



**Sandymount Elementary
School Addition
S-23-0032**



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

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
August 20, 2024

Prepared by
Amy Barcroft, Bureau of Development Review

SUBJECT: S-23-0032, Sandymount Elementary School Addition Site Plan

LOCATION: 2222 Old Westminster Pike, South of Sandymount Road, C.D. 2

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: Conservation

ACREAGE: 8.1 acres

WATERSHED: Liberty Reservoir

FIRE DISTRICT: Reese Fire Company

MASTER PLAN: School, Carroll County Master Plan Amended 2019

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 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 8.1 acre parcel in Conservation Zoning District. The property is located in Finksburg on Old Westminster Pike near Sandymount Road on the west side of MD RT. 140. An existing public elementary school is operating on the site. The property is accessed by two entrances on Old Westminster Pike. The property and surrounding properties are served by private well and septic. Surrounding properties on all sides of the site are zoned residential and are developed with residential homes and a public park. The property is outside of Priority

Funding Areas and Outside the Designated Grown Area. The school has been in existence since 1935 and was renovated in 1991 with an approved site plan.

❖ **Site Plan Review:**

The plan proposes an addition to accommodate Pre-K and Kindergarten classrooms. The addition is one-story and proposed to be added to the rear of the building, adjacent to the existing cafeteria and gymnasium. The addition will be 8,740 square feet and will have capacity for 2 additional staff and 45 additional students. No additional bus trips are planned, and parking lot capacities will not need to be adjusted. The Health Department has reviewed the plans and agreed that the existing well and septic systems can accommodate the new capacity without modification. Some of the existing play equipment, trees, and asphalt walkways will be removed or relocated for the addition. There is no new proposed site signage or lighting other than some building mounted fixtures. The building will be sprinklered and an existing fire hydrant is located on site. A new tree line will be planted along the corner of the rear and side property lines as screening for an adjacent residential property.

Stormwater Management will be addressed by proposed micro bioretention facilities. Concept Stormwater Management approval has been granted. Floodplain, Water Resources, Site Compliance, Fire Protection, Engineering, Roads and Soil Conservation have approved the plan. The site is outside the jurisdiction of the Bureau of Utilities. Health Department, Landscape, and Grading have minor comments to be addressed on the final plan set. Forest Conservation does not apply to this project. This plan was found to be consistent with the Carroll County Master Plan by the Department of Planning.

The Concept Site Plan was initially submitted March 25, 2024. The plan was subject to citizen involvement at the April 22, 2024, Technical Review Committee. No citizens were present or submitted comments.

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.