

**SPECIAL REPORT**  
to the  
**Carroll County Planning and Zoning Commission**  
September 20, 2022

Prepared by  
**Amy Barcroft, Bureau of Development Review**

**SUBJECT:** P-22-0033, Collins Property  
**LOCATION:** West side of Hodges Road, north of Bartholow Road, E.D. 5  
**OWNER:** Marjorie Collins, 1511 Argonne Dr., Baltimore, MD 21218  
**DEVELOPER:** Clear Ridge Developments, Inc. 1935 Babbs Ct., Marriottsville, MD 21104  
**ENGINEER:** CLSI, 439 E. Main St., Westminster, MD 21157  
**ZONING:** R-20,000  
**ACREAGE:** 15.77 acres  
**WATERSHED:** Liberty Reservoir  
**NO. OF LOTS:** 7 new lots & 1 existing buildable lot  
**FIRE DISTRICT:** Sykesville Freedom District  
**MASTER PLAN:** Residential - Medium  
**PRIORITY FUNDING AREA:** Inside  
**DESIGNATED GROWTH AREA:** Inside

❖ **Action Required:**

The plan is before the Planning and Zoning Commission per Chapter 155.025(L) for consideration of a request for modification to the maximum number of users for a use-in-common driveway in a residential zoning district from 5 to 6. **Action is required.**

❖ **Existing Conditions:**

In accordance with the plan submitted with the request, the subject property is 15.77 acres north of Bartholow Road, near the intersection of Hodges Road.

The subject property lies in the R-20,000 zoning district like most of the properties in the surrounding area. To the north, lies 29.6 acres which was previously conveyed from the subject property to the Carroll County Commissioners for Hodges Park. In 1971, a 4-lot subdivision of the subject property was approved and is known as Sterling T. Collins Development. The lots border Hodges Road on the eastern property line. The recorded plat for the small subdivision includes 50' for future roadway between lots 2 and 3 maintaining the access to Hodges Road for the remaining land (see attached). The property is inside of

existing water but outside the sewer master plan with no future service planned. The property lies outside of both the Priority Funding Areas, and Designated Growth Areas.

❖ **Plan Review:**

On July 18, 2022, a formal request from the developer was received by the Bureau of Development Review accompanied by a plan of subdivision depicting 7 new lots and 1 existing building right on the 15.77 acres. The request compels the Planning Commission to consider a modification to the County Code which increases the maximum number of users on a newly proposed use-in-common driveway from 5 to 6.

The maximum number of users on a UIC driveway is 5 in a residential zone.

📖 **§ 155.025 IN-FEE ACCESS STRIPS; USE-IN-COMMON DRIVEWAY STANDARDS AND CRITERIA.**

(C) **Maximum number of users.** The maximum number of users for a UIC driveway, including subdivision lots, remaining portions, remainders, and off conveyances, if applicable, is seven in the “A” and “C” Districts and five in the Residential Districts.

(L) **Modifications.** Where the Planning Commission finds that because of unusual circumstances of shape and topography or other physical features or conditions of the proposed subdivision, or because of the nature of adjacent developments, extraordinary hardship may result from strict compliance with the UIC design requirements of this § 155.025 and the Development Review Manual, there may be granted a modification when requested by the subdivider or developer. However, no such modification shall be granted which will have the effect of nullifying the intent and purpose of the Master Plan, the zoning regulations, this chapter or any other pertinent rules, regulations or laws of the county. Prior to considering such requests, the Planning Commission shall refer the matter for technical agency review, which will include the Office of Public Safety, which may request that the Fire Chief of the first due fire department provide input. In granting modifications, the Planning Commission will consider the comments from the technical review agencies and may require such conditions as will, in its judgment, secure substantially the objectives of the standards of the requirements so waived or Chapter 155, Development and Subdivision of Land modified. The applicant shall submit a written request for a modification to the county. The request shall include the specific conditions necessitating a modification and include supporting documentation. Any modification for a particular subdivision or development shall be noted on the final plat and appear in the records of the Division.

(2004 Code, § 103-11) (Ord. 04-14, passed 4-20-2004; Ord. 09-01, passed 4-7-2009; Ord. 2013-10, passed 11-14-2013)

All lots will have private septic systems. The Health Department will approve up to 7 new lots. The proposed UIC drive will be constructed 16’ wide with a cul-de-sac at the terminus and will serve 6 lots. This is above the standard 12’ width. A pullover is depicted on the plan near the midpoint of the drive as required for UIC driveways exceeding 500 feet in length. The proposed length of this drive is 750’. 2 additional lots will front Hodges Road and are proposed with single user driveways.

The waiver request package included a letter of request from the developer and a plat prepared by CLSI. It was distributed to Resource Management, Office of Public Safety, Department of Planning, and Engineering Review for comment. All agencies have responded with no objection to the relief request. Engineering Review noted that this is contingent on sight distance being achieved (memo attached). Currently, a stone mailbox, not owned by the developer impedes sight distance to the left and would need to be relocated or removed.

Staff and the Developer are requesting a determination from the Planning and Zoning Commission regarding the request for modification of the number of users on the use-in-common driveway from 5 to 6. Once a determination is made and a concept plan of subdivision is reviewed by technical agencies it will come before the PZC for concept review.