

CONCEPT / PRELIMINARY MAJOR SUBDIVISION REPORT
to the
Carroll County Planning and Zoning Commission
November 19, 2024

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: P-24-0009 – Freedom Village, Resubdivision of Lot 2B
LOCATION: 6300 Georgetown Boulevard, Sykesville, MD 21784; C.D. 5
OWNER: Freedom Village Shopping Center LLC, c/o Continental Realty Corp., 1427 Clarkview Road, Suite 500, Baltimore, MD 21209 (LLC members: Jack Luetekemeyer & Anne Stone)
DEVELOPER: Same as owner
ENGINEER: Bohler Engineering LLC, 901 Dulaney Road, Suite 801, Towson, MD 21204
ZONING: C-3 - Commercial High
ACREAGE: 14.559 acres
WATERSHED: South Branch Patapsco
NO. OF LOTS: 2
FIRE DISTRICT: Sykesville
MASTER PLAN: Commercial High – 2018 Freedom Community Comprehensive Plan
PRIORITY FUNDING AREA: Freedom
DESIGNATED GROWTH AREA: Freedom
SEWER/WATER DISTRICT: 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 and

One action is required:

1. Approval of the Preliminary Plan of Subdivision pursuant to Chapter 155, *Development and Subdivision of Land*, of the Code of Public Local Laws and Ordinances of Carroll County.

❖ Existing Conditions:

The subject property was originally created in 1987 as Lot 2 of Freedom Village, a 5-lot subdivision (plat attached). An amended plat was recorded in 1994 to convey right-of-way parcels for Lee Lane to the County (plat attached). A second amended plat was recorded in 2011 to consolidate the subject property with the western adjoining property (plat attached).

The property is located at the southwest quadrant of the Liberty Road (MD Route 26) and Georgetown Boulevard intersection. It currently hosts a Planned Business Center on the south side of the property with a Taco Bell restaurant and Wells Fargo bank fronting Liberty Road. Site development plans for the Planned Business Center were originally approved by the Planning and Zoning Commission in 1986.

Access to the site is via existing entrances from MD Route 26 and Georgetown Boulevard. Inter-parcel connectivity allows access to the multi-tenant building on Lot 1 of Freedom Village which is located at the northwestern corner of the subject property.

The subject property is within the Freedom Priority Funding Area and Growth Area and is currently served by public water and sewer. Adjoining properties to the south, across Lee Lane, are zoned R-10,000 and host a mix of single-family residential dwellings and townhouses. Adjoining properties to the north, east, and west are likewise commercially zoned and served by public water and sewer. There are no streams or floodplain on site.

❖ Subdivision Plan Review:

The developer proposes to subdivide the 14.559-acre Lot 1 to create two new lots in Freedom Village; Lots 6 and 7. Lot 6, 0.944 acres, will encompass the existing Taco Bell restaurant. Lot 7, 0.575 acres, will encompass the existing Wells Fargo bank. Lot 2C, 13.028 acres, will contain the existing multi-tenant building. Parking and drive aisles are shared throughout the Planned Business Center. Cross easements will be established.

There are no new buildings, no disturbance, no new site development plans proposed in conjunction with this subdivision. The proposal is exempt from Floodplain, Water Resources, Forest Conservation, Landscaping, and Stormwater Management codes. The Zoning Office has approved the plan with various administrative adjustments being granted within case ZA-2166 (decision attached).

The concept site plan was subject to citizen involvement at the July 22, 2024 Technical Review Committee (TRC) meeting. There were no citizens who spoke at the meeting and no written comments were forwarded to the Bureau of Development Review.

As a non-residential subdivision, the plan is exempt from Chapter 156, Adequate Public Facilities and Concurrency Management, of the Code of Public Local Laws and Ordinances of Carroll County.

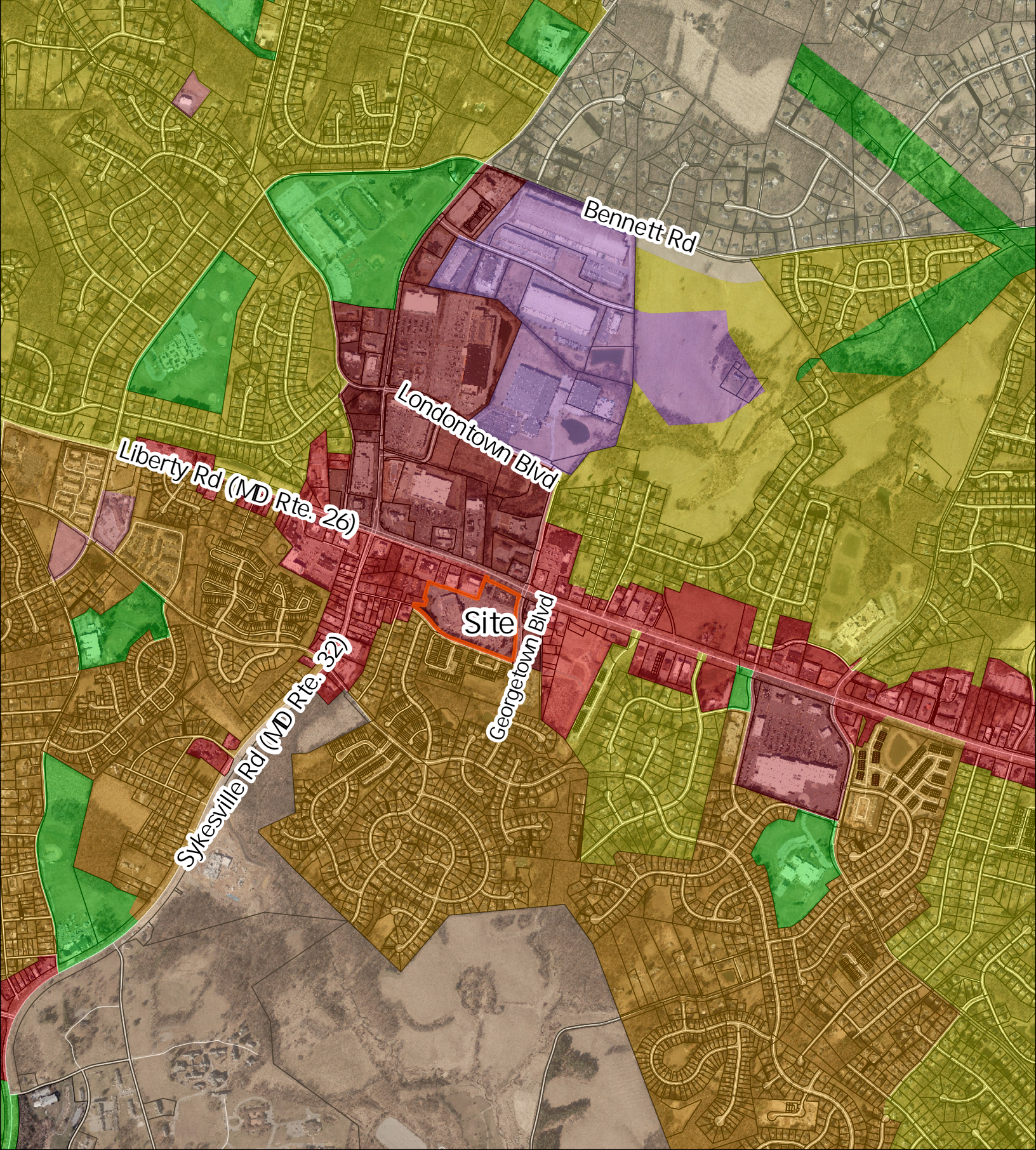
With regards to a preliminary plan, Chapter 155.032(C)(5)(a) states, “Final plans need not be brought before the Planning Commission for review of compliance with the approved preliminary plan and all other applicable regulations at its regular meeting, unless specifically requested by the Planning Commission. If final plan review is not requested by the Planning Commission, in accordance with this chapter, the Chairperson or the Secretary of the Planning Commission shall be empowered to approve and sign the final plan upon confirmation from the Bureau that the plan meets all requirements of this chapter and all conditions for approval of such plat have been met, or shall disapprove the final subdivision plan or may approve it

with conditions with respect to the timing of recordation or building permits.”

❖ **Recommendations:**

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

1. That a cross easement agreement for shared facilities be recorded simultaneously with recordation of the subdivision plat.
2. 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 recordation of the subdivision plat.
3. That any changes to the Preliminary Plan as submitted and approved by the Commission herein shall be resubmitted to the Commission for further review and approval.
4. That the Preliminary Plan approval shall become void 24 months after the date of written approval unless such plan has received final approval by the Planning Commission and has been recorded as a plat in the Land Records of Carroll County or an extension has been approved by the Director of Planning and Land Management for recordation of the subdivision plat.



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

Freedom Village Resubdivision, Lot 2B P-24-0009



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



Liberty Rd (MD Rte. 26)

Site

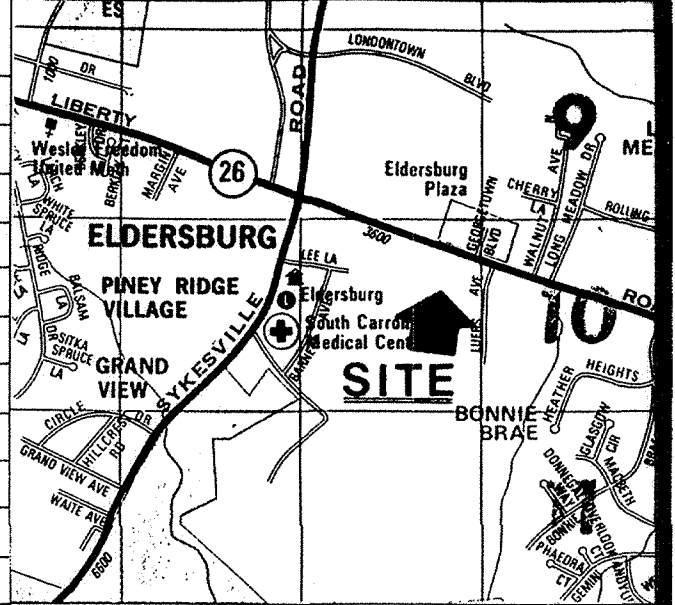
Lee Ln.

Georgetown Blvd

**Freedom Village
Resubdivision, Lot 2B
P-24-0009**

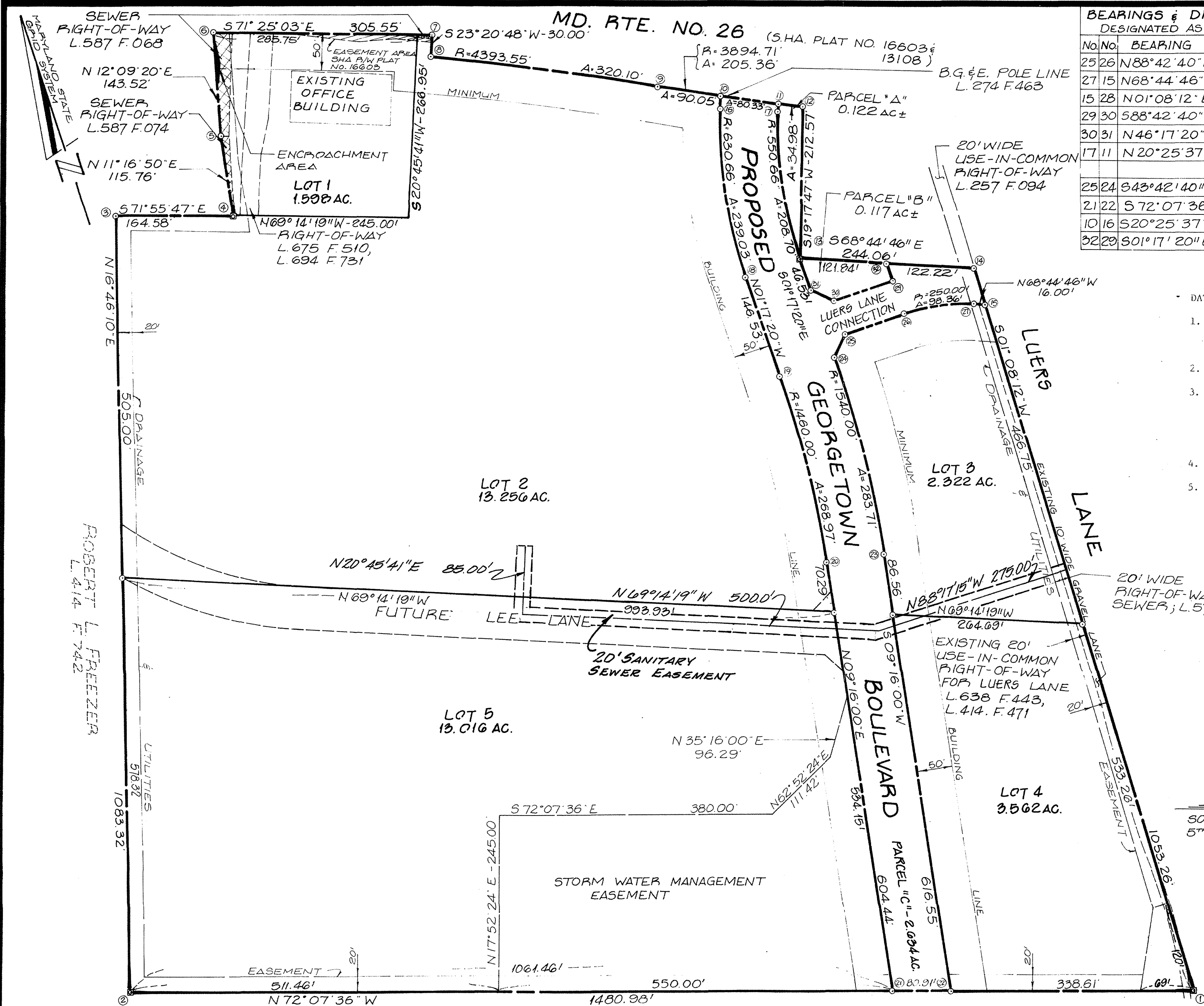


Property line shown hereon are from tax maps and therefore are approximate and are shown for illustrative reference only. Photograph date: Spring 2020



BEARINGS & DISTANCES DESIGNATED AS: Ⓣ TO Ⓣ

No.	BEARING	DIST.
25 26	N88°42'40"E	87.53'
27 15	N68°44'46"W	16.00'
15 28	N01°08'12"E	53.24'
29 30	S88°42'40"W	87.53'
30 31	N46°17'20"W	35.35'
17 11	N20°25'37"E	11.42'
25 24	S43°42'40"W	35.35'
21 22	S72°07'36"E	80.91'
10 16	S20°25'37"W	18.67'
32 29	S01°17'20"E	24.82'



- DATA TABULATIONS:
- NUMBER OF BUILDING SITES: 5 - 1 EXISTING
4 PROPOSED
 - TOTAL AREA OF LOTS: 33.754 ACRES
PARCEL "A" = 0.122 ACRES
PARCEL "B" = 0.117 ACRES
PARCEL "C" = 2.634 ACRES
 - TOTAL AREA OF PARCELS = 2.873 ACRES
 - TOTAL AREA OF PLAT: 36.627 ACRES

RECEIVED IN
CIRCUIT COURT
CARROLL COUNTY, MD.
Aug 10 1 51 PM '87
LARRY M. STREY
CLERK

FREEDOM VILLAGE
SOUTH SIDE OF MD. ROUTE No. 26 (LIBERTY ROAD)
5TH ELECTION DISTRICT - CARROLL COUNTY, MD.

OWNER / DEVELOPER
RSH PARTNERSHIP & RACHUBA ENTERPRISES, INC.
700 FAIRMOUNT AVENUE
TOWSON, MD. 21204

CARROLL COUNTY HEALTH DEPARTMENT APPROVAL

BY: *[Signature]* DATE: 2/2/87

Community water and/or sewerage systems are in conformance with the Carroll County Master Plan for Water and Sewer - 1979-80.

Maryland State Department of Health

Water Permit No. Existing Issued _____

Sewer Permit No. Existing Issued _____

CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL

BY: *[Signature]* DATE: 4-10-87

CARROLL COUNTY DEPT. OF PUBLIC WORKS FOR BUREAU OF UTILITIES

BY: *[Signature]* DATE: 2/5/87

CERTIFICATION

THE OWNER(S), TO THE BEST OF HIS (THEIR) KNOWLEDGE, AND THE SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

COMMUNITY WATER AND SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Owner's Signature: *[Signature]*

Surveyor's Certification: *[Signature]* 1/6/87

Reg. No. 10164

KIDDE CONSULTANTS, INC.

DATE	REVISION	BY
12-17-86	REVISED AS PER COUNTY COM.	L.G.D.
02/02/87	ADDED SEWER EASEMENT	C.L.F.

SURVEYED BY _____

COMPUTED BY _____

DRAWN BY _____

CHECKED BY _____

Dwg. NO. 1 of 2

CONSULTING ENGINEERS

111 JOHN STREET WESTMINSTER, MD 21157
(301) 848-1790 - (301) 876-2017

[Signature]

DATE: SEPT 1986 SCALE: 1" = 100'

CARROLL COUNTY CIRCUIT COURT (Subdivision Plats, CR) Plat Book 28, pp. 124-125, MSA 1240-2785-1, 2/2/87, date available 6/8/87, 6/10/87, 6/15/87, 6/20/87, 6/25/87, 6/30/87, 7/5/87, 7/10/87, 7/15/87, 7/20/87, 7/25/87, 7/30/87, 8/5/87, 8/10/87, 8/15/87, 8/20/87, 8/25/87, 8/30/87, 9/5/87, 9/10/87, 9/15/87, 9/20/87, 9/25/87, 9/30/87, 10/5/87, 10/10/87, 10/15/87, 10/20/87, 10/25/87, 10/30/87, 11/5/87, 11/10/87, 11/15/87, 11/20/87, 11/25/87, 11/30/87, 12/5/87, 12/10/87, 12/15/87, 12/20/87, 12/25/87, 12/30/87

MSA SSU 1240-2785-1

COORDINATES

DESIGNATED AS
THUS: ①

CURVE DATA

DESIGNATED AS
THUS: ② TO ⑩

No	NORTH	EAST	No	NORTH	EAST	No	No	DELTA	RADIUS	L	T	CHORD BEARING & DIST.
1	569.905.716	815.724.255	17	571.251.825	815.552.172	8	9	4°10'28"	4393.55'	320.10'	160.12'	S64°33'58"E-320.03'
2	570.360.247	814.314.749	18	571.045.453	815.437.705	17	13	21°42'57"	550.66'	208.70'	105.62'	S09°34'08"W-207.46'
3	571.397.500	814.627.309	19	570.898.961	815.441.001	16	18	21°42'57"	630.66'	239.03'	120.96'	S09°34'08"W-237.60'
4	571.346.449	814.783.772	20	570.631.017	815.422.317	26	27	22°32'34"	250.00'	98.36'	49.82'	S80°01'03"E-97.73'
5	571.232.925	814.761.128	21	570.034.471	815.324.985	28	29	22°06'09"	300.00'	115.73'	58.59'	S80°14'15"E-115.01'
6	571.600.280	814.836.637	22	570.009.639	815.401.991	23	24	10°33'20"	1540.00'	283.71'	142.26'	N03°59'20"E-283.31'
7	571.502.913	815.126.262	23	570.618.135	815.501.273	19	20	10°33'20"	1460.00'	268.97'	134.87'	S03°59'20"E-268.59'
8	571.475.370	815.114.373	24	570.900.760	815.520.981	9	12	3°01'16"	3894.71'	205.36'	102.70'	S63°59'22"E-205.34'
9	571.337.925	815.403.389	25	570.926.317	815.545.412							
10	571.297.244	815.483.720	26	570.928.286	815.632.923							
11	571.262.529	815.556.158	27	570.911.345	815.729.172							
12	571.247.877	815.587.929										
13	571.047.253	815.517.685	29	570.978.273	815.631.798							
14	570.958.780	815.745.146	30	570.976.304	815.544.288							
15	570.905.542	815.744.090	31	571.000.735	815.518.732							
16	571.279.746	815.477.203										

COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM

GENERAL NOTES:

- LOTS 1, 2 & 3
OWNER: RSH PARTNERSHIP
DEED REFERENCE: LIBER L.W.S.936, FOLIO 642
LIBER L.W.S.936, FOLIO 649
DATED: JANUARY 14, 1986
GRANTOR: FREEDOM PLAZA LIMITED PARTNERSHIP

LOTS 4 & 5
OWNER: RACHUBA ENTERPRISES, INC.
DEED REFERENCE: LIBER L.W.S.936, FOLIO 645
DATED: JANUARY 14, 1986
GRANTOR: FREEDOM PLAZA LIMITED PARTNERSHIP
- NO GRADING, FILLING OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
- ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
- NOTHING SHOWN OR STATED ON THIS PLAT SHALL CREATE A COVENANT OR RESTRICTION OF TITLE.
- COUNTY MASTER PLAN FOR WATER AND SEWER:
WATER: EXISTING SERVICE AREA
SEWER: EXISTING SERVICE AREA
- THE NEW STREETS SHOWN HEREON (GEORGETOWN BOULEVARD AND LUERS LANE CONNECTION) ARE TO BE CONVEYED TO CARROLL COUNTY PURSUANT TO A PUBLIC WORKS AGREEMENT ENTERED INTO BETWEEN THE OWNER AND CARROLL COUNTY.
- LENGTH OF EACH NEW STREET: GEORGETOWN BLVD.- 1339.18 FT.
LUERS LANE CONN.- 259.67 FT.
TOTALS - 1598.85 FT.

RECEIVED IN
CIRCUIT COURT
CARROLL CO., MD.
APR 10 2 01 PM '87
LARRY W. FILEY
CLERK

FREEDOM VILLAGE

SOUTH SIDE OF MD. ROUTE No. 26 (LIBERTY ROAD)
5TH ELECTION DISTRICT - CARROLL COUNTY, MD.

OWNER/DEVELOPER

RSH PARTNERSHIP
700 FAIRMOUNT AVENUE
TOWSON, Md. 21204

CARROLL COUNTY HEALTH DEPARTMENT APPROVAL

DATE: 2/24/87

BY: *[Signature]*

Community water and/or sewerage systems are in conformance with the Carroll County Master Plan for Water and Sewer - 1979-80.

Maryland State Department of Health

Water Permit No. EXISTING Issued _____

Sewer Permit No. EXISTING Issued _____

CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL

DATE: 4-10-87

BY: *[Signature]*

CARROLL COUNTY DEPT. OF PUBLIC WORKS FOR BUREAU OF UTILITIES

DATE: 2/4/87

BY: *[Signature]*

CERTIFICATION

THE OWNER(S), TO THE BEST OF HIS (THEIR) KNOWLEDGE, AND THE SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS. COMMUNITY WATER AND SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Owner's Signature: *[Signature]*

Surveyor's Certification: *[Signature]* 1/6/87

Reg. No. 10664

KIDDE CONSULTANTS, INC.

DATE	REVISION	BY
12-17-86	Rev'd. as per Carroll County comments	

CONSULTING ENGINEERS

111 JOHN STREET WESTMINSTER, MD 21157
(301) 848-1790 - (301) 876-2017

DATE: SEPT. 1986 SCALE: NONE

Drwg. NO. 2 of 2

Maryland State Archives
 Date available 2/9/87 p4/10. Printed 11/04/2004
 MS 2B, pp. 9-127, MSA 1240-2785-2
 CARROLL COUNTY CIRCUIT COURT (Subdivision Plats, CR) Plat Book

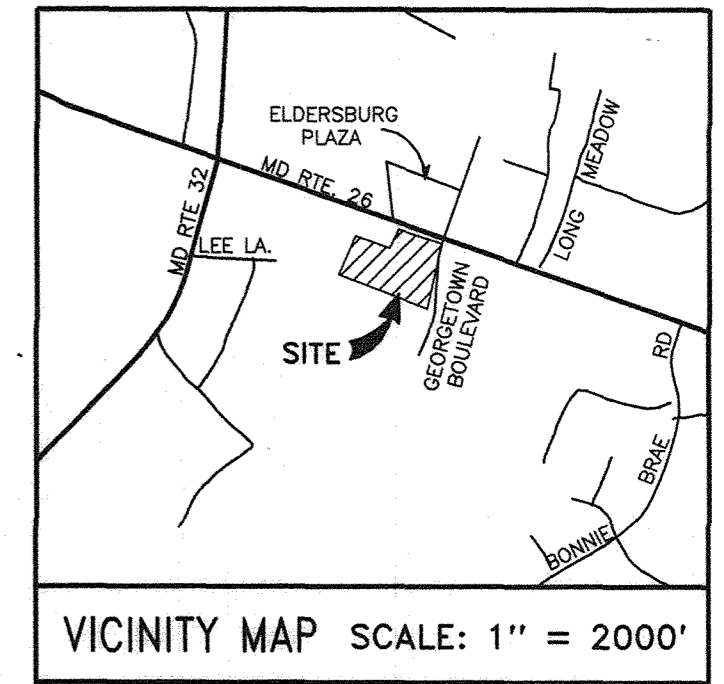
CURVE DATA

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C 1	4°10'28"	4393.55	320.10	S 64°33'58" E	320.03	160.12
C 2	1°19'29"	3894.71	90.05	S 63°08'29" E	90.05	45.03
C 3	21°42'57"	630.66	239.03	S 09°34'09" W	237.60	120.97
C 4	10°33'20"	1460.00	268.97	S 03°59'20" W	268.59	134.87
C 5	31°28'37"	480.00	263.70	N 53°29'59" W	260.40	135.27

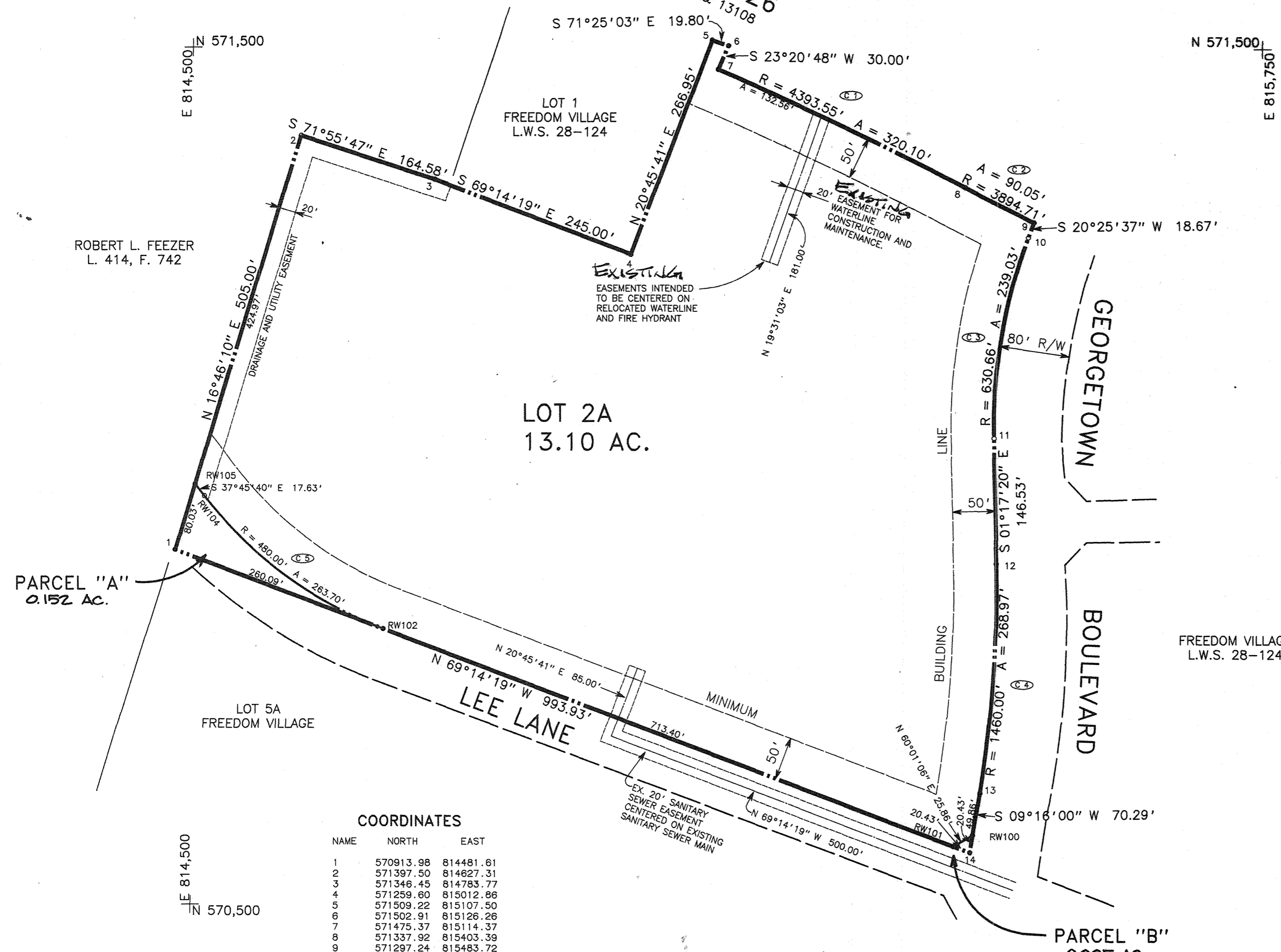
PLAT BOOK L.W.S. No. 39 Page 101

DATA TABULATION

1. NUMBER OF BUILDING SITES: 1
2. TOTAL AREA OF LOT: 13.10 AC.
3. ACERAGE EACH NEW STREET:
LEE LANE: 0.157 AC.
4. TOTAL AREA OF PLAT: 13.26 AC.



MARYLAND STATE GRID NORTH



NOTES

1. LOT 2A
OWNER: RSH PARTNERSHIP
DEED REFERENCE: LIBER L.W.S. 936, FOLIO 649
DATED: JANUARY 14, 1986.
GRANTOR: FREEDOM PLAZA LIMITED PARTNERSHIP
2. NO GRADING, FILLING OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
3. ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
4. NOTHING SHOWN OR STATED ON THIS PLAT SHALL CREATE A COVENANT OR RESTRICTION OF TITLE.
5. COUNTY MASTER PLAN FOR WATER AND SEWERAGE:
WATER: EXISTING SERVICE AREA
SEWER: EXISTING SERVICE AREA
NO INDIVIDUAL WATER OR SEWERAGE SYSTEMS SHALL BE PERMITTED.
6. THERE ARE 20 FEET WIDE DRAINAGE AND UTILITY EASEMENTS CENTERED ON ALL NON-ROAD FRONTAGE LOT LINES AND OTHER EASEMENTS AS SPECIFICALLY SHOWN HEREON.
7. THE AREA SHOWN AS PARCEL "A" CONTAINING 0.152 AC. IS TO BE CONVEYED TO CARROLL COUNTY BY A DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HERewith.
8. THE AREA SHOWN AS PARCEL "B" CONTAINING 0.005 AC. IS TO BE CONVEYED TO CARROLL COUNTY BY A DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HERewith.

COORDINATES

NAME	NORTH	EAST
1	570913.98	814481.61
2	571397.50	814627.31
3	571346.45	814783.77
4	571259.60	815012.86
5	571509.22	815107.50
6	571502.91	815126.26
7	571475.37	815114.37
8	571337.92	815403.39
9	571297.24	815483.72
10	571279.74	815477.20
11	571045.45	815437.70
12	570898.96	815441.00
13	570831.01	815422.32
14	570561.64	815411.00
65	570913.96	814481.61
RW100	570581.80	815414.29
RW101	570568.88	815391.89
RW102	570821.77	814724.82
RW104	570976.67	814515.50
RW105	570990.60	814504.70

PURPOSE NOTE
THE PURPOSE OF THIS PLAT IS TO ESTABLISH PARCELS "A" AND "B" TO BE CONVEYED TO CARROLL COUNTY FOR ROAD RIGHT-OF-WAY.

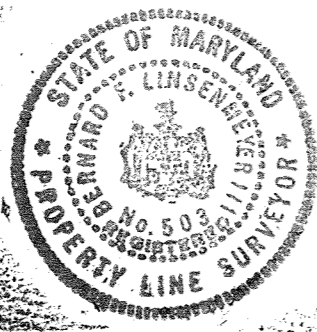
**AMENDED PLAT
FREEDOM VILLAGE
LOT 2A**

FIFTH ELECTION DISTRICT
CARROLL COUNTY, MARYLAND
PREVIOUSLY RECORDED IN P.B. 28, PG.124, P.B. 28, PG. 125 & P.B. 32, PG. 13

CARROLL COUNTY CIRCUIT COURT (Subdivision Plats, CR) Plat Book LWS-39, p. 101, S. 1240-3628. Date of Sale 11/30/93. Printed 1/04/2024.

CERTIFICATE
THE OWNERS TO THE BEST OF THEIR KNOWLEDGE, AND THE SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS. PUBLIC WATER AND SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER'S SIGNATURE: *[Signature]* DATE: 1/3/94
SURVEYOR'S SIGNATURE: *[Signature]* DATE: 12/30/93



CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS FOR BUREAU OF UTILITIES

BY: *[Signature]* DATE: 1/3/94

CARROLL COUNTY HEALTH DEPARTMENT
COMMUNITY WATER AND SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY MASTER PLAN FOR WATER AND SEWER (92-93)

BY: *[Signature]* DATE: 2/3/94

MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
WATER PERMIT NO. EXISTING
SEWER PERMIT NO. EXISTING

OWNER
RSH PARTNERSHIP
920 PROVIDENCE ROAD
SUITE 400
BALTIMORE MD, 21286

CARROLL COUNTY PLANNING AND ZONING COMMISSION

BY: *[Signature]* DATE: 1/14/94

P.N. 1425
SCALE: 1" = 100'
DATE: NOVEMBER 5 1993
COMPUTED BY: D.R.S.
CHECKED BY: B.F.L.
DRAWN BY: CADD/D.R.S.

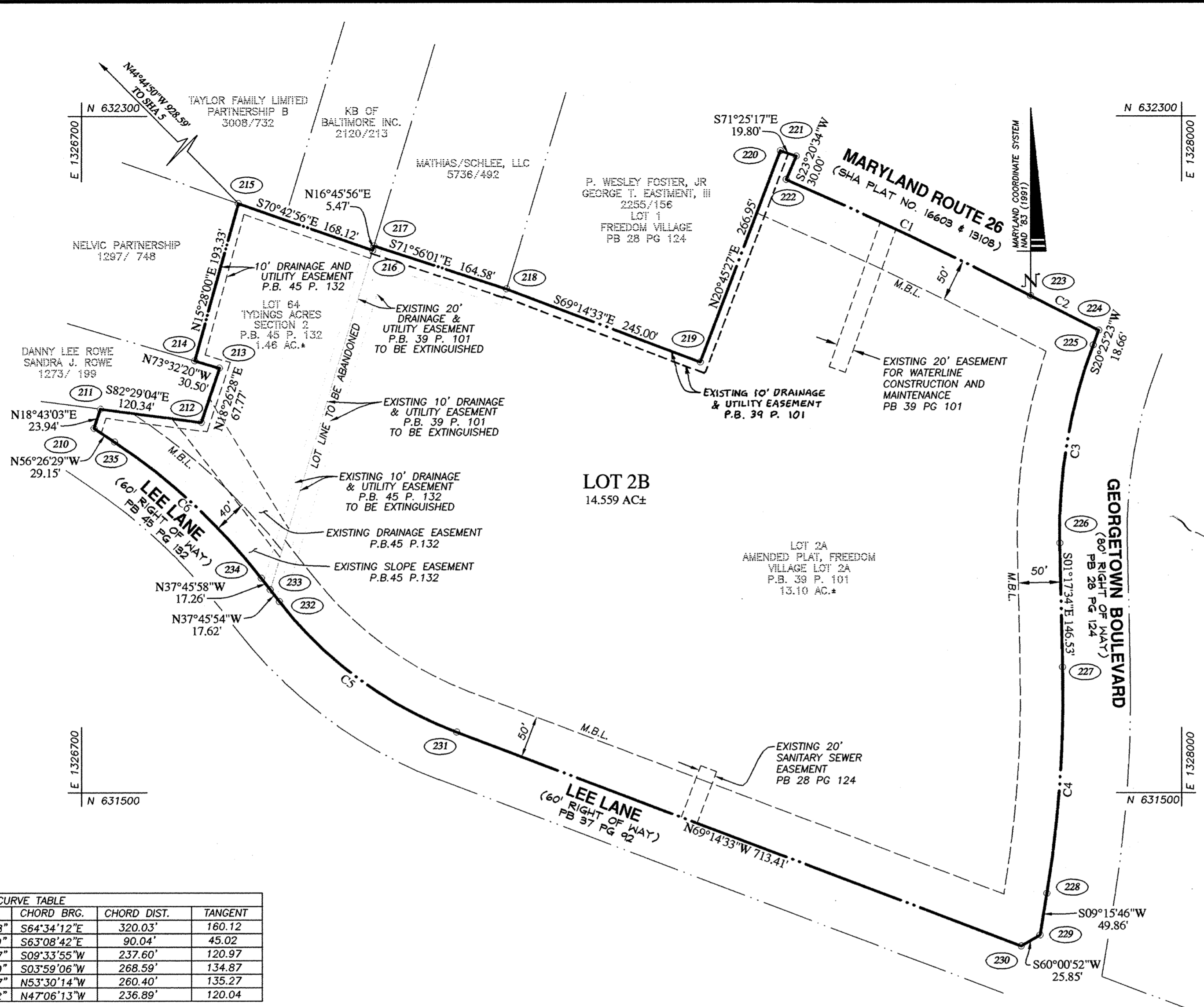
CIVIL ENGINEERS - SITE PLANNERS - LANDSCAPE ARCHITECTS - SURVEYORS
D. S. THALER & ASSOCIATES, INC.
7115 AMBASSADOR ROAD
BALTIMORE, MD 21244
(410) 944-3647

Maryland State Archives
Carroll County Circuit Court (Subdivision Plats, CR) Plat Book DBS 52, p. 168, MSA_S1240_6603. Date available 2011/06/23. Printed 11/07/2011.

COORDINATE LIST

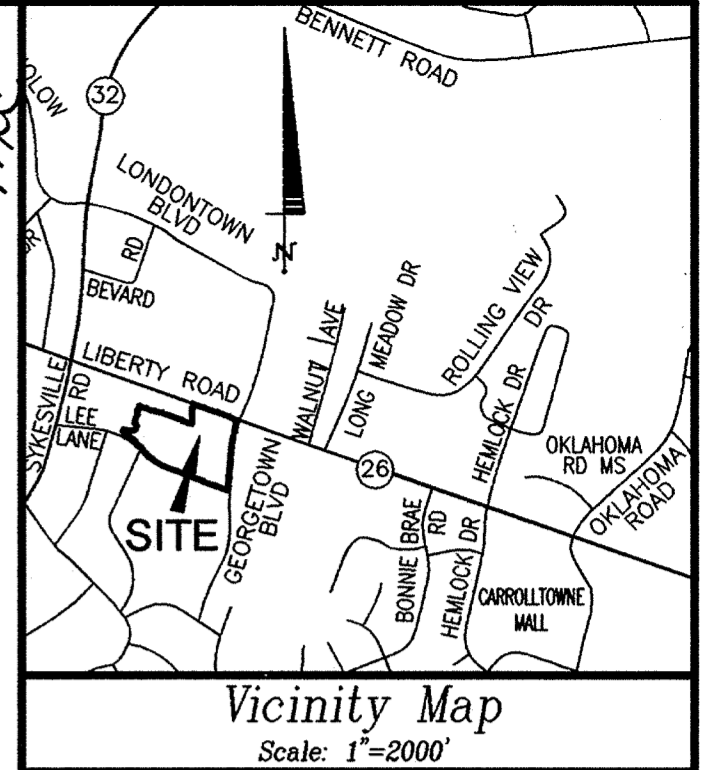
NO.	NORTHING	EASTING
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211	631953.9730	1326722.3129
212	631938.2329	1326841.6191
213	632002.5228	1326863.0568
214	632011.1666	1326833.8031
215	632197.4914	1326885.3592
216	632141.9682	1327044.0456
217	632147.2038	1327045.6228
218	632096.1642	1327202.0886
219	632009.3325	1327431.1852
220	632258.9543	1327525.7963
221	632252.6459	1327544.5645
222	632225.1014	1327532.6775
223	632087.6774	1327821.6997
224	632047.0018	1327902.0326
225	632029.5142	1327895.5210
226	631795.2174	1327856.0389
227	631648.7247	1327859.3445
228	631380.7797	1327840.6780
229	631331.5674	1327832.6520
230	631318.6470	1327810.2600
231	631571.4902	1327143.1587
232	631726.3659	1326933.8262
233	631740.2945	1326923.0358
234	631753.9404	1326912.4639
235	631915.1866	1326738.9209

COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD '83 (1991) AND ARE DESIGNATED THUS: **99**



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD DIST.	TANGENT
C1	4393.55'	320.10'	04°10'28"	S64°34'12"E	320.03'	160.12
C2	3894.71'	90.05'	01°19'29"	S63°08'42"E	90.04'	45.02
C3	630.66'	239.03'	21°42'57"	S09°33'55"W	237.60'	120.97
C4	1460.00'	268.97'	10°33'20"	S03°59'06"W	268.59'	134.87
C5	480.00'	263.70'	31°28'37"	N53°30'14"W	260.40'	135.27
C6	730.00'	237.94'	18°40'32"	N47°06'13"W	236.89'	120.04



- General Notes:**
- CURRENT TITLE REFERENCE:
FREEDOM VILLAGE SHOPPING CENTER, LLC (GRANTEE)
ROSEDALE ASSOCIATES (GRANTOR)
LIBER LWS 2029 FOLIO 445 DATED APRIL 8, 1998 13.102 ACRES
LOT 2A - "AMENDED PLAT FREEDOM VILLAGE, LOT2A"
(PLAT BOOK LWS 39 FOLIO 101)
TAX MAP 73 BLOCK 12 PARCEL 731
ACCOUNT NO. 05-059968

FREEDOM VILLAGE SHOPPING CENTER, LLC (GRANTEE)
FREEDOM LOT 64, LLC (GRANTOR)
LIBER 6569 FOLIO 346 DATED MAY 31, 2011 1.457 ACRES
LOT 64 "TYDINGS ACRES, SECTION TWO (PLANNED UNIT DEVELOPMENT)
SHEET 5 OF 5"
(PLAT BOOK LWS 45 FOLIO 132)
ACCOUNT NO. 05-044529
 - NO GRADING, FILLING OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN THE DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
 - ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
 - COUNTY MASTER PLAN FOR WATER AND SEWERAGE
WATER - EXISTING SERVICE AREA
SEWER - EXISTING SERVICE AREA

PUBLIC WATER AND SEWER WILL BE AVAILABLE, AND NO INDIVIDUAL WATER OR SEWERAGE SYSTEMS SHALL BE PERMITTED.
 - A STORMWATER MANAGEMENT DEED OF EASEMENT AND MAINTENANCE AGREEMENT WAS GRANTED TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY, MARYLAND OR AUTHORIZED REPRESENTATIVES BY A DEED DATED OCTOBER 19, 2007 AND RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY IN LIBER 5378, FOLIO 677.

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOT 2A "FREEDOM VILLAGE" AS PREVIOUSLY RECORDED IN PLAT BOOK 39 FOLIO 101, AND LOT 64 OF "TYDINGS ACRES" AS PREVIOUSLY RECORDED IN PLAT BOOK 45 FOLIO 132 AND TO EXTINGUISH THE DRAINAGE AND UTILITY EASEMENT ALONG THE PREVIOUSLY RECORDED COMMON LINE BETWEEN LOT 2A AND LOT 64

DATA TABULATIONS

- NUMBER OF BUILDING SITES: 1
- TOTAL AREA OF LOTS: 14.559 ACRES±
- TOTAL AREA OF PARCELS FOR ROAD WIDENING: N/A
- TOTAL AREA OF OTHER PARCELS: N/A
- ACREAGE OF EACH NEW STREET: N/A
- TOTAL AREA OF NEW STREETS: N/A
- TOTAL AREA OF OPEN SPACE: N/A
- TOTAL AREA OF PLAT: 14.559 ACRES±

CARROLL COUNTY PLANNING & ZONING COMMISSION

BY: *Thomas J. Daville* 6/22/11
DATE:

CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS FOR BUREAU OF UTILITIES

BY: *Rebecca A. Butler* 6-16-11
DATE:

CARROLL COUNTY HEALTH DEPARTMENT

BY: *Andrea Hanley* 6-15-11
DATE:
COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY MASTER PLAN FOR WATER AND SEWER

OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNERS TO THE BEST OF THEIR KNOWLEDGE, AND THE SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.
FREEDOM VILLAGE SHOPPING CENTER, LLC
BY: CONTINENTAL REALITY INVESTORS CORP., MANAGER
Eugene Parker 6-15-11
EUGENE PARKER, VP DATE

OWNER/DEVELOPER
FREEDOM VILLAGE SHOPPING CENTER, LLC
1427 CLARKVIEW ROAD, SUITE 500
BALTIMORE MD 21209

SURVEYOR'S CERTIFICATE
I, JAMES L. MATHIAS, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SEC. 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1972) AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.
James L. Mathias 6/15/11
JAMES L. MATHIAS, PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11039 DATE

RECORDED AS PLAT BOOK DBS 52 PAGE 168 ON 6/23/11 AMONG THE LAND RECORDS OF CARROLL COUNTY, MARYLAND

DeMario
DESIGN CONSULTANTS
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
192 East Main Street
Westminster, MD 21157
Phone: (410) 386-0560
Fax: (410) 386-0564
DDC@demariodesign.us

AMENDED PLAT
FREEDOM VILLAGE
(FREEDOM VILLAGE LOT 2A & TYDINGS ACRES, LOT 64)
(PREVIOUSLY RECORDED IN PLAT BOOK 39 FOLIO 101 AND PLAT BOOK 45 FOLIO 132)
Election District No. 5 Carroll County, Maryland
Scale: 1" = 100' June 9, 2011
05144.1 SP LJC JLM COUNTY FILE NO. F-06-042

P188392 MSA SSU 1240 6603

Anastasiya Yemelyanova,
Zoning Administrator
Office of Zoning Administration
410-386-2980
Toll-free 1-888-302-8978
MD Relay service 7-1-1/1-800-735-2258



Department of
Planning and Land Management
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

Official Decision
Case ZA-2166
Zoning Administration
Carroll County, Maryland

APPLICANT: Freedom Village Shopping Center LLC,
c/o Joe Schaefer, Continental Realty Corporation

REQUEST: Reduction of a parking spaces from 686 to 655, reduction of a side yard setback from 10' to 5', reduction of a parking setback from 15' to 9' from any public street right of way line.

LOCATION: 6300 Georgetown Blvd., Sykesville, MD 21784

MAP/BLOCK/PARCEL: 73/12/731, Lot 2B

APPLICABLE REGULATIONS: Chapters 158.063, 158.084(A)(1), 155.051(C)(3) and 158.130

HEARING HELD: No Public Hearing Was Requested

FINDINGS AND CONCLUSIONS

The subject application was received, and no public hearing was requested. The Administrative Adjustment Request for a reduction of a parking spaces from 686 to 655, reduction of a side yard setback from 10' to 5', reduction of a parking setback from 15' to 9' from any public street right of way line for a subdivision is **approved** based on the determination that there will be no adverse effect on adjoining properties.

Facts which support the determination for the Administrative Adjustment Request in accordance with the strict terms of the Ordinance are as follows:

- a. The subject property located in C-3 (Commercial High Intensity) zoning district.
- b. The property was properly posted, notice to neighbors provided according to §158.130(G).
- c. The following review agencies: Bureau of Development Review, Bureau of Resource Management, Carroll County Health Department, and Bureau of Comprehensive Planning were requested to review the application from which no negative comments were received.

- d. The property is 14.55 acres of land in the Freedom Village subdivision, Lot 2B - Freedom Village Shopping Center.
- e. The applicant is proposing to subdivide the existing parcel to create a total of three lots: Lot 2B, Lot 6 and Lot 7 through the major subdivision process.
- f. The project name is "Freedom Village, Resubdivision of Lot 2B" and the Carroll County File Number is P-24-0009.
- g. The intended subdivision triggers the need for an Administrative Adjustment Request to comply with the current Zoning and the Development and Subdivision of Land regulations, Chapters 155 and 158. In this case, the applicant is requesting a reduction of a parking spaces from 686 to 655 for the Lot 2B, reduction of a side yard setback from 10' to 5' for the existing building for the future Lot 7 and reduction of a parking setback from 15' to 9' from any public street right of way line for the future Lot 6.
- h. According to §158.002 Definitions: "Administrative Adjustment is a relaxation by the Zoning Administrator of the bulk requirements and other similar requirements of this chapter, except where specifically prohibited in accordance with §158.130, where such adjustment will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the results of the actions of the applicant, a literal enforcement of the chapter would result in practical difficulty or unreasonable hardship".
- i. Citing the Court of Special Appeals in *Cromwell v. Ward*, that: "Unless there is a finding that the property is unique, unusual, or different, the {variance} process stops here and the variance is denied without consideration of practical difficulty or unreasonable hardship."...
- j. The Freedom Village Shopping Center, the bank and the restaurant are the existing permitted uses in C-3 zoning district.
- k. The property is irregular shape and unique, as it's a corner lot. It has three roads on three sides when normally there is one or maybe two roads.
- l. The irregular configuration of the property and topographic conditions in certain areas of the site limit the ability to add spaces as well as the inability to acquire the adjacent acreage that Freedom Village Shopping Center could utilize for the additional parking spaces.
- m. The 15' setback requirement pursuant to §155.051(C)(3) "Parking stalls, aisles, and access drives which are generally parallel to abutting roads shall be set back a minimum of 15 feet from any public street right-of-way line" creates a hardship with roads on 2 sides of the proposed Lot 6. It is reducing available space on a small corner lot that can be used for things such as access roads, parking stalls and aisle ways.
- n. The existing shopping center, the bank and the restaurant were constructed between 1988 and 1990.
- o. This site is currently serviced by the public water and sewer. No physical improvements proposed with this subdivision plan.
- p. The applicant has met the test of practical difficulty since there are existing buildings and existing parking areas configured on the existing site and the proposed parcels.

Relocation of any of these buildings or parking areas would present an undue hardship for the applicant.

- q. Reconfiguration of the existing Lot 2B will allow options for future financing by commercial lenders and more efficient operation. The granting of this variance will allow the applicant to utilize these properties for their intended purpose and will not jeopardize the lives or property of the people living in the neighborhood.

Note: An appeal of a Decision made pursuant to Chapter 158.130 (I) may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 158.130 (G) and 158.130 (I) of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 158.130 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

July 10, 2024
Date



Anastasiya Yemelyanova
Zoning Administrator

Copy: Christopher Heyn, P.E., Director
Department of Planning and Land Management

Daphne Daly, Deputy Director
Department of Planning and Land Management

Janet O'Meara, Bureau Chief
Resource Management

Laura Matyas, Bureau Chief
Bureau of Development Review

Randolph Mitchell, Planning Technician
Bureau of Comprehensive Planning