

HAMPSTEAD PLANNING & ZONING COMMISSION
PUBLIC HEARING
July 24, 2024
7:00 P.M.

The public hearing for the **Discussion of Concept Site Plan for Tractor Supply Company – Hanover Pike – Map 0500/Parcel 3193** was held on Wednesday, July 24, 2024 at 7:00 p.m.

Commission Chair Sharon Callahan called the hearing to order at 7:00 p.m. The following Commission Members were present: Sharon Callahan, Lou Konior, Barb Yeager, Deborah Painter and Charlie Obermayer. Staff Members present were: Town Manager/Zoning Administrator Jim Roark, Assistant Zoning Administrator Elizabeth Dietrich, and Hampstead Chief of Police David Snyder. Andrew Gray, the Carroll County Department of Planning liaison to Hampstead, was also present.

Guests present: Tracey Horstmann, Jon Breakey, Laura Cheeseman, Wendy Fulton, Michelle Carlson, Marlene Duff, Gerard Zeller, and Jim Piet.

Commission Chair Sharon Callahan called the meeting to order at 7:00pm, and a roll call was conducted. Mrs. Callahan introduced **the Discussion of Concept Site Plan for Tractor Supply Company – Hanover Pike – Map 0500/Parcel 3193**.

Wendy Fulton introduced herself as representative of the developer, The Keith Corporation. She said that there are other Tractor Supply Stores in the County that the Commission may be familiar with, and that this is for a new location for a Tractor Supply Store (“TSC”). She said that Michelle Carlson from BL Engineering was also in attendance as civil engineer on behalf of the application.

Mr. Roark discussed the site plan. He said that there had been some changes to the plan since the Commission originally saw it. He said the back of the plans have color elevations, and depiction of a sign. Mr. Roark said that what is shown in the site plan is a pylon sign; Town will be asking the applicant to change this to a monument sign. The Town will be providing the applicant with comments after the plan is more thoroughly reviewed, and that will be one of the comments included.

Mrs. Painter asked if there were any major changes since the last plan submitted. Mr. Roark said that one major change was the original plans showed a septic field and private septic. The Town will be requiring the applicant to connect to Carroll County public sewer as there is a very large aquifer below the property and the Town does not want to take any chances with private septic. The applicant was originally going to connect to a forced sewer line under CSX railroad property. This plan will not work, however, so the applicant is moving on to plan B, which is to run the sewer line south to connect the existing sewer line around Greenmount Bowl. Plan C is to take the line across the street to the new pump station. The Town and the applicant are working with Carroll County Bureau of Utilities to find the best option.

Mrs. Yeager asked if there was a chance of requesting the applicant to install a sidewalk. Mr. Roark said they could ask the applicant again. Mr. Konior asked if sidewalks would be the responsibility of the developer or the Town, and Mr. Roark said it would be the responsibility of the property owner, which will be TSC. Mrs. Yeager said that the other buildings in the area are older (Greenmount Bowl, etc.) and don’t have sidewalks, but she felt that anything new it would be nice to add to the walkability of Hampstead.

Mr. Obermayer asked about the retention ponds, if there would be any chance of pollutants coming from the new store. Michelle Carlson, the civil engineer, said that will be reviewed as part of the stormwater management plan.

Mrs. Painter asked about the timeline for the project. Mr. Roark said that the concept plan is in “part 2” of the process, the public hearing. The applicant will need to come back at some point for approval of the concept plan phase. The process will then be repeated for the final review, with an introduction of the final plan, public hearing for the final plan, and then at some point they would come back to the Commission for approval of the final plan. Simultaneously there will be a final plan review with Carroll County. Mr. Roark said best case scenario is about four months. Then there will be a legal package with Public Works agreements, which could take another few months.

Resident Mr. Gerard Zeller, 3800 N. Carroll Lane, came up to speak to the Commission saying he is a resident down the railroad track from the proposed TSC and was interested in the approval process for the project. He said he is a landscape architect and is interested in stormwater management and would like to see a copy of the plans. The applicant provided Mr. Zeller with a hard copy of the site plan.

There were no additional public comments.

Commission Chair Sharon Callahan adjourned the Public Hearing at 7:10 p.m.

ATTEST

CHAIR