

SPECIAL REPORT
to the
Carroll County Planning and Zoning Commission
April 18, 2023

Prepared by
Laura Matyas, Bureau of Development Review

SUBJECT: S-21-0004, Sheetz Westminster
LOCATION: northwest quadrant of MD Route 140 and Sullivan Road, C.D. 3
OWNER: Patamy LLC, 205 Bell Road, Westminster, MD 21158
DEVELOPER: Sheetz, Inc., 351 Sheetz Way, Claysburg, PA 16625
ENGINEER: Baltimore Land Design Group, 230 Schilling Circle, Suite 364, Hunt Valley, MD 21031
ZONING: C-2
ACREAGE: 1.531 acres

❖ **Action Requested:**

The plan is before the Planning and Zoning Commission by request from the developer for discussion at a public meeting. **No action is required.**

❖ **Existing Conditions:**

The site for the proposed Sheetz fueling station and convenience store is comprised of three separate parcels: 8 Sullivan Road, 10 Sullivan Road, and 14 Sullivan Road. Each parcel was developed independently between 1979 and 1987. Plans for an AMC Jeep Dealership at 10 Sullivan Road were approved in 1979. The most recent use was Caples Car Care. Plans for a High's Dairy Store at 14 Sullivan Road were approved in 1979. The most recent use was a Vocelli Pizza. Plans for an Exxon fueling station and convenience store at 8 Sullivan Road were approved in 1987. The most recent use was a series of small businesses. All businesses are closed, but the property is currently utilized for vehicle storage.

Adjoining properties to the north and across Sullivan Road on the north side of Hahn Road are zoned R-10,000 and built with single-family residences. To the west lies the Community Pond park in the conservation zoning district. Across Sullivan Road, on the south side of Hahn Road, the C-2-zoned property is developed with a Roy Rogers fast food restaurant. The property across MD Route 140 to the south lies within the City of Westminster's jurisdiction and is developed with the Plum Crazy Diner.

❖ **Project History & Request:**

A site development plan for the subject property was submitted on June 1, 2021 and was reviewed at the July 26, 2021 Technical Review Committee Meeting. There have been no technical plan review submittals since the initial June 1, 2021 submittal.

A single-sheet schematic design drawing was submitted on February 1, 2023 for comment from technical agencies.

The schematic drawing depicts the developer's proposal to demolish the existing structures and develop the subject parcels as a single site with a 4,906 square-foot Sheetz convenience store and five fueling stations. An access is proposed from Sullivan Road and a second access is proposed from Baltimore Boulevard, MD Route 140. The building is depicted at 15.2 feet from the northern, residential property line and the access drive aisle measures 10 feet from that property line. A retaining wall is shown in that intermediate space. Required parking spaces total 25 stalls and 36 stalls are shown. Dumpsters are shown on the west side of the site and an unloading zone is shown at the fueling area.

The following comments pertaining to site layout; location of access points, potential impacts to adjoining properties, and vehicular movement were received from review agencies:

Roads, "The Bureau of Roads does have concern with the heavy traffic congestion that may occur at Hahn Road and Sullivan Road as people enter and exit the location."

Parks and Recreation Review, "Major safety concern with proximity of Baltimore Blvd. ingress/egress and park entrance road."

Landscape Review, "The developer applied for a variance to reduce the width of the Class C screen required between the project and the existing residential property to the north. The variance request was disapproved by Chris Heyn, Director, Department of Land and Resource Management, on May 6, 2022. In his disapproval letter, Mr. Heyn recommended that the developer, 'coordinate with the adjacent property owner to utilize the exception documented in 158.05(H) or reconfigure the site to meet the code requirements.' This submittal did not incorporate either of these recommendations."

Development Review, "The access on MD Route 140 has been relocated since the initial (and only) plan review in July 2021. It is recognized that SHA required a minimum corner clearance of 200 feet from the radius return of the Sullivan Road and MD 140 intersection. However, the access has moved more than 200 feet from that intersection, closer to the entrance of the Community Pond. As was stated with the concept review in 2021, 'Development Review fully supports and encourages discussion and collaboration between the County and the developer to pursue a mutually beneficial vehicular connection between the development site and the Community Pond, providing a safer entrance to the Community Pond and enhanced accessibility to the Sheetz.'

The north property line, shared with a residentially zoned and built property, is depicted with a 10-foot dimension from the property line to the edge of paving. Within the 10 feet, a retaining wall is proposed. To construct that retaining wall, will the limits of disturbance extend onto the adjoining property? To maintain that retaining wall, will a maintenance easement need to be established on the adjoining property?

How will the required landscaping requirements at the northern property line be addressed? Will the edge of paving need to be relocated? Will the building need to be relocated?

Consider how site and building lighting will affect adjacent residentially zoned and built properties to the north. Is site redesign necessary to shield adjoining residential properties from parking, building, or access drive light?

Consider how headlight trespass will affect adjacent residentially zoned and built properties to the north. Is site redesign necessary to shield adjoining residential properties from headlights?"

Engineering Review, "As of this date there are still concerns with the content and recommendations within the traffic impact study. As stated in the original scoping letter for the Traffic Impact Study, the queuing analysis 'shall utilize the State Highway Administration 95%

probability methodology to determine if adequate storage length is available.’ Per your exhibit, the 95% queue blocks the entrance to Sheetz and presents a safety concern. This quantitative issue coupled with existing conditions at the Sullivan Road intersection presents a situation where we can’t support the proposed design.”

Trip generations for the development necessitate a Traffic Impact Study. A study was initially submitted on June 1, 2021. The Traffic Impact Study narrative details existing conditions and impacts of the proposed development. The intensification of turning movement challenges which are antagonized by vehicle queuing on Sullivan Road must be adequately addressed.

Both the State Highway Administration and the County have reviewed the Traffic Impact Study. The State Highway Administration concurred with the Study, approving it on August 18, 2022. In review of the plan, they determined the proposed access location on MD Route 140 to be acceptable. The County does not yet find that the proposed mitigation adequately alleviates the development’s traffic impacts.

A concept site development plan – inclusive of site layout and traffic mitigation measures – shall be advanced through the technical review process and then reviewed by the Planning and Zoning Commission.