

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
April 2, 2025

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: S-24-0009 – EVAPCO Contractor Storage Yard
LOCATION: East side of Crouse Mill Road, west of Allendale Lane; C.D. 01
OWNER: EVAPCO, Inc., 5151 Allendale Lane, Taneytown, MD 21787
DEVELOPER: Same as owner
ENGINEER: DDC, Inc., 184 East Main Street, Westminster, MD 21157
ZONING: Agriculture, Light Industrial (I-1), and Commercial Medium (C-2)
ACREAGE: 78.8536 acres
WATERSHED: Upper Monocacy River
FIRE DISTRICT: Taneytown
MASTER PLAN: Industrial – 2010 Taneytown Community Comprehensive Plan
BZA CASE: 6469 – Conditional Use for Contractor’s Equipment Storage Yard
PRIORITY FUNDING AREA: Outside
DESIGNATED GROWTH AREA: Taneytown

❖ **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 property in its entirety is 78.8536 acres and is split two times; once by Crouse Mill Road and once by the railroad. The subject property is that 54.2894-acre portion of land east of Crouse Mill Road and west of the railroad. The subject property is undeveloped with areas of farmland and the remaining areas being forested. A stream crosses the property along the eastern property boundary with a 100-year FEMA floodplain designation. The property has frontage onto Crouse Mill Road and Francis Scott Key Highway. Taneytown Greenway, a Planned Major Street, is shown crossing the subject property. The property lies outside of the priority funding area but is within Taneytown’s designated growth area.

The property to the north is zoned Residential Industrial and is the EVAPCO World

Headquarters within the City of Taneytown municipal limits. The property to the east, across the railroad tracks, is split zoned Agriculture and Light Industrial (I-1), is undeveloped, and is owned by EVAPCO, Inc. To the immediate west lies properties zoned Agriculture that are fixed with private dwellings. The southern adjoining property is zoned Agriculture and hosts a private dwelling and associated farm. The subject property and all adjoining properties are outside the public water and sewer service area, excluding the northern adjoining property within City limits.

❖ **Plan Review:**

The developer proposes to establish a 3-acre outdoor storage yard located on the southwest portion of the subject property. The proposed storage area will support the main business to the north by storing equipment while awaiting shipment. Access to the facility is by way of a proposed 25' wide paved access drive from Crouse Mill Road. The location of the storage yard and the access to Crouse Mill Road will not have any adverse effects on Taneytown Greenway, a planned major street. The storage area will utilize a gravel groundcover and will be surrounded by a chainlink fence. No lights or free-standing signs are proposed with this development.

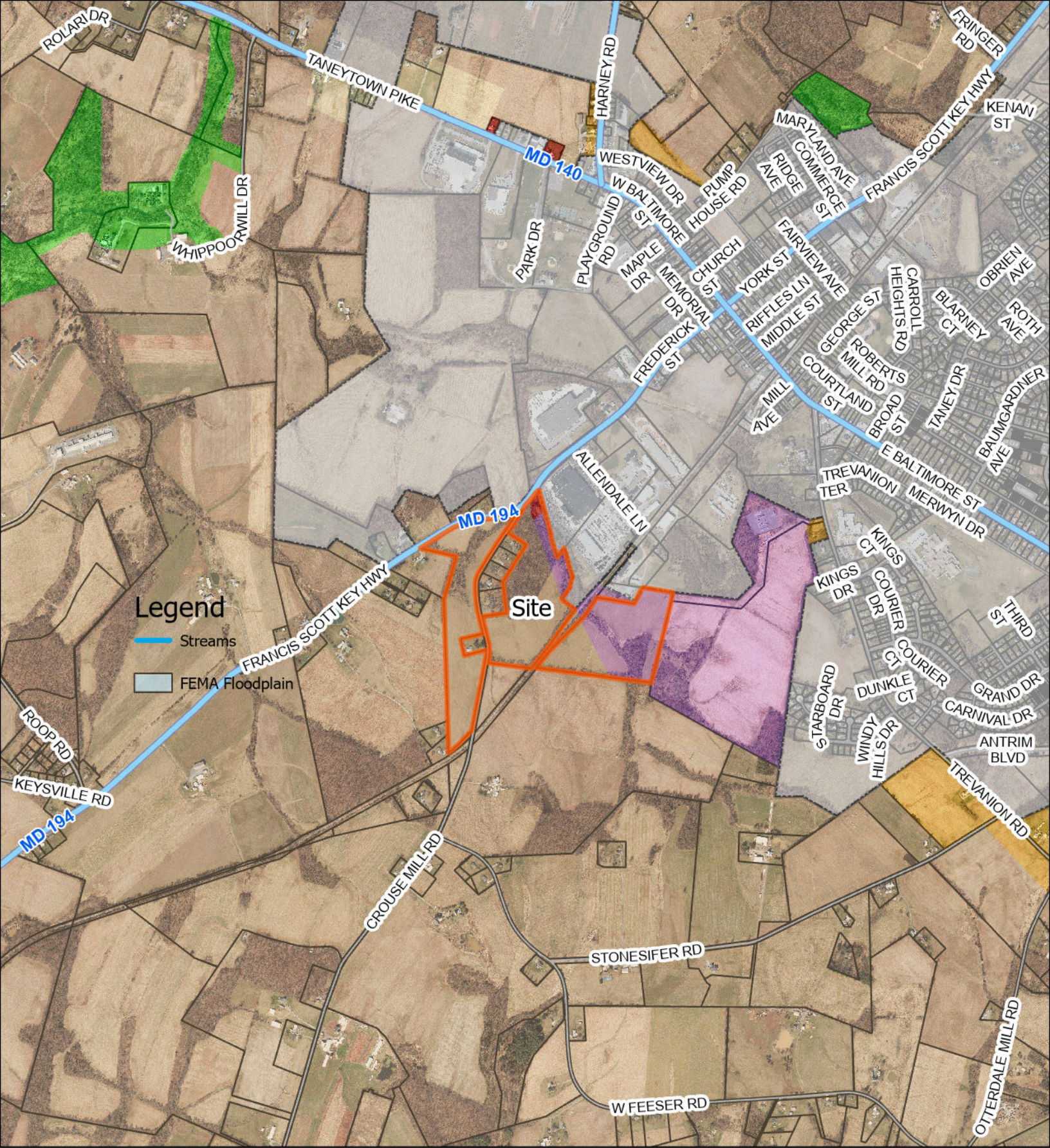
A contractor equipment storage yard is a conditional use within the Agriculture zoning district. On September 26, 2023, the request of conditional use was brought before the Board of Zoning Appeals (decision attached). The request was approved with 3 conditions: 1). There will be no lighting at the site, 2). The hours at the site will be from 7 AM to 6 PM from Mondays to Fridays with occasional work on Saturdays with the same hours, and 3). There will be no manufacturing conducted on the site and it will solely be used for the storage of equipment. Along with a request of conditional use, distance variances from neighboring properties and a size variance for the storage area were also requested and approved.

The concept site plan was received on March 26, 2024 and was subject to citizen involvement at the April 22, 2024 meeting of the Technical Review Committee. Citizens were present and voiced concerns of traffic to the site as well as view of the proposal.

With the anticipated traffic to the site, a traffic impact study (TIS) was not required. The proposed access to Crouse Mill Road was reviewed by Engineering Review and was granted concept approval with additional information needed on the final plan. The Landscape Manual requires a landscape screen between the site and public rights-of-ways, between the site and properties used non-residentially, and between the site and adjoining properties used residentially. A landscape plan is provided within the plan set on sheet 5. The landscape proposed meets requirements, with a surplus above and beyond the requirement along the frontage to Crouse Mill Road and adjacent to residential-used properties. Landscape Review has granted concept approval of the plan.

Forest Conservation will be addressed by on-site forest retention on that portion of property to the west, across Crouse Mill Road, which has been conceptually approved. Water Resources and Floodplain have granted conceptual approval of the plan with additional items being required with the final plan. The Bureau of Resource Management has granted concept Stormwater Management approval. Stormwater management will be addressed with three submerged gravel wetlands. In conjunction with the three facilities, the existing storm drain piping under Crouse Mill Road will be upgraded to not inhibit the flow of water.

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.



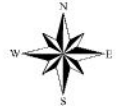
Legend

- Streams
- FEMA Floodplain

Legend

- Major Roads
- Road Centerlines
- Corporate Limits
- Property Data
- Zoning**
- Conservation
- R-40,000
- R-10,000
- C-2
- I-1
- Agriculture

**EVAPCO Equipment Storage Yard
S-24-0009**



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



Legend

 Streams

 FEMA Floodplain

EVAPCO Equipment Storage Yard S-24-0009



Property line shown hereon
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Photograph date: 2023

Tax Map/Block/Parcel
No. 19-19-389
Case 6469

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Evapco, Inc.
5151 Allendale Lane
Taneytown, MD 21787

ATTORNEY: Kelly J. Shaffer Miller, Esq.
Shaffer and Shaffer, LLP
73 East Main Street
Westminster, MD 21157

REQUEST: A request for a conditional use for a Contractor's Equipment Storage Yard and multiple variances.

LOCATION: The site is located at Crouse Mill Road (at Rt. 140), Taneytown, Maryland on property zoned "A" Agricultural District in Election District 1.

BASIS: Code of Public Local Laws and Ordinances, Sections 158.040, 158.071.01, and 158.173.

HEARING HELD: September 26, 2023

FINDINGS AND CONCLUSION

On September 26, 2023, the Board of Zoning Appeals (the Board) convened to hear a request for a conditional use for a Contractor's Equipment Storage Yard and multiple variances. Based on the testimony and evidence presented, the Board made the following findings and conclusions.

Gene Robertson testified as a representative of the company. Evapco, Inc. is a manufacturing company with its headquarters in Taneytown, Maryland. The headquarters is adjacent to the property in question. It produces products for evaporative cooling and industrial refrigeration. The company is a global manufacturer of HVAC heating and cooling units. The conditional use request is to have an area variance from the 1 acre requirement to 3 acres.

The company purchased the property in question in 2021. The company has been awarded some large projects and needs more space to accommodate the increase in the sale of its products. More storage space is needed for finished units as reflected in Exhibit 3. It wants to use the proposed Contractor's Equipment Storage Yard for the storage of large equipment. The equipment to be stored outside is in Exhibit 3. The equipment can be stored outside because it is equipment that is left outside anyway. The lower half of the equipment is on page 1. Page 2 of

Exhibit 3 is the upper section of the equipment. It includes fans and the control panel. The equipment to be stored in the Contractor's Equipment Storage Yard would be many pieces of what is reflected in Exhibit 3. The third page of Exhibit 3 would be a crane that would load and unload the equipment. This crane is movable and has tires. A security fence would be erected to protect the equipment. Because the equipment is large, the vehicles to transport the equipment are also large. All of the hauling to and from the Contractor's Equipment Storage Yard would be coordinated with transportation officials. He would expect the equipment in Exhibit 3 to be kept outside for approximately three or four months before being moved. The units in the Contractor's Equipment Storage Yard would have already been ordered and would sit in the yard ready for delivery.

The hours of the Contractor's Equipment Storage Yard would be from 7 a.m. to 6 p.m. The average trips per day at the site would be six to eight trips on a busy day. A typical day would have from two to three trips to the site, Mondays through Fridays. There would occasionally be some work on Saturdays from 7 a.m. to 6 p.m. Daylight is required for working on the equipment. Therefore, in winter months the time for transporting equipment would be reduced due to the daylight hours requirement to move it. There are no traffic signals near the site. The trailers hauling the equipment would not be typical vehicles. Many vehicles would be overdimensional vehicles. The site is three acres because of the large equipment and the large vehicles needed at the site. The vehicles need more space to turn around.

There would be no proposed buildings on the Contractor's Equipment Storage Yard. Storage of the equipment in Exhibit 3 would be kept in the Contractor's Equipment Storage Yard until it was shipped out. No employees would be permanently stationed at the Contractor's Equipment Storage Yard. The Contractor's Equipment Storage Yard would not be a lighted area.

The City Manager for the City of Taneytown, Maryland sent the Board a September 25, 2023 letter in support of the project. The City of Taneytown was in support of the application because it was in line with a long-term transportation and road realignment project that is likely to cross the proposed site. The site is also supposed to be in an industrial zoned district in Taneytown's future. Exhibit 6.

James Mathias works with Development Design Consultants. He was accepted as an expert in land use, planning and site design. The lot is approximately 78.85 acres. The property is comprised of two parcels cut off by a railroad. The property is bisected by Crouse Mill Road and a railroad. There are 54 acres to the north of the railroad and the remainder is to the south of the railroad. There is industrial zoned property to the east of the property. There is a significant stream on the property. The stream runs from north to south. There is a 100 year floodplain on the property. Part of the property borders the City of Taneytown. Most of the property is unusable. There are wetlands on the property. There is no place on the property where distance variances would not be needed. The case meets the criteria in Schultz v. Pritts. A certain amount of screening would be required. There would be landscaping outside of the fenced in area.

A September 13, 2023 memorandum from the Department of Planning and Randolph Mitchell, Planning Technician, stated that the staff finding was that this request is consistent with the *2010 Taneytown Comprehensive Plan* and would not have an adverse effect on the current use of the property.

Eric Helm testified in the case. He stated that there was an Amish farm a mile or so away from the site. The site was near a heavily bicycled area, especially on Saturdays. Some of these cyclist are in full gear when riding their bicycles. There are bus stops in the area.

Steven Garner testified in the case. He stated that the site was near one of the nicest areas in Taneytown. Amish buggies are almost on the road on a daily basis. He believed the project would devalue his home. He further believed that there would be a negative impact on the quality of his life.

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 and the requested variances.

There are three conditions with the approval:

- 1) There will be no lighting at the site.
- 2) The hours at the site will be from 7 a.m. to 6 p.m. from Mondays through Fridays with occasional work on Saturdays with the same hours.
- 3) There will be no manufacturing conducted on the site and it will solely be used for the storage of equipment.

9-29-2023

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.