

**SPECIAL REPORT**  
to the  
**Carroll County Planning and Zoning Commission**  
March 30, 2022

Prepared by  
**Laura Matyas, Bureau of Development Review**

**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.