

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
September 4, 2024

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: S-24-0017 – Hampstead Wastewater Treatment Plant, 2nd Amended
LOCATION: 4455 North Woods Trail, Hampstead, MD 21074; C.D. 02
OWNER: Carroll County Commissioners, 225 N. Center Street, Westminster, MD 21157
DEVELOPER: Carroll County Commissioners c/o Bureau of Utilities, 225 N. Center Street, Westminster, MD 21157
SURVEYOR: Johnson, Mirmiran & Thompson, 40 Wight Avenue, Hunt Valley, MD 21030
ZONING: Conservation
ACREAGE: 28.759 acres
WATERSHED: Loch Raven Reservoir
FIRE DISTRICT: Hampstead
MASTER PLAN: Resource Conservation – 2014 Carroll County Master Plan, 2019 Amended

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 review of a concept site plan.

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

❖ **Existing Conditions**

The subject property is a 28.759-acre parcel located at 4455 North Woods Trail. The property contains numerous buildings; the Hampstead Wastewater Treatment Plant is located on site. A stream is on the southern portion of the property. There are two Forest Conservation Easements on the property: one along the southern property boundary and one along the western property boundary. A ground-mounted solar facility exists on the north side of the property. All development on the property was approved with prior site development plans.

The adjoining property to the south and west is the Roberts Field subdivision, located in the Town of Hampstead. Those lots are served by public water and public sewer system. The

eastern property line is the Carroll County/Baltimore County boundary line. The property to the north is a 58-acre tract of ground zoned both R-10, 000 and R-20,000 and under a rural legacy easement.

The plant came online in 1971. In 1984 the plant underwent major upgrades and new equipment was added at that time. Additional filtration systems have been implemented over the years. Implementation of water reduction systems over the years has allowed the plant to remain well below the full capacity of the plant. A previous 1993 site plan was approved detailing wastewater treatment plant improvements. The solar facility was approved in 2017. An amended site development plan for an Enhanced Nutrient Removal (ENR) upgrade was approved by the Planning and Zoning Commission in 2017.

❖ **Plan Review:**

On July 19, 2024, an initial site development plan for the subject property was submitted to the Bureau of Development Review and distributed to technical review agencies. The plan proposes various improvements around the existing facility; most notably a 514 square foot expansion of the sludge press facility, 654 square foot expansion of the PAC storage and metering facility, 1,764 square foot new maintenance and storage facility, and additional paving. Architectural elevations and renderings are provided within the plan set on sheets 15-21.

Access to the site exists via a right-of-way onto North Woods Trail. The right-of-way overlays a roadway that is owned and maintained by The Town of Hampstead. The Town did not have any comments or suggestions regarding the proposed plan.

The parking tabulation provided on sheet 1 identifies the total number of parking spaces required as 2. The parking standard is 1 space per 1.5 employees on maximum shift. A total of 7 parking spaces are provided on the site.

The site development plan was subject to citizen involvement on August 26, 2024 during the Technical Review Committee meeting. No citizens were in attendance at that meeting. No written comments have been received.

Grading & Sediment Control and the Soil Conservation District have approved the concept plan. Engineering Review and the Town of Hampstead have approved the proposal with existing access to North Woods Trail. The proposal is exempt from the Floodplain Management Ordinance and the Forest Conservation Ordinance.

Concept Stormwater Management approval has been granted. Stormwater Management requirements for the site are being addressed with the existing facility on-site and non-rooftop disconnects.

In accordance with 158.049 of the Carroll County Code of Public Local Laws and Ordinances:

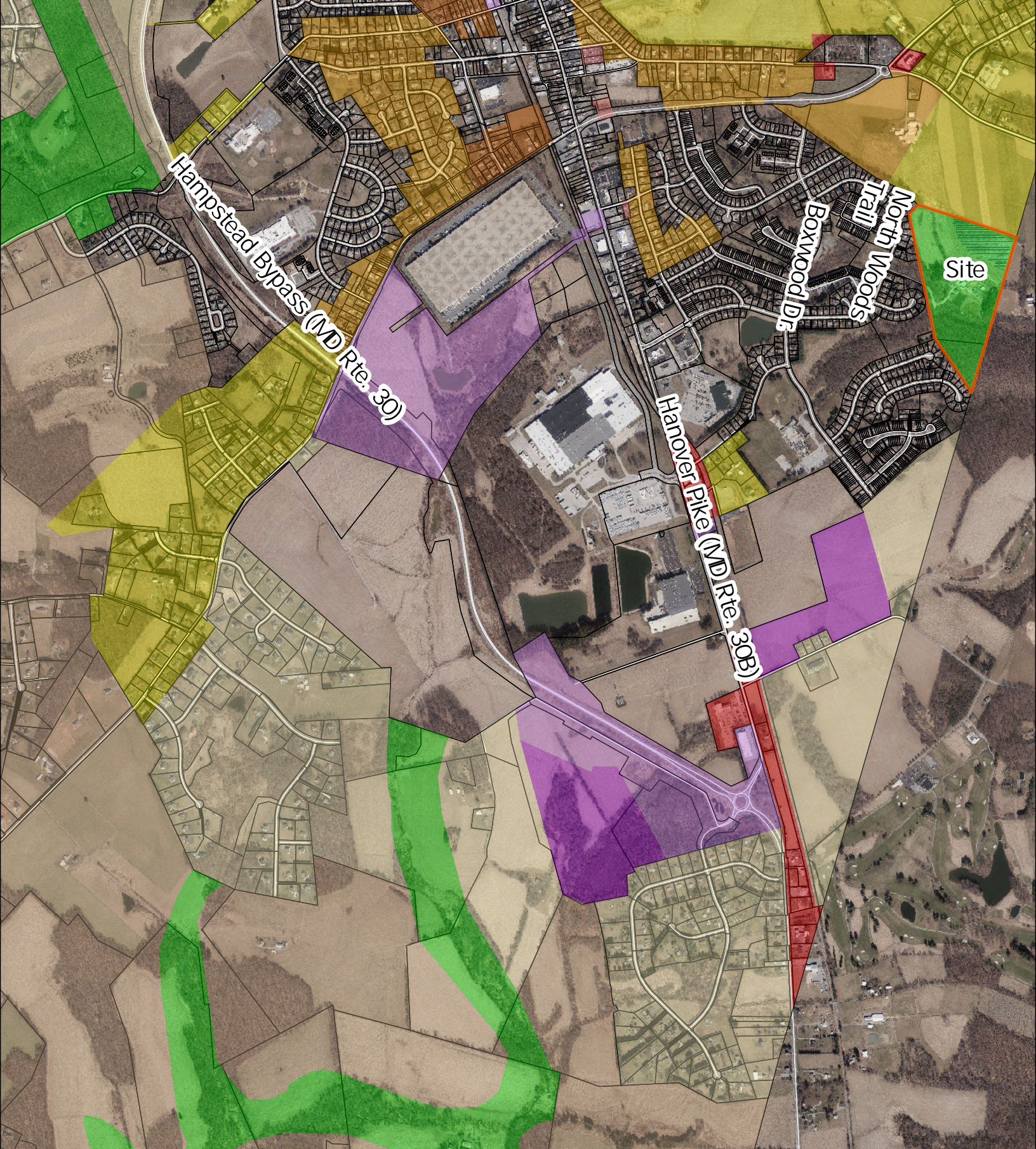
§158.049 COUNTY PUBLIC BUILDINGS, STRUCTURES, AND USES.

Notwithstanding anything herein to the contrary, uses of land, buildings, structures, or premises by the County Commissioners, including the location, erection, reconstruction, extension, enlargement, conversion, or alteration of buildings or structures or parts thereof may be located in any district as principal permitted uses and exempt from all subdivision regulations and bulk requirements. However, no land, building, structure, or premises

owned or leased by the County Commissioners may be used without the approval of the County Planning Commission pursuant to Md. Code, Land Use Article, § 3.205.

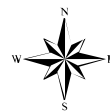
The Bureau of Comprehensive Planning reviewed the proposal for consistency with the policies and recommendations contained in the Carroll County Master Plan, the Carroll County Master Plan for Water and Sewer, and other functional plans, as applicable. The subject property has a land-use designation of Resource Conservation (the property is zoned Conservation). The development proposal is consistent with this designation. This plan is consistent with all applicable plans.

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.

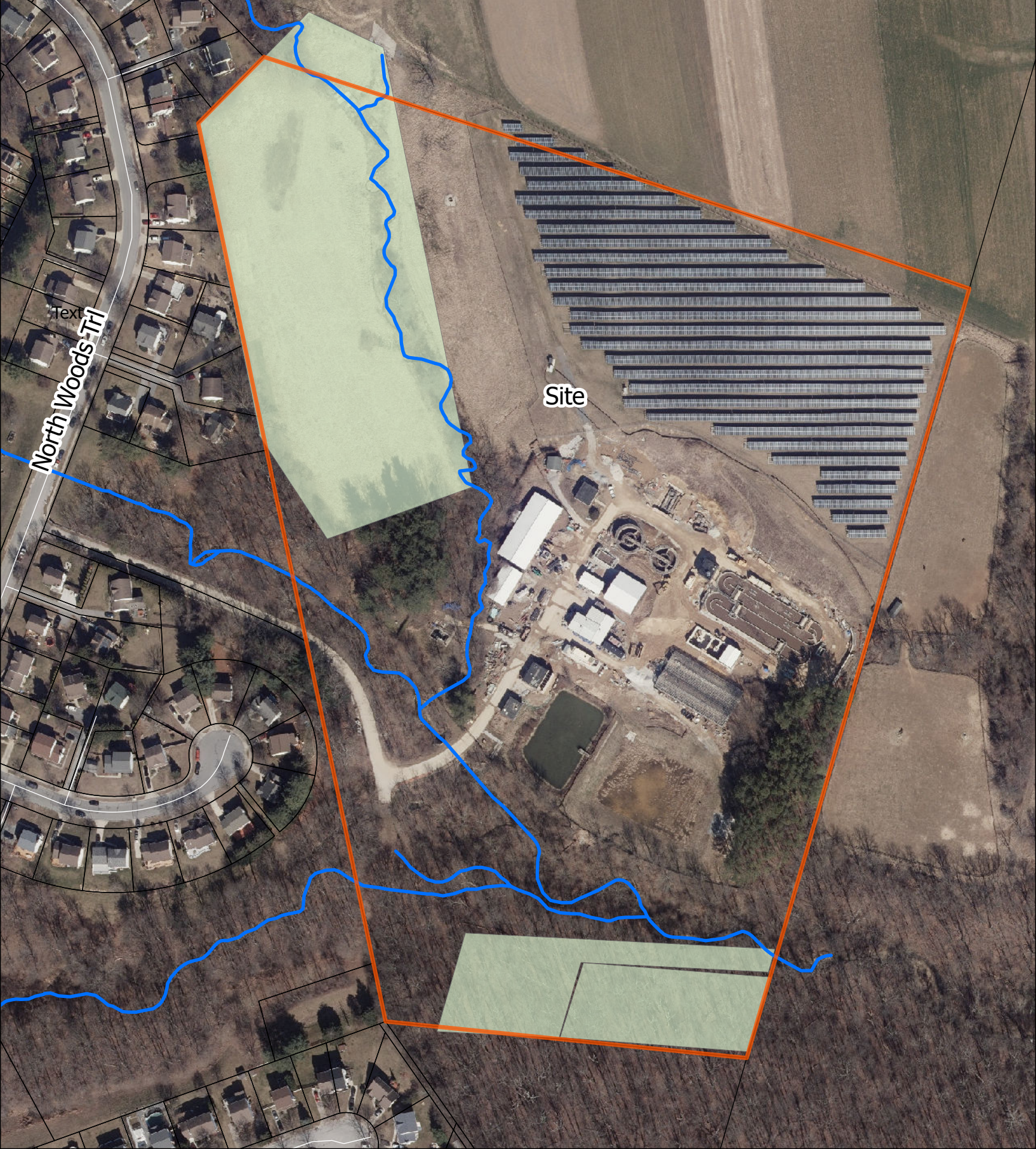


Zoning	County
R-40,000	C-1
R-20,000	C-2
R-10,000	I-1
R-7,500	I-2
Agriculture	
Conservation	

Hampstead WWTP 2nd Amended S-24-0017

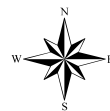


Property line shown hereon are from tax maps and therefore are approximate and are shown for illustrative reference only. Photograph date: Spring 2020



Legend
Forest Conservation — Streams

Hampstead WWTP 2nd Amended S-24-0017



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