

CONCEPT SUBDIVISION REPORT
to the
Carroll County Planning and Zoning Commission
July 16, 2024

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: P-23-0056 – Reservoir Run

LOCATION: South side of Bennett Road, north of Rolling View Drive; C.D. 05

OWNER: Long Meadow Farm 21784 LLC, 741 Klees Mill Road, Westminster, MD 21157
(Members: Susan Rash, Hunter Beaty, Sharon Beaty, Heidi Condon)

DEVELOPER: St. John Properties Inc., 2560 Lord Baltimore Drive, Baltimore, MD 21244

SURVEYOR: DDC, Inc. 192 East Main Street, Westminster, MD 21157

ZONING: R-20,000

ACREAGE: 20.71 acres

WATERSHED: Liberty Reservoir

NO. OF LOTS: 34 Lots

FIRE DISTRICT: Sykesville Freedom District Fire Company

MASTER PLAN: Residential Medium – Freedom Community Comprehensive Plan 2018

PRIORITY

FUNDING AREA: Freedom

DESIGNATED

GROWTH AREA: 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 consideration of a concept Major Subdivision Plan. **No action is required.**

❖ **Existing Conditions**

The subject property is one of four parcels which collectively are recognized as the “Beaty Property.” The subject property is 20.71 acres of undeveloped land and is comprised of mostly open meadow, with patches of trees at the southern border. There are no streams or 100-year floodplain designations located on the property, but there are non-tidal wetland areas. From the southern property line, the property slopes downhill to the north, away from that existing residential development. The subject property and all adjoining properties lie in the Existing / Final Planning Water and Sewer Service areas.

Bordered by Long Meadow, a 1960s subdivision, to the south (see plat, attached), the subject property shares an R-20,000 zoning designation with all adjoining properties. The Long Meadow

subdivision was developed with single-family residences on lots that average 23,000 square feet. Included on the Long Meadow subdivision record plats are areas of future access from Long Meadow Drive and Rolling View Drive to the subject property.

❖ **Project History:**

On March 9, 2022, morning and evening Town Hall meetings were held by Commissioner Rothstein to invite conversation as it relates to the “Beaty Property” with the developer. During these meetings, discussion focused on environmental impacts and traffic. An email was received prior to this meeting which stated opposition to the development (email attached).

On September 20, 2022, morning and evening Town Hall meetings were held by Commissioner Rothstein to invite conversation as it relates to the “Beaty Property” with the developer. During these meetings, discussion focused on tractor trailer traffic to and from the industrial portion of the overall project, overall development phasing, and connection to water/sewer in the area.

On March 30, 2022, the Master Plan for the “Beaty Property” was presented to the Planning and Zoning Commission as a special report to receive initial project feedback from the Commission and the public (minutes attached). The subject property was depicted as being developed with a cluster subdivision of single-family residential lots with three roadway connections to the existing Long Meadow subdivision. Discussion from the Commission revolved around traffic. Citizens present at the meeting raised concerns about the environmental impact, water/sewer allocation, and traffic as it relates to the subject project. An email was received following this meeting which outlined concerns of the proposed connections to the existing Long Meadow subdivision (email attached).

On November 20, 2023, morning and evening Town Hall meetings were held by Commissioner Rothstein to invite conversation as it relates to the “Beaty Property” with the developer. During these meetings, discussion focused on environmental impacts, traffic and the construction of Georgetown Boulevard Extended.

❖ **Plan Review:**

On November 27, 2023, a concept subdivision plan for the subject property was submitted to the Bureau of Development Review and distributed to technical review agencies. The developer proposes to create 34 new, clustered lots of subdivision on the property. The clustered lot sizes range in size from 11,903 square feet to 17,717 square feet. Setbacks are depicted as 35-foot front, 12-foot side, and 40-foot rear yards.

Access to the proposed lots is to be from new roadways which will connect to the existing southern neighborhood at Long Meadow Drive and Rolling View Drive. A connection is also shown to the north to Georgetown Boulevard Extended, a planned major road extension in the 2018 Freedom Community Comprehensive Plan. Sidewalk is provided throughout the internal road network of the subdivision.

An Open Space Tabulations table on sheet 1 shows 6.09 acres of open space being provided. The County does not currently have an interest in the Open Space parcels; therefore, they will be for the joint use of the residents of the cluster subdivision.

Two retaining walls are proposed in conjunction with this subdivision. One retaining wall is located on the south side of the subject property and is shown spanning future lots 26-31. The second retaining wall is proposed on Open Space Parcel ‘A’.

The subdivision will be served by public water and sewer. Proposed sewer lines for this development will connect to existing sewer lines on the “Beaty Property” and the adjoining Long Meadow subdivision. Proposed water lines for this development will connect to the proposed water line in Georgetown Boulevard Extended, as well as existing water lines within the adjoining Long Meadow subdivision.

A traffic impact study was required and submitted to the County for all four parcels/projects comprising the “Beaty Property.” The study determined that the combined impact of the four proposed projects would in total impact the intersection capacity of MD Route 32 & Bennett/Johnsville Road, Md Route 32 and Progress Way, and MD Route 32 and Londontown Boulevard. The developer has proposed mitigation improvements to each of the three intersections and the County and Maryland State Highway Administration have approved the concept design of the mitigation.

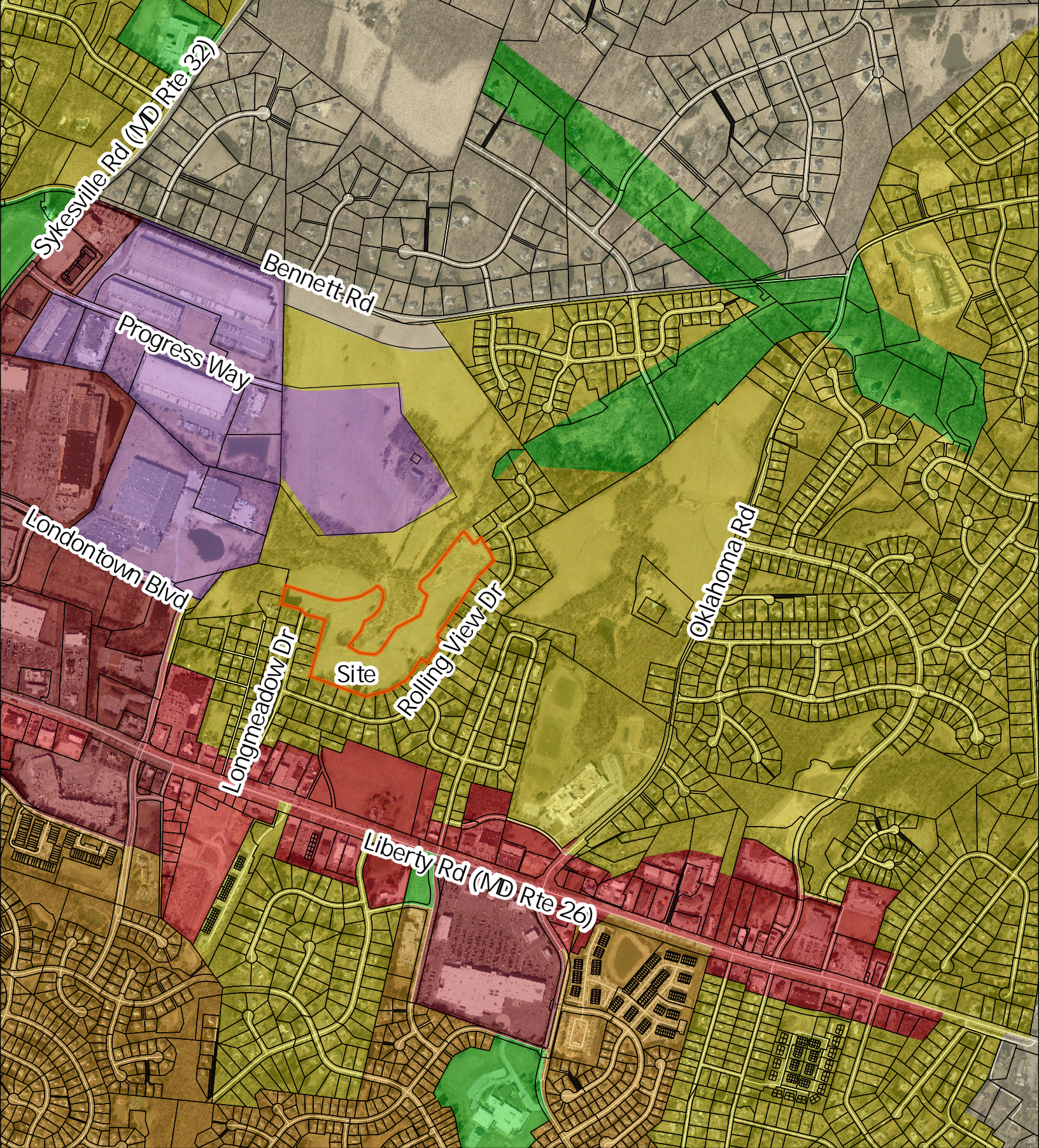
The subdivision plan was subject to citizen involvement on December 18, 2023 during the Technical Review Committee meeting. Three citizens signed in, two of which spoke regarding the subdivision and asked questions/voiced concern regarding the cemetery located on the “Beaty Property.” After the meeting, a phone call was received from an area citizen who voiced concern over traffic generated from this development. Another phone call received from an adjoining property owner shared concern of the proximity of the staging area to their property, school capacity, cemetery locations, and the proposed roadways near their property. This phone call was followed up with an email (email attached).

On April 16, 2024, a special report was presented to the Planning and Zoning Commission with a request for authorization to cluster (minutes attached). During this meeting, conversation revolved around the open space parcels and site access. Following this meeting, two emails were received; one outlining concerns of environmental impacts and the other opposing the development (both emails attached). A phone call was also received from a neighboring property owner who raised concerns about the capacity of schools in the area and requested the roadway connection to Long Meadow Drive be removed.

The subject property is in a Priority Funding Area and Designated Growth Area. The proposed land use is consistent with the 2018 Freedom Community Comprehensive Plan, as stated by the Bureau of Comprehensive Planning in their review.

Stormwater Management has issued concept approval for the plan, which utilizes drywells and submerged gravel wetlands to meet requirements. Water Resources, Floodplain, Landscape, and Zoning have approved the concept plan. The Bureau of Utilities has granted concept plan approval with additional items to be addressed on the preliminary plan.

The project is subject to the provisions of Concurrency Management, Chapter 156 of the Code, and will be tested prior to presentation of the plan to the Commission for approval of the Preliminary Plan.



Zoning	R-20,000	C-2
Conservation	R-10,000	C-3
R-40,000	R-7,500	I-1

Reservoir Run

P-23-0056



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



Site

Longmeadow Dr

Rolling View Dr

Rolling View Dr

Reservoir Run P-23-0056



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

RECEIPT NO. 145293

Notes: (a) County Master Plan Water And Sewerage, 1972-73

- (b) Water: Existing Service Area; No Individual Water Supply System Shall Be Permitted. However, Individual Sewerage Systems Are Interim And Shall Be Discontinued As Public Community Sewerage Facilities Become Available And Connection Thereeto Is Required By The Agency Having Jurisdiction.
- (c) Sewer: With The Current Regulations, Or As May Hereafter Be Amended, Of The Public Service Commission Of Maryland Regarding Underground Service.
- (d) No Grading, Filling Or Construction Shall Be Permitted Which Obstructs Or Inhibits The Surface Flow Of Natural Or Stormwater Drainage Within Drainage Or Drainage And Utility Easements As Shown Hereon.

OWNERS CERTIFICATE

(WE, Long Meadow Construction Corp. OWNERS) OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE ENGINEERS CERTIFICATE, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH ROADS, OPEN SPACES, AND PUBLIC SITES SHOWN HEREON, AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO ANY PUBLIC USE OR PURPOSE. THE SAME ARE RESERVED TO US OR OUR SUCCESSORS, HEIRS AND ASSIGNS. NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY LOT, AND NO LOT SHALL BE SO SMALL AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING, OR OTHER REGULATIONS.

DATE: May 23, 1973
 SEAL: Long Meadow Construction Corp.
 WITNESS: [Signature]

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT AND HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH ALL APPLICABLE STATE AND COUNTY LAWS.

J. H. RIFE FOR NO. 2337
 215 WEST AVE.
 HANOVER PA. 17331
 PHONE 717-659-6871
 5/23/73

CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL

BY: [Signature] SECRETARY
 DATE: 5/23/73

SANITARY COMMISSION APPROVAL

BY: [Signature]
 DATE: 7-31-73

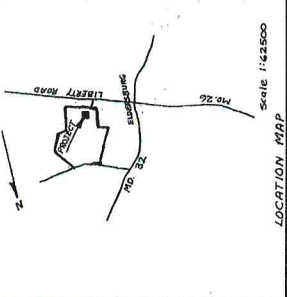
CARROLL COUNTY HEALTH DEPARTMENT APPROVAL

INDIVIDUAL WELLS AND/OR SEWAGE DISPOSAL SYSTEMS

EFFLUENT DISPOSAL BY: [Signature]
 Lots 1 & 2 by 1/2" x 1/2" x 1/2" x 1/2" x 1/2"

QUALIFICATIONS: INDIVIDUAL WELLS AND/OR SEWAGE DISPOSAL SYSTEMS TO BE INSTALLED MUST BE PERMITTED BY THE HEALTH DEPARTMENT AND REMAINED ON EACH LOT PRIOR TO CONSTRUCTION.

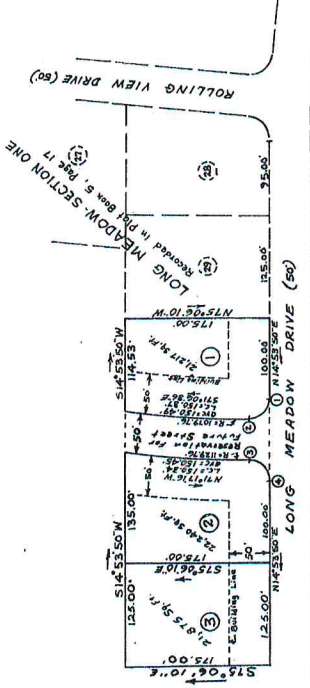
BY: [Signature] TITLE HEALTH OFFICER
 DATE: 5/23/73



NOTES:
 THERE IS NO UTILITY AND DRAINAGE EASEMENT AT THE REAR AND SIDES OF ALL LOTS UNLESS OTHERWISE NOTED.
 NO FURTHER SUBDIVISION OF THE LOTS SHOWN HEREON SHALL BE PERMITTED UNLESS RESUBMITTED TO THE CARROLL COUNTY PLANNING COMMISSION.

OWNER & SUBDIVIDER
 Long Meadow Construction Corp.
 Route 5
 Sykesville, Md. 21784

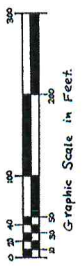
Date: Total Area Of Subdivision = 1.69 Acres
 Deed Reference: Liber 299 Folio 573
 Liber 350 Folio 581



NO.	A	D	R	L	T	L.C.	CHORD BEARING
1-2	90°00'00"	229.18320	25.00'	39.27'	25.00'	35.36'	N 59°55'50" E
3-4	90°00'00"	229.18320	25.00'	39.27'	25.00'	35.36'	N 30°06'10" W

SITE DATA

Number of Lots: 3
 Minimum Lot Area: 21,217 Sq. Ft.
 Minimum Bldg. Setback: 50 Feet



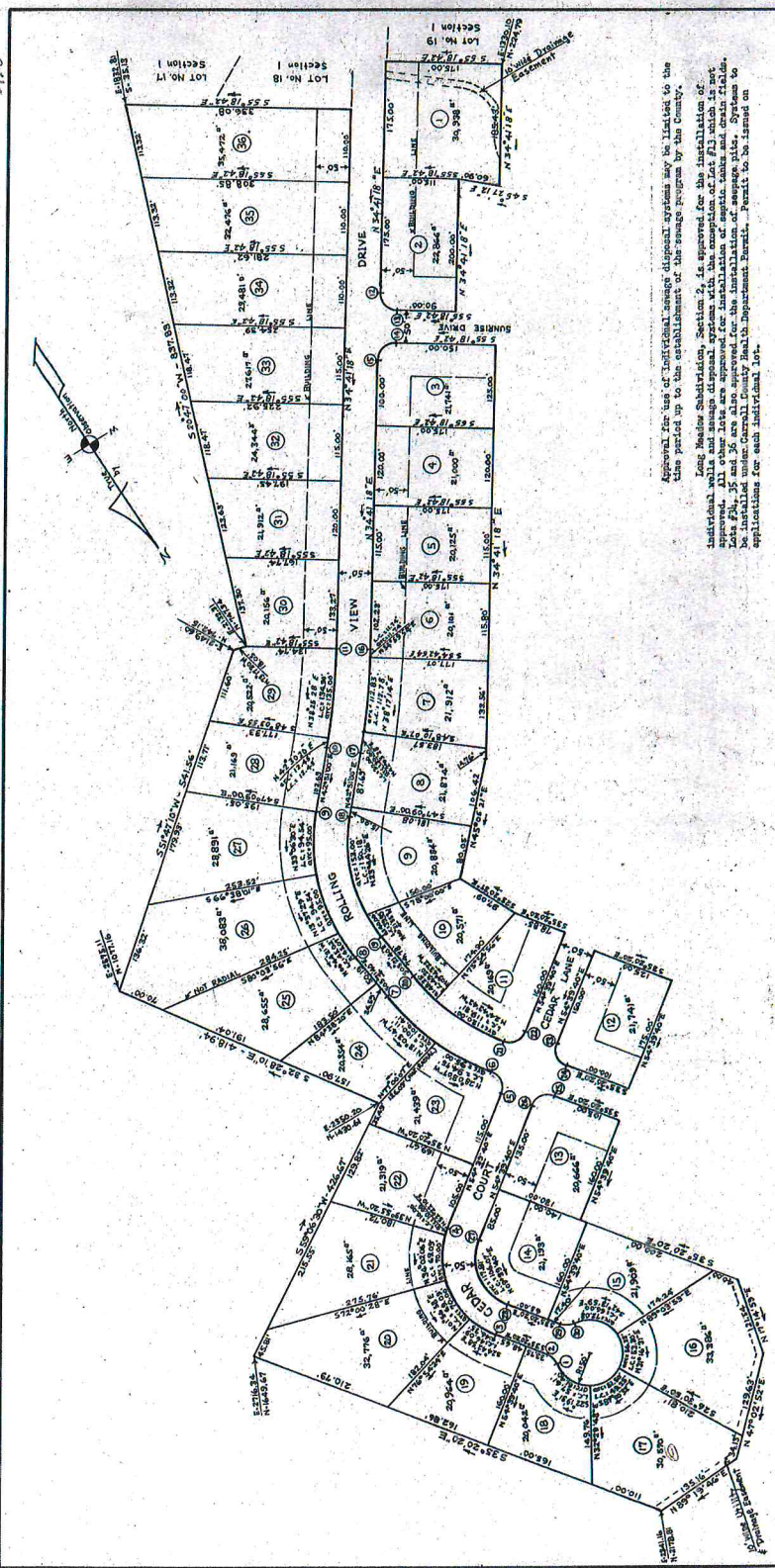
PLAT ONE A - SECTION THREE
 LONG MEADOW CONSTRUCTION CORP.

ELECTION DISTRICT NO. 5
 CARROLL COUNTY - MARYLAND

Scale 1" = 100'
 File No. D-80

J. H. Rife
 215 West Ave.
 Hanover, Md. 17331
 Registered Surveyor No. 2557

5728



THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAN IS ATTACHED, THEIR HEIRS AND ASSIGNS.

NOTE: THERE IS A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT AT THE INTERSECTION OF SUNRISE DRIVE AND VIEW DRIVE. THIS PLAN EXCEPT AS OTHERWISE SHOWN.

MINIMUM LOT AREA — 20,000'
MINIMUM AVENUE LOT WIDTH — 100'
MINIMUM BUILDING SETBACK — 50'



NO.	CURVE DATA				L.C.	CHANG. BEARING
	A	D	R	T		
1-2	487'11.30"	223.18320	25.00	21.08	11.18	20.41' S 11°14.5'E
3-4	507'00.00"	45.83664	125.00	196.35	125.00	176.78' S 69°7'34.0"W
5-6	507'00.00"	223.18320	25.00	59.27	25.00	35.36' S 69°7'34.0"W
6-7	29'58.40"	15.34065	374.49	195.41	100.00	193.19' S 20°21.00"E
8-9	487'12.40"	223.50908	279.37	235.07	125.00	228.20' S 18°44.40"W
10-11	087'09.42"	5.53518	110.55	147.45	73.85	47.33' S 33°44.08"W
12-13	507'00.00"	223.18320	25.00	59.27	25.00	35.36' N 10°09.00"N
14-15	507'00.00"	223.18320	25.00	59.27	25.00	35.36' N 10°09.00"N
16-17	087'09.42"	5.53518	110.55	147.45	73.85	47.33' S 33°44.08"W
18-19	487'12.40"	223.50908	279.37	235.07	125.00	228.20' S 18°44.40"W
20-21	29'58.40"	15.34065	374.49	195.41	100.00	193.19' S 20°21.00"E
22-23	507'00.00"	223.18320	25.00	59.27	25.00	35.36' N 10°09.00"N
24-25	507'00.00"	223.18320	25.00	59.27	25.00	35.36' N 10°09.00"N
26-27	507'00.00"	223.18320	25.00	59.27	25.00	35.36' N 10°09.00"N
28-29	507'00.00"	223.18320	25.00	59.27	25.00	35.36' N 10°09.00"N
29-30	487'11.30"	223.18320	25.00	21.08	11.18	20.41' N 59°26.05"W

SECTION 2
LONG MEADOW
CONSTRUCTION CORPORATION
5th ELECTION DISTRICT
CARROLL COUNTY - MARYLAND
 SCALE - 1"=100'
 FIELD BOOK Nos. 47 & 54
 File No. D-10
 J. H. Rife
 213 West Ave.
 Hanover, Penna.
 Registered Surveyor No. 2537

Charles H. Kennedy
 Charles H. Kennedy,
 Chief Engineer

Approval for use of individual sewage disposal systems may be limited to the time period up to the establishment of the sewage program by the County.
 Long Meadow Subdivision, Section 2, is approved for the installation of individual wells and sewage disposal systems with the exception of Lot #13 which is not approved. All other lots are approved for installation of septic tanks and drain fields. The installation of such systems shall conform to the standards set forth in the Ordinance to be installed under Carroll County Health Department Permit. Permits to be issued on applications for each individual lot.

MSA 55A 1240-1896

MEETING SUMMARY
Carroll County Planning and Zoning Commission
March 30, 2022

Location: Reagan Room (003)

Members Present: Jeffrey A. Wothers, Chair
Janice R. Kirkner, Vice Chair
Peter Lester
Matthew Hoff
Michael Kane
Stephen A. Wantz, Ex-officio

Members Absent:

Present with the Commission were the following persons: Lynda Eisenberg and Laura Bavetta, Department of Planning; Chris Heyn, Laura Matyas, and Amy Barcroft, Development Review and Jim Almon, County Attorney's office.

CALL TO ORDER/WELCOME

Chair Wothers called the meeting to order at approximately 6:05 pm.

ESTABLISHMENT OF QUORUM

Laura Bavetta took attendance and noted that six members of the Board were present and a quorum was in attendance.

PLEDGE OF ALLEGIANCE

REVIEW AND APPROVAL OF AGENDA

On motion of Mr. Lester, seconded by Ms. Kirkner and carried, the Agenda was approved.

ADMINISTRATIVE REPORT

A. ADMINISTRATIVE MATTERS

Secretary Eisenberg reviewed the process for the meeting and how citizens should sign in to speak.

B. OTHER

There were no other comments.

SPECIAL REPORT

SUBJECT: The Beaty Property

LOCATION: 1701 Bennett Road, Eldersburg, MD 21784; E.D. 5

OWNER: Long Meadow Farm 21784 LLC, 741 Klees Mill Road, Westminster, MD 21157

DEVELOPER: St. John Properties, 2560 Lord Baltimore Drive, Baltimore, MD 21244

SURVEYOR: DDC, Inc. 192 East Main Street, Westminster, MD 21157

ZONING: R-40,000 (7.4 acres) / R-20,000 (80.2 acres) / I-1 (33.4 acres)

ACREAGE: 120.9407 acres
WATERSHED: Liberty Reservoir
FIRE DISTRICT: Sykesville
MASTER PLAN: Residential Medium & Commercial High–2018 Freedom Community Comprehensive Plan
PRIORITY
FUNDING AREA: Freedom
DESIGNATED
GROWTH AREA: Freedom
SEWER/ WATER
DISTRICT: Freedom

❖ **Action Requested:**

The plan is before the Planning and Zoning Commission by request from the developer for consideration of the developer’s master plan for the Beaty Property. **No action is requested.**

❖ **Existing Conditions:**

Five parcels comprise the 121-acre subject site. Three zoning districts, coinciding with adjoining properties’ zoning, split the property into two distinct residential zones and one industrial zone. Across Bennett Road to the north lies Quincy Station subdivision, recorded in 1994. Adjoining to the northeast is the R-20,000-zoned Wilson Farms subdivision, approved in 2015. To the south and lies the 1961 Long Meadow subdivision in the R-20,000 zoning district. To the west along Progress Way lie single-tenant and multi-tenant buildings in the I-1 zoning district. To the west along Londontown Boulevard lie commercial and retail businesses in the I-1 and C-3 zones.

The property is in the existing water and sewer service areas. The 2018 Freedom Community Comprehensive Plan includes Georgetown Boulevard extended as a Planned Major Street connection from Georgetown / Londontown Boulevard to Progress Way. A stream and its forested banks bisect the property from west to east.

❖ **Review:**

The developer, St. Johns Properties, is actively engaging in community outreach opportunities to present their proposal. On March 9, 2022, they participated in Commissioner Rothstein’s morning and evening Town Hall meetings. The plan is before the Planning and Zoning Commission, at a public meeting, for information and consideration of St. Johns Properties’ master plan. On February 22, 2022, a plan was submitted to the County with request for informal comment. A Traffic Impact Study has been submitted to the County and the State Highway Administration for technical review.

For consideration, the following are select agencies’ collective comments in response to the developer’s master plan for the Beaty Property:

1. The extent of roadway and neighborhood inter-connectivity is appreciated. As previously noted, there is still some concern regarding impacts to Bennett Road, but the traffic impact study will quantify any issues to be resolved.
2. Sidewalks and walking paths are encouraged to provide bicycle and pedestrian options. Examples include:
 - a. Connecting to existing sidewalk along Bennett Road.
 - b. Providing walking paths within the community.
 - c. Connecting to adjoining neighborhoods.
 - d. Connecting to retail and commercial destinations.
3. Streetscapes should complement existing neighborhoods and promote a sense of community. Examples include:
 - a. Siting structures with front elevations parallel to roadways.
 - b. Liberal use of landscape features to enhance the aesthetics of the community.
4. Geometry of the planned major street extension of Georgetown Boulevard shall accommodate safe and uninterrupted traffic movement.
 - a. The 90 degree turn at Georgetown Boulevard and Progress Way is not acceptable; realign to allow uninterrupted movement.
 - b. The horizontal curve of Georgetown Boulevard near Londontown Boulevard shall comply with the Collector roads minimum in the DPW Manual.
 - c. The extension of Georgetown Boulevard is to be the same typical section as existing Georgetown Boulevard; a Major Collector with a median.
 - d. Georgetown Boulevard shall be designed to accommodate a WB-67 truck.
 - e. Intersection spacing requirements must be addressed.
5. It is understood that the developer is seeking to phase the development. Phase One should include public infrastructure for the entire Beaty Property.

Discussion:

Laura Matyas presented the staff report.

Tom Pilon and Matt Taylor, St. John Properties, were present.

Mr. Pilon and Mr. Taylor presented the potential development plan for the Beaty Property. The presentation illustrated existing business parks St. John Property has developed in other parts of Maryland as well as the potential proposal for this project.

Ms. Kirkner expressed concern regarding traffic funneling onto Bennett Road.

Mr. Lester expressed concern regarding traffic and congestion in the area.

Chair Wothers thanked the developers for presenting to the Commission and the public early in the process to gain insight and feedback for the potential plan going forward.

PUBLIC COMMENT

J. Brooks Leahy, Attorney representing the Beaty Family, reviewed the zoning history of the property.

Fadra Nally, citizen, is against the project and urges the county to reconsider the land use for the Beaty farm.

Stephen Debreceeny , citizen, stated the proposal is not as objectionable as other proposals that have been discussed. Mr. Debreceeny feels there are opportunities to work with the developer.

Jeff Sturgess, citizen, is against the project. Mr. Sturgess is concerned about the last few large parcels of land in the area that are being developed. Mr. Sturgess is concerned about the environmental impact, the stream area and open space.

Denton Gosnell, citizen, states the property for the circle will go through his property. Mr. Gosnell is concerned about environmental safety and the runoff.

Karen McFarland grew up in the area and has family in the area. Ms. McFarland is against the project and is concerned about the environmental impact.

Joyce Klein, citizen, is against the project. Ms. Klein stated the sentimental impact and environmental impact on the area.

Phil Martin, citizen, is against the project. Mr. Martin is concerned about the environmental impact and impact on his property.

Barb Nolan, citizen, is against the project. Ms. Nolan is concerned about the impact on her property and the traffic and runoff.

W. Grant Tait, citizen, is concerned about the roads, stream, water and sewer.

Mark Krebs, citizen, is against the project. Mr. Krebs is concerned about traffic.

GENERAL PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

On motion of Mr. Hoff, seconded by Ms. Kirkber and carried, the Commission adjourned at approximately 7:20 pm.

Secretary

Approved

Pilan explained that since the project began, there has been feedback on access to the community. There will probably be a gap in the two emergency accesses that will be triggered by the emergency vehicles themselves. The community and the County requested to limit access to the community, that is why there is only one point of public access to the community.

Mr. Roberts asked why there was not a two-lane entrance and two-lane exit access to the site.

Mr. Pilan explained that the access road is 20 ft. wide, which creates an entrance and exit lane of 15 ft. each. The average is 11 to 12 ft. per lane.

Mr. Kirkner said that a few of the Planning Commissioners spoke with Secretary Daly about mitigating traffic in and out of the project and stated that there will be an opportunity to look at options in the process of reviewing the plan.

Mr. Lester asked if there is a better location along Bennett Road for the access to this site.

Mr. Pilan stated that after studying all locations for access, the one shown is the best access point for this project.

Public Comment

Madison Ehrenberger was the first citizen to speak on the proposal. Ms. Ehrenberger's concern about the project was the impact on the environment, especially the impact on the creek and turtles in the proposed project area. Brought to the meeting was a petition with 81 signatures requesting not to build on the property. The petition was distributed to the Planning and Zoning Commissioners for review. It was briefly stated that the project would impact the schools and the people who live and work around the proposed development.

Jessica Lam at 1700 Bennett Rd said that they live right across from the proposed access to the development and that it is not in line with their religious belief, and they are not in favor of the development.

Shaffer-Miller responded to the citizens' comments that the project was designed to maximize preservation of the environmental features. It also was stated that since this is a 55+ community, it would not impact the schools and their vicinity.

Decision

On motion of Mr. Lane, seconded by Mr. Shannon and carried, the Planning and Zoning Commission per Chapter 158.161 approved the site development plan and traffic study and determinations in regard to Density, Exterior Design and Site Layout for Eldersburg Overlook Retirement Village (S-23-002). Knowing that the code requires Commissioners' reviews and determinations prior to a hearing before the Board of Zoning Appeals to request a conditional use for a Retirement Village.

SPECIAL REPORT

SUBJECT: P-23-0056 – Reservoir Run

LOCATION: South side of Bennett Road, north of Rolling View Drive; C.D. 05
OWNER: Long Meadow Farm 21784 LLC, 741 Klees Mill Road, Westminster, MD 21157
DEVELOPER: St. John Properties Inc., 2560 Lord Baltimore Drive, Baltimore, MD 21244
SURVEYOR: DDC, Inc. 192 East Main Street, Westminster, MD 21157
ZONING: R-20,000
ACREAGE: 20.71 acres
WATERSHED: Liberty Reservoir
NO. OF LOTS: 34 Lots
FIRE DISTRICT: Sykesville Freedom District Fire Company
MASTER PLAN: Residential Medium – Freedom Community Comprehensive Plan 2018
PRIORITY
FUNDING AREA: Freedom
DESIGNATED
GROWTH AREA: 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 a determination regarding a cluster plan of subdivision.
Action is required.

❖ **Existing Conditions**

The subject property is one of four parcels which collectively are recognized as the “Beaty Property.” The subject property is 20.71 acres of undeveloped land and is comprised of mostly open meadow, with patches of trees at the southern border. There are no streams, or 100-year floodplain designations located on the property, but there are non-tidal wetland areas. From the southern property line, the property slopes downhill to the north, away from that existing residential development. The subject property and all adjoining properties lie in the Existing / Final Planning Water and Sewer Service areas.

Bordered by Long Meadow, a 1960s subdivision, to the south (see plat, attached), the subject property shares an R-20,000 zoning designation with all adjoining properties. The Long Meadow subdivision was developed with single-family residences on lots that average 23,000 square feet. Included on the Long Meadow subdivision record plats are areas of future access from Long Meadow Drive and Rolling View Drive to the subject property.

❖ **Project History:**

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(minutes attached). The subject property was depicted as being developed with a cluster subdivision of single-family residential lots with three roadway connections to the existing Long Meadow subdivision. Discussion from the Commission revolved around traffic. Citizens present at the meeting raised concerns about the environmental impact, water/sewer allocation, and traffic as it relates to the subject project. An email was received following this meeting which outlined concerns of the proposed connections to the existing Long Meadow subdivision (email attached).

❖ **Plan Review:**

On November 27, 2023, a concept subdivision plan for the subject property was submitted to the Bureau of Development Review and distributed to technical review agencies. The developer proposes to create 34 new, clustered lots of subdivision on the property. The Planning and Zoning Commission may authorize clustering in the R-20,000 zoning district provided conditions outlined in Chapter 155.036 of the Code of Public Local Laws and Ordinances of Carroll County are met.

§155.036 CLUSTER SUBDIVISIONS.

(A) Conditions requisite to approval in R and H Districts. In the H, R-40,000, R-20,000, and R-10,000 Districts, the Planning and Zoning Commission may authorize the division of tracts or parcels of land into lots for R District uses, and lots and yards may be smaller than otherwise required in the R Districts in Chapter 158, provided that the following conditions are met:

- (1) The total number of lots and dwelling units may not exceed the number that would be permitted for the zoning district based on the gross area of the parcel or tract being subdivided.
- (2) Individual lots shall be a minimum of 20,000 square feet in the R-40,000 District, 10,000 square feet in the R-20,000 District, and 7,500 square feet in the R-10,000 District.
- (3) The land derived from reduction of lot size shall be provided and maintained as open space or recreational areas for joint use by the residents of the cluster subdivision or offered to the county as agreed to by the Planning and Zoning Commission, except where such additional reduction of lot size occurs as a result of utilizing TDRs pursuant to § 155.090(D) and division (A)(5) of this section:
- (4) Cluster subdivisions must be served by public water and sewerage facilities.
- (5) Common open space shall not be less than 15% of the gross acreage of any tract submitted for cluster subdivision.
 - (a) A maximum of 50% of the required open space may be steep slopes, streams, ponds, watercourses, and floodplains.
 - (b) A minimum of 10% of the required open space or one and one-half acres, whichever is greater, shall be suitable for active recreational use and may not exceed a grade of 3%; and
 - (c) For tracts or parcels less than ten acres, the Planning and Zoning Commission may approve deviations from these percentage requirements.
- (6) A cluster subdivision receiving TDRs may increase density at two TDRs for every ten lots created in accordance with division (A) above; and
- (7) In order to be eligible for clustering, all lot yield from the entire property shall be included on the preliminary subdivision plan.

To determine maximum lot yield, “the total number of lots and dwelling units may not exceed the number that would be permitted for the zoning district based on the gross area of the parcel or tract being subdivided.” In the R-20,000 zoning district, minimum lot size requirement is 20,000 square feet. With an acreage of 20.71 acres (902,053 square feet), 45 lots are permitted on the subject property. The cluster plan proposes 34 lots.

The proposed clustered lot sizes range in size from 11,903 square feet to 17,717 square feet. This exceeds the minimum required size of 10,000 square feet outlined in §155.036(A)(2). Setbacks are depicted as 35-foot front, 12-foot side, and 40-foot rear yards.

The total acreage of land derived from clustering is the difference between the 20,000 square foot required

minimum lot size and the proposed lot sizes. This calculates to 4.83 acres. An Open Space Tabulations table on sheet 1 shows 5.45 acres of open space being provided which “shall be provided and maintained as open space or recreational areas for joint use by the residents of the cluster subdivision or offered to the county.” The County does not currently have an interest in the Open Space parcels; therefore, they will be for the joint use of the residents of the cluster subdivision.

The subdivision will be served by public water and sewer. Proposed sewer lines for this development will connect to existing sewer lines on the “Beaty Property” and in the Long Meadow subdivision. Proposed water lines for this development will connect to the proposed water line in Georgetown Boulevard Extended, as well as existing water lines within the Long Meadow subdivision.

Common open space proposed, 5.45 acres, is greater than the code-required 15% of the gross acreage of the tract (3.11 acres). The calculated area of steep slopes, streams, ponds, watercourses, and floodplains totals 50% of the code-required open space and 44% of open space proposed. Code permits up to 50% of open space to be steep slopes, streams, ponds, watercourses, and floodplains. For open space suitable for recreational use and not having a grade exceeding 3%, 1.7 acres are proposed and exceeds the 1.5 acre minimum.

There are no TDRs (Transfer of Development Rights) utilized in the development and all lot yield from the property is included on this subdivision plan.

Access to the proposed lots is to be from new roadways which will connect to the existing southern neighborhood at Long Meadow Drive and Rolling View Drive. A connection is also shown to the north to Georgetown Boulevard Extended, a planned major road extension in the 2018 Freedom Community Comprehensive Plan.

The proposed road network on-site includes cul-de-sac Road A which is shown connecting to Long Meadow Drive via an in-fee strip and will be a County road. Sunrise Drive connects proposed Road A to existing Rolling View Drive. Both Long Meadow Drive and Rolling View Drive are existing roads constructed within the Long Meadow subdivision with reserved access points for future connections to the subject property. Lots 1, 2, and 3 within the proposed subdivision will be accessed via an extension of Long Meadow Drive. Lots 4, 5, and 6 within the proposed subdivision will be accessed via Road B, a County road, which will connect the proposed development to Georgetown Boulevard Extended. Sidewalk is provided throughout the internal road network of the subdivision.

A traffic impact study was required and submitted to the County for all four parcels/projects comprising the “Beaty Property.” The study determined that the combined impact of the four proposed projects would in total impact the intersection capacity of MD Route 32 & Bennett/Johnsville Road, Md Route 32 and Progress Way, and MD Route 32 and Londontown Boulevard. The developer has proposed mitigation improvements to each of the three intersections and the County and Maryland State Highway Administration have approved the concept design of the mitigation.

The subdivision plan was subject to citizen involvement on December 18, 2023, during the Technical Review Committee meeting. Three citizens signed in, two of which spoke regarding the subdivision and asked questions/voiced concern regarding the cemetery located on the “Beaty Property.” After the meeting, a phone call was received from an area citizen who voiced concern over traffic generated from this development. Another phone call received from an adjoining property owner shared concern of the proximity of the staging area to their property, school capacity, cemetery locations, and the proposed roadways near their property. This phone call was followed up with an email (email attached).

The subject property is in a Priority Funding Area and Designated Growth Area. The proposed land use is consistent with the 2018 Freedom Community Comprehensive Plan, as stated by the Bureau of Comprehensive Planning in their review. The project is subject to the provisions of Concurrency Management, Chapter 156 of the Code, and will be tested prior to presentation of the plan to the Commission for approval of the Preliminary Plan.

This cluster plan proposal meets the conditions of Chapter 155.036. Staff and the Developer are requesting a determination from the Commission authorizing the proposal to cluster the plan of subdivision. Following a determination from the Commission, the concept plan will be further developed and then presented to the Planning and Zoning Commission for concept review.

Mr. Becraft presented this special report. Also present were Ms. Kelly Shaffer-Miller, Mr. Clark Shaffer, Mr. Matt Taylor, Ms. Ali Phillips, and Mr. Thomas Pilan on behalf of St. John Properties, Inc.; Mr. Kevin Scott from NVR.; Ms. Jackie Chandler and Mr. Kyle Schmid with Traffic Concepts; Mr. Jim Mathias for DDC; Brooks Leahy on behalf of the property owner; and Ryan Langrehr from Century Engineering. Mr. Becraft stated that this project is being presented as a special report to request authorization to proceed as a Cluster Subdivision.

Discussion

Mr. Robertson asked what the procedure is if the county is not interested in the open space, and also how it is maintained.

Mr. Becraft stated that the County has no interest in the open space at this time. The open space will be owned by the residents of the subdivision, typically through a Homeowners Association (HOA).

Mr. Pilan stated that St. John Properties would put a declaration or covenant in place so that if the HOA does not maintain the property, then St. John Properties will be able to address the issue.

Mr. Lester asked how the situation will be handled if St. John Properties decides to no longer own the rights to these project properties. He also questioned whether, if the common areas are difficult for residents to use, they should just be forested. He said he is concerned about residents paying into an HOA when some of the common areas cannot be utilized by the residents of the HOA.

Mr. Becraft stated that it depends on how you look at the common areas. One of the reasons for clustering is to lessen the impact on environmental features within that property. There is the requirement of open space when clustering, but what that open space is used for is not defined. It will be up to the residents and the HOA to determine how that open space area will be used.

Mr. Mathias noted that the area that cannot be utilized by the residents is being looked at for reforestation.

Mr. Robertson asked whether St. John Properties will be providing the amenities for the project or will the HOA.

Mr. Mathias stated that it can initially be offered by the developer and then taken over with possibilities of change by the HOA.

Mr. Becraft stated that if the project would come back with amenities such as walkways, fire pit, pavilion, community gathering areas or any type of improvement in the open space areas, then the County would bond for those amenities.

Mr. Kane pointed out that this project has two to three access points versus the previous project which only had one.

Mr. Pilan addressed that comment by stating that this was the direction the County wanted this project to go so the plan incorporated connections to the existing roads with their originally planned extensions.

Mr. Robertson asked if covenants from the HOA will be in the deeds.

Ms. Shaffer-Miller stated that they may not be written in the deeds but the language of covenants from the HOA will run with the deed.

Public Comment

None

Decision

On Motion of Mr. Lester, seconded by Mr. Kane and carried, the Planning and Zoning Commission voted to authorize the request to cluster, and to proceed to Concept Plan review as shown.

Westminster Annexation # 77 – Covington Properties

Mr. Weber from the Bureau of Comprehensive Planning, along with Ms. Andrea Gerhard, Senior Planner from the City of Westminster, presented Westminster Annexation #77. The annexation area is in the County's "C-2" Commercial and "R-10,000" Residential zoning districts. Existing properties within the County are zoned "I-1" Industrial, "C-2" Commercial and "R-10,000" Residential. The city has indicated its intent to place the annexation area into the "C-2" Commercial and "R-10,000" Residential zoning districts. This annexation does not require a zoning change. The annexation area is located within the City Municipal Growth Area boundary as consistent with the Land Use Designation, and located within the Priority Funding Area. No action is necessary by the Planning and Zoning Commission.

Discussion

No questions or comments

Public Comment

None

2024 Planning Amendment to the 2023 Westminster Master Plan-Certification

Mr. Wagoner explained the amendment and presented an amendment letter for the Planning and Zoning Commission to approve and forward to the Board of County Commissioners for adoption.

The amendments include the following:

Town of Hampstead:
