

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
June 18, 2024

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: S-23-0035 – Colonial Pipeline Substation Building Replacement, 3rd Amended Site Plan

LOCATION: 929 Hoods Mill Road, Woodbine, MD 21797; C.D. 4

OWNER: Colonial Pipeline Company, 929 Hoods Mill Road, Woodbine, MD 21797

DEVELOPER: Same as Owner

ENGINEER: TRC Engineers, Inc., 7639 Coppermine Drive, Manassas, VA 20109

ZONING: Heavy Industrial (I-2) & Agriculture

ACREAGE: 8.58 acres (property = 199.77 acres)

WATERSHED: Patapsco - South Branch

FIRE DISTRICT: Sykesville

MASTER PLAN: Heavy Industrial & Agricultural – 2014 Carroll County Master Plan – 2019 Amended

PRIORITY

FUNDING AREA: Hoods Mill

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 review 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 hosts the Colonial Pipeline Company. An initial site development plan was approved in 1982. Since then, various site development plan amendments and other plans have been processed to add items to the property and optimize the subject property operations. Examples of these additions include a transmex processing facility, a control/maintenance building, fuel storage tanks, an office building, parking, and an upgrade to the fire suppression system.

With a total of 199.77 acres, the property is comprised of three parcels spanning two zoning districts: Agricultural and Heavy Industrial. At Hoods Mill Road, two lengthy, narrow Agricultural parcels accommodate a private drive access into the site from the road. The company and its equipment occupy the Heavy Industrial Zoning portion of the property. A large swath of floodplain is associated with the stream on the southern end of the property. The site, particularly at all property lines of the Heavy Industrial-zoned area, hosts areas of heavy forest. Two large ponds exist on-site. The subject property is located in the Hoods Mill Priority Funding Area. Private water and sewer facilities exist.

Residences in the Agricultural Zoning District adjoin the heavily treed western property line of the subject property. Also in the Heavy Industrial zoning district, and adjoining to the east, lies the Carroll County-owned Hoods Mill Landfill. Ramblin Pines Campground adjoins the subject property to the northeast, with a zoning designation of Agricultural.

❖ **Plan Review:**

The developer proposes to relocate the existing substation structure by way of constructing a new 50' x 14' building. The existing building is to be demolished back to the foundation. A series of overhead cable trays are also proposed and will be utilized in rerouting the electrical cables on-site. No new entrances, parking, lighting, or signage are proposed.

The subject property's existing and continued use is consistent with the land use designation of Heavy Industrial in the 2014 Carroll County Master Plan – 2019 Amended.

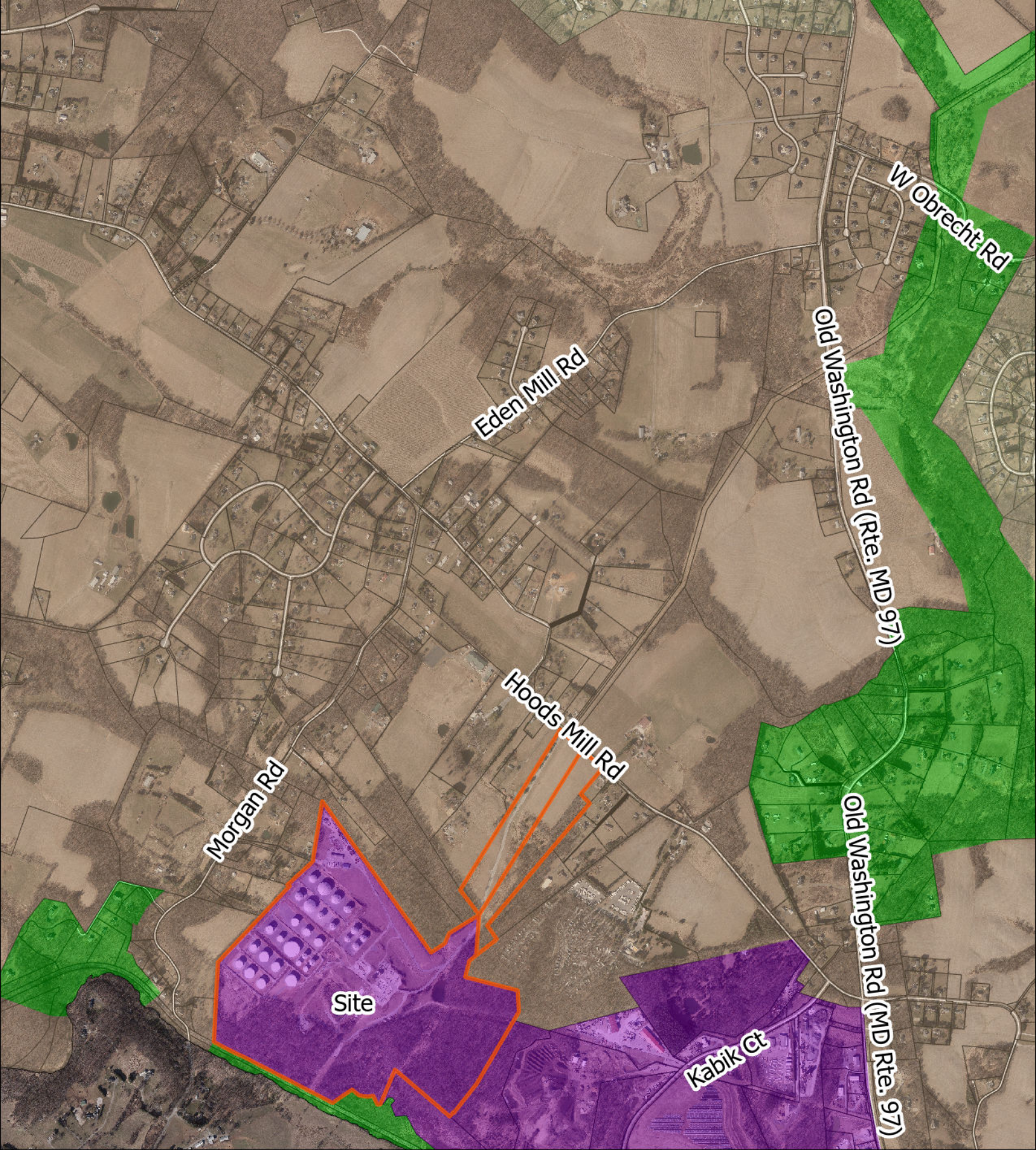
The proposed building elevations on sheet 7 depict a gray galvanized steel exterior. Heavily forested property lines screen the substation building from adjoining residences.

On June 3, 2024, the Design and Architectural Review Committee (DARC), an advisory group, met to review the project. With the structure not intended for human occupancy and the distance from adjoining properties, the DARC did not pose any opposition with what is proposed.

Stormwater Management has granted concept approval of the plan. Stormwater Management will be addressed by reverting 100 ft² of existing impervious gravel area to pervious grass area. Landscaping codes and manual requirements are not applicable to this project. Forest Conservation will be addressed through recordation of an on-site forest conservation easement on the southern portion of the property.

The proposed site plan was subject to citizen involvement during the February 26, 2024 Technical Review Committee meeting. There were no citizens who spoke at the meeting and no written comments were forwarded to the Bureau of Development Review.

The 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.



Legend

- Agriculture
- Conservation
- R-40,000
- I-2

Colonial Pipeline Substation Building Replacement S-23-0035



Property line shown hereon are from tax maps and therefore are approximate and are shown for illustrative reference only. Photograph date: Spring 2020



Legend
— Streams

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