

**SPECIAL REPORT**  
**to the**  
**Carroll County Planning and Zoning Commission**  
**October 18, 2022**

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

**SUBJECT:** Progress Way Industrial Park  
**LOCATION:** Progress Way, E.D. 5  
**OWNER:** Merritt Properties, 2066 Lord Baltimore Drive, Baltimore, MD 21244  
**DEVELOPER:** same as owner  
**DESIGNER:** LPDA, 21515 Ridgetop Circle, Suite 310, Sterling, VA 20166  
**ZONING:** I-1, Light Industrial  
**ACREAGE:** 62.62 acres  
**WATERSHED:** Liberty Reservoir  
**NO. OF LOTS:** 6 existing (5 developed)  
**FIRE DISTRICT:** Sykesville  
**MASTER PLAN:** Industrial – Light, 2018 Freedom Community Comprehensive Plan  
**PRIORITY**  
**FUNDING AREA:** Freedom  
**DESIGNATED**  
**GROWTH AREA:** Freedom

❖ **Action Required:**

The proposal is before the Planning and Zoning Commission for consideration of a request for designation as an Industrial Park. **Action is requested.**

❖ **Existing Conditions & Plan History:**

The subject area consists of six lots; 1393 Progress Way (Lot 13), 1430 Progress Way (Lot 17), 1470 Progress Way (Lot 2B), 1493 Progress Way (Lot 10), 1533 Progress Way (Lot 9C), and 1545 Progress Way (Lot 8). The lots are part of the Eldersburg Business Center subdivision, initially recorded in 1989 with consolidations and re-subdivisions having occurred since (plats attached). There are 11 lots total in the Eldersburg Business Center subdivision and a re-subdivision of Lot 2B currently being processed. The name of the subdivision, Eldersburg Business Center, reflects the name of the owner / developer of the subdivision. It does not reflect a designation related to the development of the lots.

All of the subject properties are in the I-1, Light Industrial, zoning district and five of the six lots are developed. Between 1990 and 2017, there have been a multitude of independent site development plans processed and approved (see attached). All of the sites were developed by Merritt Properties, the current owner / developer.

Adjoining lots in the Eldersburg Business Center subdivision with frontage on Sykesville Road (MD Route 32) are zoned C-3. 1413 Progress Way, Lot 12A in the Eldersburg Business Center subdivision, is now under separate ownership and not included in the current request. All lots are accessed via Progress Way which terminates at the easternmost point of the subject lots. Here it adjoins the Beauty Property's I-1-zoned area. A plan for Georgetown Boulevard Extension on the Beauty Property is in the review process and depicts a connection to the terminus of Progress Way.

All lots are in the existing water / sewer service area, the Freedom Designated Growth Area, and the Freedom Priority Funding Area.

#### ❖ **Plan Review:**

In December 2019, with the comprehensive update to the Business and Industrial zoning districts in Carroll County, a definition and a code section were added for Industrial Parks. Merritt Properties has submitted a proposal for their five developed properties and one undeveloped property on Progress Way to obtain designation as an Industrial Park. The Zoning Administrator and Bureau Chief of Development Review have reviewed the submittal and outlined the process.

As a change to the approved site plans, the proposal shall be first determined by the Planning and Zoning Commission to meet the intent of an Industrial Park as outlined in the Code. If so designated, a site plan shall be processed for the Progress Way Industrial Park.

#### **§ 158.002 DEFINITIONS.**

**INDUSTRIAL PARK.** A self-contained development area of primarily industrial uses that is cohesive, with a common development scheme, and approved as a single development plan, which may be comprised of multiple lots under certain circumstances.

#### **§ 158.156 INDUSTRIAL PARK.**

- (A) An Industrial Park is a self-contained development area of at least ten acres that is cohesive, with a common development scheme, and approved as a single development plan.
- (1) An Industrial Park is permitted in the I-1 District, and principal uses include all uses permitted by right or authorized by conditional use in the I-1 District, except the following:
    - (a) Airport;
    - (b) Bus terminal;
    - (c) Concrete or asphalt recycling;
    - (d) Contractor's equipment storage facility;
    - (e) Oil contaminated soil facility;
    - (f) Solar energy conversion facility, ground-mounted; and
    - (g) Storage of sludge.
  - (2) Additional principal uses permitted may include uses permitted by right or authorized by conditional use in the Commercial Districts, provided that these uses and the supporting parking lot area collectively comprise no more than 20% of the land area of the entire Industrial Park. However, the following uses permitted in the Commercial Districts are prohibited in an Industrial Park:
    - (a) Adult day care facility;
    - (b) Assisted living facility;
    - (c) Cemetery or mausoleum;
    - (d) Commercial kennel;
    - (e) Retail store greater than 10,000 square feet in size;

- (f) Crematorium;
  - (g) Drug rehabilitation clinic;
  - (h) Dwellings;
  - (i) Funeral establishment;
  - (j) Hospice facility;
  - (k) Hospital;
  - (l) Indoor theater;
  - (m) Nursing home;
  - (n) Outdoor drive-in theater;
  - (o) Outdoor recreation;
  - (p) Outdoor trap, skeet, rifle, or archery ranges, including gun clubs;
  - (q) Self-service storage facility;
  - (r) Tattoo or piercing establishment;
  - (s) Vehicle repair; and
  - (t) Vehicle sales.
- (3) The following principal uses are also permitted by right in an Industrial Park, without being subject to the percentage limitations above:
- (a) Conference center; and
  - (b) Hotel.
- (4) The following temporary use is prohibited in an Industrial Park: Flea market.
- (5) Multiple nonindustrial accessory uses may be permitted, provided that no accessory use shall exceed 5,000 square feet, except a day care center or health club, which may be up to 6,000 square feet, and provided that, in aggregate, the nonindustrial accessory uses do not exceed 10% of the acreage of the entire Industrial Park.
- (6) Landscaping, signs, walkways, and parking will be provided in an integrated and harmonious design.
- (7) An Industrial Park may be subject to subdivision if it is over 20 acres in size. If an Industrial Park is between ten and 20 acres in size, it may not be further subdivided and must remain under common ownership.

(Ord. 2019-06, passed 12-12-2019)

The Code states, that an Industrial Park is “a self-contained development area of primarily industrial uses that is cohesive, with a common development scheme.” “Landscaping, signs, walkways, and parking will be provided in an integrated and harmonious design.” The developed properties were approved as warehouses, an office / warehouse, and a school. Landscaping was provided per each plan (see attachments), and signage, walkways, and parking are existing. The design proposal includes updating signs and adding pedestrian walkways.

If designated by the Planning and Zoning Commission as an Industrial Park, the site plan to be processed will need to address uses, parking, and a common development scheme for the Industrial Park. It will be reviewed by technical agencies and reviewed and approved by the Planning and Zoning Commission.

Staff and the developer are seeking a determination from the Planning and Zoning Commission designating the specific lots as indicated herein to be designated an Industrial Park.