

**FINAL SITE PLAN REPORT**  
to the  
**Carroll County Planning and Zoning Commission**  
**December 14, 2021**

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

**SUBJECT:** S-20-0026, Buttercup Road LLC Property

**LOCATION:** 7400 Buttercup Road, Sykesville, MD 21784; E.D. 5

**OWNER:** Nave Properties, LLC, 14565 Edgewood Way, Glenelg, MD 21737  
(Members: Doug Nave)

**DEVELOPER:** Near Communications, 9685 Gerwig Lane, Suite A, Columbia, MD 21046

**ENGINEER:** CLSI, 439 East Main Street, Westminster, MD 21157

**ZONING:** Industrial Heavy (I-2)

**ACREAGE:** 11.699 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 site 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 and approval.

❖ **Existing Conditions:**

The subject property is an 11.699-acre property and host a multi-tenant building currently used for commercial offices. The use of the existing building was previously reviewed by the County in a previous site plan that was approved in 1982. The property lies in the I-2 zoning district and has existing access onto Buttercup Road and Raincliffe Road, both county-maintained roadways.

The adjoining properties to the north and east of the subject property are zoned I-2 and Agricultural and are owned by the State of Maryland. The southern adjoining property is zoned

Conservation and host Freedom Park. The property to the west is zoned R-7,500, host a townhouse condominium community, and lies within the municipal limits of Sykesville. All adjoining properties are served by public water and sewer, excluding the adjoining park.

The existing multi-tenant building is located in the northeastern portion of the site with an existing monument sign at the entrance from Buttercup Road. The remaining area of the site is currently used for either product storage, parking, or is wooded. There is an existing stream on site, but no FEMA 100 Year Floodplain designation.

❖ **Site Plan Review:**

The developer proposes to add a 68,178 square-foot single-story warehouse onto the southern portion of the site. The existing building and associated parking area will remain on site. The proposed warehouse will utilize the existing access from Buttercup Road, with the existing access from Raincliffe Road being terminated. A concrete sidewalk is proposed along Buttercup Road and will transition into a 10-foot-wide paved pathway along Raincliffe Road which will connect to the existing sidewalk to the east. As a portion of the proposed pathway lies on private property, a 5-foot-wide pedestrian easement will be required. Building mounted and pole lights are proposed around the new warehouse, both having a mounting height of 20-foot-tall. A photometric plan has been included in the plan set. No additional freestanding signs are proposed with this plan.

The proposed use will have 50 employees and will operate for 24 hours a day, 7 days a week. The parking requirements for a warehouse, as outlined in Chapter 155.077 is: 1 for every 1.5 employees on the maximum shift or 1 for every 1,500 square feet of floor area, whichever is greater. This calculation resulted in 46 parking spaces being required. The plan currently shows 53 parking spaces.

The developer also proposes to split the property into two lots, which would separate the existing building from the proposed warehouse. An access easement will be required over the existing access lane from Buttercup Road with the subdivision. The lots will need to be recorded prior to the issuance of permits.

The concept site plan was initially submitted on February 16, 2021. The plan was subject to citizen involvement at the March 22, 2021 Technical Review Committee meeting. There was one citizen in attendance who provided an email prior to the meeting inquiring about a potential sidewalk connection from the condominiums to Freedom Park. Another email was received prior to the meeting and requested a copy of the plans but did not provide any comments or opposition to the proposal.

On August 17, 2021, the Planning and Zoning Commission was presented the concept site plan (minutes attached). The Commission elected to view the final site development plan. After the meeting, a citizen sent an email requesting more information about the scope of the proposed development but did not provide any comments or opposition to the proposal.

The final plan has received approval from by the Carroll County Health Department and the Bureau of Utilities with public water and sewer connections. The plan has received final approval from Water Resources and Floodplain Management with easements being required. Landscape and Forest Conservation have granted final approval with bonding being required for both. Engineering Review and State Highway Administration have both approved the plan with existing access.

Stormwater Management has granted final approval. Stormwater Management requirements will be addressed via multiple micro bio-facilities throughout the site.

In accordance with a site development plan memorandum from the Department of Planning, the proposal is consistent with the Carroll County Water and Sewer Master Plan and the land use is consistent with the Sykesville 2030 Comprehensive Plan land use designation of General Industrial.

❖ **Recommendations:**

Pursuant to Chapter 155, staff recommends approval of the site development plan subject to the following conditions:

1. That the Developer enters into a Public Works Agreement with Carroll County that guarantees completion of the improvements.
2. That a plat of subdivision be recorded simultaneously with, or prior to, the Public Works Agreement.
3. That a Stormwater Management Easement and Maintenance Agreement be granted to the County Commissioners of Carroll County as an easement of access to the County Commissioners or authorized representatives by a deed to be recorded simultaneously with the Public Works Agreement.
4. That a Forested Water Resource Protection Easement be granted to the County Commissioners of Carroll County simultaneously with the Public Works Agreement.
5. That a Landscape Maintenance Agreement be recorded simultaneously with the Public Works Agreement.
6. That a Floodplain Easement be granted to the County Commissioners of Carroll County simultaneously with the Public Works Agreement.
7. That a Drainage and Utility Easement be granted to the County Commissioners of Carroll County simultaneously with the Public Works Agreement.
8. That a Pedestrian Easement be granted to the County Commissioners of Carroll County simultaneously with the Public Works Agreement.
9. That any changes to this plan will require an amended site development plan to be approved by the Carroll County Planning and Zoning Commission.