

**CONCEPT SITE PLAN REPORT**  
to the  
**Carroll County Planning and Zoning Commission**  
**June 18, 2024**

**Prepared by**  
**David Becraft, Bureau of Development Review**

**SUBJECT:** S-23-0022 – Eldersburg Corporate Park

**LOCATION:** Terminus of Progress Way, South of Bennett Road; C.D. 05

**OWNER:** Long Meadow Farm 21784 LLC, 741 Klees Mill Road, Westminster, MD 21157  
(Members: Susan Rash, Hunter Beaty, Sharon Beaty, Heidi Condon)

**DEVELOPER:** St. John Properties Inc., 2560 Lord Baltimore Drive, Baltimore, MD 21244

**SURVEYOR:** DDC, Inc. 192 East Main Street, Westminster, MD 21157

**ZONING:** Light Industrial (I-1)

**ACREAGE:** 34.52 acres

**WATERSHED:** Liberty Reservoir

**FIRE DISTRICT:** Sykesville Freedom District Fire Company

**MASTER PLAN:** Industrial Light – Freedom Community Comprehensive Plan 2018

**PRIORITY FUNDING AREA:** Freedom

**DESIGNATED GROWTH AREA:** Freedom

**WATER / SEWER DISTRICT:** Existing Water / Existing Sewer

❖ **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 review 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 one of four parcels which collectively are recognized as the “Beatty Property.” The subject property is 34.52 acres and is currently undeveloped. The property is comprised of mostly open meadow, with a residential dwelling and barn residing on the eastern portion of the property. North of these structures is a separately owned parcel which encompasses an existing cemetery. There are no streams or 100-year floodplain designations

located on the property, but there are wetland and stream buffers which extend onto the subject property from the south. There are sparse wooded areas along the southern, eastern, and western property boundaries. The adjoining property which surrounds the subject property along the northern, southern, and eastern property border is also owned by the same entity (Long Meadow Farm 21784 LLC) and has a plan in process for an age-restricted community. The adjoining properties to the west consist of industrial-zoned properties and are currently developed. The subject property and all adjoining properties lie in the Existing / Final Planning Water and Sewer Service areas.

❖ **Project History:**

On March 9, 2022, morning and evening Town Hall meetings were held by Commissioner Rothstein to invite conversation as it relates to the “Beaty Property” with the developer. During these meetings, discussion focused on environmental impacts and traffic. An email was received prior to this meeting which stated opposition to the development (email attached).

On March 30, 2022, the Master Plan for the “Beaty Property” was presented to the Planning and Zoning Commission as a special report to receive initial project feedback from the Commission and the public (minutes attached). The subject property was depicted as being developed with 7 flex/mixed-use buildings. Discussion from the Commission for the subject project related to building height. Citizens present at the meeting raised concerns about potential prolonged vacancy of the new buildings, environmental impact, water/sewer allocation, and traffic as it relates to the subject project.

On November 20, 2023, morning and evening Town Hall meetings were held by Commissioner Rothstein to invite conversation as it relates to the “Beaty Property” with the developer. During these meetings, discussion focused on environmental impacts, traffic, and the construction of Georgetown Boulevard Extended.

❖ **Plan Review:**

On October 17, 2023, an initial site development plan for the subject property was submitted to the Bureau of Development Review and distributed to technical review agencies. The developer has proposed development of the site as an industrial park. Industrial parks are defined in the Zoning Ordinance as: *a self-contained development area of primarily industrial uses that is cohesive, with a common development scheme, and approved as a single development plan, which may be comprised of multiple lots under certain circumstances.*

The industrial park is comprised of 7 flex/mixed-use buildings. The proposed buildings are situated on either side of Georgetown Boulevard Extended, a planned major street. Georgetown Boulevard Extended will connect to an extension of Progress Way by way of a roundabout. A retaining wall is shown on the southwest corner of the property with details to be provided on the final plan. Sidewalks are proposed throughout the site with connectivity throughout the “Beaty Property.” The development will be served with public water and sewer.

The developer intends to subdivide the property into seven lots. A subdivision plan has not yet been submitted for review; however, the proposed lot lines and corresponding setback lines are shown on the site plan.

A traffic impact study was required and submitted to the County for all four parcels/projects comprising the “Beaty Property.” The study determined that the combined impact of the four proposed projects would in total impact the intersection capacity of MD Route 32 & Bennett/Johnsville Road, Md Route 32 and Progress Way, and MD Route 32 and Londontown Boulevard. The developer has proposed mitigation improvements to each of the three intersections and the County and Maryland State Highway Administration have approved the concept design of the mitigation.

The parking tabulation provided on sheet 1 identifies the total number of parking spaces required as 687. The parking standard for industrial parks is 2.3 spaces per 1,000 square feet of building area. A total of 692 parking spaces are provided on the site.

Building elevations for the seven one-story buildings proposed are included in the plan on sheets 15-28. The plans delineate the buildings to be constructed of brown and tan brick. “Screen walls” that extend off the buildings are also provided and are to be placed between those large truck/tractor trailer parking areas and the public roadway.

Sign details are included on sheet 29 of the site plan. Monument signs are shown in two different styles and are to be placed at the entrances into the industrial park. These signs have a height noted on the detail as 16'1". In addition to the entrance signs, directional and tenant signs are proposed in a monument style and will be installed throughout the site. These signs have a height noted on the detail as 5' (for directional signs) and 3' (for tenant signs).

A photometric plan and light details are included in the plan on sheets 13 and 14. Proposed lighting includes 30-foot-high, pole-mounted lighting. Building-mounted lighting is also proposed and has a mounting height of 18'6" above the finished floor.

A landscape plan is provided in the plan on sheets 11 and 12. Landscaping is proposed throughout the site with more concentrated plantings residing east of proposed building ‘E’ and east of the parking area for proposed building ‘G’.

On June 5, 2024, the Design and Architectural Review Committee (DARC), an advisory group, met to review the project. Their comments are as follows:

1. While there are no objections to the building elevations, it would be nice to see color renderings in 3D.
2. The building elevations don’t appear to show the entrance recesses as shown on the site plan.

The site development plan was subject to citizen involvement on November 27, 2023 during the Technical Review Committee meeting. During the meeting, three citizens signed in and provided feedback. Two citizens asked questions/voiced concern regarding the cemetery. Documents pertaining to the cemetery were provided and have been included. The remaining citizen questioned the placement of Georgetown Boulevard Extended, as well as advised additional buffer be provided for noise from the proposed development to the future residential development.

Floodplain Management and Water Resource Management have granted conditional approval with comments to be addressed during the final plan review. The requirements of the Forest Conservation Ordinance were adequate for concept approval but will require additional information during the final plan review. The Bureau of Utilities and the Office of

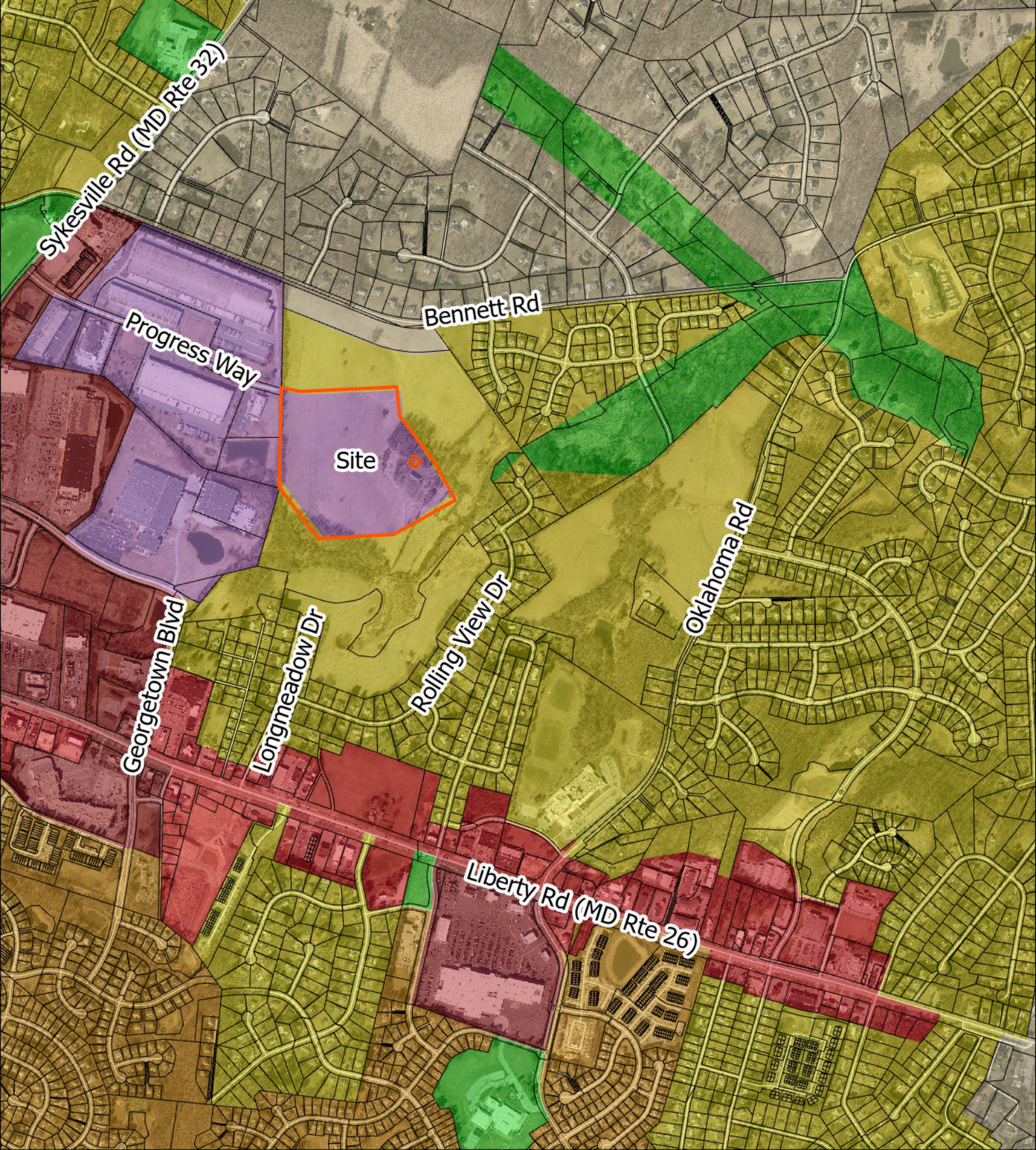
Public Safety have granted concept approval of the plans. Engineering Review has granted concept approval of the plan with additional information being required on the final plan.

Concept Stormwater Management approval has been granted. Stormwater Management requirements for the site are being addressed with micro-bio retention facilities, a submerged gravel wetland, and a proposed regional pond.

In their review, the Bureau of Comprehensive Planning determined that the proposed plan is consistent with the 2018 Freedom Community Comprehensive Plan land use designation of Light Industrial and with the Water and Sewer Master Plan. As Progress Way and Georgetown Boulevard are identified as a future sidewalk connection within the Bicycle-Pedestrian Master Plan, a 5' sidewalk is proposed.

The 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.





# Eldersburg Corporate Park

## S-23-0022

Zoning	R-20,000	C-2
Conservation	R-10,000	C-3
R-40,000	R-7,500	I-1



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





# Eldersburg Corporate Park S-23-0022

**Legend**  
— Streams    Wetlands



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



**MEETING SUMMARY**  
**Carroll County Planning and Zoning Commission**  
**March 30, 2022**

Location: Reagan Room (003)

Members Present: Jeffrey A. Wothers, Chair  
Janice R. Kirkner, Vice Chair  
Peter Lester  
Matthew Hoff  
Michael Kane  
Stephen A. Wantz, Ex-officio

Members Absent:

Present with the Commission were the following persons: Lynda Eisenberg and Laura Bavetta, Department of Planning; Chris Heyn, Laura Matyas, and Amy Barcroft, Development Review and Jim Almon, County Attorney's office.

**CALL TO ORDER/WELCOME**

Chair Wothers called the meeting to order at approximately 6:05 pm.

**ESTABLISHMENT OF QUORUM**

Laura Bavetta took attendance and noted that six members of the Board were present and a quorum was in attendance.

**PLEDGE OF ALLEGIANCE**

**REVIEW AND APPROVAL OF AGENDA**

On motion of Mr. Lester, seconded by Ms. Kirkner and carried, the Agenda was approved.

**ADMINISTRATIVE REPORT**

**A. ADMINISTRATIVE MATTERS**

Secretary Eisenberg reviewed the process for the meeting and how citizens should sign in to speak.

**B. OTHER**

There were no other comments.

**SPECIAL REPORT**

SUBJECT: The Beaty Property

LOCATION: 1701 Bennett Road, Eldersburg, MD 21784; E.D. 5

OWNER: Long Meadow Farm 21784 LLC, 741 Klees Mill Road, Westminster, MD 21157

DEVELOPER: St. John Properties, 2560 Lord Baltimore Drive, Baltimore, MD 21244

SURVEYOR: DDC, Inc. 192 East Main Street, Westminster, MD 21157

ZONING: R-40,000 (7.4 acres) / R-20,000 (80.2 acres) / I-1 (33.4 acres)

ACREAGE: 120.9407 acres  
WATERSHED: Liberty Reservoir  
FIRE DISTRICT: Sykesville  
MASTER PLAN: Residential Medium & Commercial High–2018 Freedom Community Comprehensive Plan

PRIORITY

FUNDING AREA: Freedom

DESIGNATED

GROWTH AREA: Freedom

SEWER/ WATER

DISTRICT: Freedom

❖ **Action Requested:**

The plan is before the Planning and Zoning Commission by request from the developer for consideration of the developer’s master plan for the Beaty Property. **No action is requested.**

❖ **Existing Conditions:**

Five parcels comprise the 121-acre subject site. Three zoning districts, coinciding with adjoining properties’ zoning, split the property into two distinct residential zones and one industrial zone. Across Bennett Road to the north lies Quincy Station subdivision, recorded in 1994. Adjoining to the northeast is the R-20,000-zoned Wilson Farms subdivision, approved in 2015. To the south and lies the 1961 Long Meadow subdivision in the R-20,000 zoning district. To the west along Progress Way lie single-tenant and multi-tenant buildings in the I-1 zoning district. To the west along Londontown Boulevard lie commercial and retail businesses in the I-1 and C-3 zones.

The property is in the existing water and sewer service areas. The 2018 Freedom Community Comprehensive Plan includes Georgetown Boulevard extended as a Planned Major Street connection from Georgetown / Londontown Boulevard to Progress Way. A stream and its forested banks bisect the property from west to east.

❖ **Review:**

The developer, St. Johns Properties, is actively engaging in community outreach opportunities to present their proposal. On March 9, 2022, they participated in Commissioner Rothstein’s morning and evening Town Hall meetings. The plan is before the Planning and Zoning Commission, at a public meeting, for information and consideration of St. Johns Properties’ master plan. On February 22, 2022, a plan was submitted to the County with request for informal comment. A Traffic Impact Study has been submitted to the County and the State Highway Administration for technical review.

For consideration, the following are select agencies’ collective comments in response to the developer’s master plan for the Beaty Property:



1. The extent of roadway and neighborhood inter-connectivity is appreciated. As previously noted, there is still some concern regarding impacts to Bennett Road, but the traffic impact study will quantify any issues to be resolved.
2. Sidewalks and walking paths are encouraged to provide bicycle and pedestrian options. Examples include:
  - a. Connecting to existing sidewalk along Bennett Road.
  - b. Providing walking paths within the community.
  - c. Connecting to adjoining neighborhoods.
  - d. Connecting to retail and commercial destinations.
3. Streetscapes should complement existing neighborhoods and promote a sense of community. Examples include:
  - a. Siting structures with front elevations parallel to roadways.
  - b. Liberal use of landscape features to enhance the aesthetics of the community.
4. Geometry of the planned major street extension of Georgetown Boulevard shall accommodate safe and uninterrupted traffic movement.
  - a. The 90 degree turn at Georgetown Boulevard and Progress Way is not acceptable; realign to allow uninterrupted movement.
  - b. The horizontal curve of Georgetown Boulevard near Londontown Boulevard shall comply with the Collector roads minimum in the DPW Manual.
  - c. The extension of Georgetown Boulevard is to be the same typical section as existing Georgetown Boulevard; a Major Collector with a median.
  - d. Georgetown Boulevard shall be designed to accommodate a WB-67 truck.
  - e. Intersection spacing requirements must be addressed.
5. It is understood that the developer is seeking to phase the development. Phase One should include public infrastructure for the entire Beaty Property.

**Discussion:**

Laura Matyas presented the staff report.

Tom Pilon and Matt Taylor, St. John Properties, were present.

Mr. Pilon and Mr. Taylor presented the potential development plan for the Beaty Property. The presentation illustrated existing business parks St. John Property has developed in other parts of Maryland as well as the potential proposal for this project.

Ms. Kirkner expressed concern regarding traffic funneling onto Bennett Road.

Mr. Lester expressed concern regarding traffic and congestion in the area.

Chair Wothers thanked the developers for presenting to the Commission and the public early in the process to gain insight and feedback for the potential plan going forward.

**PUBLIC COMMENT**

J. Brooks Leahy, Attorney representing the Beaty Family, reviewed the zoning history of the property.

Fadra Nally, citizen, is against the project and urges the county to reconsider the land use for the Beaty farm.

Stephen Debreceny , citizen, stated the proposal is not as objectionable as other proposals that have been discussed. Mr. Debreceny feels there are opportunities to work with the developer.

Jeff Sturgess, citizen, is against the project. Mr. Sturgess is concerned about the last few large parcels of land in the area that are being developed. Mr. Sturgess is concerned about the environmental impact, the stream area and open space.

Denton Gosnell, citizen, states the property for the circle will go through his property. Mr. Gosnell is concerned about environmental safety and the runoff.

Karen McFarland grew up in the area and has family in the area. Ms. McFarland is against the project and is concerned about the environmental impact.

Joyce Klein, citizen, is against the project. Ms. Klein stated the sentimental impact and environmental impact on the area.

Phil Martin, citizen, is against the project. Mr. Martin is concerned about the environmental impact and impact on his property.

Barb Nolan, citizen, is against the project. Ms. Nolan is concerned about the impact on her property and the traffic and runoff.

W. Grant Tait, citizen, is concerned about the roads, stream, water and sewer.

Mark Krebs, citizen, is against the project. Mr. Krebs is concerned about traffic.

#### **GENERAL PUBLIC COMMENT**

There was no public comment.

#### **ADJOURNMENT**

On motion of Mr. Hoff, seconded by Ms. Kirkber and carried, the Commission adjourned at approximately 7:20 pm.

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Secretary

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Approved