

SPECIAL REPORT
to the
Carroll County Planning and Zoning Commission
November 19, 2024

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: S-21-0023, Northrop Grumman, 1st Amended
LOCATION: 7301 Sykesville Road, Sykesville, MD 21784
OWNER: Northrop Grumman Systems Corp., 2980 Fairview Park Drive, Falls Church, VA 22042
DEVELOPER: Same as owner
ENGINEER: Morris & Ritchie Associates, Inc., 1220-B East Joppa Road, Suite 400K, Towson, MD 21286
ZONING: I-2 – Industrial Heavy Intensity
ACREAGE: 35.1 acres
WATERSHED: South Branch Patapsco
FIRE DISTRICT: Sykesville
MASTER PLAN: General Industrial – Sykesville 2030 Comprehensive Plan
PRIORITY FUNDING AREA: Freedom
DESIGNATED GROWTH AREA: Sykesville

❖ **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 a request to modify requirements of sidewalk installation.

❖ **Existing Conditions:**

The subject property is 35.1 acres and abuts the Sykesville municipal boundary; between Buttercup Road and Sykesville Road (MD 32). The property currently hosts a 162,646 square foot manufacturing facility with accessory structures. The use of the property was previously reviewed by the Planning and Zoning Commission in three previous site plans: S-88-057, S-91-030 and S-98-004. The property lies in the I-2, Industrial Heavy, zoning district and has

existing access to Buttercup Road and Sykesville Road (MD 32) via Springfield Avenue with secondary direct access to Buttercup Road.

The adjoining properties to the north and south of the subject property are within the Sykesville municipal limits and currently host residential dwellings. The adjoining property to the west, across Sykesville Road, is also within the Sykesville municipal limits and hosts Sykesville Middle School. Adjoining properties outside the municipal limits to the south and east of the subject property are zoned Agriculture or I-2 and are utilized as a hospital or are undeveloped. All adjoining properties are served by public water and sewer.

The existing building is located towards the northwestern corner of the site with parking areas to the south and east of the structure. An existing fence runs with the western property boundary, along Sykesville Road, and extends along the northern and southern property lines. A wooded area encompasses the eastern portion of the property with various trees along the remaining property lines. There is a stream which runs along the northern property line, but there are no FEMA 100 Year Floodplain designations on site.

❖ **Site Plan Review:**

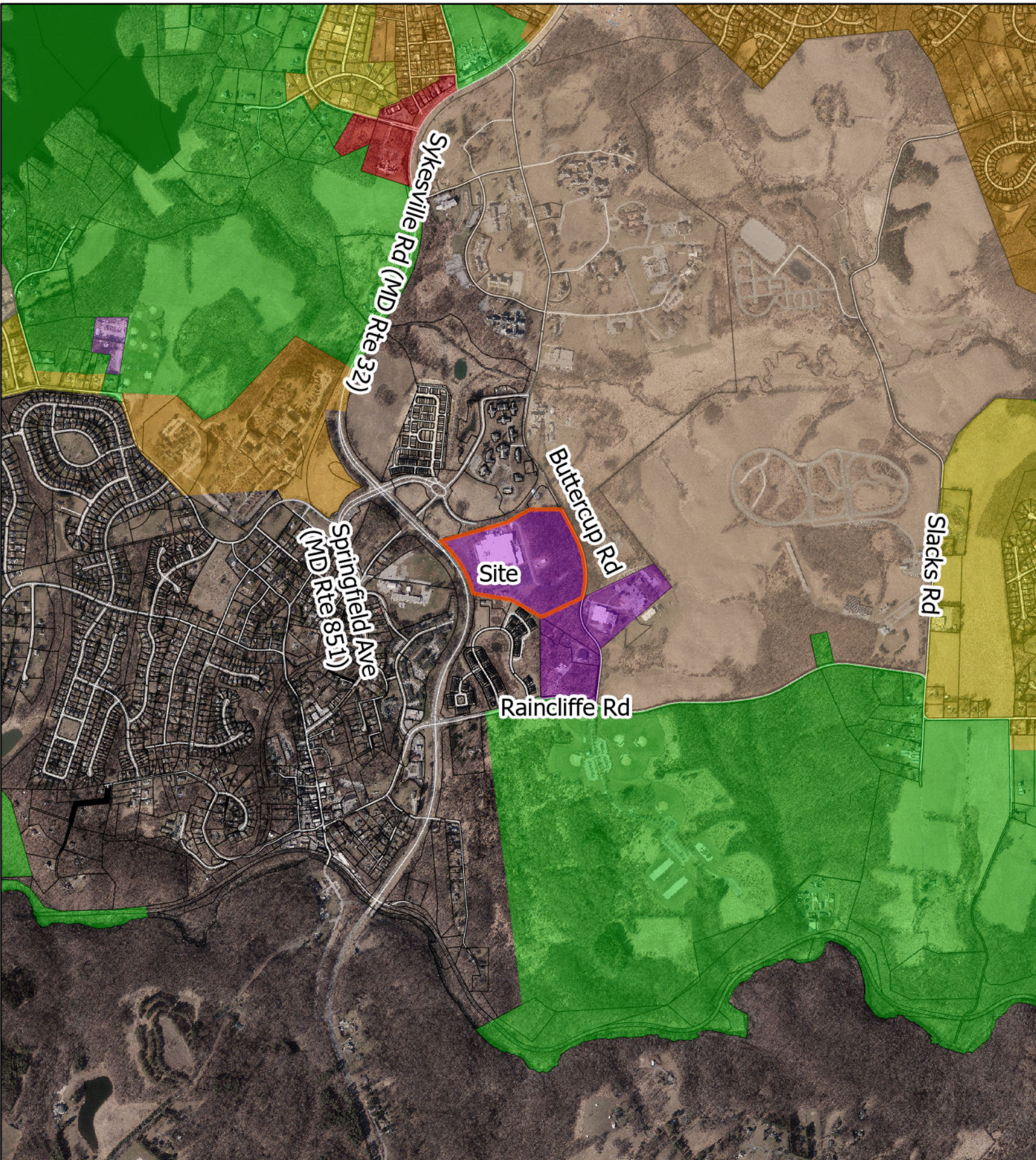
A concept site plan was initially submitted on August 26, 2021. The plan was subject to citizen involvement at the September 27, 2021 Technical Review Committee meeting. There were no citizens in attendance and no phone calls or letters have been received in reference to the proposed site plan.

Originally, the amended site development plan proposed the redesign of the main entrance into the site, expansion of the existing parking areas, a loading dock expansion with a connection to the main drive, and a building expansion for the main building entrance. A concrete pad was also proposed on the north side of the existing building for electrical apparatuses and the relocated dumpsters.

On June 20, 2023, the Planning and Zoning Commission reviewed the concept site plan (minutes attached). During the meeting, the Commission agreed with Comprehensive Planning's recommendations regarding adding sidewalk along Buttercup Road as well as a walking path around the parking lot and existing building as an employee amenity.

Since the meeting, the developer has decided to reduce the changes proposed to only include the redesign of the main entrance into the site. With the change to a smaller scope of work, the developer is also seeking reconsideration of the Bureau of Comprehensive Planning's recommendation of sidewalk internal to the site and along Buttercup Road.

Following this meeting, the project will continue through the site development plan process before going to the Chair of the Planning and Zoning Commission for final approval, as authorized by the full Commission in the previous PZC meeting.



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| Zoning_County | ■ Conservation | ■ C-2 |
| Zoning | ■ R-40,000 | ■ I-1 |
| | ■ R-20,000 | ■ I-2 |
| | ■ Agriculture | |
| | ■ R-10,000 | |

Northrop Grumman, 1st Amended S-21-0023



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



**Northrop Grumman,
1st Amended
S-21-0023**



Property line shown hereon
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for illustrative reference only.
Photograph date: Spring 2020

Management. The Bureau of Utilities has confirmed the use of water and sewer services for the site. A comprehensive utility plan will be required for final approval. Forest Conservation was previously addressed with the previous development on the site of the school facility. Additional landscaping is required along Goddard Park Drive before approval. The required screen along the west property line needs to be revised due to the location of an embankment. Water Resource Management has asked for additional notes. State Highway, Grading and the Health Department have provided concept approval of the plan. Site Compliance, Engineering, and Fire Protection have comments to be addressed in the final plan sets.

The plan was subject to citizen involvement at the March 27, 2023, Technical Review Committee. Three citizens attended the meeting and posed questions answered by the developer about the use, overall layout, and landscape plans.

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.

Discussion:

Amy Barcroft presented the staff report.
Alec Yeo, owner and Aaron Valentine, CLSI, were in attendance.
Mr. Lester asked how lighting would be addressed.
Mr. Yeo stated the lights will be angled away from the residences and the building was designed to mitigate the amount of headlight disturbance.
There was no public comment.

Decision:

The Commission, on motion of Mr. Kane, seconded by Mr. Soisson and carried, voted to delegate final approval to the Chair.

CONCEPT SITE PLAN

SUBJECT: S-21-0023, Northrop Grumman, 1st Amended
LOCATION: 7301 Sykesville Road, Sykesville, MD 21784
OWNER: Northrop Grumman Systems Corp., 2980 Fairview Park Drive, Falls Church, VA 22042
DEVELOPER: Same as owner
ENGINEER: Morris & Ritchie Associates, Inc., 1220-B East Joppa Road, Suite 400K, Towson, MD 21286
ZONING: I-2 – Industrial Heavy Intensity
ACREAGE: 35.1 acres
WATERSHED: South Branch Patapsco
FIRE DISTRICT: Sykesville
MASTER PLAN: General Industrial – Sykesville 2030 Comprehensive Plan
PRIORITY
FUNDING AREA: Freedom

DESIGNATED

GROWTH AREA: Sykesville

❖ **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 35.1 acres and abuts the Sykesville municipal boundary; between Buttercup Road and Sykesville Road (MD 32). The property currently hosts a 162,646 square foot manufacturing facility with accessory structures. The use of the property was previously reviewed by the Planning and Zoning Commission in three previous site plans: S-88-057, S-91-030 and S-98-004. The property lies in the I-2, Industrial Heavy, zoning district and has existing access to Buttercup Road and Sykesville Road (MD 32) via Springfield Avenue with secondary direct access to Buttercup Road.

The adjoining properties to the north and south of the subject property are within the Sykesville municipal limits and currently host residential dwellings. The adjoining property to the west, across Sykesville Road, is also within the Sykesville municipal limits and host Sykesville Middle School. Adjoining properties outside the municipal limits to the south and east of the subject property are zoned Agriculture or I-2 and are utilized as a hospital or are undeveloped. All adjoining properties are served by public water and sewer.

The existing building is located towards the northwestern corner of the site with parking areas to the south and east of the structure. An existing fence runs with the western property boundary, along Sykesville Road, and extends along the northern and southern property lines. A wooded area encompasses the eastern portion of the property with various trees along the remaining property lines. The site currently offers 445 parking spaces. There is a stream which runs along the northern property line, but there are no FEMA 100 Year Floodplain designations on site.

❖ **Site Plan Review:**

With this amended site development plan, the developer proposes to redesign the main entrance into the site, expand the existing parking areas, add a loading dock expansion with a connection to the main drive onto the northern portion of the existing building, and add a building expansion for the main building entrance. A concrete pad is also proposed on the north side of the existing building for electrical apparatuses and the relocated dumpsters.

The main entrance from Springfield Avenue will shift the existing gated entrance further into the site, allowing a median to split the gated access ways for those entering and exiting the site. A sign is to be placed within the median as you approach the new gate from Springfield Avenue. A proposed 5' wide sidewalk will parallel the access drive and will provide pedestrian connection from Springfield Avenue to the building entrance.

Additional paving for the proposed parking spaces will tie into the existing parking areas. This expansion of parking will increase the available spaces on-site from 445 spaces to 509 spaces. Planters are to be added throughout the existing and proposed parking areas. Due to the topography of the land, a retaining wall is proposed east of the main access drive and south of the proposed parking area. Details and profiles associated with the retaining wall will be provided within the final plan set.

An access drive connecting the main drive to the loading dock expansion is proposed, with pole lights shown. A photometric plan will be provided with the final plan submittal. This new drive will allow for full connectivity of the existing access drives on site.

The concept site plan was initially submitted on August 26, 2021. The plan was subject to citizen involvement at the September 27, 2021 Technical Review Committee meeting. There were no citizens in attendance and no phone calls or letters have been received in reference to the proposed site plan.

This plan is exempt from the Code requirements of Floodplain Management. Concept approval was granted by Bureau of Utilities with existing water and sewer. The concept plan has received concept approval from Water Resources and Grading Review. Forest Conservation is to be addressed by way of off-site forest bank. Landscaping is proposed throughout the site and complies with the Landscape Manual. Engineering Review and State Highway Administration have both approved the plan with existing access.

The Bureau of Resource Management has granted concept Stormwater Management approval. Stormwater Management is to be addressed by way of three underground facilities, four micro-bioretenment facilities, and a submerged gravel wetland.

In accordance with a site development plan memorandum from the Department of Planning, the proposed land use is consistent with the Sykesville 2030 Comprehensive Plan land use designation of General Industrial, as well as the Carroll County Water and Sewer Master Plan. As it relates to the Bicycle-Pedestrian Master Plan, Planning staff recommends ADA compliant sidewalk along southbound Buttercup Road the entire length of the site plan. Planning staff also recommends exploring the option of a walking path around the proposed parking area and existing building as an employee amenity.

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.

Discussion:

David Becraft presented the staff report.

Larry Hajnos, Facilities Manager and Jared Barnhart, engineer, were present.

Members of the Commission agreed with Planning's recommendations regarding the sidewalk along Buttercup Road and the walking path around the parking lot and existing building as an employee amenity.

Mr. Hajnos addressed questions regarding signage and the employee entrance.

There was no public comment.

Decision:

The Commission, on motion of Mr. Lester, seconded by Mr. Kane and carried, voted to delegate final approval to the Chair and would like the final plan to include Planning staff's recommendation of ADA compliant sidewalks.

CONCEPT SITE PLAN

SUBJECT: S-22-0040, Wendy's Eldersburg
LOCATION: Corner of Liberty Road (MD Route 26), West Hemlock Drive, and Dickenson Road; C.D. 5
OWNER: 1702 Liberty Road LLC and M & I Properties LLC, 9405 Parsley Drive, Ellicott City, MD 21042 (LLC Members: Scott O. Miller, William J. Iampieri)
DEVELOPER: Wend Baltimore North LLC, 6200 Oak Tree Boulevard, Suite 250, Independence, OH 44131 (LLC Members: Mark Figurelli)
ENGINEER: Leon A. Podolak and Associates, LLC, 147 East Main Street, Westminster, MD 21157
ZONING: C-2 – Commercial Medium Intensity
ACREAGE: 0.562 acres
WATERSHED: Liberty Reservoir
FIRE DISTRICT: Sykesville
MASTER PLAN: Commercial Medium – 2018 Freedom Community Comprehensive Plan
PRIORITY
FUNDING AREA: Freedom
DESIGNATED
GROWTH AREA: Freedom
SEWER/ WATER
DISTRICT: 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 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 made up of two parcels: a 0.046-acres parcel and a 0.516-acres parcel, together totaling 0.562 acres. One structure, residential in nature, occupies the site along with a paved parking area with access from West Hemlock Drive. A few trees and a sign are located on the property. There are no streams or floodplains designations on site. The property is served by public water and sewer.