

Taneytown Planning Commission

James Parker
Chairman
James Wieprecht
City Manager
Darryl G. Hale
Director of Planning and Zoning

Commission Members
Christopher Tillman
Bradley Brown
Bill Isenberg
Dan Myers
Barry Garner

AGENDA TANEYTOWN PLANNING COMMISSION JANUARY 29, 2024 7:30 PM

Meeting Opening: Pledge, Roll Call ▶

Jim Parker, Chairman, Planning Commission

Review and Approval of Minutes of November 27, 2023 ▶

Delegations and Action Items. ▶

-**Evapco Allendale Lane Parking Lot. Paul Cavanaugh, DDC, Inc.** Concept site plan presentation only. This project will require a Taneytown Board of Zoning Appeals hearing that has yet to be scheduled. ▶

-**Evapco Allendale Lane Parking Lot. Board of Zoning Appeals case 2024-227. Kelly Shaffer Miller. Shaffer and Shaffer, LLP.** Requesting a special exception for parking not on the same lot as the principal building. ▶

-**Carroll County Annual Report for 2023.** Seeking approval by the Taneytown Planning Commission. ▶

Ordinances and Agreements for Review ▶

Planning and Zoning Report ▶

Darryl Hale, Director of Planning and Zoning

Discussion of Active Projects

Active Site plans

Evapco 3rd Amended Site Plan

Memorial Park Expansion

Recovery 180 ▶

Storage Today

Taneytown Supply ▶

Evapco Allendale Lane Parking Lot

Active Subdivisions

Mountain Brook

Taney View

Garnet Ridge

Construction Phase Projects

Bollinger Park

Sheetz

Evapco

The Georges On York

Meade's Crossing phases 1, 1A, 2A, 2B

Tannery Barn

FP Duffy addition

Legal Update. ▶

County Update ▶

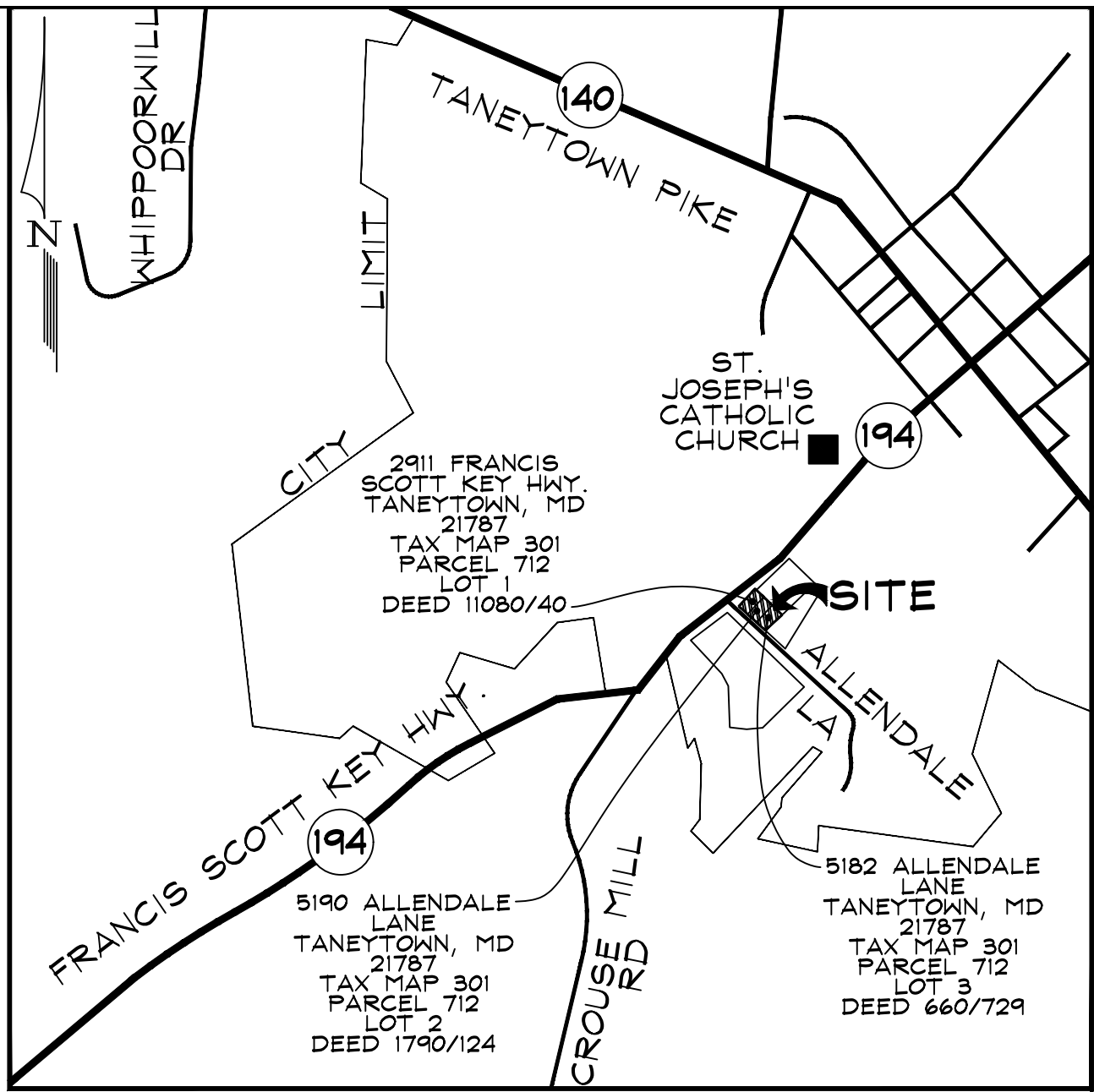
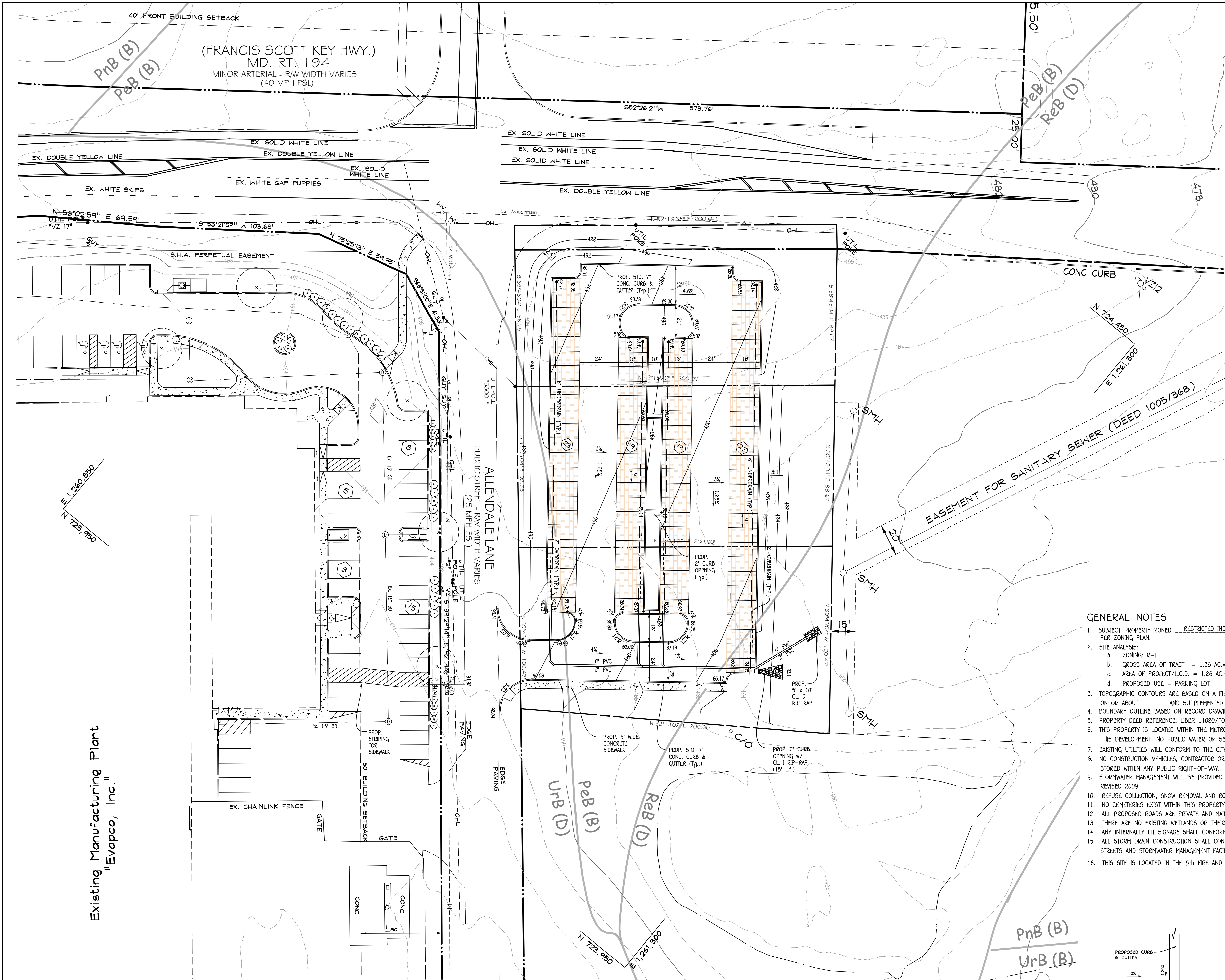
Tiffany Fossett, Carroll County Planning Liaison

Old Business ▶

New Business ▶

Adjournment ▶

To view live streaming of the meeting go to <http://www.youtube.com/c/TaneytownMD>. Persons with questions regarding this meeting may call 410-751-1100 or visit news and events at www.taneytown.org for further information.

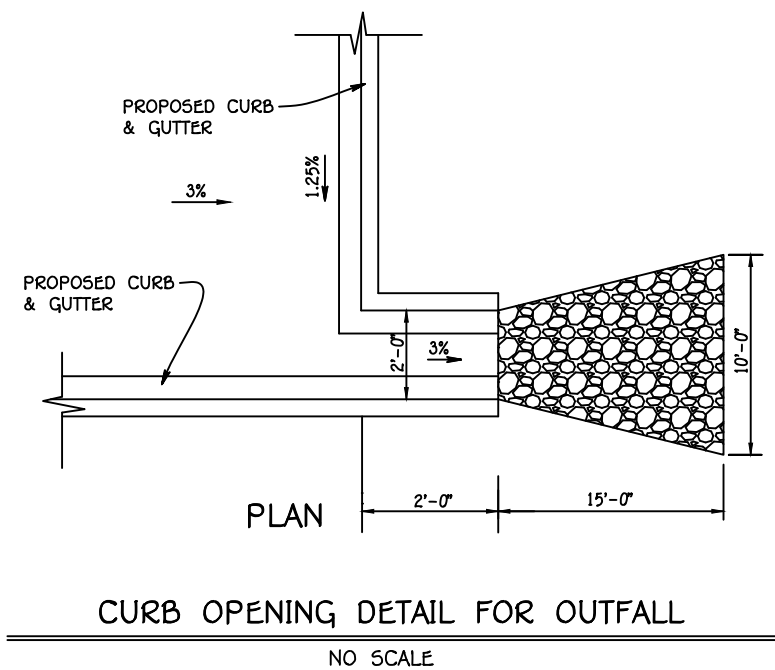


VICINITY MAP
SCALE: 1" = 1200'

SOILS LEGEND				
SOIL	NAME	Kw	GROUP	Acres in AOI
PeB	PENN LOAM, 3%-8% SLOPES	0.32	B	3.6
PnB	PENN CHANNERY LOAM, 3%-8% SLOPES	0.24	B	3.4
ReB	REAVILLE SILT LOAM, 3%-8% SLOPES	0.37	D	3.4
UrB	URBAN LAND - UNDEVELOPED COMPLEX, 0%-8% SLOPES	N/A	D	18.6
				Percent of AOI
				11.5%
				11.0%
				10.8%
				59.8%

GENERAL NOTES

- SUBJECT PROPERTY ZONED RESTRICTED INDUSTRIAL PER ZONING PLAN.
- SITE ANALYSIS:
 - ZONING: R-1
 - GROSS AREA OF TRACT = 1.38 AC.
 - AREA OF PROJECT/L.O.D. = 1.26 AC.
 - PROPOSED USE = PARKING LOT
- TOPOGRAPHIC CONTOURS ARE BASED ON A FIELD RUN SURVEY PERFORMED BY DEVELOPMENT DESIGN CONSULTANTS, INC. DATED ON OR ABOUT AND SUPPLEMENTED BY PRIOR SURVEYS AND CARROLL COUNTY GIS DATA.
- BOUNDARY OUTLINE BASED ON RECORD DRAWINGS.
- PROPERTY DEED REFERENCE: LIBER 11080/FOLIO 40, LIBER 1790/FOLIO 124 & LIBER 660/FOLIO 729.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT. NO PUBLIC WATER OR SEWER IS PROPOSED WITH THIS PLAN.
- EXISTING UTILITIES WILL CONFORM TO THE CITY OF TANEYTOWN GENERAL SPECIFICATIONS.
- NO CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE, CONSTRUCTION MATERIALS OR EQUIPMENT MAY BE PARKED, PLACED OR STORED WITHIN ANY PUBLIC RIGHT-OF-WAY.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED BY THE PROPERTY OWNER.
- NO CEMETERIES EXIST WITHIN THIS PROPERTY.
- ALL PROPOSED ROADS ARE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.
- THERE ARE NO EXISTING WETLANDS OR THEIR ASSOCIATED BUFFERS ON-SITE. NO FLOODPLAIN EXISTS ON SITE.
- ANY INTERNALLY LIT SIGNAGE SHALL CONFORM TO TANEYTOWN CODE, SECTION 205-55 ILLUMINATION.
- ALL STORM DRAIN CONSTRUCTION SHALL CONFORM TO THE CITY OF TANEYTOWN'S "SPECIFICATIONS FOR CONSTRUCTION OF STREETS AND STORMWATER MANAGEMENT FACILITIES", WHICH SHALL TAKE PRECEDENCE OVER OTHER NOTES ON THE DRAWINGS.
- THIS SITE IS LOCATED IN THE 5th FIRE AND EMERGENCY SERVICES DISTRICT.



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND. LICENSE NO. 27020
EXPIRATION DATE: JAN. 25, 2024

11/16/2023

PAUL G. CAVANAUGH
PROFESSIONAL ENGINEER NO. 27020

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

Development Design Consultants

OWNER:
EVAPCO, INC.
5151 ALLENDALE LANE
TANEYTOWN, MD 21787
(410) 756-2800

DEVELOPER:
EVAPCO, INC.
5151 ALLENDALE LANE
TANEYTOWN, MD 21787
(410) 756-2800

SITE ADDRESS:
5182 ALLENDALE LANE (LOT 3)
TANEYTOWN, MD 21787
2911 FRANCIS SCOTT KEY HWY. (LOT 1)
TANEYTOWN, MD 21787

5190 ALLENDALE LANE (LOT 2)
TANEYTOWN, MD 21787

EVAPCO, INC.
PARCEL No. 712
LOT Nos. 1 THRU 3
CONCEPT PLAN

CITY OF TANEYTOWN
1ST ELECTION DISTRICT CARROLL COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #:	DES. BY: J.C.L. / P.G.C.			
TAX ACC. #: 01-009214 (P. 712)	DRN. BY: J.C.L.			
TAX MAP: 301	CHK. BY: P.G.C.			
BLOCK / GRID: 015/019	DATE: 11/16/2023			
PARCEL #: 712	DDC JOB#: 07006.7			
ZONE / USE: R-1	SHEET NUMBER:			
DWG. SCALE: AS SHOWN	1 of 3			

MAYOR AND CITY COUNCIL

CHRISTOPHER G. MILLER
MAYOR

JAMES L. McCARRON
MAYOR PRO TEM

JAMES A. WIEPRECHT
CITY MANAGER

BARRI R. AVALLONE
TREASURER

CLARA KALMAN
CLERK



COUNCIL MEMBERS

JUDITH K. FULLER

DIANE A. FOSTER

ELIZABETH W. CHANEY

CHRISTOPHER R. TILLMAN

January 25, 2024

Office of the Secretary
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, MD 21201
Attn: David Dahlstrom

RE: Carroll County 2023 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the City of Taneytown Planning Commission has approved the Carroll County 2023 *Annual Report* on January 29, 2024, as presented by the Carroll County Planning & Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

We participated in the development of this report and provided the incorporated data that accurately reflects planning and development activities within our jurisdiction. This jointly developed report incorporates the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact the Carroll County Department of Planning at (410) 386-5145.

Sincerely,

James Parker

Chairman, Taneytown Planning Commission

Annual Report 2023

- Town of Taneytown-

Comprehensive Plans & Plan Elements (this would also include Tiers & Planning Areas)

1. Were any new comprehensive plan or plan elements adopted? ☐ Yes ☒ No
 2. Were there any amendments to the comprehensive plan or plan elements? ☐ Yes ☒ No
 If yes to either #1 or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts

Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in **2023**? ☐ Yes ☒ No
 If yes, please list:

County File #	Name	Total Site Plan Area Approved (Gross Acres)	# of New Lots	# of New Units/ Dwellings	Lot Buildable Land Area (Square feet) ¹	Zoning	Map #	Block/ Grid #	Parcel #

¹ **LOT BUILDABLE LAND AREA** is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of way, wetlands and watercourses, and other constraints would not be included.

Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)¹

2. Did any new non-residential site plans receive final approval from Planning Commission in **2023**?

☐ Yes ☒ No

If yes, please list:

County File #	Name	Type of Non- residential Development Approved	Total Site Plan Area Approved (Gross Acres)	Gross Floor Area of Building ² (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

² **GROSS FLOOR AREA** is the sum of the floor area (typically measured between the exterior walls) of each story.
Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

Zoning Map & Text Amendments

1. Were there any annexations? ☐ Yes ☒ No

If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning

2. If yes to municipal annexations, have copies of each adopted resolution been submitted to: ☐ Yes ☐ No
 Georgeanne Carter, Legislative Counsel Municipal Resolution Reposition Department of
 Legislative Services, 90 State Circle, Annapolis MD, 21401-1991?

3. Were there any amendments to the zoning map? ☐ Yes ☒ No

If yes, please list and provide map:

Date adopted	Resolution number	Description of change	Parcel #

4. Were there any text amendments? ☒ Yes ☐ No

Date adopted	Resolution number	Description of change
7-10-2023	05-2023	Community Village Revisions. Alleys and home occupations.
9-11-2023	06-2023	Classification of Dwelling Types
12-12-2023	09--2023	Backyard Chickens

Facilities

1. Were there new roads or substantial changes in roads or other transportation facilities?

☒ Yes ☐ No

If yes, please list:

Road Name	From	To	Type of Change
Roberts Mill Avenue	Baumgardner Avenue	Antrim Street	Street reconstruction after water, sewer, and stormwater replacement and adding sidewalks on one side of Roberts Mill Avenue that previously had none.
Broad Steet	Robert Mill Avenue	Route 140	Street reconstruction after water, sewer, and stormwater replacement. Replaced sidewalks, driveway aprons and filled in gaps for sidewalk that previously had none.

2. Was there development that was modified due to APFO restrictions?

☐ Yes ☐ No

If yes, please list:

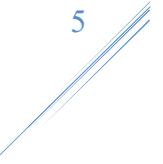
- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

3. Were there new parks or park changes?

☐ Yes ☒ No

If yes, please list:

Park Name	Location	Description of changes



Other Changes in Development Patterns

1. Where there PFA amendments? ☐ Yes ☒ No

If yes, please list:

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached
		<input type="checkbox"/> Attached

References

Metropolitan Council. (n.d.). *Calculating Floor Area Ratio Handbook - Metropolitan Council*. Retrieved from Metropolitan Council Facts: <https://metro council.org/Handbook/Files/Resources/Fact-Sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>