

SPECIAL REPORT
to the
Carroll County Planning and Zoning Commission
February 2, 2022

Prepared by
Laura Matyas, Bureau of Development Review

SUBJECT: Carmae Acres, Plat B
LOCATION: Carmae Road, parcel between 7100 & 7024 Carmae Road; E.D. 14
OWNER: Wayne Hall, 217 Obrecht Road, Sykesville, MD 21784
DEVELOPER: same as owner
ENGINEER: Hanover Land Services, 194 East Main Street, Westminster, MD 21157
Sill Engineering, 16005 Frederick Rd 2nd floor, Woodbine, MD 21797
ZONING: R-20,000 / R-40,000
ACREAGE: 0.19 acres / 13.42 acres
WATERSHED: South Branch Patapsco
FIRE DISTRICT: Sykesville
MASTER PLAN: Residential Medium – 2018 Freedom Community Comprehensive Plan
PRIORITY
FUNDING AREA: Outside
DESIGNATED
GROWTH AREA: Freedom

❖ **Action Required:**

This Special Report is before the Planning and Zoning Commission for a determination regarding a request to remove the “Reserved Future Road” designation from a parcel, as shown on the approved 1975 Plat B of Carmae Acres.

❖ **Existing Conditions:**

The subject parcel consists of 0.19 acres and was created with Plat B of Carmae Acres which was recorded in 1975 (see attached). It lies directly across Carmae Road from Trudy Drive. Flanked by Lot 13 (7024 Carmae Road) and Lot 15 (7100 Carmae Road), it adjoins a 13.42-acre property to the northwest. It is 50 feet wide, flares to 110 feet at Carmae Road, and is designated as “Reserved Future Road” on the plat.

Mr. Wayne Hall has the subject parcel under contract to purchase. He is also the owner of 217 Obrecht Road, the 13.42-acre property which adjoins the parcel to the northwest. Currently, 217 Obrecht Road is built with a single-family residence and a private driveway to Obrecht Road. The property is crossed by a stream and its tributaries which divide the property, effectively splitting it into a north portion and a south portion.

Carmae Road is lined with private drives to single-family residences in the Carmae Acres subdivision which lies in the R-20,000 zoning district. The adjoining property at 217 Obrecht Road is in the R-40,000 zoning district and was not part of the Carmae Acres subdivision. It is eligible for subdivision. New lots would be served by private well and septic systems and need to meet the minimum lot size in the R-40,000 zoning district of 40,000 square feet. The subject parcel is 50 feet wide and would be capable of providing vehicular access to 217 Obrecht Road via Carmae Road.

A designation of "Reserved Future Road," approved by the Planning and Zoning Commission in 1975 ensured the availability of land for construction of a public road from Carmae Road to the 13.42-acre, R-40,000, 217 Obrecht Road.

General Note 11 on Plat Book 14, Page 75 reads "The 50 foot wide reservation for future road as shown hereon is hereby dedicated to the County Commissioners of Carroll County for public use and at such time that a valid Public Works Agreement has been accepted by the Commissioners of Carroll County for the construction of a road thereon to serve interior property abutting on the North 22° 18' 51" East line of the 50 foot wide reservation for future road in accordance with an approved preliminary plan therefor a deed shall be executed by the owners, his heirs, or assigns conveying the area so dedicated and reserved to the County Commissioners of Carroll County."

❖ **Request:**

Mr. Hall proposes to develop the south portion of his property at 217 Obrecht Road with a residence. With the stream locations on the property, north-south vehicular access is challenged by stream crossings. Developing the southern portion with access to Carmae Road through the subject parcel is desired by the owner.

The Master Plan does not depict a planned major road extension of Trudy Drive, through the subject parcel. The developable land area at the southern portion of 217 Obrecht Road is approximately 2.0 acres. Mr. Hall requests the Planning Commission approve removal of the note so the parcel may be used for a private driveway to the residence.

The owner is requesting a determination from the Commission regarding the removal of the annotation for "Future Road" and related General Note so the parcel may be utilized for a private drive, not a county road.

Following a determination from the Commission, the owner will submit a plan to Development Review for processing and removal of the parcel's road designation.