

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
February 21, 2023

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: S-20-0025, City of Taneytown Wastewater Treatment Plant, 2nd Amended

LOCATION: 3200 Whippoorwill Drive, Taneytown, MD 21787; Commissioner District 1

OWNER: Mayor and City Council of Taneytown, 17 E. Baltimore Street, Taneytown, MD 21787

DEVELOPER: Same as owner

ENGINEER: CDM Smith, Inc., 280 Granite Run Drive, Suite 160, Lancaster, PA 17601

ZONING: Conservation and Agriculture

ACREAGE: 12.38 acres

WATERSHED: Upper Monocacy River

FIRE DISTRICT: Taneytown Volunteer Fire Company

MASTER PLAN: Resource Conservation / Agriculture – 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:**

The subject property is a 12.38-acre property which resides on the south side of Taneytown Pike, roughly 2,300 feet outside of the Taneytown municipal boundary. The property lies within both the Agriculture and Conservation zoning districts. There is a stream on the northern-portion of the property with a FEMA 100-Year Floodplain designation that

encompasses around 40% of the property. The property has an established access to Taneytown Pike via Whippoorwill Drive. The adjoining property, which surrounds the subject property, is split zoned (Agriculture and Conservation), utilized as a private residence/farm, and is within the Agricultural Preservation program.

❖ **History:**

In the 1980's, a site plan was processed for modifications to the sewage treatment plant. This plan covered that section of the plant on the northern portion of the property.

A second site development plan, City of Taneytown Wastewater Treatment Plant (file number S-97-041), was previously approved by the Planning and Zoning Commission in 1998. This plan covered that section of the plant on the southern portion of the property.

A third site development plan, Taneytown Wastewater Treatment Plant Solids Building, Amended (file number S-05-016), was previously approved by the Planning and Zoning Commission in 2005. This plan illustrated the construction of the building used for storing sludge from the wastewater treatment operations and is located on the southern portion of the property.

❖ **Site Plan Review:**

This second-amended site development plan proposes the construction of one building: a one-story 37'x26' sludge dewatering building on the southern portion of the property. This building will sit north of the previously approved sludge storage building. The existing fencing in the area is to be removed and a 6' chain link fence will surround the new improvements. Access to the site will be via Whippoorwill Drive and will remain unchanged. The proposed building is shown as being comprised of warm-white metal panels and will have building-mounted lighting. Architectural details are shown on sheet seven within the plan set.

On October 20, 2020, an initial site development plan package was submitted to Development Review and distributed to agencies for review. The site plan was subject to citizen involvement on November 23, 2020 during the Technical Review Committee meeting. There were no citizens in attendance at the meeting.

Forest Conservation for the site was completed under the previous approved site plan (file number S-97-041). Water Resources and Floodplain Management have approved the concept plan. Engineering Review and State Highway Administration have approved the plan with existing access onto Taneytown Pike.

Stormwater Management has granted concept approval. The site will utilize a micro-bio retention facility which will feed into the existing stormwater management pond.

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.