

**CONCEPT SITE PLAN REPORT**  
to the  
**Carroll County Planning and Zoning Commission**  
August 16, 2022

Prepared by  
**David Becraft, Bureau of Development Review**

**SUBJECT:** S-20-0014 – New Beginnings, Lot 1

**LOCATION:** 2325 Feeser Road, Taneytown, Maryland 21787; E.D. 1

**OWNER:** Alyssa Taylor Properties LLC, c/o Craig Bowen, 2655 Baumgardner Road, Westminster, MD 21158  
(Members: Craig Bowen, Jennifer Bowen)

**DEVELOPER:** Same as owner

**ENGINEER:** RTF Associates, Inc., 142 East Main Street, Westminster, MD 21157

**ZONING:** Industrial Light (I-1)

**ACREAGE:** 4.81 acres

**WATERSHED:** Double Pipe Creek

**FIRE DISTRICT:** Taneytown Volunteer Fire Company

**MASTER PLAN:** Industrial-Light – 2014 Carroll County Master Plan

**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:**

The subject property is comprised of 4.81 acres and is identified as Lot 1 on the subdivision plat “New Beginnings” recorded in Plat Book 46 Page 278 (attached). The property contains an existing residential structure and a 5,600 square-foot commercial/industrial building which currently houses a construction company office. There are no streams or FEMA 100-year floodplain designations located on site. There is existing access to Feeser Road, a county-maintained roadway.

The subject property is currently zoned Industrial-Light (I-1), with all adjoining properties being zoned Agricultural. The property is surrounded by a mix of farms and single-family residential properties, all utilizing private well and septic systems. The property is 2200 feet from the City of Taneytown corporate limits and outside both the Priority Funding Area and the Designated Growth Area.

❖ **Background:**

A simplified site development plan for this property was previously presented to the Planning and Zoning Commission as a special report on January 21, 2020 (minutes attached). This simplified site plan, project file number SF-19-0102, was proposing the addition of a 54 feet x 54 feet (2,916 square feet) concrete pad touchdown-lift off area to be used as a helicopter landing pad. Although presentation to the Planning and Zoning Commission is not code-required for most simplified site plans, this was deemed necessary for informational purposes. There were no citizens in attendance and no phone calls or letters were received in pertaining to this meeting.

❖ **Site Plan Review:**

The owner/developer proposes to add a 109 feet x 80 feet (8,720 square feet) storage building adjacent to the previously approved helicopter pad. The storage building is for private use by the property owner and will be utilized as a means to store his helicopter. A concrete pad will link the existing helicopter pad and the proposed storage building. The plan does not propose any changes to the existing buildings or operations on site.

The concept site plan was initially submitted on September 1, 2020. The plan was subject to citizen involvement at the October 26, 2020 Technical Review Committee meeting. There were no citizens in attendance and no phone calls or letters have been received in reference to the proposed site plan.

This plan is exempt from the Code requirements of Floodplain Management. There were no design comments from the Carroll County Health Department, with existing well and septic on site. The concept plan has received concept approval from Water Resources Review, Forest Conservation, and Soil Conservation. Engineering Review and State Highway Administration have both approved the plan with existing access. The Zoning Office has approved the concept plan.

Stormwater Management has granted concept approval of the plan. Stormwater Management requirements will be addressed through a combination of grading and a submerged gravel wetland.

In accordance with a site development plan memorandum from the Department of Planning, the proposed land use is consistent with the 2014 Carroll County Master Plan land use designation of Industrial-Light.

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.