

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
April 15, 2025

Prepared by
Kierstin Marple, Bureau of Development Review

SUBJECT: S-22-0004 – The Manor at River Run
LOCATION: 412 Old Bachmans Valley Road, Westminster, MD 21157, C.D. 3
OWNER: Orendorf Holdings LLC, 412 Old Bachmans Valley Road,
Westminster, MD 21157
DEVELOPER: Same as owner
ENGINEER: DDC Inc., 184 East Main Street, Westminster, MD 21157
ZONING: Agricultural
ACREAGE: 28.8 Acres
WATERSHED: Liberty Reservoir
FIRE DISTRICT: Westminster
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.

The Planning Commission may consider delegating approval of the final site plan to the Planning Commission Chair.

❖ **Existing Conditions:**

The subject property is a 28.8-acre residential farm property located on the western side of Old Bachman's Valley Road, north of the City of Westminster. A long stone driveway provides access to the developed area of the property, which is situated approximately a quarter-mile from the public road. The developments on the property consist of a large historic brick house, a barn with a silo, sheds, and a detached accessory dwelling. The structures are centrally located, and the majority of the property's acreage is located to the north and west of the structures, within a wooded hilly area that surrounds a stream.

Portions of the property are under Maryland Agricultural Land Preservation Foundation (MALPF) easement. These easement areas are continuations of the existing easement on the larger farm to the southwest, from which this property was divided. The cumulative 7.2 acres of easement is split into 3 parts; the strip of land containing the existing driveway is within one portion, a 2.2 acre area to the immediate west of the house is in a separate portion, and the remainder of the easement area is located within the westernmost wooded portion of the property. MALPF has reviewed and approved the proposed use and changes on this property.

The subject property and the adjacent properties to the north, east, and south are within the County, whereas properties to the west along MD 97 are within the City of Westminster's municipal limits. The subject property and the surrounding properties within the County are all zoned Agricultural and are used for farm and residential purposes, served by private water and septic. The properties to the west within the City of Westminster consist of an industrial park. The subject property is outside of water, sewer, growth, and priority funding areas.

❖ **Plan Review:**

On January 5th, 2022, the owner/developer (hereafter "developer") presented a conditional use request to the Board of Zoning Appeals (Case BZA-6368, minutes attached) to allow the property to be used as a Country Inn with banquet facilities. The request was approved, with the condition that live music would cease at 10 P.M.

Temporary permits for use of the site for events have been approved since the BZA's approval of the use, but the site configuration to this point has been temporary. With this site plan, the developer proposes the construction of a permanent parking area, a building structure around the relocated restroom trailer, and a relocation of the pad site for the tent that they hold events in. Following approval of this site plan and construction of the approved features, the existing temporary tent pavement pad and restroom trailer site will be returned to a grass lawn condition. Approval of this site plan is necessary for the property's continued use as an event facility, no additional temporary permits will be issued.

On August 15th, 2022, the initial site plan was submitted to and distributed by Development Review. The plan was reviewed by staff, and on September 26th a public Technical Review Committee Meeting was held to discuss the initial review comments. One member of the public attended this meeting, but they did not make any comments.

The developer submitted a request to the Zoning Administrator to reduce the minimum driveway width required by Chapter 155.051 from 18' down to a minimum of 8'2" to allow for unmodified use of the existing driveway. On April 20, 2023, the request was denied (ZA-2092, letter attached).

On August 29th, 2023, the Board of Zoning Appeals heard 2 combined requests from the developer in Cases BZA-6466 and BZA-6465. The requests were to appeal the ZA-2092 disapproval of the driveway modification, and the second request was to modify the previous BZA approval. The use modification request included removing the previous requirement to have overnight accommodations as a Country Inn (a use no longer in the zoning code), to limit the previously unrestricted number of events to be no more than 60 events per calendar year with 150 people or less per event, and to restrict the event days to weekends and holidays between April 15 and November 15. Both cases were approved as requested.

The plans show that the site will be accessed using the existing driveway, with slight modifications to the driveway. The driveway apron will be paved within the County right-of-

way where it meets the public road, two pull over locations will be added to the length of the driveway, and a portion that previously cut through a grove of trees has been rerouted around the trees. The existing driveway meanders onto the 2 adjacent properties along its length, and easements will be necessary to be recorded prior to final plan approval.

The plan proposes a paved parking lot located to the immediate left of the barn, with a tent pad & restroom building/trailer located next to it. A dumpster is proposed at the end of the parking lot. Lights are proposed along the edges of the building and as pole lights in the parking lot. The lot provides 52 parking spaces for the event/banquet hall and 4 additional spaces exist near the homes. The minimum parking spaces that Chapter 158.063 requires for the hall is 50, and the homes total to 4.

The pad site for the tent will be cut into the eastern side of a hill, and a retaining wall will be established on the western side of the tent pad. The existing manor house is located to the north of this location, and the area to the east of the manor house contains paved paths and flat lawn areas that are used for ceremonies. The use of the manor house is still in discussion, but if included in the scope, the house would contain changing rooms for events.

Comprehensive Planning found the project to be consistent with all applicable plans and polices per their September 26th 2022 memorandum. The Zoning Administration has no additional comments on the concept plan.

Engineering Review has no additional comments, with the exception of awaiting response from the Department of Public Works regarding a waiver for the driveway apron design, which is a non-standard layout. Fire Protection has approved the concept plan.

The site is outside the jurisdiction of the Bureau of Utilities, and the Health Department has approved the plans. Portion of the septic reserve area are partially within the existing agricultural preservation easement areas. The Office of Agricultural Preservation has been involved in the site plan review and this overlay area has been approved.

ADA/Site Compliance has comments that will be addressed as the project moves through the final review phase, particularly as it relates to the location & number of accessible parking spaces and the use of the manor house and its yard.

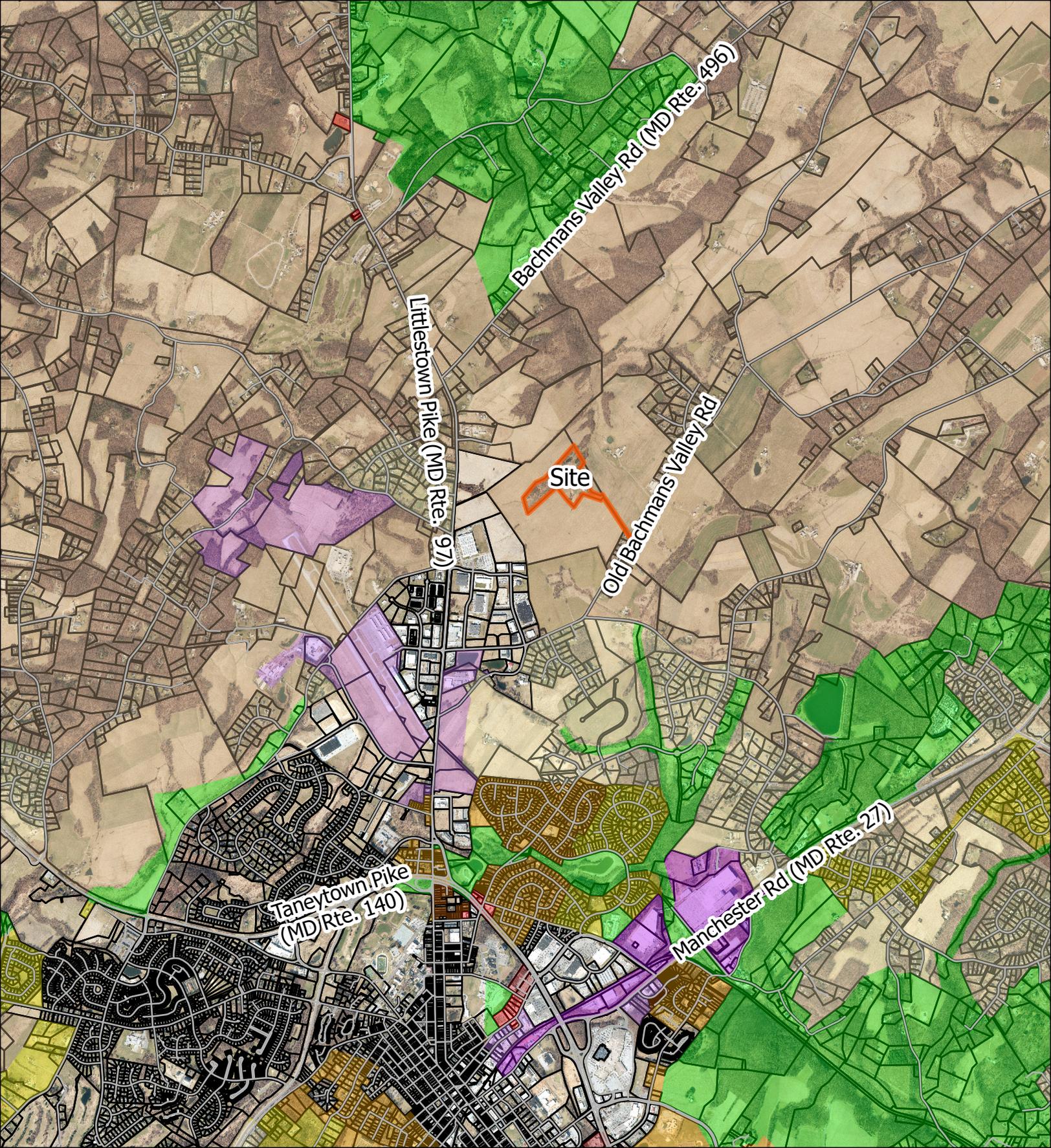
Stormwater Management has granted concept approval of the plans, which primarily handle stormwater via infiltration into submerged gravel wetlands and micro bio-retention ponds. The Grading office and Soil conservation have approved the concept plan.

Water Resource Management has granted concept approval, on the condition that an in-process variance request is approved regarding the existing stream and springhead. This project is exempt from Floodplain requirements.

Landscaping requirements have been addressed by the inclusion of planted screening around the dumpster fence enclosure and trees throughout the parking lot area. Forest Conservation has granted concept approval. The final plans will show an area of retention/conservation easement within the property's existing forest.

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.

As a concept plan, no action is required by the Planning and Zoning Commission, however the Commission can choose to delegate approval of the final plans to the Chair.



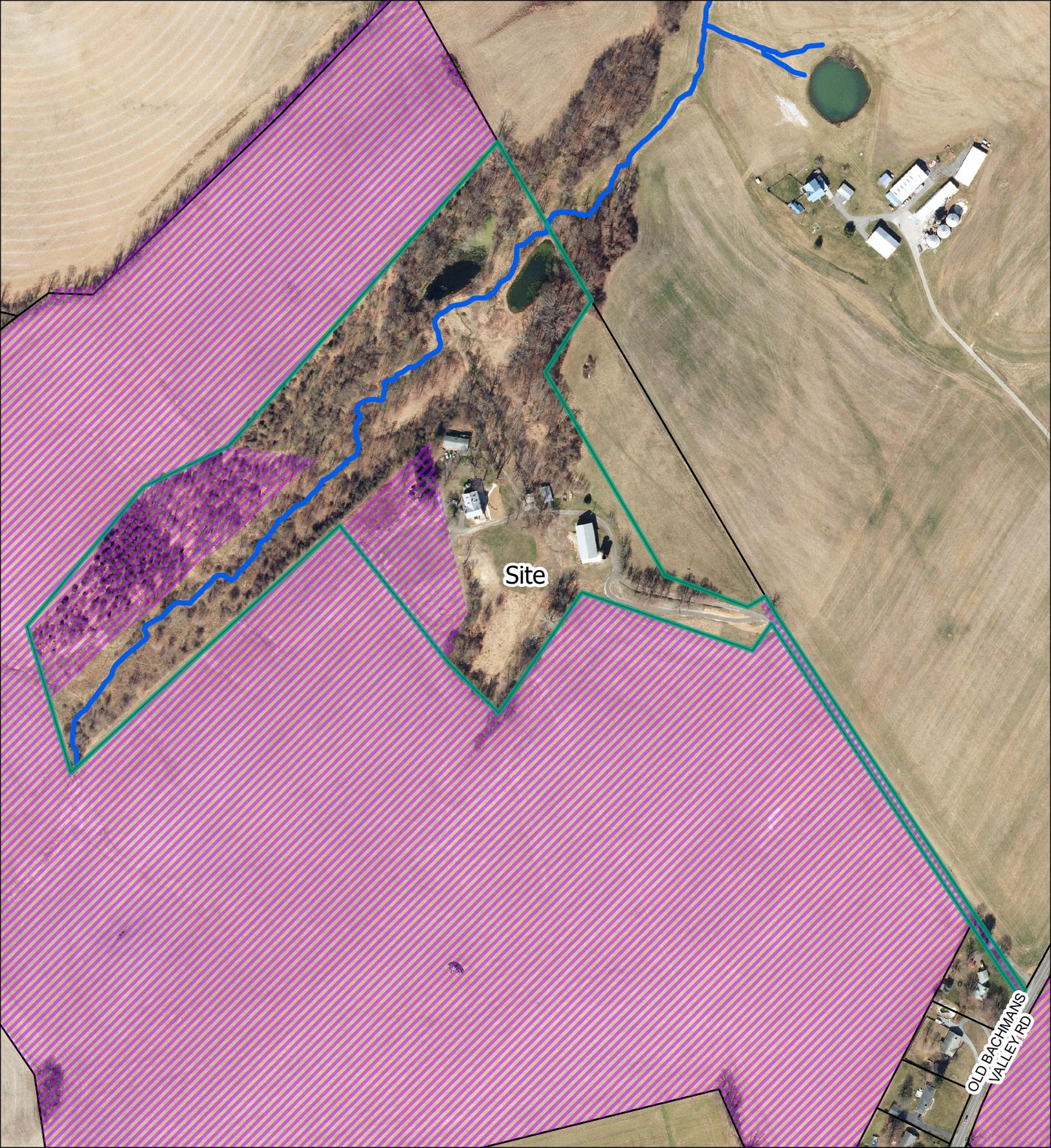
Legend

Zoning_County		R-10,000
		R-7,500
Zoning		C-2
		C-3
		I-1
		I-2
		R-40,000
		R-20,000

**The Manor at River Run
S-22-0004**



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



Legend

 Streams

 Ag Easements

The Manor at River Run S-22-0004



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

Tax Map/Block/Parcel
No. 31-20-318
Case 6368

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Orendorff Holdings LLC
C/O Ashleigh Hall
1710 Serene Court
Monrovia, MD 21770

ATTORNEY: Shaffer and Shaffer LLP
C/O Clark Shaffer
73 E. Main St.
Westminster, MD 21157

REQUEST: A request for a Conditional Use for a Country Inn and Banquet Facility.

LOCATION: The site is located at 412 Old Bachmans Valley Road, Westminster, Maryland on property zoned "A" Agricultural District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Sections 158.070(D)(7), 158.070(E)(1), 158.133(B) and 158.071(D)(7).

HEARING HELD: January 5, 2022

FINDINGS AND CONCLUSION

On January 5, 2022, the Board of Zoning Appeals (the Board) convened to hear a request for a conditional use for a Country Inn & Banquet Facility. Based on the testimony and evidence presented, the Board made the following findings and conclusions.

Ashleigh Hall testified in the case. The property is the site of the John Orendorff Farm. It is a country inn and stables on thirty-two acres of property. She would live on the property with her mother. Orendorff Holdings LLC is comprised of her mother and her sister. Ashleigh is the resident agent for Orendorff Holdings LLC. A few members of the family will be owners of the real estate. Other members of the family will operate the country inn and banquet facility. The family seriously started looking for properties in 2020. The property is on the National Register of Historic Places and is CARR-1425 in the Maryland Inventory of Historic Places (MIHP). Every event will have a coordinator and that coordinator would be a family member. Her price point would be like the price points in the Baltimore area. She believed that the maximum number of guests would be approximately 170 people.

Andrew Stine testified as an expert witness in the field of landscape design and site design. He stated that the changes would be a fairly expensive process. The property was located in the Agricultural zone. It was located only minutes from downtown Westminster. He stated that the clients want to have more than twelve events per year and realize that more reviews by the government will be required.

A December 10, 2021 memorandum from the Department of Planning and Abigail Rogers, Planning Technician, stated that the staff finding was that this request is consistent with the *2014 Carroll County Master Plan as amended in 2019* and would not have an adverse effect on the current use of the property.

Mark Blacksten testified in opposition to the application. He stated that there were two nearby venues. He complained about the noises generated from the existing venues. He also presented the Board with a September 23, 2021 newspaper article from the Carroll County Times entitled "Carroll County noise ordinance will be reviewed and updated after complaints from residents increase." He stated that on some Saturdays there are loud noises coming from venues with bands.

Tracie Blacksten testified in opposition to the application. She stated that she lives close to the Royer House. She said that the loud noises are heard on the weekends over and over again. If the noises were allowed more than twelve times a year it would be a nuisance. Her father lives a few hundred yards away from the subject location.

John Myers testified that he farmed all of his life. He was concerned about costly litigation to farmers for doing farm work around guests at the country inn events. The guests would want to sue farmers for breathing in chemicals from spraying their fields.

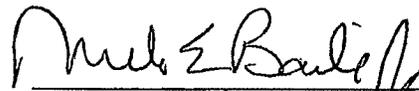
Michelle Parrish testified in the hearing. She hears the loud noises from the Royer House. She did not speak at the hearing for the Royer House seven or eight years ago and she regrets it.

The Board was convinced that authorization of the request with regard to a conditional use was consistent with the purpose of the zoning ordinance, appropriate in light of the factors to be considered regarding conditional uses of the zoning ordinance and would not unduly affect the residents of adjacent properties, the values of those properties, or public interests. Based on the findings of fact made by the Board above, the Board found that the proposed project would not generate adverse effects (i.e. noise, traffic, dust, water issues, lighting issues, property depreciation, etc.) greater here than elsewhere in the zone. The Board approved the conditional use requested by the applicant.

The Board placed one condition on the approved application and that condition was that the live music cease at 10 p.m. when events were held.

1-10-2022

Date



Melvin E. Baile, Jr., Chairman

Jay C. Voight, Zoning Administrator
Office of Zoning Administration
410-386-2980, fax 410-386-2451
Toll-free 1-888-302-8978
MD Relay service 7-1-1/1-800-735-2278



Christopher Heyn, P.E., Director
Department of
Land and Resource Management
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

Official Decision
Case ZA-2092
Zoning Administration
Carroll County, Maryland

APPLICANT: Clark Shaffer, Shaffer and Shaffer, LLP on behalf of Orendorff Holdings LLC, c/o Ashleigh Hall

REQUEST: Reduction of an access drive width from 18' to 8'2"

LOCATION: 412 Old Bachman Valley Road, Westminster, MD 21157

MAP/BLOCK/PARCEL: 31/20/318

APPLICABLE REGULATIONS: Chapters 155.051(C)(2) and 158.130

HEARING HELD: No Public Hearing Was Requested

FINDINGS AND CONCLUSIONS

The subject application was received from Clark Shaffer, Shaffer and Shaffer, LLP on behalf of Orendorff Holdings LLC, c/o Ashleigh Hall for the reduction of an access drive width from 18' to 8'2" at 412 Old Bachman Valley Road according to section 155.051(C)(2) and 158.130 and no public hearing was requested. Based on the testimony and evidence presented, the Administrative Adjustment Request for the reduction of an access drive width from 18' to 8'2" is **denied**.

Facts which support the denial of the Administrative Adjustment in accordance with the strict terms of the Ordinance; in this case, a request for an Administrative Adjustment for the reduction of the access drive width from 18' to 8'2" are as follows:

The property which is 28.062 acres was approved by the Board of Zoning Appeals in case #6368 for a Country Inn and Banquet Facility. This request is for the reduction of the access drive width which involves an existing driveway that varies in width. On the plans provided by the applicant there is a note about the stone driveway where it splits into two parts and merges back into one. The note states the northern most part of the driveway will be removed as part of the site plan process. By eliminating one section it removes any possibility of vehicles having a space to pass each other as there are no pull offs proposed on the plan. Currently the driveway area averages 11' wide all the way to the parking area. In addition, it is questionable if any emergency equipment would make it back to the facilities as this is the only way on to the property. There are no proposed pull offs on the plan to allow for the passing of vehicles. This creates a dangerous situation. There is nothing in the application that shows that emergency vehicles will be able to safely maneuver the driveway in the event of a fire or other emergency.

Therefore, based upon the above findings of facts, the request for the reduction from 18' to 8'2" for the access drive width is **denied**.

Note: An appeal of a Decision made pursuant to Chapter 158.130 (I) may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 158.130 (G) and 158.130 (I) of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 158.130 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

April 20, 2023
Date

Jay C. Voight
Jay C. Voight
Zoning Administrator

JCV/klp

Copy: Christopher Heyn, P.E., Director
Dept. of Land and Resource Management

Janet O'Meara, Bureau Chief
Bureau of Resource Management

Laura Matyas, Bureau Chief
Bureau of Development Review

Andrew Gray
Planning Department

Tax Map/Block/Parcel
No. 31-20-318
Case 6465

**OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND**

APPLICANT: Orendorff Holdings, LLC
c/o Ashleigh Hall
11710 Serene Court
Monrovia, MD 21770

ATTORNEY: Clark R. Shaffer, Esq.
Shaffer and Shaffer, LLP
73 East Main Street
Westminster, MD 21157

REQUEST: An application for modification and confirmation of a previous approval, confirmation of removal of previous overnight accommodation requirement, and variances.

LOCATION: The site is location at 412 Old Bachman Valley Road, Westminster, Maryland on property zoned "A" Agricultural District in Election District 7

BASIS: Code of Public Local Laws and Ordinances, Sections 158.002, 158.071.01, 155.051 and 158.040.

HEARING HELD: August 29, 2023

FINDINGS AND CONCLUSION

On August 29, 2023, the Board of Zoning Appeals (the Board) convened to hear an application for modification and confirmation of a previous approval, confirmation of removal of previous overnight accommodation requirement, and variances. Based on the testimony and evidence presented, the Board made the following findings and conclusions.

This case was consolidated with BZA case 6466 with regard to all of the evidence. The testimony in both cases started at 10:30 am, the starting time for the case 6466. The cases were consolidated for reasons of efficiency and to not allow redundant testimony. The witnesses in both cases were the same and the evidence in both cases was the same.

Ashleigh Hall testified in the consolidated cases. She also testified in the January 5, 2022 case before the Board. She stated that in 2021 her family purchased the property. She lives on the property. They wanted to start a family business. They received conditional use approval from the Board in 2022 for a country inn and a banquet facility. She stated that her family has been involved in the site plan process for the past two years or for "the entire time" since that

Board approval. The family had two wedding events in July 2023. There were approximately one hundred and forty people at each of the two events. She testified that the storm water management requirements were burdensome. Her family got bids from contractors who would perform the storm water management work. She was not aware that the driveway was outside of the strip on Exhibit 1 until after she and her family owned the property. Her family has had discussions with the Myers family to get an easement for the portion of the strip on the Myers land. Mr. Myers uses the strip to access his farm land. In exchange the Myers would get a reciprocal easement from her family for the portion of the strip on the Orendorff Holdings, LLC land. Both parties had used the strip for more than twenty years. Although the formal documents have not been signed yet, both parties agreed to give reciprocal easements to the other party for the use of the strip.

She originally expected to have weddings and or the receptions in the barn. During the site plan process it was discovered that they could not use the barn without getting a sprinkler system for the barn. At that point they decided to use a tent for the receptions. It was then learned that a tent could only be placed upright for six months out of the year. They would continue to have a room available for the bride and groom.

The driveway is a dirt and gravel one. The driveway with the pull overs as reflected in Exhibit 1 was not provided to Jay C. Voight in the ZA-2092 hearing where he denied the request for the reduction of an access drive width from 18' to 8'2". The bulk of the traffic would occur at the same time—before the beginning of the wedding and at the end of the reception. There would be people from her family on site during each event. She wanted to leave the driveway as is.

James Mathias testified in the case. He created the plan in Exhibit 1 with regard to the driveway width variance. He was accepted as an expert in the areas of site development, planning and surveying. The in fee strip owned by Orendorff Holdings, LLC is about one quarter mile long. It is an existing stone and gravel driveway. Exhibit 1 shows two pull over areas in the driveway. The property has a stream buffer and has an agriculture preservation easement on it. The agriculture preservation easement was dealt with as a part of the site plan process. He stated that there was not room in the strip for the maintenance of the storm water management requirements. The need for some of the storm water management changes would need to occur on the Myers property.

The applicant requests the Board to modify the BZA decision in Case No. 6368 by adding the condition as follows:

“No more than sixty (60) events per calendar year may be conducted at the site. Events are limited to no more than one hundred and fifty (150) people per event and the events are limited to weekends (Friday, Saturday, Sunday, and Federal Holidays) in the period between April 15 and November 15 of any year.”

The applicant also requested a variance from Section 155.051(C)(5) of the Carroll County Code to allow the existing compacted stone gravel driveway to be utilized.

Jay C. Voight testified in the case. The plans that he observed did not include the two pull over areas. His biggest concern was emergency vehicles getting to the site. The pull over areas made the site accessible in an emergency. One driver would not have to back up for a quarter of a mile to allow emergency vehicles to pass.

A July 14, 2023 memorandum from the Department of Planning and Randolph Mitchell, Planning Technician, stated that the staff finds this request for a variance, modification and

confirmation is consistent with the 2014 Carroll County Master Plan, as amended in 2019, and would not have an adverse effect on the current use of the property.

As for the width of the access drive, the Board had accepted into evidence Exhibit 1. It showed the two pull over areas in the plan. Jay Voight did not have the benefit of seeing a plan with the pull over areas.

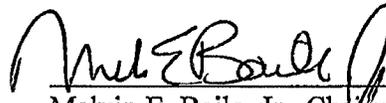
The Board was convinced that authorization of the request with regard to a modification and confirmation of the existing conditional use was consistent with the purpose of the zoning ordinance, appropriate in light of the factors to be considered regarding conditional uses of the zoning ordinance and would not unduly affect the residents of adjacent properties, the values of those properties, or public interests. Based on the findings of fact made by the Board above, the Board found that the proposed project would not generate adverse effects (i.e. noise, traffic, dust, water issues, lighting issues, property depreciation, etc.) greater here than elsewhere in the zone. The Board approved the conditional use requested by the applicant and the requested variances.

The Board approved these conditions:

"No more than sixty (60) events per calendar year may be conducted at the site. Events are limited to no more than one hundred and fifty (150) people per event and the events are limited to weekends (Friday, Saturday, Sunday, and Federal Holidays) in the period between April 15 and November 15 of any year."

The Board also approved the requested variance from Section 155.051(C)(5) of the Carroll County Code to allow the existing compacted stone gravel driveway to be utilized. The Board approved the reduction of an access drive width as required in 155.051(C)(2) from 18' to 8'2".

Sept 1, 2023
Date


Melvin E. Baile, Jr., Chairman

Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Land Use Article, Section 4-401 of the Annotated Code of Maryland.

Pursuant to Section 158.132 (E) of the County Code, this approval will become void one year after the date of issuance if the construction or use for which the certificate was issued has not been started. **Contact the Office of Zoning Administration at 410-386-2980 for specific compliance instructions.**

Pursuant to Section 158.133(H)(3) of the County Code:

(3) Approvals.

(a) If the application is approved by the BZA which does not require a **site plan**, the approval shall become void unless a building permit conforming to the plans for which the approval was granted is obtained within six months.

(b) An approval for which a building permit is not required shall become void unless the use or variance is implemented within one year of the date of the written decision.

(c) An approval for which a **site plan** is required shall become void unless the concept **site plan** has been submitted for distribution to the reviewing agencies and accepted by the Bureau of Development Review, or its success agency, within six months from the date of the written decision. An approval for which a **site plan** is required may become void if the property owner or developer fails to take action to secure an approval of the **site plan** from the Planning Commission in a timely manner, as determined by the Bureau of Development Review.

Y:\BZA\FORMS\Decision format.doc