

**FINAL SITE PLAN REPORT**  
**to the**  
**Carroll County Planning and Zoning Commission**  
**March 15, 2022**

**Prepared by**  
**Laura Matyas, Bureau of Development Review**

**SUBJECT:** S-20-0007, Carroll Station III

**LOCATION:** corner of Liberty Road (MD Route 26), West Hemlock Drive, and Dickenson Road; E.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:** 1702 Liberty Road LLC, 9405 Parsley Drive, Ellicott City, MD 21042  
(LLC Members: Scott O. Miller, William J. Iampieri)

**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 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 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 on site. The property is served by public water and sewer.

Frontage exists on Liberty Road (MD Route 26), West Hemlock Drive, and Dickenson Road, a service road paralleling MD Route 26, with existing sidewalk along Dickenson Road. To the east, the property adjoins Carroll Station Planned Business Center which was approved by the Planning and Zoning Commission in the years 2000 (S-99-006) and 2008 (S-08-013). Carroll Station Planned Business Center is under the same ownership as the subject property. The site and adjoining Planned Business Center lie in the C-2 zoning district. It is in a Priority Funding Area and Designated Growth Area

❖ **Plan Review:**

The concept site plan was subject to citizen involvement at the May 22, 2020 meeting of the Technical Review Committee. One citizen contacted Development Review in advance of the meeting to request drawings of the development proposal. Three additional citizens have requested plans since the date of the TRC meeting.

A concept site plan for the subject property was reviewed by the Planning and Zoning Commission on July 20, 2021 (see minutes attached). The height and design of the sign was discussed. The sign shown in the final plan set is unchanged from the concept plan seen by the Commission.

The developer proposes to remove all existing structures and trees and construct a single-story retail building of 5,500 square feet. A lot line adjustment is occurring at the eastern property line through the processing of an amended plat. The adjustment enables the required setback compliance to the proposed building.

With a flat roof, the building maximum height will measure 24'-6". Building materials are noted as brick, corrugated metal paneling, EIFS, metal, and vinyl. A glass storefront faces Liberty Road and West Hemlock Drive. The Dickenson Road and eastern elevations are windowless brick and corrugated metal facades. Color renderings of the building elevations are shown on sheet 12 in the plan set. Retail establishments are principal permitted uses in the C-2 zoning district.

Per the trips generated, a traffic impact study (TIS) was not required. Parking requirements are 5 spaces for every 1000 square foot of floor area. With 5,500 square feet, the required parking totals 28 spaces and 30 spaces are provided. Two parking areas, one at the front of the building along Liberty Road and the second at the rear of the building nearest Dickenson Road, are accessed from a new shared two-way drive aisle between Carroll Station Planned Business Center and Carroll Station III.

The existing entrances to the Business Center are from Dickenson Road and MD Route 26. No access is proposed directly to the site from Dickenson Road, West Hemlock Drive, or Liberty Road. Cross easements will be established. New sidewalk at Liberty Road and West Hemlock Drive will connect to existing sidewalk at Dickenson Road.

Modifications to Carroll Station Planned Business Center at the existing one-way drive, dumpster, and landscaping will be addressed with a dumpster relocation and new landscaping to comply with the Landscape Manual.

The land use designation in the 2018 Freedom Community Comprehensive Plan is Commercial Medium. Review by the Department of Planning determined the development proposal to be consistent with all applicable plan policies. Planning staff recommends a discussion with the Department of Public Works to explore the addition of a transit stop at or near the property.

A photometric plan and lighting details are provided on sheet 10 showing five pole-mounted parking lot lights mounted at 15 feet above grade. Wall-mounted lights are also provided.

Property lines at Liberty Road and West Hemlock Drive are landscaped to meet the requirements of the Landscape Manual. Landscaping is also provided at the new dumpster, the relocated dumpster, and the parking areas.

Sheet 5 depicts the pylon sign to be located at the corner of Liberty Road and West Hemlock Drive. Standing 25 feet high and 10 feet wide, it is proposed as a double sided, interiorly lit board with a time and temperature reader board.

Stormwater management (SWM) will be addressed with bio-retention facilities, and an infiltration trench. Stormwater overflow will convey to an existing inlet on the north side of Dickenson Road. Stormwater facilities are proposed within the Dickenson Road right-of-way and the pursuit has been determined acceptable by the Department of Public Works and the Bureau of Resource Management. An easement will be established and recorded with the associated amended plat; prior to or simultaneously with the Public Works Agreement.

The plan is exempt from Floodplain and Forest Conservation codes. Public water and sewer will serve the site. A public fire hydrant is located 25 feet from the property at the east side of West Hemlock Drive. All agencies have approved the plan.

#### ❖ **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 the easement agreement with the Department of Public Works for stormwater management features within the County right-of-way for Dickenson Road be recorded with the amended plat, Miller-Iampieri AP-20-0078; prior to or simultaneously with the Public Works Agreement.
3. That the amended plat, Miller-Iampieri AP-20-0078, be recorded prior to or simultaneously with the Public Works Agreement.
4. 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.
5. That a Landscape Maintenance Agreement be recorded simultaneously with the Public Works Agreement.
6. That any changes to this plan will require an amended site development plan to be approved by the Carroll County Planning and Zoning Commission.