

SPECIAL REPORT
to the
Carroll County Planning and Zoning Commission
March 15, 2022

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: Carroll Highlands Self-Storage
LOCATION: South side of MD Route 26, east of Carroll Highlands; E.D.5
OWNER: Toth Investments LLC & Pirone Investments LLC, 3201 Rogers Ave, Suite 302, Ellicott City, MD 21043
DEVELOPER: Mike Castellitto Office, 111 Benfield Blvd, Suite 100, Annapolis, MD 21108
ENGINEER: Bohler Engineering, 901 Dulaney Valley Road, Towson, MD 21204
ZONING: C-2 – Commercial Medium / R-20,000
ACREAGE: 3.52 acres
WATERSHED: Liberty Reservoir
FIRE DISTRICT: Sykesville
MASTER PLAN: Commercial-Medium / Residential-Medium – 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 and comment prior to a variance request determination.

❖ **Existing Conditions:**

The subject property is 3.52 acres± and comprised of four parcels, including lots 19, 20, and 21 of the Carroll Highlands subdivision (plat attached). Of the four parcels, two currently host private dwellings. The other two parcels are unimproved wooded lots. The property lies within the C-2 zoning district, with the easternmost parcel being split zoned with R-20,000. There are no streams or FEMA 100-year floodplain designations on site.

The adjoining properties to the north (across Liberty Road), south, and east of the subject property are zoned R-20,000 and host private residences. The property to the west (across Carroll Highlands Road) is zoned C-2 and host a commercial office. All adjoining properties are served by public water and sewer. The subject property, as well as the adjoining properties, lie in the Freedom Priority Funding Area and a Growth Area.

❖ **Plan Review:**

The developer proposes construction of a 20,400 square-foot, 5-story self-storage facility and associated parking area which will span the four parcels. As the site spans the four parcels, an amended plat will be required to consolidate the lots. Access into the site will be from Carroll Highlands Road and associated parking spaces are shown on the eastern side of the building. A portion of the site is also crossed by the Planned Major Street of Ridenour Way that is shown spanning from Panorama Drive to Carroll Highlands Road. This planned major street will be addressed via the site development plan process.

A pre-submittal meeting for the proposed improvements was held on July 9, 2021 between the Developer, Engineer, and County Staff. However, a site development plan has yet to be submitted as the developer is looking to obtain the parking variance prior to proceeding.

The proposed self-storage facility will be comprised of 903 units. Per Chapter 155.077, self-storage facilities (without driveway access) are required to have 1 space for every 10 storage bays, plus 2 for employee parking and 3 for customer parking located at the business office. Per this calculation, the proposed development would require 95.3 parking spaces. The Developer is seeking a variance from the Code-required 95.3 spaces to 24 parking spaces.

Once a variance determination is made by the Zoning Administrator, and the developer wishes to pursue the development, a full site development plan will be required.