

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

Prepared by  
**Amy Barcroft, Bureau of Development Review**

**SUBJECT:** S-22-0001, Hummingbird Chateau  
**LOCATION:** 1920 Bachman Valley Road, Manchester, MD 21102, C.D. 1  
**OWNER:** Michael Housley 8248 Woods Rd., Millersville, MD 21108  
**DEVELOPER:** Same as Owner  
**ENGINEER:** Hanover Land Services, Inc., 194 East Main Street, Westminster, MD 21157  
**ZONING:** 5.86 Acres Agricultural & 0.14 Acres Conservation  
**ACREAGE:** 6.001 acres  
**WATERSHED:** Double Pipe Creek  
**FIRE DISTRICT:** Manchester Volunteer Fire Company  
**MASTER PLAN:** Agriculture -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 a 6-acre parcel on the west side of Bachman Valley Road near Ebbvale Road. Most of the property is in the Agricultural Zoning District with a small section of the eastern side of the property zoned Conservation. A two-story farmhouse and existing barn on the site reportedly date back to 1752. Current access to the property is from Bachman Valley Road, Maryland Route 496, via a dirt and gravel driveway. The property and surrounding properties are served by private wells and septic systems.

The property's environmental features including an unnamed tributary to Big Pke Creek, its associated floodplain, adjacent nontidal wetlands, and forest encompass approximately half of the property. All adjoining properties are built with residential homes, are zoned Agriculture with several in preservation easements as farms. The property is bordered by fields to the north, west, and south adjoining lands.

❖ **Site Plan Review:**

On October 27, 2021, the Board of Zoning Appeals approved the request for a conditional use for a County Inn and Wedding Facility on the subject property with the following condition: live music must cease after 10:00 pm when events are held. Additionally, a side yard setback variance was approved to be reduced to 20 feet for an existing barn.

The Concept Site Plan for a Country Inn and Wedding Facility was initially submitted April 15, 2022 and was distributed for review. The plan proposes that the existing historic barn host indoor events for up to 100 people. The barn, located near the site entrance is approximately 5,923 square feet and the plan proposes the addition of an attached patio. The existing farmhouse, which sits towards the rear of the property, is to be used as the Country Inn and one room is designated to meet the Zoning Code requirement for overnight lodging.

The plan proposes adequate parking with 68 new parking spaces including 6 ADA compliant handicapped spaces. This accounts for 1 space per 3 persons based on the venue capacity as well as 1 space for the guest room as required by code. The driveway apron is proposed to have a paved entrance to Bachman Valley Road/MD Route 496. The plan proposes that the current entrance to the property be relocated 132' to the West allowing improved sight distance from a natural bend in the road. Three parking areas are proposed on the site with a 20' wide access drive connecting them. A grid-like parking paver will be used as reinforced turf for the parking areas. The access drive between parking lots will be gravel for increased durability.

10' tall, antique style, pole-mounted lighting is proposed to illuminate the parking areas and a few building-mounted lights will be added around the doorways of the barn. No dumpster is proposed. A note on the plan indicates that caterers and other vendors will dispose of their own trash. No signage at the site entrance is proposed. An image of a hummingbird, the venue's namesake, will be added to the side of the barn. The landscape plan proposes the addition of screening along the front property line bordering Bachman Valley Road with deciduous trees and shrubs. The building elevations on the plan describe the barn exterior as painted wood siding and natural stone.

The adjacent property owner has provided permission to utilize a pond on his property by an access drive suitable for emergency vehicles for Fire Protection. This is an alternative to using

automatic sprinkler protection in the historic barn without the availability of public water connection.

The project is exempt from Floodplain Management. The project is out of the jurisdiction of the Bureau of Utilities. A Forest Conservation variance was approved for the removal of specimen trees needed for installation of a septic system and parking for the venue. All other forest on the property will be retained in a Forest Conservation Easement. The proposed plan does not impact the existing Forested Buffer Water Resource Easement and Water Resource Management has approved the plan. Stormwater Management will be addressed by a Grass Swale. Concept Stormwater Management approval has been granted. Grading has approved the plan and a grading permit is required before any work begins.

SHA provided the following comments with their initial review of the concept plan. Consultation with the Maryland Historical Trust is recommended since the project is assessed to have the potential to impact historic properties. The proposed relocation of the driveway entrance at the site requires pavement section widening, relocation of the guard rail, and a sight distance evaluation. These comments need to be addressed for SHA approval. The Health Department, Soil Conservation, Site Compliance, and Emergency Services have approved the Concept Plan.

The plan was subject to citizen involvement at the May 23, 2022, Technical Review Committee. No citizens submitted written comments or attended the meeting in opposition or support.

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.