

FINAL SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
July 18, 2023

Prepared by
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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 and approval.

❖ **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 Double Pipe 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 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.

On March 21, 2023, the Planning and Zoning Commission reviewed the concept site plan (minutes attached). No citizens spoke in opposition or support.

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 complaint 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.

Antique style, pole-mounted solar-powered 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. A fire protection access easement will be required, and Emergency Services has approved the final plan.

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. Final Stormwater Management approval has been granted. Grading has approved the plan and a grading permit is required before any work begins.

State Highway and Engineering Review have approved the entrance relocation and improvements for the entrance to access fire protection at the pond on the adjoining property. The Health Department, Soil Conservation, and Site Compliance have approved the Final Plan.

❖ **Recommendations:**

Pursuant to Chapter 155, staff recommends approval of the site development plan subject to the following conditions:

1. That the Developer enters into a Public Works Agreement with Carroll County that guarantees completion of the improvements.
2. That a Stormwater Management Easement and Maintenance Agreement be granted to the County Commissioners of Carroll County as an easement of access to the County Commissioners or authorized representatives by a deed to be recorded simultaneously with the Public Works Agreement.
3. That a Fire Protection Easement be granted to the County Commissioners of Carroll County simultaneously with the Public Works Agreement.
4. That a Forest Conservation Easement be granted to the County Commissioners of Carroll County simultaneously with the Public Works Agreement.