

Case 2944

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Paul Hicks
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Finksburg, Maryland 21048

ATTORNEY: William D. Wells, Esq.
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Westminster, Maryland 21157

REQUEST: Conditional use request for the establishment of a golf course.

LOCATION: 2156 Littlestown Pike (Md. Rt. 97) in Election District 7.

BASIS: Article 6, Sections 6.3(o) and 6.7; Zoning Ordinance 1E.

HEARING HELD: May 25, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the request, subject to the conditions noted below. The pertinent findings justifying the authorization include the facts that the proposed plans are for an eighteen hole championship golf course, temporary clubhouse, practice driving range, pro shop, and lighted parking facilities. A new clubhouse is planned for construction in the future. Vehicular access to and from the site is planned from Plankwood Drive, which presently connects to Littlestown Pike, and tentatively will be improved to county standards. The driveway connecting to Plankwood Drive and the parking facilities may be relocated to minimize affects to adjoining residential development.

Construction of the golf course, as generally shown on the outline sketch identified as Applicant's Exhibit 1, represents an appropriate use of the land, and will undoubtedly improve adjacent residential property values, with no indication of any adverse affects.

In order to promote the intent and purpose of the zoning ordinance, the Board hereby imposes the following conditions of authorization:

1. As development of the golf course and ancillary uses, including the potential relocation of the driveway connection to Plankwood Drive, will require detailed and revised site development plans, this authorization is subject to the provisions of Article 10, Section 10.4(d) of the Carroll County Zoning Ordinance requiring review of the site plans by appropriate agencies.
2. In order to diminish any adverse affects of exterior lighting of the driving range, parking facilities, or existing or proposed buildings, exterior lighting fixtures shall be of a box-type design, opaquely shielded on the top and sides so as to illuminate the area directly beneath the fixture. The fixtures shall be erected so that the light source may only be seen from directly beneath the fixture. A detailed drawing of the lighting fixture(s) shall be included on the site plan required above.
3. The parking facilities, including appropriate landscaping, shall be designed and constructed in accordance with the requirements of the Carroll County Zoning Ordinance. Landscape screening, consisting of evergreen trees, shall be established between the parking facilities and the adjoining southeasterly side property line. The landscaping of the parking facilities and the landscape screening extending along the southeasterly side property line opposite the parking facilities shall be shown on the site development plan required by condition 1. Trees and shrubs, established for landscaping and landscape screening, shall be maintained and any trees or shrubs that become diseased or die shall be replaced.

June 9 1988
Date

John Totura
John Totura, Chairman