

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 NOVEMBER 25, 2024 7:30 PM

Meeting Opening: Pledge, Roll Call ▶

Jim Parker, Chairman, Planning Commission

Review and Approval of Minutes from October 28, 2024. ▶

Delegations and Action Items ▶

-Taneytown Elementary School Pre-Kindergarten and Kindergarten Addition. Presenting is Jim Marks, Carroll County Public Schools. Seeking final site plan approval. ▶

-Storage Today. Presented by Bill Brennan, B&R Design Group and Eric Hinerman. Revised concept site plan. ▶

Ordinances and Agreements for Review

-None.

Planning and Zoning Report ▶

Darryl Hale, Director of Planning and Zoning

Discussion of Active Projects

Active Site plans

Taneytown Elementary School PreK and Kindergarten Addition
Memorial Park Expansion
Storage Today
Taneytown Supply
MD Compassionate Care & Wellness LLC, 3rd Amended ▶

Active Subdivisions

Mountain Brook ▶
Taney View
Garnet Ridge ▶

Construction Phase Projects

Sheetz ▶
Evapco
The Georges On York
Meade's Crossing phases 1, 1A, 2A, 2B
Tannery Barn
FP Duffy addition
Evapco 3rd Amended Site Plan
Recovery 180
Evapco Allendale Lane Parking Lot

Legal Update ▶

Jay Gullo, City Attorney

County Update ▶

Tiffany Fossett, Carroll County Planning Liaison

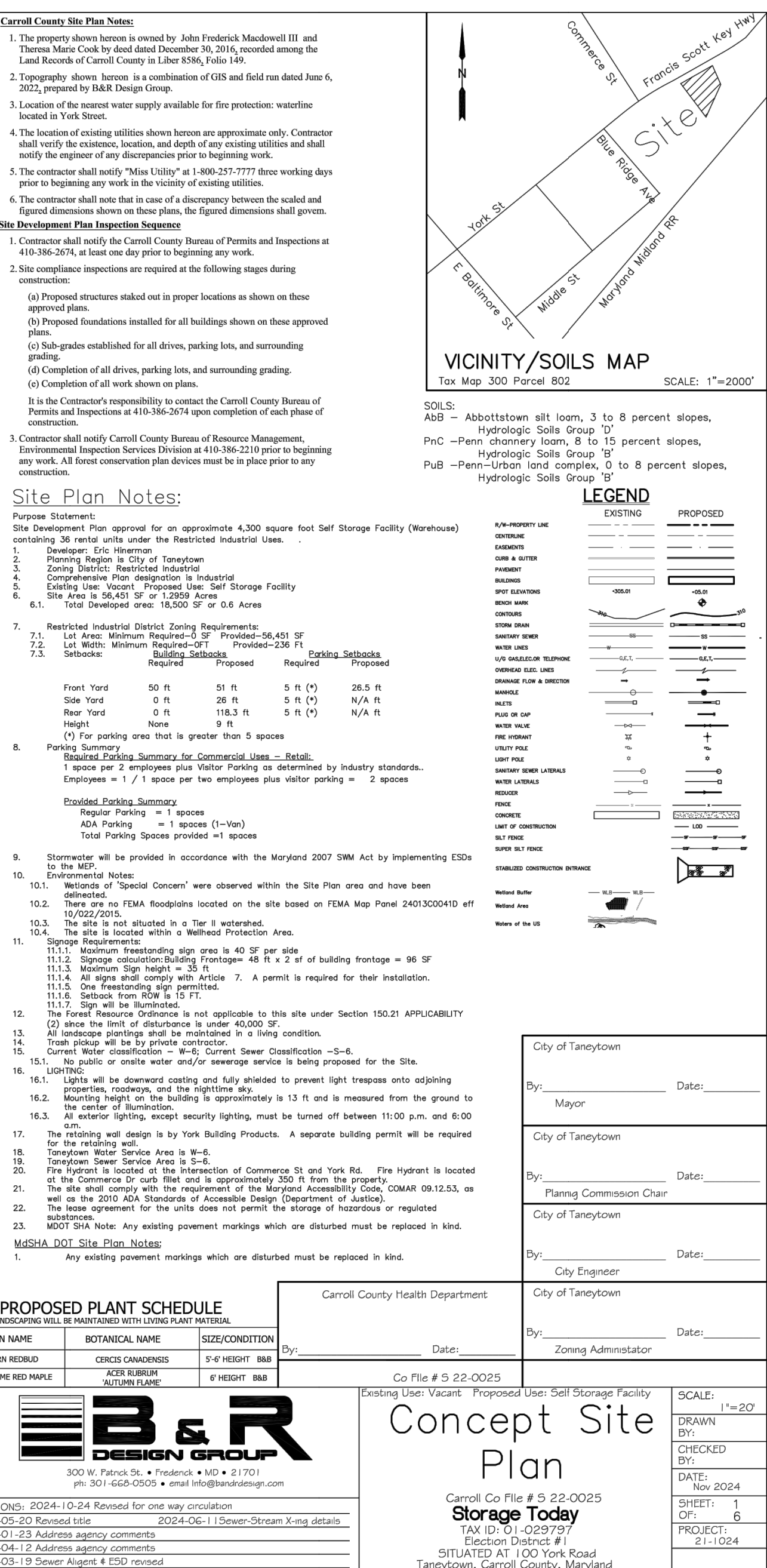
Old Business ▶

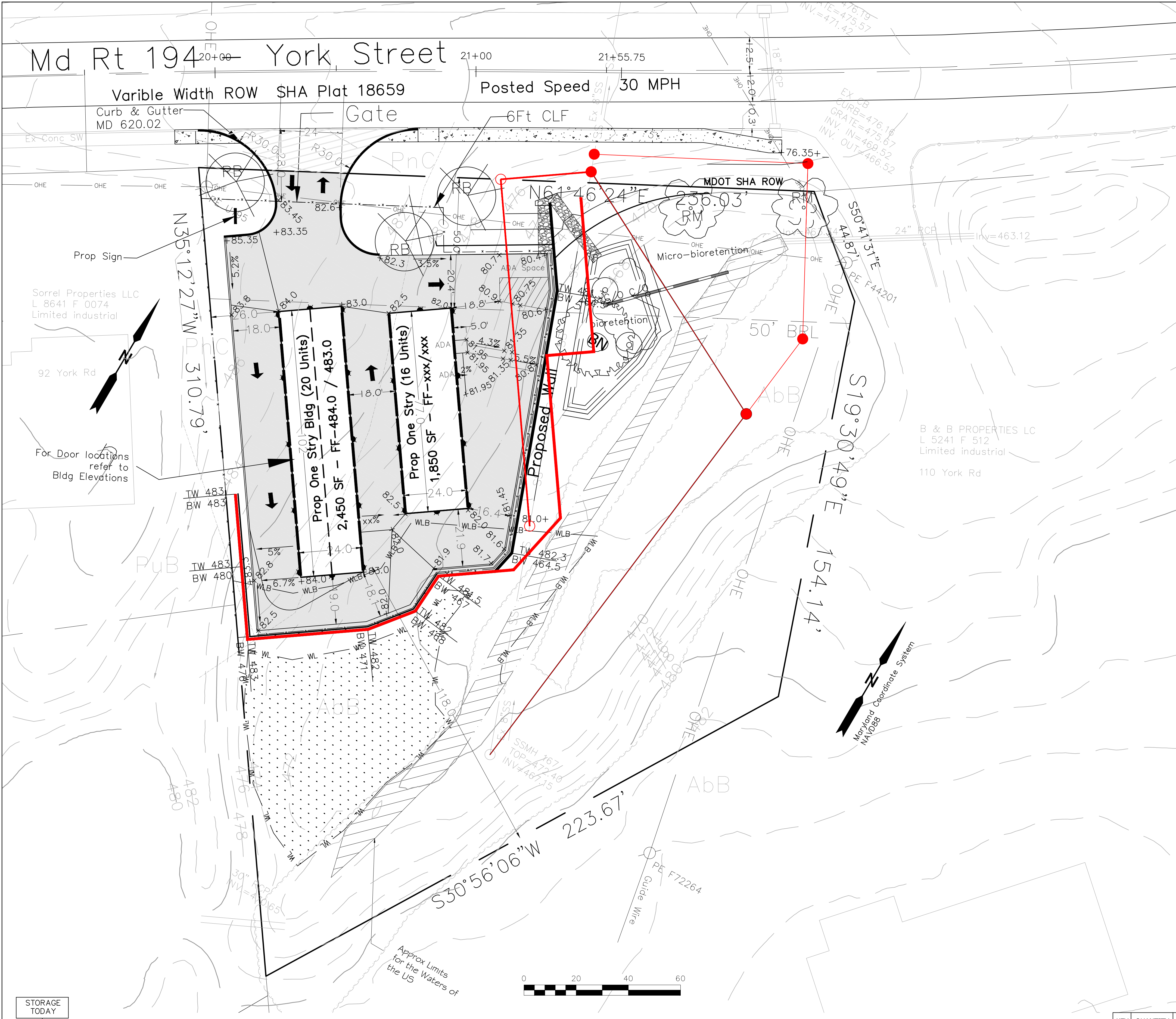
-Discussion on the Taneytown Community Comprehensive Plan 2025 update.

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.





Carroll County Site Plan Notes:

- The property shown hereon is owned by John Frederick Macdowell III and Theresa Marie Cook by deed dated December 30, 2016, recorded among the Land Records of Carroll County in Liber 8586, Folio 149.
- Topography shown hereon is a combination of GIS and field run dated June 6, 2022, prepared by B&R Design Group.
- Location of the nearest water supply available for fire protection: waterline located in York Street.
- The location of existing utilities shown hereon are approximate only. Contractor shall verify the existence, location, and depth of any existing utilities and shall notify the engineer of any discrepancies prior to beginning work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 three working days prior to beginning any work in the vicinity of existing utilities.
- The contractor shall note that in case of a discrepancy between the scaled and figured dimensions shown on these plans, the figured dimensions shall govern.

Site Development Plan Inspection Sequence

- Contractor shall notify the Carroll County Bureau of Permits and Inspections at 410-386-2674, at least one day prior to beginning any work.
- Site compliance inspections are required at the following stages during construction:
 - Proposed structures staked out in proper locations as shown on these approved plans.
 - Proposed foundations installed for all buildings shown on these approved plans.
 - Sub-grades established for all drives, parking lots, and surrounding grading.
 - Completion of all drives, parking lots, and surrounding grading.
 - Completion of all work shown on plans.

It is the Contractor's responsibility to contact the Carroll County Bureau of Permits and Inspections at 410-386-2674 upon completion of each phase of construction.

- Contractor shall notify Carroll County Bureau of Resource Management, Environmental Inspection Services Division at 410-386-2210 prior to beginning any work. All forest conservation plan devices must be in place prior to any construction.

Site Plan Notes:

Purpose Statement:

Site Development Plan approval for an approximate 4,300 square foot Self Storage Facility (Warehouse) containing 36 rental units under the Restricted Industrial Uses.

- Developer: Eric Hinerman
- Planning Region is City of Taneytown
- Zoning District: Restricted Industrial
- Comprehensive Plan designation is Industrial
- Existing User: Vacant. Proposed User: Self Storage Facility
- Site Area is 56,451 SF or 1.2959 Acres
- 6.1. Total Developed area: 18,500 SF or 0.6 Acres
7. Restricted Industrial District Zoning Requirements:
 - Lot Area: Minimum Required=0 SF Provided=56,451 SF
 - Lot Width: Minimum Required=0 FT Provided=236 FT
 - 7.3. Building Setbacks:

	Required	Proposed	Parking Setbacks	Proposed
Front Yard	50 ft	51 ft	5 ft (*)	26.5 ft
Side Yard	0 ft	26 ft	5 ft (*)	N/A ft
Rear Yard	0 ft	118.3 ft	5 ft (*)	N/A ft
Height	None	9 ft		
- (*) For parking area that is greater than 5 spaces
8. Parking Summary:

Required Parking Summary for Commercial Uses - Retail:
1 space per 2 employees plus visitor parking as determined by industry standards.
Employees = 1 / 1 space per two employees plus visitor parking = 2 spaces

Provided Parking Summary

Regular Parking = 1 spaces
ADA Parking = 1 spaces (1-Van)
Total Parking Spaces provided = 1 spaces

- Stormwater will be provided in accordance with the Maryland 2007 SWM Act by implementing ESDs to the MEP.
- Environmental Notes:
 - Wetlands of "Special Concern" were observed within the Site Plan area and have been delineated.
 - There are no FEMA floodplains located on the site based on FEMA Map Panel 24013C0041D eff 10/02/2015.
 - The site is not situated in a Tier II watershed.
 - The site is located within a Wellhead Protection Area.
- Signage Requirements:
 - Maximum freestanding sign area is 40 SF per side
 - Signage calculation: Building Frontage= 48 ft x 2 sf of building frontage = 96 SF
 - Maximum Sign Height = 35 ft
 - All signs shall comply with Article 7. A permit is required for their installation.
 - One freestanding sign permitted.
 - Setback from ROW is 15 FT.
 - Sign will be illuminated.
- The Forest Resource Ordinance is not applicable to this site under Section 150.21 APPLICABILITY (2) since the limit of disturbance is under 40,000 SF.
All landscape plantings shall be maintained in a living condition.
- Trash pickup will be by private contractor.
- Current Water classification - W-6; Current Sewer Classification - S-6.
- 15.1. No public or onsite water and/or sewerage service is being proposed for the Site.
- LIGHTING:
 - Lights will be downward casting and fully shielded to prevent light trespass onto adjoining properties, roadways, and the nighttime sky.
 - Mounting height on the building is approximately 13 ft and is measured from the ground to the center of illumination.
 - All exterior lighting, except security lighting, must be turned off between 11:00 p.m. and 6:00 a.m.
- The retaining wall design is by York Building Products. A separate building permit will be required for the retaining wall.
- Taneytown Water Service Area is W-6.
- Taneytown Sewer Service Area is S-6.
- Fire Hydrant is located at the intersection of Commerce St and York Rd. Fire Hydrant is located at the Commerce Dr curb fillet and is approximately 350 ft from the property.
- The site shall comply with the requirement of the Maryland Accessibility Code, COMAR 09.12.53, as well as the 2010 ADA Standards of Accessible Design (Department of Justice).
- The lease agreement for the units does not permit the storage of hazardous or regulated substances.
- MDOT SHA Note: Any existing pavement markings which are disturbed must be replaced in kind.

MDSHA DOT Site Plan Notes:

- Any existing pavement markings which are disturbed must be replaced in kind.

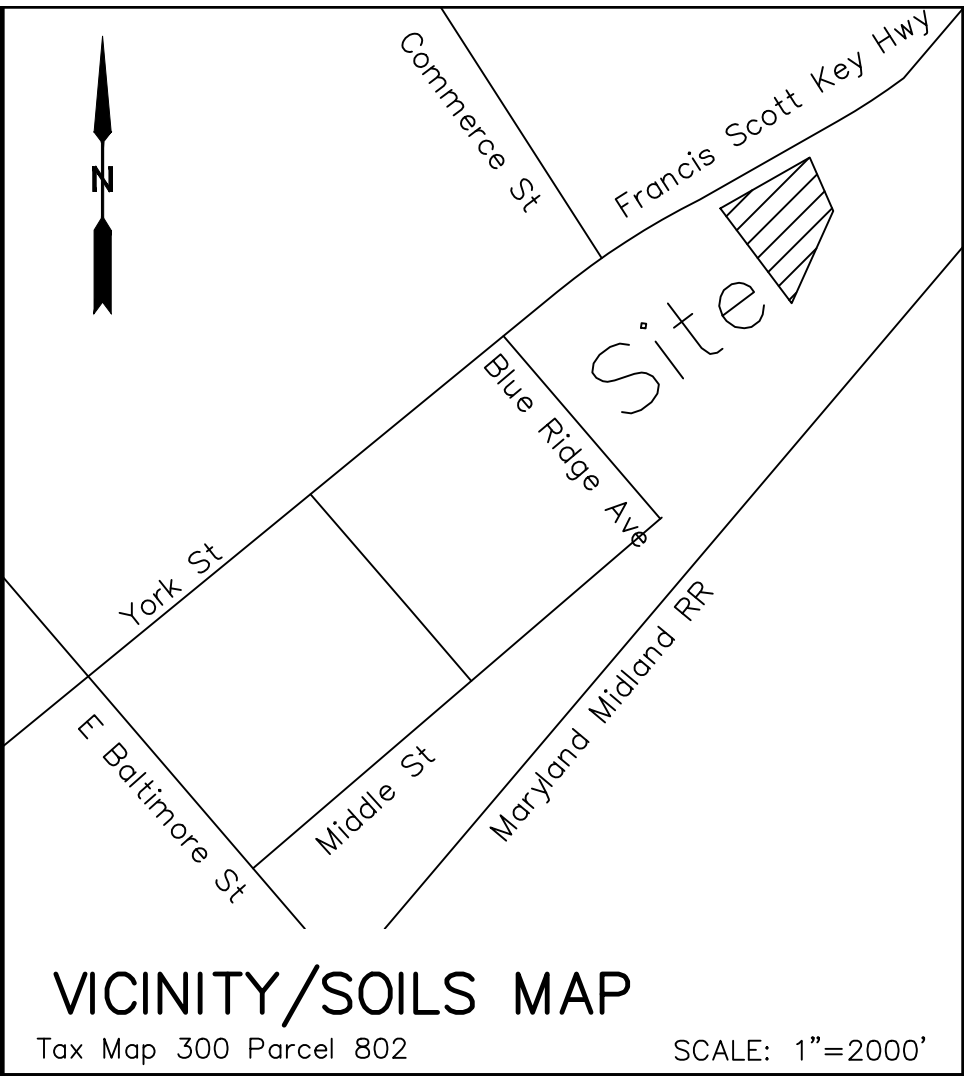
PROPOSED PLANT SCHEDULE
LANDSCAPING WILL BE MAINTAINED WITH LIVING PLANT MATERIAL

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/CONDITION
RB	3	EASTERN REDBUD	CERCIS CANADENSIS	5'-6" HEIGHT B&B
RM	2	AUTUMN FLAME RED MAPLE	ACER RUBRUM 'AUTUMN FLAME'	6" HEIGHT B&B

Owner:
John F MacDowell III & Theresa M. Cook
4832 Turkeyfoot Rd.
Westminster, MD. 21158
Phone: 443-375-7342
Developer:
Mr. Eric Hinerman
14818 N. Franklinville Rd.
Thurmont, MD. 21788
Phone: (301) 271-7808



REVISIONS: 2024-10-24 Revised for one way circulation
2022-05-20 Revised title
2023-01-23 Address agency comments
2023-04-12 Address agency comments
2024-03-19 Sewer Align & ESD revised



SOILS:
AbB - Abbottstown silt loam, 3 to 8 percent slopes,
Hydrologic Soils Group 'D'
PnC -Penn channery loam, 8 to 15 percent slopes,
Hydrologic Soils Group 'B'
PuB -Penn-Urban land complex, 0 to 8 percent slopes,
Hydrologic Soils Group 'B'

LEGEND

	EXISTING	PROPOSED
R/W-PROPERTY LINE	---	---
CENTERLINE	---	---
EXISTING	---	---
CURB & GUTTER	---	---
PAVEMENT	---	---
BUILDINGS	---	---
SPOT ELEVATIONS	---	---
BENCH MARK	---	---
CONTOURS	---	---
STORM DRAIN	---	---
SANITARY SEWER	---	---
WATER LINES	---	---
U/G GAS/ELEC/OR TELEPHONE	---	---
OVERHEAD ELEC. LINES	---	---
DRAINAGE FLOW & DIRECTION	---	---
MANHOLE	---	---
INLETS	---	---
PLUG OR CAP	---	---
WATER VALVE	---	---
FIRE HYDRANT	---	---
UTILITY POLE	---	---
LIGHT POLE	---	---
SANITARY SEWER LATERALS	---	---
WATER LATERALS	---	---
REDUCER	---	---
FENCE	---	---
CONCRETE	---	---
LIMIT OF CONSTRUCTION	---	---
SILT FENCE	---	---
SUPER SILT FENCE	---	---
STABILIZED CONSTRUCTION ENTRANCE	---	---
Wetland Buffer	---	---
Wetland Area	---	---
Waters of the US	---	---

City of Taneytown	
By: _____	Date: _____
Mayor	
City of Taneytown	
By: _____	Date: _____
Planning Commission Chair	
City of Taneytown	
By: _____	Date: _____
City Engineer	
City of Taneytown	
By: _____	Date: _____
Zoning Administrator	

Existing Use: Vacant Proposed Use: Self Storage Facility

Concept Site Plan
w-old wall location

Carroll Co File # S 22-0025

Storage Today

TAX ID: 01-029797
Election District #1
SITUATED AT 100 York Road
Taneytown, Carroll County, Maryland

SCALE:
1"=20'

DRAWN BY:
CHECKED BY:
DATE:
Nov 2024
SHEET: 1
OF: 6
PROJECT:
21-1024

