

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
September 17, 2024

Prepared by
Amy Barcroft, Bureau of Development Review

SUBJECT: S-23-0029, Cranberry Station Elementary School Amended

LOCATION: 505 N. Center Street, near Cranberry Road, C.D. 3

OWNER: Board of Education of Carroll County, 125 N. Court St., Westminster, MD 21157

DEVELOPER: Same as Owner

ENGINEER: Site Resources, 4 North Park Dr. Suite 100, Cockeysville, MD 21030

ZONING: R-10,000

ACREAGE: 56.03 acres

WATERSHED: Liberty Reservoir

FIRE DISTRICT: Westminster Fire Company

MASTER PLAN: School, Carroll County Master Plan Amended 2019

PRIORITY

FUNDING AREA: Inside

DESIGNATED

GROWTH AREA: Inside

❖ **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 consideration 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 is a 56.03 acre parcel zoned R- 10,000. The property is located on Center Street near Cranberry Road. An existing public elementary school, Cranberry Station Elementary, is located at the northern portion of the site and an existing public high school, Winter's Mill, is located on the southern half of the property. The elementary school is accessed by an entrance on Center Street. The property and surrounding properties are served by public water and sewer under the jurisdiction of the City of Westminster. Surrounding

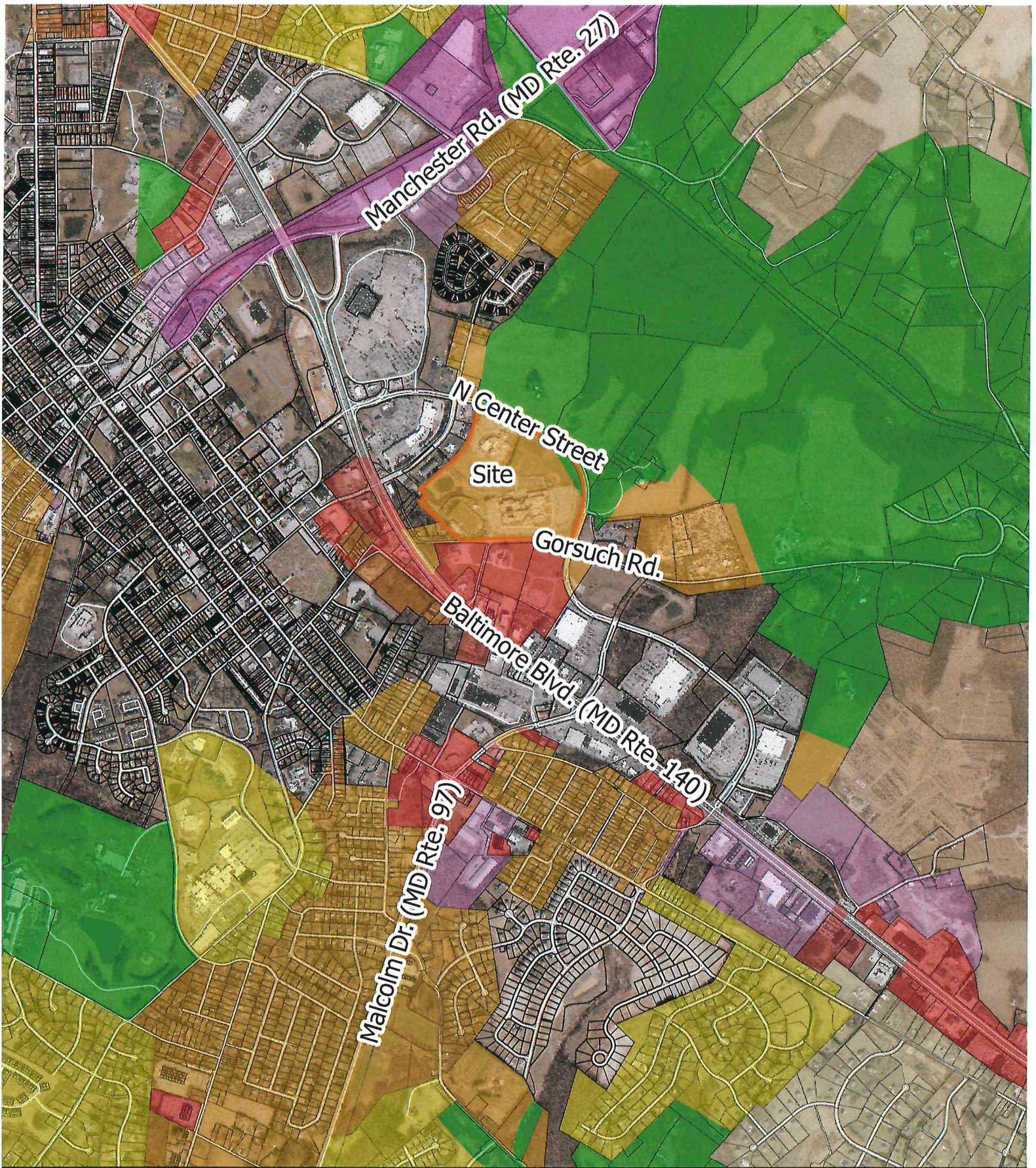
properties are zoned Commercial to the west and the south. The northern and eastern sides of the property border Conservation zoned land. The property is inside the Priority Funding Area and Inside the Designated Grown Area. The school was approved with a site plan in 1997.

❖ **Site Plan Review:**

The plan proposes a building addition to accommodate new classrooms. The one-story addition is proposed towards the rear of the existing school. The addition will not increase planned enrollment. No additional bus trips are planned, and parking lot capacities will not need to be adjusted. Sidewalk, fencing, trees, and curbs will need to be relocated for the addition. There is no new proposed site signage or lighting other than building mounted fixtures. The building will be sprinklered and one of the three existing fire hydrants will be replaced due to the location of the addition.

Stormwater Management will be addressed by proposed micro bioretention facilities. Concept Stormwater Management approval has been granted. Forest Conservation was previously addressed for the site. The City of Westminster is reviewing the plan and is the approval authority for utilities. Technical agencies have reviewed the concept plan and will finalize approvals with the review of the final plan set. This plan was found to be consistent with the Carroll County Master Plan by the Bureau of Planning.

The final 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.

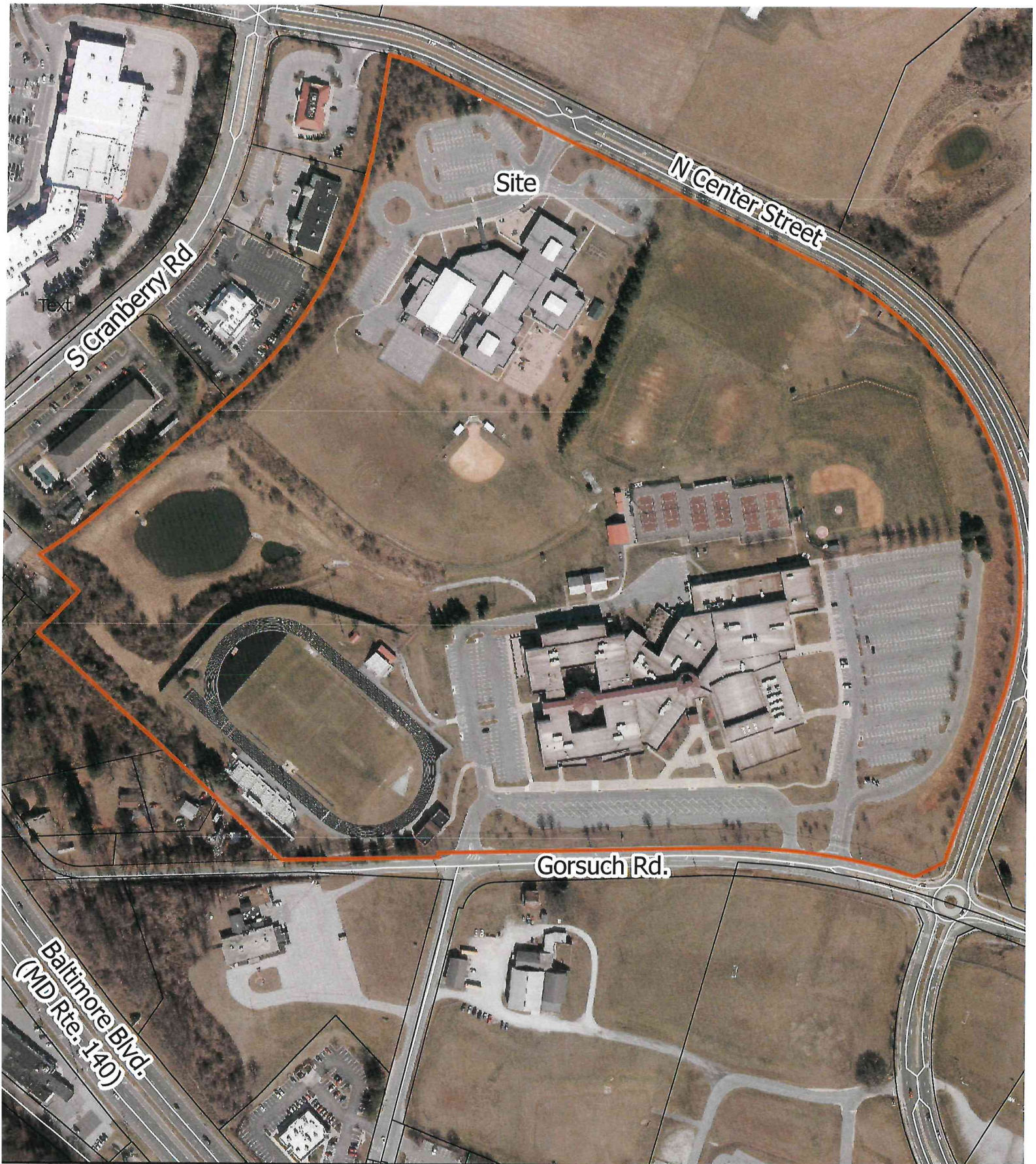


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Property line shown hereon are from tax maps and therefore are approximate and are shown for illustrative reference only. Photograph date: Spring 2020

oning_County	R-40,000	C-2
oning	R-20,000	C-3
Agriculture	R-10,000	I-1
Conservation	R-7,500	I-2
	C-1	



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