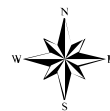




Penguin Random House, 3rd  
Amended Site Plan  
S-24-0005



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-24-0005, Penguin Random House 3<sup>rd</sup> Amended Site Plan

**LOCATION:** Northwest side of Manchester Rd. (MD RT. 27) near Hahn Rd., C.D. 3

**OWNER:** Random House, Inc., 400 Bennett Cerf Dr., Westminster, MD 21157

**DEVELOPER:** Same as Owner

**ENGINEER:** BPR, LLC., 150 Airport Dr., Suite 4, Westminster, MD 21157

**ZONING:** Industrial – Medium Intensity, I-2

**ACREAGE:** 18.54 acres

**WATERSHED:** Liberty Reservoir

**FIRE DISTRICT:** Westminster Fire Company

**MASTER PLAN:** Commercial - Low, Carroll County Master Plan Amended 2019

**PRIORITY FUNDING AREA:** Outside

**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 an 18.54 acre parcel in I-2 Zoning District. The property is located near the municipal limits of the City of Westminster near the corner of MD Rt. 27 and Hahn Road. An existing book publishing warehouse is operating on the site. The business spans two separate contiguous parcels. The property is accessed by two entrances onto Hahn Road. The property and surrounding properties are in the existing public water and sewer area. Both are in the City of Westminster jurisdiction. The properties to the north are zoned residential. Surrounding properties to the east and west are zoned conservation. To the south are other

industrial properties and a railroad. The property is outside of Priority Funding Areas and inside the Designated Grown Area. An original site plan and an amended site plan have previously been approved for this site.

❖ **Site Plan Review:**

The plan proposes to demolish and replace the fire pump house and associated water lines and infrastructure. The existing fire pump house uses the pond located on an adjacent parcel as the current water source. The plan proposes a new fire pump house which will connect to a public water main. The pump house will be 12' in height to be constructed in a parking lot adjacent to the existing water valve meter house and cooling tower. The structure is proposed to be 43' long and 11' wide. A new equipment pad and water line are also proposed. The 12" water line will run underground from the pump house to connect to the existing water main at the property line at Hahn Road. The total developed area is 9, 075 square feet. There is no new proposed site signage or lighting, but the pump house will have some building mounted fixtures. The building will be sprinklered and an existing fire hydrant is located on site.

Stormwater Management will be addressed by proposed micro bioretention facilities. Concept Stormwater Management approval has been granted. A Floodplain Easement will be shown for dedication on the final plan set. Water Resource Management has approved the plan with comments to be addressed on the final plans. Grading, Site Compliance, Fire Protection, Engineering, and the Health Department have approved the plan. The site is outside the jurisdiction of the Bureau of Utilities. The City of Westminster is reviewing the plan and is the approval authority for utilities. Landscaping and Forest Conservation do not apply to this project. This plan was found to be consistent with the Carroll County Master Plan by the Bureau of Comprehensive Planning.

The Concept Site Plan was initially submitted February 22, 2024. The plan was subject to citizen involvement at the March 25, 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.