

**SPECIAL REPORT**  
to the  
**Carroll County Planning and Zoning Commission**  
**June 18, 2024**

Prepared by  
**Amy Barcroft, Bureau of Development Review**

**SUBJECT:** S-20-0010, Long Reach Farms Lot 20

**LOCATION:** South side of MD Route 26, east of Klees Mill Road; C.D. 5

**OWNER:** Stavlas Properties, LLC, 11310 Judah Way, Marriottsville, MD 21104  
(LLC members: Michael Stavlas)

**DEVELOPER:** Same as Owner

**DESIGNER:** Jerry Sterling Jr., Pasadena Signs

**ZONING:** C-2, Medium Intensity Commercial

**ACREAGE:** 6.58 acres

❖ **Background and Action Required:**

The developer of Long Reach Farms Lot 20 has requested to locate a new sign at the property. The plan for a two-building, two-story Planned Commercial Center (PCC) with commercial space on the ground floor and a total of 34 residential units on the second floor was approved by the Board of Zoning Appeals on August 31, 2022. The approved plan did not include any signs, either free-standing or building-mounted. The site is currently under construction.

The sign proposal is a modification to the approved site development plan. Staff forwarded the request to the Planning Commission Chair for direction. The Chair requested a review by the entire Commission.

The proposed sign is a 25' tall double sided pylon sign with illuminated LED messaging displays. The sign would be located 40' from the front property line along MD Route 26, Liberty Road. The sign meets the applicable zoning regulations for heights, size, and location. The requirements of Chapter 158, state the following:

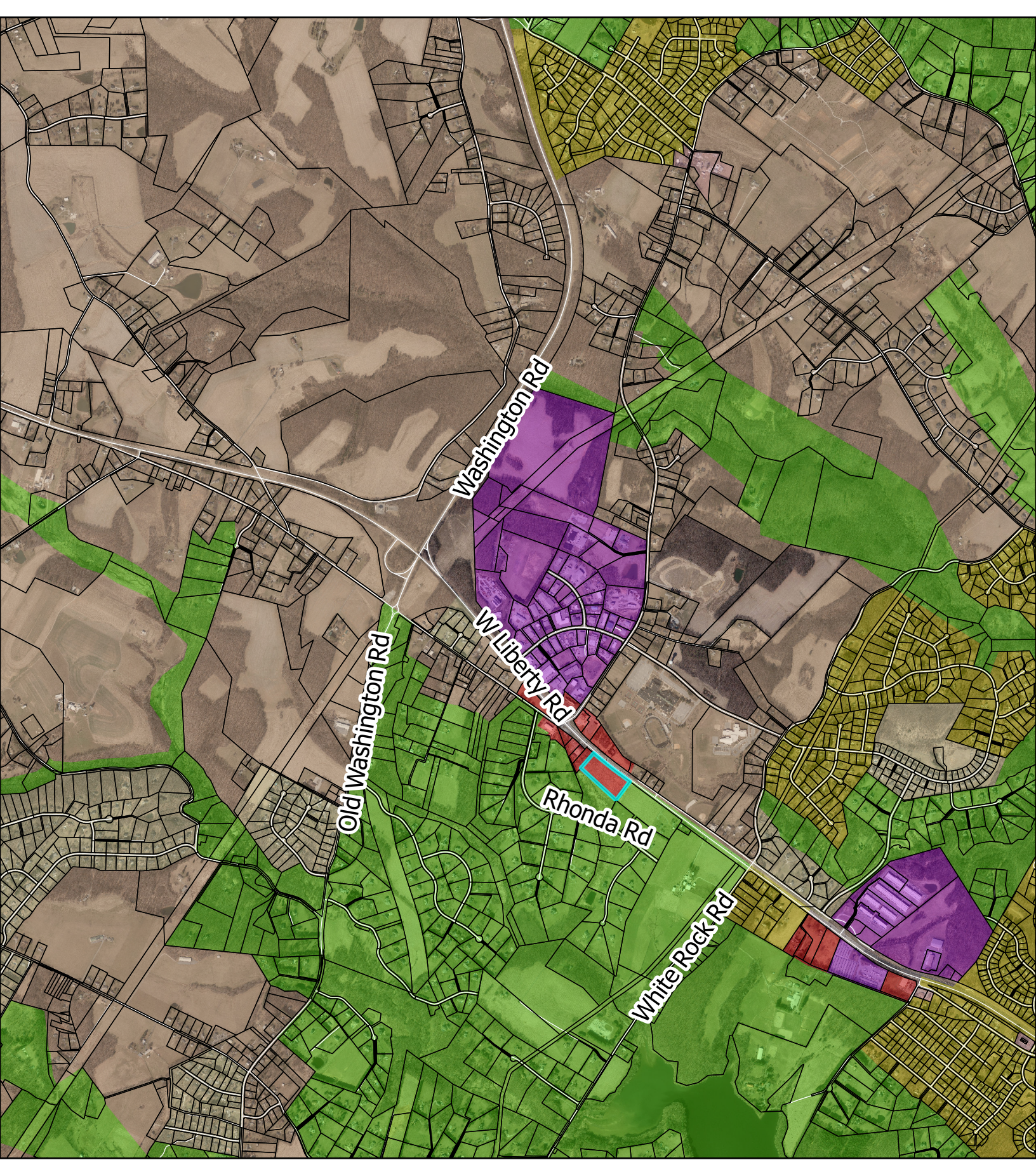
**§ 158.114 USE-ON-THE-PREMISES SIGNS.**

(D) No exterior sign shall exceed 30 feet in total height, as measured from the adjacent public road, if freestanding. Only one freestanding sign is permitted, except if located in a PCC, Business Park, Industrial Park, or Business/Industrial Park.

(1) PCC, Business Park, or Industrial Park fronting on more than one street may erect one additional sign not exceeding 200 square feet in area containing the names of the PCC or Park, or establishments located therein, that may be placed in any location within the boundaries of the project within the required yard area along each street.

(2) or each interior business in a PCC, Business Park, Industrial Park, or Business/Industrial Park, signs may be permitted not to exceed an area four square feet for each linear foot of store frontage and located in accordance with a signage plan approved by the Planning Commission.

The details of the sign can be reviewed as an attachment to this report. Staff requests the Commission review the proposal and provide direction.



- Agriculture
- Conservation
- R-40,000
- R-20,000
- C-1
- C-2
- I-1

# Long Reach Farm, Lot 20

## S-20-0010



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



Site

Liberty Road

Rhonda Rd

**Long Reach Farm Lot 20  
S-20-0010**



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