

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

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: S-22-0008, Good Feelings Farm, LLC
LOCATION: 125 Kate Wagner Road, Westminster, MD 21157; C.D. 4
OWNER: Kevin & Karen Stewart, 125 Kate Wagner Road, Westminster, MD 21157
DEVELOPER: Same as owner
ENGINEER: BPR LLC, 150 Airport Drive, Suite 4, Westminster, MD 21157
ZONING: Agriculture
ACREAGE: 14.38 acres
WATERSHED: Liberty Reservoir
FIRE DISTRICT: Westminster
MASTER PLAN: Agriculture –2014 Carroll County Master Plan, 2019 Amended
BZA CASE: 6292 – Conditional Use for Country Inn
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:**

Located at 125 Kate Wagner Road with an existing paved access to Kate Wagner Road, the property contains 14.38 acres and hosts a residence, horses, various outbuildings, and a Country Inn. The Board of Zoning Appeals, on February 24, 2021 (case 6292), granted a conditional use for a Country Inn with seven (7) conditions (decision attached). These conditions created limits on the frequency of events, size of events, and the timing of events.

The subject property is zoned Agriculture and gradually slopes south, away from Kate Wagner Road. A stream crosses through the property, but there are no 100-year floodplain designations on site. Although partially wooded, the majority of the property is open ground.

The southern and eastern adjoining properties are zoned Agriculture and either host private residences or are undeveloped. The adjoining property to the west is also zoned Agriculture and is fixed with an electrical substation approved in 1997. The adjoining properties to the north, across Kate Wagner Road, are zoned either R-40,000 or R-20,000 and host private residences. The subject property and those south of Kate Wagner Road are served by private well and septic systems. Those adjoining properties north of Kate Wagner Road are served by public water and sewer.

❖ **Plan Review:**

A concept site plan was submitted on March 29, 2022 to the Bureau of Development Review and distributed to review agencies. The site plan was subject to citizen involvement on April 25, 2022 during the Technical Review Committee meeting. Various comments were received; both verbal and written. Comments received pertained to concerns of additional traffic, noise, and public safety. Written comments received have been included with this report.

The plan proposes to utilize the existing residence, garage, and concrete pad for the Country Inn. A 100'x40' concrete pad has also been added to the property for the placement of an event tent. A 12' wide gravel drive connects the concrete pad to the existing 12' wide paved driveway. The metal pole-building and wooden barn on-site are shown as being separate from the Country Inn use.

Access to the parking areas will be via the existing paved driveway and existing gravel access drive. Chapter 155.078 states two-way access drives shall be 18 feet wide and be constructed with a "durable and dustless material". A variance was requested in accordance with Chapter 155.078(B) and was granted by the Director.

Based on the projected trip generations, a traffic study is required. However, as the Country Inn can only hold 12 events between May and October, a waiver to this study was requested. The Carroll County Department of Public Works agreed to waive this requirement, with the conditions that a deceleration and acceleration lane be added onto Kate Wagner Road to the site entrance and that the entrance be relocated approximately 80 feet east to obtain adequate sight distance. These conditions have been incorporated into the plan and the traffic study waiver was approved. Engineering Review has granted approval of the plan.

Chapter 155 of the Carroll County Code states that parking requirements for a Country Inn is "1 for each guest bedroom, plus 1 for each employee on the maximum shift". With no employees projected, one parking space is shown at the residence/Country Inn. As it relates to the events to be held on-site, Chapter 155 states that parking requirements for an assembly hall is "1 for every 3 persons, based on maximum capacity". With the limitation imposed by the Board of Zoning Appeals for events to be a maximum of 250 people, this would necessitate 84 parking spaces; the plan proposes 84 grass parking spaces and 4 paved handicapped spaces. Code states parking is to be constructed of a "durable and dustless" material. A variance was requested in accordance with Chapter 155.078(B) and was granted by the Director.

The property is served by private well and septic systems. An ADA-compliant portable restroom trailer is to be parked near the event tent and is intended to be used by guests when events are held. This site is located within the No Planned Water Service Area and the No Planned Sewer Service Area, per the Carroll County Water and Sewer Master Plan. The Carroll County Health Department has granted approval of the plan.

The Zoning Office provided additional comments related to the size and location of the existing sign which will need to be addressed on the final plan. As the sign exceeds the size requirements outlined within the Carroll County Code, a request was received to permit the sign to be 12 square feet in lieu of the maximum 3 square feet. It was determined that with the sign not causing interference with incoming and outgoing traffic, not being lit, and no opposition having been received, the Zoning Administrator approved the request.

Forest Conservation and Landscaping have approved the plan. Water Resources will require an easement at the stream with additional details to be provided during the review of the final plan. The project is exempt from the Code requirements of Floodplain Management.

Stormwater management will be provided through the construction of an infiltration berm and sheet flow to a conservation area. Stormwater management has granted concept approval of the plan.

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 Agriculture and with the Carroll County Water and Sewer Master Plan.

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.