

R 72

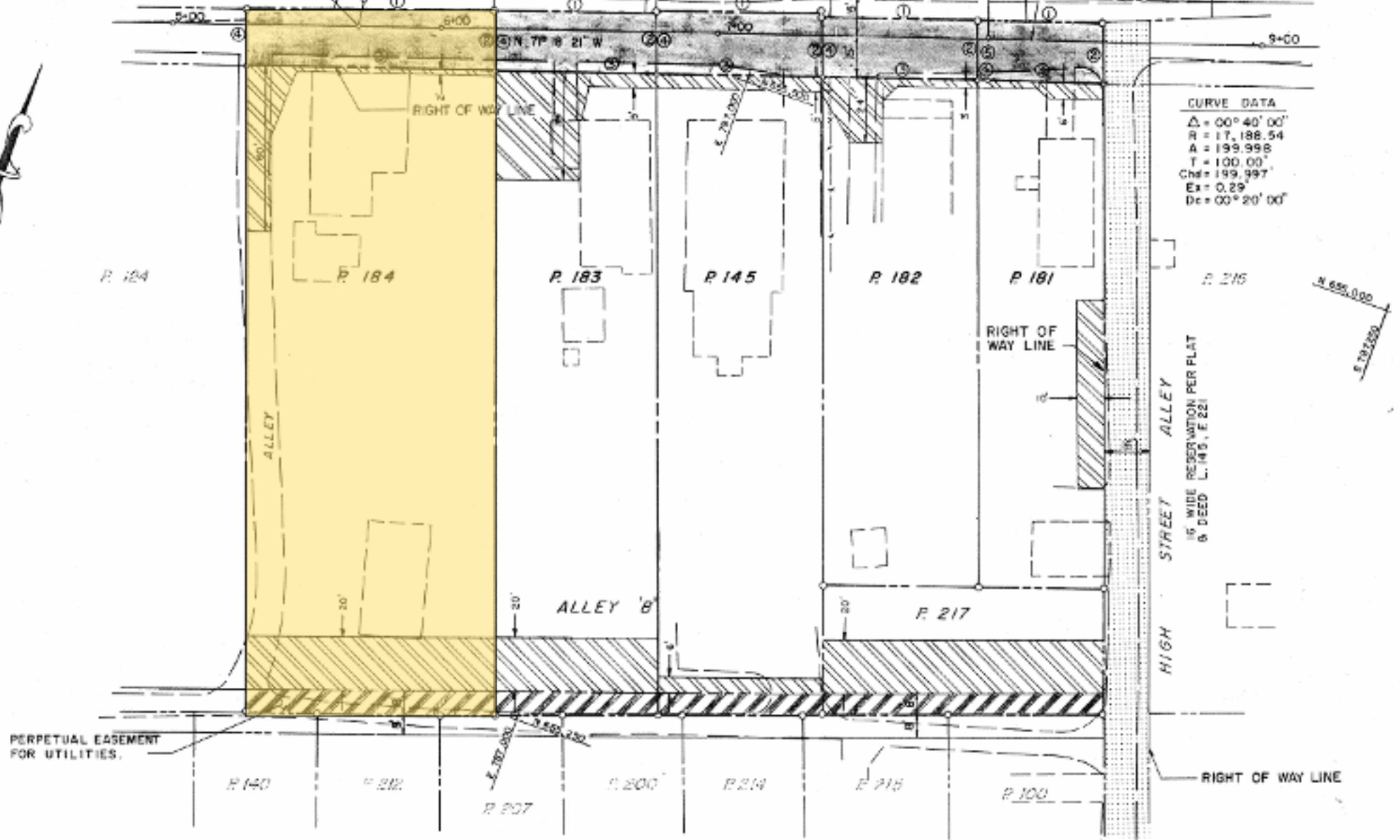
STA 5+69.03 PL VALLEY RD.
STA 100+89.45 HALTER RD

PLEASANT VALLEY ROAD

RIGHT OF WAY
CONSTRUCTION
P 109

P 110

CURVE DATA
 $\Delta = 00^\circ 40' 00''$
 $R = 17,188.54$
 $A = 199.998$
 $T = 100.00'$
 $Chd = 199.997'$
 $Ex = 0.29'$
 $Dc = 00^\circ 20' 00''$



- INFECTED AREA
- EX. RIGHT OF WAY
- TEMPORARY CONSTRUCTION EASEMENT

THE PROPERTY OUTLINES AS SHOWN ON THIS PLAT ARE COMPILED FROM DEEDS. THE APPROXIMATE PROPERTY LINES SHOWN WERE NOT ESTABLISHED BY ACTUAL SURVEY BUT ARE INTENDED FOR AN APPROXIMATE GUIDE ONLY.

- LEGEND**
- SLOPE EASEMENT
 - REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
 - PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
 - PERPETUAL EASEMENT FOR DRAINAGE FACILITY (ARROW INDICATED GENERAL DRAINAGE FLOW PATTERN)
 - PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.
 - PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND.
 - APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE FOR EXPLANATORY PURPOSE ONLY.)

DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING

APPROVED
Richard S. Hulse 8-5-93
SURVEYOR DATE

SCALE 1" = 30'



CCPS School Attendance Area Locator

CCPS Schools for the Address selected.
Please look at the map and confirm the location matches the address you typed.

High School

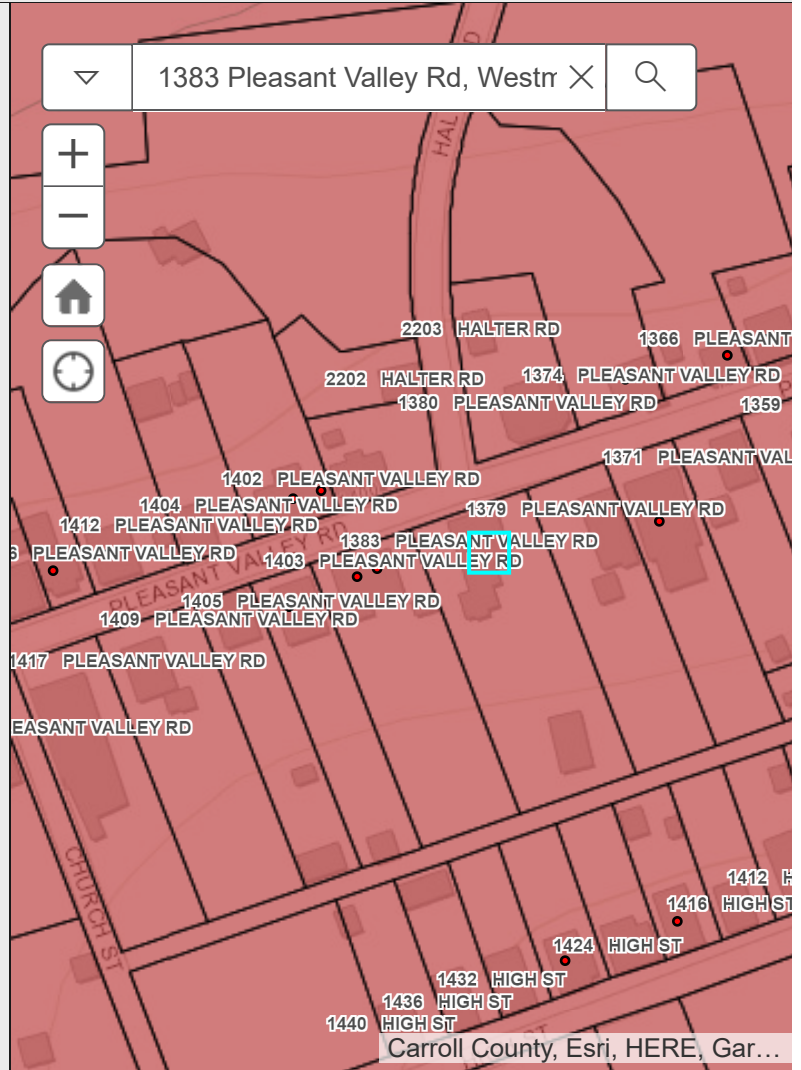
School Name: FRANCIS SCOTT KEY HS
Address: 3825 Bark Hill Rd Union Bridge, MD 21791
Website: [More Info](#)

Elementary School

School Name: RUNNYMEDE ES
Address: 3000 Langdon Dr Westminster, MD 21158
Website: [More Info](#)

Middle School

School Name: NORTHWEST MS
Address: 99 Kings Dr Taneytown, MD 21787
Website: [More Info](#)



Utility Customer Notice

A utility charge shown on a utility bill which is based on an actual measurement, and which follows one or more bills based on estimated measurements, may be substantially higher than previous utility bills and higher than the utility bills based on estimated measurement.

Customers may call in order to:

- (1) Dispute the amount of the utility charge and/or the installment and surcharge;
- (2) Avoid the termination of utility service for nonpayment of the amount(s) shown on the utility bill;
- (3) Request the restoration of utility service; and
- (4) Request answers to questions regarding utility service.

Billing Inquiries (410) 386-2000 or 1-(888) 302-8978
E-mail: UtilityBilling@carrollcountymd.gov

Payment Inquiries (410) 386-2971
Web: <https://paybill.carrollcountymd.gov>

Utilities (410) 386-2164

After Hours (410) 848-4343 (Emergencies only)

Services will be terminated after 06/20/23 if bill is not paid.

Account: 07-70-0120 **Bill:** WS2317/700120/00046
Property: 07-020236-00 [0]

Water Charge: 5/8" meter \$11.52
Sewer Charge: \$16.25
Bay Restoration Fee Exempt

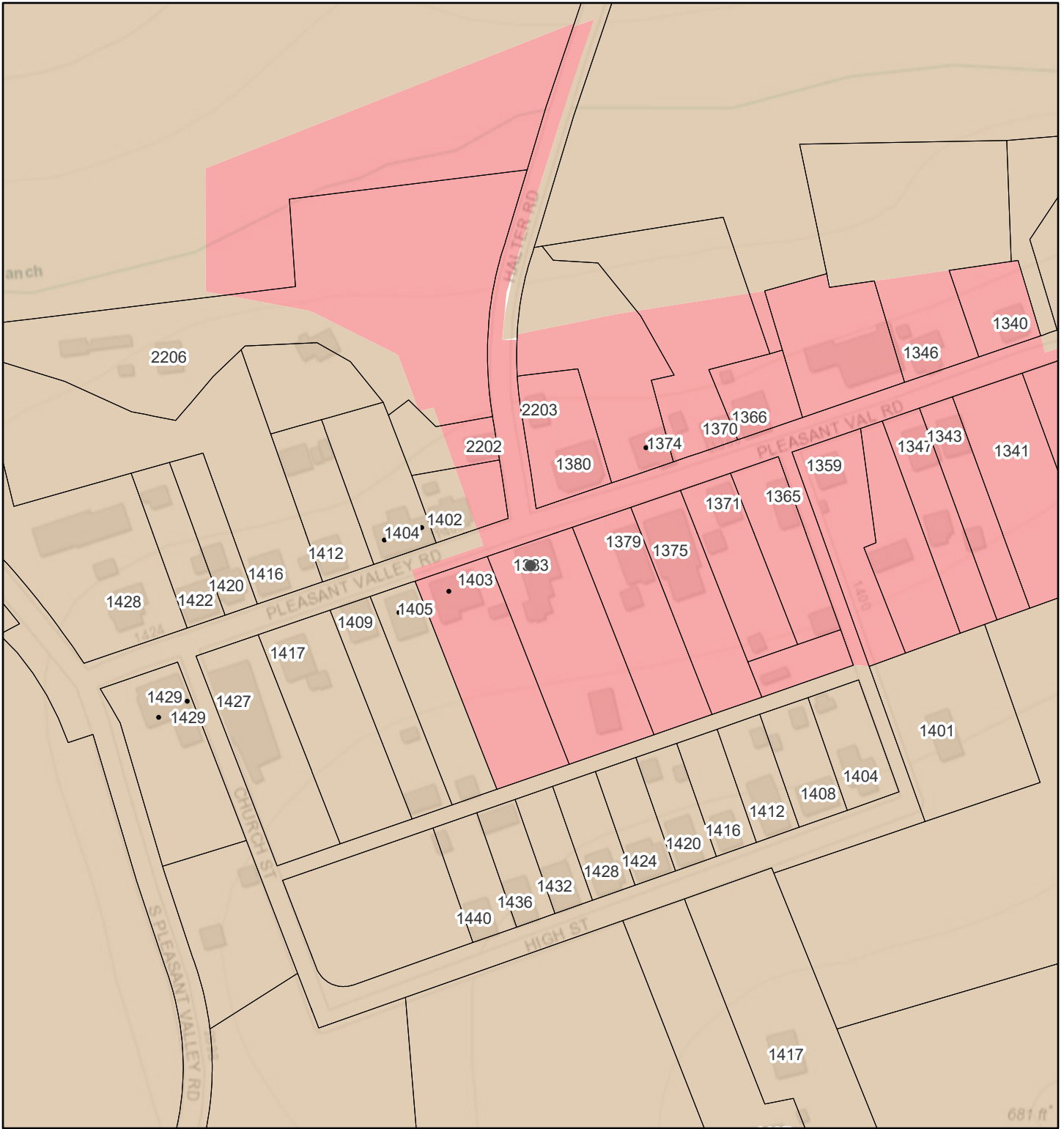
Current Charges: \$27.77

Total due by 05/25/23 \$27.77

Previous Reading 14,000 on 01/03/23
Current Reading 14,000 on 03/30/23 (ACTUAL)
Total Usage 0 for 86 days.
No usage; Ready-to-Serve chg. only
Owner: STONESIFER ROY C JR
Property: 1383 PLEASANT VALLEY RD APT 1

CREDIT CARD PAYMENTS [HTTPS://PAYBILL.CARROLLCOUNTYMD.GOV](https://paybill.carrollcountymd.gov) OR
PHONE 833-632-0800 \$10 LATE FEE AFTER DUE DATE \$35 RETURNED
CHECK FEE CARROLL COUNTY MAY RE-PRESENT RETURNED CHECKS

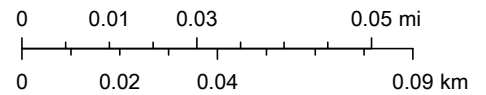
Carroll County Zoning



4/13/2023, 2:38:40 PM

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- Address Zoning Carroll County
- ▭ Parcels
- ▭ Agriculture
- ▭ C-1



Carroll County, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

§ 158.077 C-1 COMMERCIAL LOW INTENSITY DISTRICT.

(A) **Purpose and intent.** The purpose of the C-1 District is to provide locations for small-scale, low intensity retail and service commercial uses which are intended to provide goods and services primarily serving the residents of the surrounding neighborhoods with a minimum of consumer travel and convenient auto access. Uses allowed in the C-1 District include but are not limited to retail sales and services, personnel services, medical facilities, eating establishments, recreation and entertainment, and small professional office uses.

(B) **Applicability.** The following regulations and applicable regulations contained in other sections shall apply in the C-1 District.

(C) **Principal uses.** The regulation of principal uses is set forth in § 158.082.

(D) **Site plan review.** Site plan review, if required, shall be as provided as per Chapter 155.

(Ord. 2019-06, passed 12-12-2019)

**§ 158.082 COMMERCIAL, INDUSTRIAL, AND EMPLOYMENT CAMPUS DISTRICTS:
REGULATION OF PRINCIPAL USES.**

(A) **Table of Principal Land Uses.** In the table below, the following applies:

- (1) The letter “P” indicates that the use is permitted in the district indicated.
- (2) The letter “C” indicates that the use is allowed following conditional use authorization by the BZA in accordance with § 158.133 of this chapter.
- (3) The letter “X” indicates that the use is prohibited.
- (4) The letters “NA” indicate that the use is not applicable to the district.
- (5) Any use not listed is prohibited unless the BZA determines that the use is similar in impact, nature, function, and duration to an allowed use listed in the Table of Land Uses, and which would not be otherwise detrimental to the public health, safety, or general welfare of the community, unless otherwise specifically prohibited.
- (6) The particular and specific control the general.
- (7) In case of any difference of meaning or implication between the text and any caption, the text controls.
- (8) In case of any difference of meaning or implication between the text and any language in the definition of the use or the purpose and intent of the zoning district, the text controls.
- (9) Words used in the singular include the plural (and vice versa).
- (10) Words or phrases not specifically defined in this chapter shall be construed according to the common and generally recognized usage of the language. Technical words and phrases, and others that have acquired a specific meaning in the law, shall be construed according to that meaning.
- (11) An administrative adjustment or variance may not be granted to permit a use in a district where the use is prohibited or to eliminate the requirement that a conditional use approval be granted for a use.
- (12) The additional regulations listed in the table below may not include all additional regulations that apply to the use, such as the requirement for site plan review under Chapter 155.

LAND USE CATEGORY DESCRIPTION	C-1	C-2	C-3	I-1	I-2	EC	ADDITIONAL REGULATIONS
<i>Agricultural</i>							
Agriculture	P	P	P	P	P	P	158.002, 158.035
Agricultural research laboratories and facilities	X	X	C	C	P	P	
Feed or grain sales, may include storage	X	P	P	P	P	X	
Flour or grain milling, drying, storage	X	X	X	P	P	X	158.040
Shop for the service, repair, or sale of farm equipment	C	P	P	P	X	X	158.040
<i>Communications</i>							
Communications tower	C	P	P	P	P	C	158.002, 158.039, 158.054

Communications tower complex	C	P	P	P	P	C	158.002, 158.039, 158.054
Radio or television studio	X	C	C	C	X	C	
Commercial							
<i>Vehicle sales/service</i>							
Automobile service center	C	P	P	C	C	X	158.002, 158.083
Car wash (self or full service)	X	P	P	X	X	X	
Fuel station	C	P	P	X	X	X	158.002
Vehicle repair shop	X	P	P	P	X	X	158.002, 158.083
Vehicle sales lot (under 10,000 lbs. gross vehicle weight) ¹	X	P	P	C	X	X	158.002, on a lot of less than 5 acres in the I-1 District
Vehicle sales lot (10,000 lbs. or more gross vehicle weight) ²	X	C	P	C	X	X	158.002, on a lot of less than 5 acres in the I-1 District
1 A variance may not be granted to the weight or acreage requirements for this use.							
2 A variance may not be granted to the weight or acreage requirements for this use.							
<i>Eating and Drinking Establishments</i>							
Catering establishment	P	P	P	X	X	P	158.002
Banquet/event facility	P	P	P	X	X	P	158.002
Restaurant	P	P	P	X	X	P	158.083
Restaurant, with drive thru	X	P	P	X	X	X	
Tavern/bar	P	P	P	X	X	P	158.083
<i>Funeral and Interment</i>							
Cemetery, mausoleum, or memorial garden	C	C	C	X	X	X	158.002
Crematorium	X	P	P	X	P	X	158.002, 158.040
Funeral establishment	X	P	P	X	X	X	158.002
<i>Lodging</i>							
Bed and breakfast	C	X	X	X	X	X	158.002, 158.163
Country inn	C	X	X	X	X	X	158.002, 158.071
Hotel or motel	X	C	P	X	X	P	
Hotel or motel, as part of an Industrial Park or a Business/Industrial Park	NA	NA	NA	P	NA	NA	158.002, 158.156, 158.079
<i>Office/Health Care</i>							
Contractor's Office	P	P	P	P	X	P	158.002, 158.083
Facility for dispensing of medical cannabis	X	P	P	X	X	X	158.002, 158.040, 158.059
Facility for dispensing of medical cannabis, in conjunction with a medical cannabis growing and/or processing facility	X	X	X	P	P	X	158.002, 158.040, 158.059

Medical or dental center	P	P	P	X	X	P	158.002
Professional or business office	P	P	P	P	X	P	158.083
Veterinary facility, without runways	C	P	P	X	X	X	158.002, 158.040
Veterinary facility, with runways	X	C	C	X	X	X	158.002, 158.040
Recreational/Entertainment							
Adult entertainment business, massage establishment, striptease business	X	X	X	X	P	X	158.002, 158.154
Amusement park	X	X	P	X	X	X	
Conference center	X	C	P	X	X	P	158.002
Conference center as part of an Industrial Park or a Business/Industrial Park	NA	NA	NA	P	NA	NA	158.002, 158.156, 158.079
Golf course	X	X	X	X	X	P	158.002
Indoor recreational facility	P	P	P	P	X	P	158.002
Indoor theater	X	C	P	X	X	X	
Indoor trap, skeet, rifle, or archery ranges, including gun clubs	X	P	P	P	X	X	158.040
Outdoor drive-in theater	X	X	C	X	X	X	
Outdoor recreational area	P	P	P	C	X	P	158.002
Outdoor trap, skeet, rifle, or archery ranges, including gun clubs	X	X	X	X	X	X	158.040
Retreat facility	X	X	X	X	X	X	158.002
Retail/Service							
Building or landscaping supplies sales and storage yard	X	X	C	P	X	X	158.002
Butcher shop	P	P	P	X	X	X	158.002
Fertilizer (liquid or dry) sales and storage	X	X	C	X	X	X	
General retail or general service, less than 10,000 square feet	P	P	P	X	X	P	158.002, 158.083
General retail or general service, between 10,000 and 60,000 square feet	X	P	P	X	X	C	158.002, 158.083
General retail or general service, more than 60,000 square feet	X	C	P	X	X	X	158.002, 158.083
Rental of vehicles and goods with primarily outdoor equipment storage	X	C	P	P	X	X	
Residential							
Household Living							
Dwelling in a Business Park, all types	NA	NA	P	NA	NA	NA	158.002, 158.159

Single-family or two-family dwelling in a Rural Village	P	P	NA	P	NA	NA	158.002
Multi-family dwelling	X	X	X	X	X	P	158.002, 158.081
Retirement home	P	P	X	X	X	P	158.002
Retirement village	P	P	X	X	X	P	158.002
Single-family dwelling constructed after November 1, 2019	X	X	X	X	X	P	158.002, 158.081
Single-family dwelling constructed prior to November 1, 2019	P	P	P	X	X	X	158.002
Townhouse	X	X	X	X	X	P	158.002, 158.081
Townhouse in a retirement village	P	P	NA	NA	NA	P	158.002
Two-family dwelling	X	X	X	X	X	P	158.002, 158.081
Two-family dwelling in a retirement village	P	P	NA	NA	NA	P	158.002
<i>Group Living</i>							
Assisted-living facility	P	P	P	X	X	X	158.002
Continuing care retirement community	P	P	P	X	X	X	158.002
Nursing home	P	P	P	X	X	X	158.002
<i>Institutional/Community Service</i>							
Art, business, dance, music or similar school	P	P	P	X	X	P	
Community meeting hall, social club, fraternal organization	P	P	P	X	X	X	
Community recreational facility	P	P	P	X	X	X	
Day care center	P	P	P	X	X	P	158.002
Hospital	X	X	P	X	X	X	158.002
Nursery school	P	P	P	X	X	P	
Museum	P	P	P	X	X	P	
Private school	P	P	P	X	X	P	
Religious establishment	P	P	P	X	X	X	158.002
Trade school or professional training center	P	P	P	P	P	P	
<i>Industrial</i>							
<i>Manufacturing/Production</i>							
Acid or heavy chemical manufacture, processing, or storage	X	X	X	X	C	X	158.040
Artisan manufacturing	P	P	P	P	P	P	158.002
Bituminous concrete mixing plant	X	X	X	C	P	X	158.040
<i>Manufacturing/Production</i>							
Blast furnace, boiler works, foundry	X	X	X	X	P	X	158.040

Brewery	X	X	P	P	P	X	158.002, 158.040, 158.083
Cement, lime, gypsum, or plaster of paris manufacturing	X	X	X	X	C	X	158.040
Concrete and ceramic products manufacturing	X	X	X	C	P	X	158.040
Concrete or asphalt recycling	X	X	X	C	P	X	158.002, 158.040
Distillation of bones, fat rendering, grease, lard or tallow manufacturing or processing	X	X	X	X	C	X	158.040
Distillery	X	X	P	P	P	X	158.002, 158.040, 158.083
Explosive manufacturing or storage	X	X	X	X	C	X	158.040
Fertilizer, potash, insecticide, glue, size or gelatin manufacture	X	X	X	X	C	X	158.040
Food processing and packing plant	X	X	X	P	P	X	158.002, 158.040
Heavy manufacturing	X	X	X	X	P	X	158.002, 158.040
Indoor processing of medical cannabis	X	X	X	P	P	X	158.002, 158.040, 158.059
Light manufacturing	X	C	P	P	P	C	158.002
Limited distillery	C	P	P	P	X	P	158.002, 158.083
Micro-brewery	C	P	P	P	X	P	158.002, 158.083
Petroleum products refining	X	X	X	X	C	X	158.002, 158.040, 100' setback from all property lines, NFPA Code
Sawmill, commercial	X	X	X	C	P	X	158.002, 158.040
<i>Manufacturing/Production</i>							
Steel mill	X	X	X	X	P	X	158.002, 158.040
Winery	X	P	P	P	P	X	158.083
<i>Trades</i>							
Bottling (may include distribution) of soft drinks, alcoholic beverages, or milk	X	X	X	P	P	X	
Printing shop	C	P	P	P	P	P	
Welding, sheet metal, machine, carpentry, or similar shop	X	P	P	P	P	X	158.040
<i>Transportation/Utilities</i>							
Airfield	X	X	X	X	X	X	158.002
Airport	X	X	X	C	P	X	158.002, 158.040
Coal yard	X	X	X	X	P	X	158.040
Commercial parking lot or garage	P	P	P	X	X	X	158.002
Electric generating power plant	X	X	X	X	P	X	158.040

Heliport	X	X	X	C	P	X	158.002, 158.040
Solar energy conversion facility, ground-mounted	X	C	P	P	P	C	158.002, 158.081, 158.153
Towing service	X	X	C	P	P	X	On a lot of 5 acres or less in Industrial Districts
Truck or motor freight terminal	X	X	X	C	P	X	158.040
Utility equipment building, yard, above-ground station or substation, or telephone exchange	C	C	C	C	C	C	158.039
Utility equipment, all others	P	P	P	P	P	P	158.039
<i>Warehouse/Storage/Distribution</i>							
Above ground petroleum products storage (2,000 gallons or greater)	X	C	X	C	C	X	158.002, 158.040, 158.157
Contractor's equipment storage facility	C	P	P	P	P	X	158.002, 158.040
Self-service storage facility	X	P	P	X	X	X	158.002, 158.158, 158.083
Self-service storage facility in a sustainable community	X	P	P	C	X	X	158.002, 158.083, 158.158
Storage of pelletized or granular dried sewage sludge	X	X	X	P	P	X	158.002, 158.051
Underground petroleum products storage	X	X	X	P	P	X	158.002, 158.040
Warehouse or distribution facility	X	C	P	P	P	X	158.002
<i>Waste-Related</i>							
Garbage, offal, or dead animal reduction	X	X	X	X	X	X	
Junkyard	X	X	X	X	C	X	158.002, 158.040, 158.155
Oil-contaminated soil facility	X	X	X	C	P	X	158.002, 158.040
Solid waste acceptance facility, as defined in Chapter 50 of the Carroll County Code	X	X	X	C	P	X	50.01, 158.040
<i>Miscellaneous</i>							
Business Park	X	X	P	X	X	X	158.002, 158.159
Business/Industrial Park	X	X	X	P	X	X	158.079
Carpet and rug cleaning plant, industrial laundry or dry cleaning	X	X	X	P	P	X	158.040
Commercial kennel	X	C	C	X	X	X	158.002
Conveyor system	C	C	C	P	P	X	158.002, 158.039
Extractive operation, with a MRO designation	X	X	X	P	P	X	158.002, 158.096
Indoor growing of medical cannabis	X	X	X	P	P	X	158.002, 158.040, 158.059

Industrial Park	X	X	X	P	X	X	158.002, 158.156
Laboratory (chemical, physical, or biological), not including agricultural	X	P	P	P	P	P	158.040
Planned Commercial Center	P	P	P	X	X	X	158.002, 155.092
Slaughterhouse	X	X	X	X	C	X	158.040
Use-off-the premises signs	P	P	P	P	P	X	158.115
Public							
Public facility	P	P	P	P	P	P	158.049

(Ord. 2019-06, passed 12-12-2019; Ord. 2021-07, passed 6-3-2021; Ord. 2022-03, passed 12-16-2021; Ord. 2022-20, passed 11-3-2022; Ord. 2022-18, passed 11-22-2022)

§ 158.083 COMMERCIAL AND INDUSTRIAL DISTRICTS: REGULATION OF ACCESSORY USES.

(A) **Accessory uses in the Commercial Districts.** Accessory uses in the commercial districts shall be as follows:

(1) Uses and structures customarily accessory and incidental to any principal permitted use, nonconforming use, or authorized conditional use, including but not limited to:

(a) Business signs pertaining to “use on the premises”, provided that such signs are located as regulated in § 158.114.

(b) Storage modules subject to the following standards:

1. The exterior surface shall be painted and kept in good repair;
2. The storage module shall be vented as needed for safety purposes;
3. The storage module shall be screened from the adjacent roadway;
4. Storage modules shall not be stacked; and

5. The number of storage modules shall be determined by the Zoning Administrator, but shall not exceed 25% of the area of the principal structure.

(c) The above or below ground storage of not greater than 2,000 gallons, in aggregate capacity, of petroleum products which is not sold at retail or wholesale, and subject to all applicable MDE and NFPA regulations. Commercial establishments providing petroleum for retail sale shall be regulated in the same manner as a principal use.

(d) Drive-thru service when accessory to a principal permitted or conditional use in the C-2 or C-3 District.

(e) Car wash when accessory to a principal permitted or conditional use in the C-2 or C-3 District.

(f) Outdoor storage of vehicles when accessory to a self- service storage facility.

(g) Equipment, vehicle and materials storage when accessory to general service or office, provided that in the C-1 District, the storage is located in an area of the property comprising no more than 43,560 square feet.

(h) Winery, micro-brewery, and limited distillery when accessory to a restaurant or tavern.

(i) Consumption or tasting of alcohol produced on-site, food sales to accompany the beverage tasting, retail sales of novelty or gift items related to the beverage, guided tours, and promotional activities at a micro-brewery, limited distillery, or winery.

(j) Fertilizer storage or sales, not in prepared packing, when accessory to a permitted or conditional use in the C-2 or C-3 District, subject to approval by the Zoning Administrator in accordance with § 158.130(G).

(k) Solar energy conversion facility, subject to the requirements of § 158.153.

(l) Pursuant to § 155.092, dwellings accessory to a Planned Commercial Center.

(m) A single dwelling directly related to a commercial use.

(B) Accessory uses in the Industrial Districts. Accessory uses in the industrial districts shall be as follows:

(1) Uses and structures customarily accessory and incidental to any principal permitted use, nonconforming use, or authorized conditional use, including but not limited to:

(a) A mobile home or dwelling directly related to an industrial use.

(b) Storage modules subject to the following standards:

1. The exterior surface shall be painted and kept in good repair;
2. The storage module shall be vented as required for safety purposes;
3. The storage module shall be screened from the adjacent roadway;
4. Storage modules shall not be stacked; and

5. The number of storage modules shall be determined by the Zoning Administrator, but shall not exceed 25% of the area of the principal structure.

(c) Retail sales and service of products manufactured on or distributed from the site.

(d) Towing service, when accessory to an automobile service center or vehicle repair shop.

(e) Car wash, when accessory to a permitted or conditional use.

(f) Motor vehicle rental and leasing, when accessory to an automobile service center or vehicle repair shop.

(g) Consumption or tasting of alcohol produced on-site, food sales to accompany the beverage tasting, retail sales of novelty and gift items related to the beverage, guided tours, and promotional activities at a brewery, micro-brewery, distillery, limited distillery, or winery.

(h) The above or below ground storage of not greater than 2,000 gallons, in aggregate, of petroleum products, which is not sold at retail or wholesale, and subject to Chapter 170 of the Carroll County Code and all applicable MDE and NFPA regulations.

(i) Solar energy conversion facility, subject to the requirements of § 158.153.

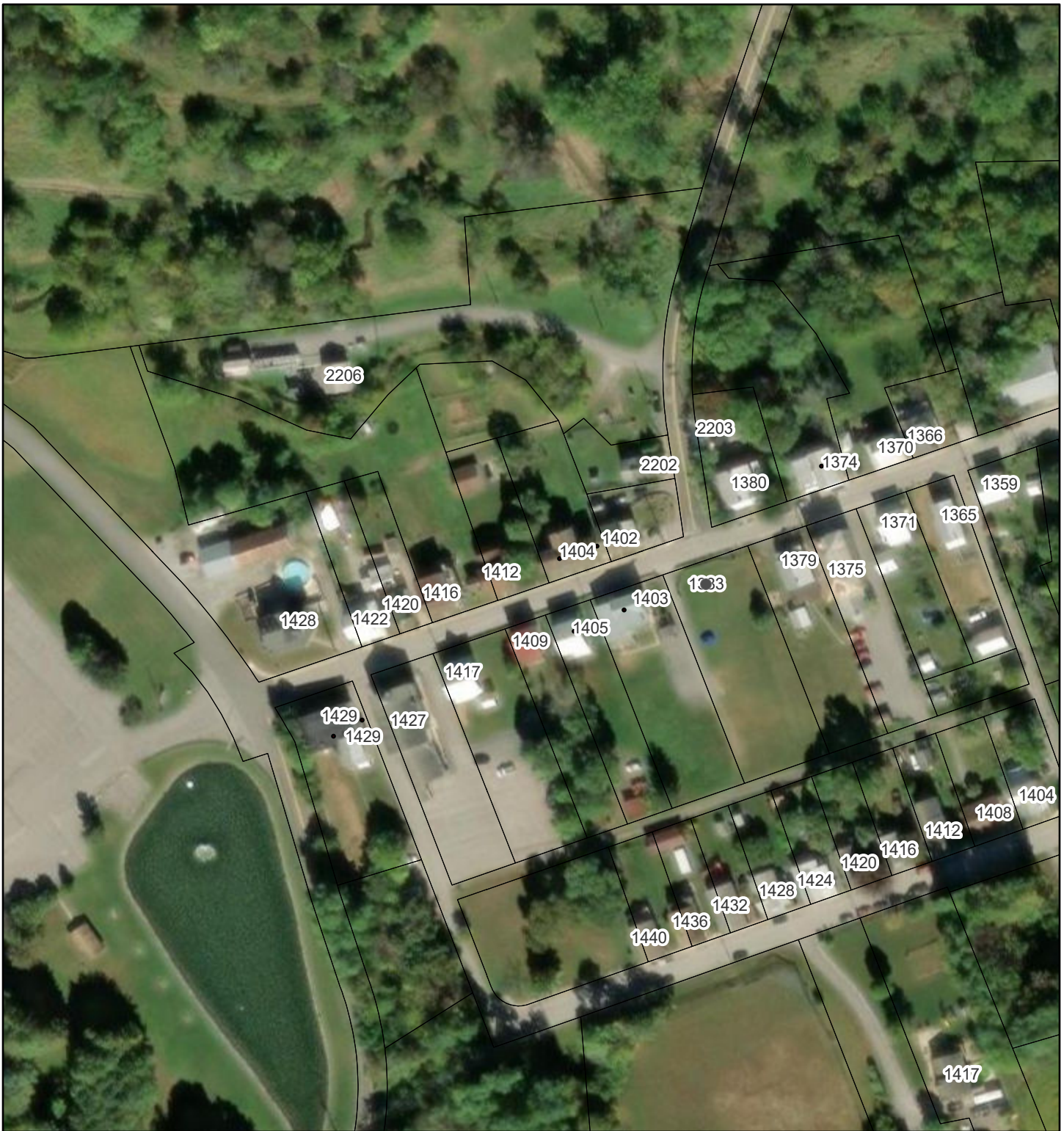
(j) Outdoor storage of vehicles when accessory to a self-service storage facility.

(2) A single nonindustrial accessory use, provided the accessory use does not exceed 15% of the lot or parcel, and provided the individual use does not exceed 3,000 square feet, except as provided below, and subject to the site plan requirements of Chapter 155, the following retail or other commercial uses in conjunction with a principal permitted or approved conditional use (the above restrictions shall not be varied):

- (a) Retail bakeries;
- (b) Banks or savings and loan institutions;
- (c) Beauty salons or barbershops;
- (d) Convenience stores, including gasoline pumps;
- (e) Day care centers not exceeding 6,000 square feet;
- (f) Pharmacies;
- (g) Laundry or dry-cleaning establishments;
- (h) Office supply stores;
- (i) Shoe repair shops;
- (j) Restaurants;
- (k) Tailor establishments;
- (l) Health clubs not exceeding 6,000 square feet; and
- (m) Florist or garden shops.

(Ord. 2019-06, passed 12-12-2019; Ord. 2021-07, passed 6-3-2021; Ord. 2022-20, passed 11-3-2022)

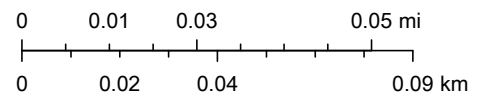
Carroll County Zoning



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- Address
- ▭ Parcels



Maxar, Microsoft