

FINAL SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
August 18, 2026

Prepared by
Amy Barcroft, Development Review

SUBJECT: S-23-0019, Liberty Exchange Amended Site Plan

LOCATION: 5954 & 5955 Exchange Drive, Eldersburg, MD 21784, C.D. 5

OWNER: LST Inc. C/O St. John Properties Inc. 2560 Lord Baltimore Dr., Baltimore, MD 21244

DEVELOPER: Same as Owner

ENGINEER: DDC, Inc. 184 E. Main St. Westminster, MD 21157

ZONING: I-1, Light Industrial District

ACREAGE: 3.41 acres

WATERSHED: Liberty Reservoir

FIRE DISTRICT: Sykesville

MASTER PLAN: Industrial- 2018 Freedom Community Comprehensive Plan

PRIORITY

FUNDING AREA: Inside – Freedom

DESIGNATED

GROWTH AREA: Inside – 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 and approval.

❖ **History:**

The site plan was presented to the Planning and Zoning Commission on May 19, 2026 as a concept plan for review and direction. During the meeting, questions regarding the existing traffic and circulation were discussed by members of the public, the developer, and the Commission. Direction was given to the developer to collaborate with the County Department of Public Works Division to explore mitigation option to improve traffic problems observed at the existing 3-way stop intersection as well as the proposed access from Lot 1 near Gera Way.

Since the meeting, the developer and engineer have studied the conditions of the existing intersection and met with the County's Department of Public Works. The developer and engineer have information to present to the Commission with their proposal.

❖ **Existing Conditions:**

The subject property is Lot 1 and Lot 3 of an existing Business Park, Liberty Exchange, S-06-038, with a combined 3.41-acres on the north side of Old Liberty Road at the intersection of Exchange Drive. Lot 1 and 3 are undeveloped sites in front of the existing developed Business Park comprised of 7 additional buildings and 40 acres. Current access is from Old Liberty Road and Exchange Drive. An existing stormwater pond treats the water run off from the Business Park at the rear of the property to the northeast.

The subject property and the property to the east are zoned I-1 Light Industrial. To the west lies the August Meadow subdivision in both R-40,000 and Conservation Zoning. Liberty Road MD Rt. 26 runs parallel to Old Liberty Rd. The subject property is in the Freedom Growth Area and inside the Freedom Priority Funding Area. The property is served by public water and sewer.

❖ **Site Plan Review:**

The concept site plan was submitted to Development Review on June 9, 2025. The plan was subject to citizen involvement at the July 28, 2025, Technical Review Committee. Several citizens attended the meeting and discussed traffic concerns for the existing 3-way stop sign configuration at the intersection of Exchange Drive and Old Liberty Road.

The final plan proposes the development of Lot 1 and Lot 3 with retail buildings. Lot 1 is proposed with Building 'G', a 9,507 sq. ft. retail building with an additional 740 sq. ft. outdoor seating area. Access is from both Old Liberty Road and Exchange Drive with internal circulation connecting to the greater Business Park. Lot 3 is proposed with Building 'I' a 9,472 sq. ft. retail building with an addition 698 sq. ft. outdoor seating area proposed. Like Lot 1, Lot 3 can be accessed by either Old Liberty Road or Exchange Drive. Traffic is then ultimately circulated out of the Business Park at the intersection of Exchange Drive and Liberty Road with a traffic light.

A traffic impact study was previously conducted for the Business Park in October 2007 and reviewed with the previous site plan. At that time, it was anticipated that a high turnover sit-down restaurant and convenience store with fueling stations would be the future users of these lots. Information was provided detailing that the changes in use to two specialty retail buildings would generate less traffic than originally projected. Off-site traffic mitigation and improvements required to address traffic were constructed with the initial Business Park and no further improvements are needed. Parking is tabulated for the Business/Industrial Park as a

whole and calculated at 3.5 spaces per 1000 sq. ft. A total of 222,147 sq. ft. requires 778 parking spaces with 964 parking spaces provided on the current plan.

The plan elevations depict a brick façade with grey, white, and red colors. Painted steel canopies accent the storefronts. The proposed buildings reach 29' in height. Fifteen new 30' pole mounted lights are proposed to illuminate the parking lots. A photometric plan shows that lighting levels at the property lines is zero. A dumpster enclosure is proposed for each of the lots and is shown with required landscaping. Additional landscape plantings are proposed along the eastern and southern property lines to meet the requirements of the Landscape Manual. This will enhance landscaping that is already well established around the perimeter of the Business Park which was approved with the initial site plan. An additional freestanding monument sign 30' in height is shown on this plan which was approved through the building permit process and has been constructed.

Comprehensive Planning reviewed the plan and determined it to be consistent with all applicable plan policies and recommendations. A review determined that the existing Stormwater Management design is adequate to manage the proposed development. Final Stormwater Management approval has been granted. Forest Conservation was addressed under the previous site plan for the Business Park and is approved. Final Landscape approval has been issued. An Amended Plat is being processed to address the relocation of water and sewer easements on the lots. The project is exempt from the Floodplain code. Water Resource Management, Carroll County Health Department, Emergency Services, Grading, Utilities, Soil Conservation, State Highway, and Zoning 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 a Landscape Maintenance Agreement be granted to the County Commissioners of Carroll County to be recorded simultaneously with the Public Works Agreement.
3. That any changes to this plan will require an amended site development plan to be approved by the Carroll County Planning and Zoning Commission.