

## Board of County Commissioners

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## Planning & Zoning Commission

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Ralph Robertson  
Richard Soisson, Alternate  
Thomas S. Gordon III, Ex-officio  
Daphne Daly, AICP, Secretary

### MEETING AGENDA

Planning & Zoning Commission of Carroll County, MD

June 17, 2025

9:00 AM

Reagan Room (003)

**PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE.**

### **TO HAVE AN ORDERLY MEETING PLEASE ADHERE TO THE FOLLOWING RULES:**

- ***SPEAKERS MUST SIGN IN to make public comment.***
- ***Speakers must state their name, address, and talk into microphone to facilitate audio and video recording.***
- ***Comments will be strictly limited to 3 minutes per speaker.***
- ***Citizen testimony is NOT a question-and-answer session.***
- ***Questions may be directed to staff after the meeting.***
- ***If any individual fails to comply with these rules, the Planning and Zoning Commission Chair may call the person out of order and may require him/her to leave the meeting.***

1. Call to Order/Welcome

2. Establishment of Quorum

3. Pledge of Allegiance

4. Review and Approval of Agenda

5. Review and Approval of Minutes (May 20, 2025)

6. Commission Member Reports

- A. Commission Chair
- B. Ex-Officio Member
- C. Other Commission Members

7. Administrative Report

- A. Administrative Matters
- B. Extensions
- C. BZA Cases
- D. Other

8. **Preliminary Subdivision Plan: Harvest Creek – P-22-0042** - Description: Subdivision plan for 137 lots for single family dwellings; Owner: Juanita Zabel & Jeanette Birger et al, 6933 Ridge Road, Marriottsville MD 21104; Developer: Elm Street Development, 5074 Dorsey Hall Drive, Ellicott City, MD 21042; Located at 7020 Ridge Road, Marriottsville, MD 21104 & the adjoining Parcel C; Tax Map 79 Grid 2 Parcel 57; REQUEST FOR APPROVAL OF PRELIMINARY PLAN IN ACCORDANCE WITH CHAPTER 155. REQUEST FOR APPROVAL OF PRELIMINARY PLAN IN ACCORDANCE WITH CHAPTER 156. Contact: Kierstin Marple at [kmarple@carrollcountymd.gov](mailto:kmarple@carrollcountymd.gov) or 410-386-2130 (40 minutes)

**Public Comment for Item #8**

9. **Concept Site Plan: Freedom Village Taco Bell – S-22-0048** – Description: Redevelopment of existing restaurant and drive-thru; Owner: Freedom Village Shopping Center LLC, 1427 Clarkview Rd., Suite 500, Baltimore, MD 21209; Developer: Maryland Cantina, LLC P.O. Box 429 Conshohocken, PA 19428; located at 1429 Liberty Rd., Eldersburg, MD 21784; Tax Map 73 Grid 12 Parcel 731; C.D. 5 - CONCEPT PLAN REVIEW, NO ACTION REQUIRED. Amy Barcroft at [abarcroft@carrollcountymd.gov](mailto:abarcroft@carrollcountymd.gov) or 410-386-2335 (20 minutes)

**Public Comment for Item #9**

10. **Concept Site Plan: Everbrook Academy – S-23-0016** - Description: Daycare center; Owner: Main Street Eldersburg, 2328 W. Joppa Road, Suite 200, Lutherville, MD 21093; Developer: Oppidan, 400 Water Street, Suite 200, Excelsior, MN 55331; Located south of Londontown Boulevard, west of Georgetown Boulevard; Tax Map 73 Grid 12 Parcel 782; C.D. 5. CONCEPT PLAN REVIEW, NO ACTION REQUIRED. Contact: David Becraft at [dbecraft@carrollcountymd.gov](mailto:dbecraft@carrollcountymd.gov) or 410-386-2134 (20 minutes)

**Public Comment for Item #10**

11. **Concept Site Plan: Copper Ridge Solar – S-24-0023** - Description: Addition of solar panels to Copper Ridge assisted living site; Owner: Sykesville MD Propco LLC c/o The Portpiccolo Group, 440 Sylvan Avenue, Suite 240, Englewood Cliffs, NJ 07632; Developer: HESP Solar, LLC, 400 Rella Boulevard Montebello, NY 10901; Located at 710 Obrecht Road, Sykesville, MD 21784; Tax Map 78 Grid 3 Parcel 662; C.D. 5. CONCEPT PLAN REVIEW, NO ACTION REQUIRED. Contact: Kierstin Marple at [kmarple@carrollcountymd.gov](mailto:kmarple@carrollcountymd.gov) or 410-386-2130 (20 minutes)

**Public Comment for Item #11**

12. **Special Report: Elevated Botanics Cannabis Dispensary Drive-Through - SF-25-0033** - Description: add a drive-through for the approved Elevated Botanics Cannabis Dispensary at 25 Liberty Road; Owner: Tevis Real Estate, Inc., 82 John Street, Westminster, MD 21157; Developer: Elevated Botanics, 25 Liberty Road, Sykesville MD, 21784; Located on south side of Liberty Road at Klees Mill Road; Tax Map 68 Grid 19 Parcel 356; C.D. 4 – REQUEST FOR SITE PLAN APPROVAL IN ACCORDANCE WITH CHAPTER 158. Contact: Laura Matyas at [lmatyas@carrollcountymd.gov](mailto:lmatyas@carrollcountymd.gov) or 410-386-2135 (10 minutes)

**Public Comment for Item #12**

**BREAK**

13. **Spring Water and Sewer Master Plan Amendments** - Staff will provide an overview of the Spring Amendments to the Water & Sewer Master Plan for Union Bridge, New Windsor, Hampstead, and Taneytown. Contact Andrew Gray at [agray@carrollcountymd.gov](mailto:agray@carrollcountymd.gov) or 410-386-2141 (15 minutes)

**Public Comment for Item #13**



- 14. Education Facilities Master Plan** – Staff from the Board of Education will present the EFMP to the Commission for a letter of consistency with the County’s Master Plan. Contact William Caine at [wecaine@carrollk12.org](mailto:wecaine@carrollk12.org) or 410-751-3000 – (15 minutes)

**Public Comment for Item #14**

- 15. 2024 Planning Annual Report** – Staff will provide an overview of the Annual Report to the Commission. Contact Tiffany Fossett at [tfossett@carrollcountymd.gov](mailto:tfossett@carrollcountymd.gov) or 410-386-2137 - (20 minutes)

**Public Comment for Item #15**

- 16. Employment Campus Text Amendment (Introduction)** – Staff will introduce background on the request from The Board of County Commissioners to study and recommend possible changes to the Employment Campus Zoning District. Contact Daphne Daly at [ddaly@carrollcountymd.gov](mailto:ddaly@carrollcountymd.gov) or 410-386-5145 (20 minutes)

**Public Comment for Item #16**

- 17. Solar Text Amendment (Introduction)** – Staff will introduce background on the request from The Board of County Commissioners to study and recommend possible changes to the Zoning Code related to solar facilities, in response to recent State Legislation. Contact Daphne Daly at [ddaly@carrollcountymd.gov](mailto:ddaly@carrollcountymd.gov) or 410-386-5145 (20 minutes)

**Public Comment for Item #17**

**18. General Public Comments**

**19. Adjournment**

**Next Evening Meeting: Wednesday, July 9, 2025, at 6:00 PM - Reagan Room**

**Next Day Meeting: Tuesday, July 15, 2025, at 9:00 AM – Reagan Room**

***ACCESSIBILITY NOTICE:***

*The Americans with Disabilities Act applies to the Carroll County Government and its programs, services, activities, and facilities. Anyone requiring an auxiliary aid or service for effective communication or who has a complaint should contact The Department of Citizen Services, 410.386.3600 or 1.888.302.8978 or MD Relay 7-1-1/1.800.735.2258 as soon as possible but no later than 72 hours before the scheduled event.*