

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
July 15, 2025

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: S-21-0020, Four Seasons Sports Complex 4th Amended

LOCATION: 2710 Hampstead Mexico Road (MD Route 482), Hampstead, MD
21074, C.D. 02

OWNER: 4 Seasons Partners, LLC, 13100 Beaver Dam Road, Hunt Valley, MD
21031
(Members: Alex Jacobs and Carey Jacobs)

DEVELOPER: Coppermine Racquet & Fitness, 1420 Clarksvew Road, Baltimore, MD
21209

ENGINEER: Richardson Engineering, LLC, 7 Deneison Street, Timonium, MD
21093

ZONING: Agricultural

ACREAGE: 18.91 acres

WATERSHED: Liberty Reservoir

FIRE DISTRICT: Hampstead Volunteer Fire Company

MASTER PLAN: Agricultural - 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 requested.

The Planning Commission may consider delegating approval of the final site plan to the Planning Commission Chair.

❖ **Existing Conditions:**

The subject property at 2710 Hampstead Mexico Road is an 18.91-acre property which currently consist of a multi-sport recreation complex. The property lies in the Agricultural zoning district with established access onto Hampstead Mexico Road (MD Route 482).

Adjoining properties to the north, east, and west are currently zoned Agricultural and are undeveloped farmland. The adjoining properties to the south across Hampstead Mexico Road are also zoned Agricultural and host private residential dwellings. All adjoining lots are served by private well and septic.

Along with the sports complex, there are existing outdoor pools, a miniature golf course, and turf field. There are also existing signs at the entrance of the property and 258 parking spaces. The site is fairly level with an upward slope towards Hampstead Mexico Road. There is a stream located on the north-western portion of the property, but there is no FEMA 100-Year Floodplain designation on site.

❖ **History:**

On June 24, 1975, in Board of Zoning Appeal (BZA) case 931, the Board of Zoning Appeals authorized a conditional use for the establishment of a commercial recreation area consisting of an indoor tennis building to house 3 courts with future courts proposed. The Board imposed a number of conditions in authorizing the request.

Since then, the property has undergone numerous BZA cases which have transformed the business into what is currently on the property. Along with the various BZA cases, the property also has three previous site plans. The most recent site plan was to replace the existing grass field with a turf field and field lights (attached).

❖ **Site Plan Review:**

The developer proposes to relocate the existing daycare operations from insight the sports complex to a new childcare facility in place of the existing miniature golf course. The new facility will consist of two buildings (3900 square feet and 7900 square feet) that will be connected via the roof structure. An associated playground is shown between the new structures and Hampstead-Mexico Road (MD Route 482).

The concept site plan was initially submitted April 11, 2022. The plan was subject to citizen involvement at the May 23, 2022 Technical Review Committee. There were no citizens in attendance and there have been no phone calls or letters received in reference to the proposed site plan.

A request was brought before the Board of Zoning Appeals for a conditional use of a stand-alone daycare facility. This request was discussed at a hearing held November 26, 2024 where the Board approved the request (decision attached). Zoning Administration has granted approval of the concept plan.

The plan set depicts the height of the proposed buildings as 32' 7" with building elevations shown on sheet 8. Exterior materials proposed include white hardiplank, wood accents, and a metal roof. No pole lights or free-standing signs are proposed at this time.

Parking requirements for a childcare facility are 1 space per employee plus 1 space per 10 children. Parking has been calculated for 20 employees and 113 children, totaling 32 required spaces. This site plan proposes the creation of 20 spaces and removal of 4 spaces, totaling 274 parking spaces on site.

A landscaping plan is provided on sheet 7 within the plan set. This plan depicts the majority of proposed landscaping residing between the daycare / play area and Hampstead-Mexico Road (MD Route 482). Landscaping Review has granted concept approval of the plan.

On August 13, 2024, the Design and Architectural Review Committee (DARC), an advisory group, met to review the project. Comments and suggestions include:

1. Concern of HVAC location – no designated floor or roof area that is out of sight.

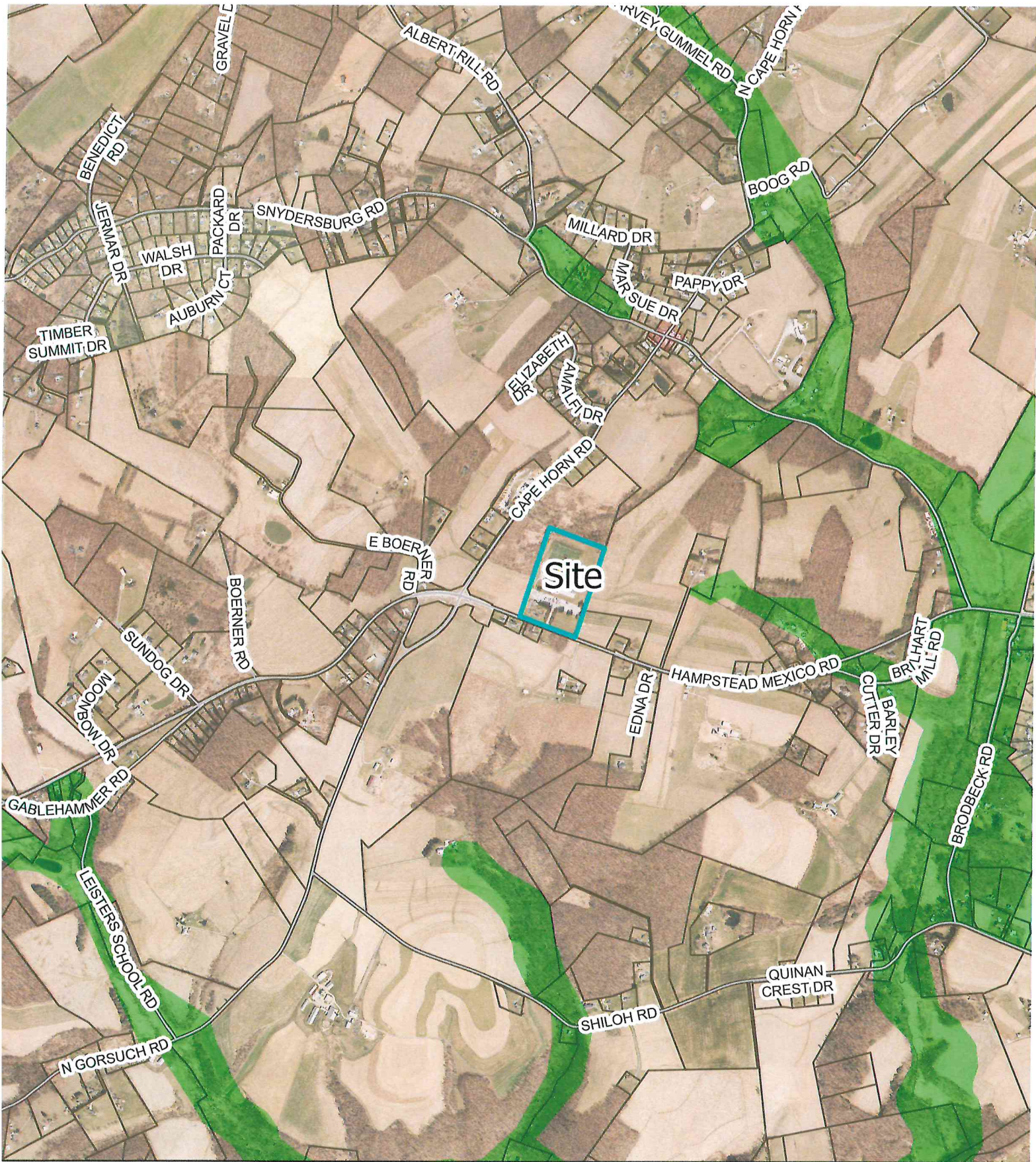
This plan is exempt from the Code requirements of Floodplain Management and has received concept approval from Water Resource Management. The requirements of the Forest Conservation Ordinance were addressed under previous site plans. Erosion and Sediment Control has granted concept plan approval.

The Bureau of Engineering Review and State Highway Administration have granted approval with existing access to Hampstead-Mexico Road (MD Route 482). Site Compliance has stated that the site plan complies with the requirements of Maryland Accessibility Code.

Stormwater Management will be addressed via micro-bioretenment facilities. Concept Stormwater approval has been granted.

In accordance with a site development plan memorandum from the Bureau of Comprehensive Planning, the proposed land use is consistent with the 2014 Carroll County Master Plan land use designation of Agriculture.

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.



Legend
Zoning_County
Zoning
Agriculture

Conservation
R-40,000
C-1

Four Seasons Sports Complex
4th Amended
S-21-0020


Property line shown hereon
are from tax maps and therefore
are approximate and are shown
for illustrative reference only.
Photograph date: 2023



Legend
Streams
LU_Easements_FC_Boundary

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S-21-0020



Property line shown hereon
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Tax Map/Block/Parcel
No. 70-24-173
Case 6533

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Richardson Engineering
2710 Hampstead Mexico Road
Hampstead, MD 21074

ATTORNEY: N/A

REQUEST: A request for a conditional use for a stand-alone daycare center.

LOCATION: The site is located at 2710 Hampstead Mexico Road, Hampstead, Maryland, on property zoned "A" Agricultural District in Election District 8.

BASIS: Code of Public Local Laws and Ordinances, Section 158.071.01.

HEARING HELD: November 26, 2024

FINDINGS AND CONCLUSION

On November 26, 2024, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a stand-alone daycare center. Based on the testimony and evidence presented, the Board made the following findings and conclusions.

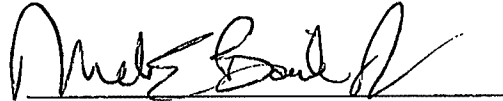
Brian Kowalczyk testified for the applicant. He is the project engineer for the stand-alone daycare center and works for Richardson Engineering. The hours for the free-standing daycare facility would be 6:30 a.m. to 6:00 p.m. There is an existing daycare facility on the property. The new daycare center would have a capacity for 113 students and would have about twenty staff members. He stated that the land use would be in conjunction with the sports complex. The lot is 18.9 acres. This use would assist with the retention and expansion of an existing business. The use would also assist with an underutilized commercial property.

Alex Jacobs is the owner of Coppermine Four Seasons Sports Complex. It currently has a daycare for approximately forty students for before and after school programs. The new stand-alone daycare facility would be three times larger than the existing facility. There is a need for daycare facilities in the community. Most of the use at the establishment is for sports from 5:30 p.m. to 9:00 p.m. Not much of the property is utilized before then.

An October 18, 2024, memorandum from the Department of Planning and Carlisle Fillat, Comprehensive Planning Technician, stated that the staff finding was that this request is consistent with the *2014 Carroll County Master Plan as amended in 2019*.

The Board was convinced that authorization of the request with regard to a conditional use for a stand-alone daycare facility was consistent with the purpose of the zoning ordinance, appropriate in light of the factors to be considered regarding conditional uses of the zoning ordinance and would not unduly affect the residents of adjacent properties, the values of those properties, or public interests. Based on the findings of fact made by the Board above, the Board found that the proposed project would not generate adverse effects (i.e. noise, traffic, dust, water issues, lighting issues, property depreciation, etc.) greater here than elsewhere in the zone.

12-2-2024
Date


Melvin E. Baile, Jr., Chairman

Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Land Use Article, Section 4-401 of the Annotated Code of Maryland.

Pursuant to Section 158.132 (E) of the County Code, this approval will become void one year after the date of issuance if the construction or use for which the certificate was issued has not been started. **Contact the Office of Zoning Administration at 410-386-2980 for specific compliance instructions.**

Pursuant to Section 158.133(H)(3) of the County Code:

(3) Approvals.

(a) If the application is approved by the BZA which does not require a **site plan**, the approval shall become void unless a building permit conforming to the plans for which the approval was granted is obtained within six months.

(b) An approval for which a building permit is not required shall become void unless the use or variance is implemented within one year of the date of the written decision.

(c) An approval for which a **site plan** is required shall become void unless the concept **site plan** has been submitted for distribution to the reviewing agencies and accepted by the Bureau of Development Review, or its success agency, within six months from the date of the written decision. An approval for which a **site plan** is required may become void if the property owner or developer fails to take action to secure an approval of the **site plan** from the Planning Commission in a timely manner, as determined by the Bureau of Development Review.