

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
September 3, 2025

Prepared by
Amy Barcroft, Bureau of Development Review

SUBJECT: S-25-0015, Fisher Amish Schoolhouse

LOCATION: 2444 N. Old Bachman Valley Road, Westminster, MD 21157, C.D. 1

OWNER: John & Nancy Fisher, 2444 N. Old Bachman Valley Road, Westminster, MD 21157

DEVELOPER: Older Amish Carroll-Adams Community Fund, 618 Humbert Schoolhouse Road, Westminster, MD 21158

ENGINEER: CLSI 439 E. Main St., Westminster, MD 21157

ZONING: Agricultural

ACREAGE: 109 acres (1 acre site)

WATERSHED: Double Pipe Creek

FIRE DISTRICT: Westminster Fire Company

MASTER PLAN: Agriculture

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.** Staff supports the Planning Commission delegating approval of the final site plan to the Planning Commission Chair.

❖ **Existing Conditions:**

The subject property is a 109 acre parcel in Agricultural Zoning District. A house, barn, and other outbuildings exist on the property. It is a working farm with a MALF Agricultural Preservation Easement placed on the property in 1991 by the previous owners. The property is accessed by a 12' wide gravel driveway onto N. Old Bachmans Valley Road.

The property's environmental features include woods and a small stream. The stream buffer is not impacted by the proposed development. There is no floodplain on site. All adjoining properties in the nearby vicinity are zoned Agriculture with several in similar preservation easements. Surrounding properties are built with single-family dwellings and farms. The property and surrounding properties have private wells and septic systems. The site is outside the Growth Area and outside of any Priority Funding Areas.

❖ **Site Plan Review:**

The developer is proposing a one-room Amish Schoolhouse on a 1-acre lease area near the center of the property. The plan proposes two new structures, a 1,320 sq. ft. school building, and a 520 sq. ft. cement block building for boys' and girls' toilets. The proposed one-room school building will have a height of 19 feet and a 2-foot bell tower. This meets the current height requirements found in the Zoning Code. Access will be from the existing 12' wide gravel driveway. The driveway was the subject of an approved variance request heard by the Board of Zoning Appeals on April 29, 2025, along with the request for Conditional Use of a School. The BZA approved the use and the request to use the existing driveway.

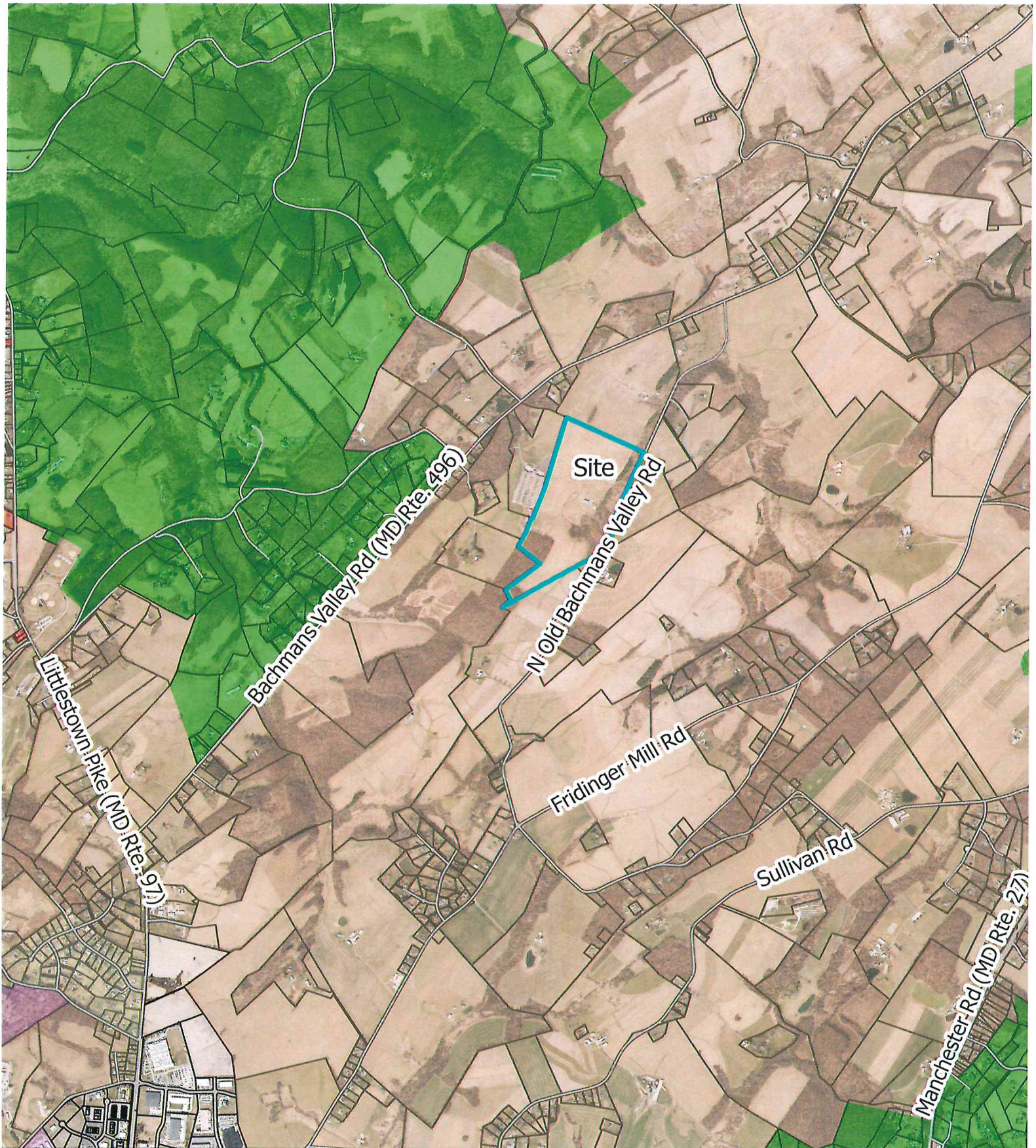
No signage or lighting is proposed on the site. One Handicap parking space and ADA Accessible paths to the bathroom structure will be constructed in accordance with site compliance review. Approximately 35 students are projected to enroll and will be supervised by 1 staff member. There are no special event or assembly areas. All students and the staff will be dropped off via van or buggy daily and no other vehicles are anticipated to use the site during operating hours.

In accordance with their model and operating procedures, the Amish Schoolhouse proposes one handicapped parking space. The code places the determination of total number of required parking spaced for schools with the Planning and Zoning Commission. Staff finds that the plan proposal for one parking space aligns with previously approved Amish Schoolhouses.

Landscaping is not required for this project. Forest Conservation is proposed with off-site banking. Stormwater Management will be addressed by a grass swale proposed on site. The drainage from the site discharges onto the subject property who is the lessor of the site, and no discharge agreement is required. Concept Stormwater Management approval has been granted. The site is outside the jurisdiction of the Bureau of Utilities. Emergency Services, Site Compliance, and the Carroll County Health Department have approved the plan. This plan was found to be consistent with the Carroll County Master Plan by the Bureau of Planning. Water Resources, Grading, and Zoning have comments to be addressed on the final plan.

The engineer has submitted a variance request from commercial entrance standards and bypass lane standards. Sight distance is achieved. The variance request is being reviewed by the Bureau of Engineering, Department of Public Works.

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.



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Zoning_County Conservation
 Zoning R-40,000
 Agriculture C-2
 I-1

Fisher Amish School **S-25-0015**



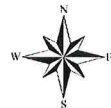
Property line shown hereon
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 are approximate and are shown
 for illustrative reference only.
 Photograph date: 2023



Legend

Ag Easements

Fisher Amish School S-25-0015



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