

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
August 20, 2024

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: P-23-0055 – Eldersburg Preserve

LOCATION: South side of Bennett Road, east of Sykesville 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: R-40,000

ACREAGE: 7.68 acres

WATERSHED: Liberty Reservoir

NO. OF LOTS: 7 Lots

FIRE DISTRICT: Sykesville Freedom District Fire Company

MASTER PLAN: Residential Medium – Freedom Community Comprehensive Plan 2018

PRIORITY

FUNDING AREA: Freedom

DESIGNATED

GROWTH AREA: Freedom

❖ **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 Major Subdivision Plan. **No action is required.**

❖ **Existing Conditions**

The subject property is one of four parcels which collectively are recognized as the “Beaty Property.” The subject property is 7.68 acres of undeveloped land and is comprised of mostly open meadow. There are no streams or 100-year floodplain designations on-site. To the east, the property abuts the existing Wilson Farms subdivision. Properties to the west consist of commercial-and industrial-zoned properties. The southern adjoining property is also owned by the same entity (Long Meadow Farm 21784 LLC) with a plan in process for a Retirement

Village. 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 single-family residential lots. Discussion from the Commission revolved around traffic. Citizens present at the meeting raised concerns about the environmental impact, water/sewer allocation, and traffic as it relates to the subject project.

On September 20, 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 tractor trailer traffic to and from the industrial portion of the overall project, overall development phasing, and connection to water/sewer in the area.

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 November 20, 2023, a concept subdivision plan for the subject property was submitted to the Bureau of Development Review and distributed to technical review agencies. The developer proposes to create 7 new residential lots of subdivision on the property. The clustered lot sizes range in size from 40,860 square feet to 43,351 square feet. Access to the proposed lots will be from Bennett Road via use-in-common driveways, with the exception of Lot 7 which will have access via private Road ‘A.’ Sidewalk is provided along Bennett Road and will connect to the existing sidewalk to the east.

The subdivision will be served by public water and sewer. Proposed sewer lines for this development will connect to existing sewer lines on the “Beaty Property”. Proposed water lines for this development will connect to the existing water line in Bennett Road. Landscaping is proposed along Bennett Road with additional screenings provided around Private Road ‘A.’

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.

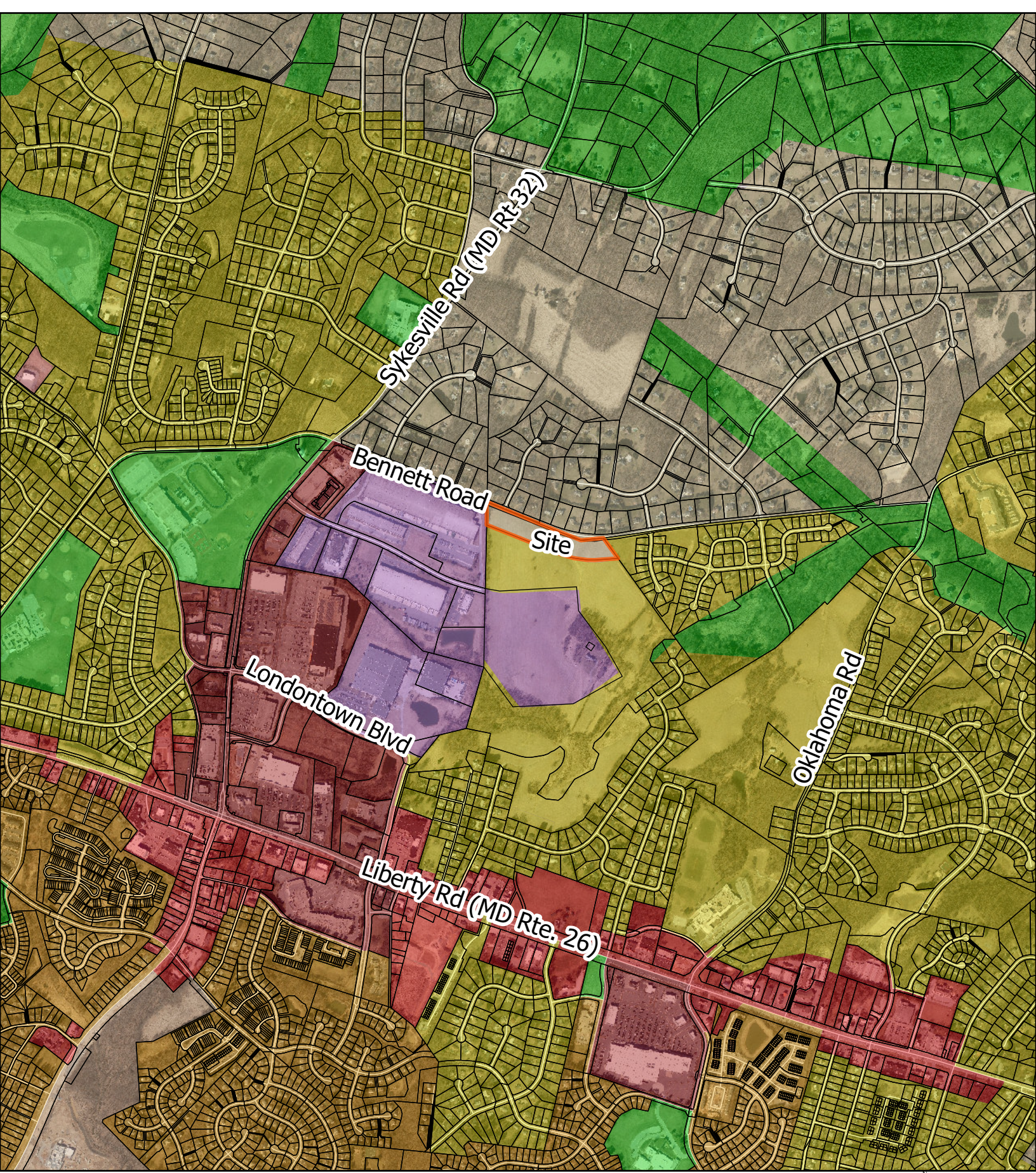
The plan was subject to citizen involvement on December 18, 2023 during the Technical Review Committee meeting. Two emails were received prior to the meeting regarding the proposed Road A connection onto Bennett Road (emails attached). During the meeting, three citizens signed in and provided feedback. Two citizens asked questions/voiced concern regarding the cemetery. The remaining citizen questioned the proposed private Road A and whom would be permitted to use this roadway.

The Bureau of Utilities has granted concept approval of the plan with water and sewer connections proposed. Zoning has granted approval of the concept plan. Fire Protection has approved the concept plan with the addition of fire hydrants on-site. Engineering review and State Highway Administration have granted concept approval of the plan with additional review of the Traffic Impact Study to be performed with the final plan review.











Landscape requirements have been met on the concept plan. Forest Conservation, Water Resource Management, and Floodplain Management have approved the concept plan. The plan has received concept Stormwater Management approval.

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 Residential-Medium.

The project is subject to the provisions of Concurrency Management, Chapter 156 of the Code, and will be tested prior to presentation of the plan to the Commission for approval of the Preliminary Plan.



Zoning

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

Eldersburg Preserve

P-23-0055



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



Site

Bennett Road

**Eldersburg Preserve
P-23-0055**



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.

Secretary

Approved