

**CONCEPT SITE PLAN REPORT**  
to the  
**Carroll County Planning and Zoning Commission**  
**June 20, 2023**

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 consideration 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.