westminster City water and sewer. The original site plan for this property was approved in 1983.

Access to the site is provided via three existing entrances onto Kate Wagner Road, a County roadway. There is also an additional wide access on Kate Wagner Road to the apparatus building which allows emergency vehicles to maneuver into and out of the building.

The extension of Kate Wagner Road, as shown on the 2007 Westminster Environs Community Comprehensive Plan, was removed from the plan by the Commissioners with the signing of Resolution No. 893-2013 on October 10, 2013.

❖ **Plan Review:**

The County proposes to construct a 4,000 square foot classroom building, a 4,087 square foot burn building, three storage buildings at 800 square feet each, multiple concrete pads, new parking areas and walkways. The previously approved plan showed 84 parking spaces on site. The project will add 14 spaces for a total of 98 parking stalls.

The easternmost access is proposed to be closed and a new access for heavy equipment will be constructed from Kate Wagner Road beyond the apparatus building. A gate is depicted at the new access. Kate Wagner Road is a County Road and both the Department of Public Works Bureau of Engineering and Engineering Review have approved the concept plan with the request that the landscaping tree be removed from the road right-of-way.

The Department of Planning reviewed the plan and determined that the proposed plan is consistent with all applicable plan policies and recommendations. They recommend sidewalk be constructed along the property frontage at Kate Wagner Road.

Building elevations are provided on sheets 13-20 of the concept plan set. A retaining wall is proposed at the existing stormwater management facility with a maximum height of 9.5 feet. Landscape walls are shown along Kate Wagner Road, at the new parking lot and associated drive aisle, and at the new dumpster. The dumpster and retaining walls are screened in accordance with the Landscape Manual and parking lot plantings are provided.

A lighting plan is shown on sheet 12 with pole heights indicated as 40 feet and 25 feet. A photometric plan will be included in the final plan set.

The Bureau of Resource Management has granted concept Stormwater Management (SWM) approval. Stormwater Management will be addressed with a submerged gravel wetland facility, rain gardens, micro-bioretenion facilities, a bio-swale, drywell, and on-site storm drain system. There are no areas of Floodplain on the property. Forest Conservation was addressed with the previously approved plan.

The proposed site plan was subject to Citizen Involvement during the April 22, 2019 Technical Review Committee meeting. No citizens attended the meeting, and the Bureau has not received any written correspondence on this project.

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.