

**CONCEPT SITE PLAN REPORT**  
to the  
**Carroll County Planning and Zoning Commission**  
**December 13, 2022**

Prepared by  
**David Becraft, Bureau of Development Review**

**SUBJECT:** S-22-0006, Northeastern Supply Eldersburg

**LOCATION:** South side of Londontown Boulevard, west of Georgetown Boulevard;  
E.D.5

**OWNER:** Main Street Eldersburg LLC, MSMI LLC, One West Pennsylvania  
Avenue, Suite 975, Towson, MD 21204  
(Managing member: Dixon Harvey)

**DEVELOPER:** Catamount Properties LLC, 8323 Pulaski Highway, Baltimore, MD 21237  
(Members: Stephen Cook, Stephanie Cook)

**ENGINEER:** CLSI, 439 East Main Street, Westminster, MD 21157

**ZONING:** C-3, Commercial High Intensity

**ACREAGE:** 3.73 acres

**WATERSHED:** Liberty Reservoir

**FIRE DISTRICT:** Sykesville Freedom District Fire Company

**MASTER PLAN:** Commercial-High - 2018 Freedom Community Comprehensive Plan

**PRIORITY  
FUNDING AREA:** Freedom

**DESIGNATED  
GROWTH AREA:** Freedom

**WATER/SEWER  
DISTRICT:** Existing Water/Sewer (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 of a concept site plan.  
**No action is required.**

The Planning Commission may consider delegating approval of the final site plan to the Planning Commission Chair.

❖ **Existing Conditions:**

The subject property is a 3.73-acre property which resides on the south side of Londontown Boulevard, adjacent to the existing regional stormwater management facility. The property lies in the C-3, Commercial-High, zoning district and is void of any structures or site improvements. There is a stream on the south-side of the property, but no FEMA 100 Year Floodplain designations are on site.

Adjoining properties to the south, east, and west are currently zoned C-3 and are either vacant, fixed with a stormwater management facility, or host a medical facility. The adjoining property to the north, across Londontown Boulevard, is zoned Light Industrial (I-1) and is comprised of a multi-use building. All adjoining lots are located within the 2018 Freedom Community Comprehensive Plan and the Freedom Growth Area. The subject property and adjoining properties are all served by public water and sewer.

❖ **History:**

A site development plan, Main Street Eldersburg (file number S-05-026), was previously approved by the Planning Commission in 2008. Although approved by the Commission, no construction took place and that project approval expired.

The current development proposal is located on lot 4B of Bevard Square Business Park, recorded in Plat Book 56 Page 206.

❖ **Site Plan Review:**

A concept plan of the development proposal was submitted to Development Review on May 28, 2022. The plan identifies the construction of one building: a one-story 15,000 square-foot plumbing wholesale facility. Parking for the facility is proposed on the north side of the building, with a fenced supply yard residing behind the building with gated access. An amended plat was processed to shift the western property boundary. The recordation of this plat has already occurred.

Access to the site will be by a new access point from Londontown Boulevard. To provide full movement for traffic entering and exiting the site, a portion of the existing concrete median within the Londontown Boulevard right-of-way is to be removed. Based on the projected trip generations for this use, a traffic study is not required per the DPW Manual.

Chapter 155 of the Carroll County Code states that parking requirements for a wholesale establishment are "1 for every 1.5 employees on the maximum shift or 1 for every 1,500 square

feet of floor area, whichever is greater". The parking tabulation identifies that the proposed business would need 12 spaces; the plan proposes 14 parking spaces.

The building materials and colors are depicted as a variety of earth tones with maroon accents. The building is proposing a masonry base that will transition into metal paneling. Architectural details are shown on sheet seven within the plan set. A building-mounted sign will face Londontown Boulevard with no other signs being proposed.

A sidewalk will be constructed along Londontown Boulevard for the full frontage of the subject property. A sidewalk is currently located along Londontown Boulevard from MD Route 32 to Bevard Road.

The site will utilize both building-mounted and free-standing lights. Pole lights, 30-foot mounted height, are proposed at the new parking area and supply yard. Building-mounted lights are depicted on all sides of the building and have a mounting height ranging from 10-feet to 20-feet. A photometric plan is included in the set on sheet eight.

The Bureau of Utilities has granted concept approval for water and sewer but will require additional details at the final plan review. The plan will comply with requirements of fire protection. A fire hydrant is being added on the outskirts of the proposed parking area. The building will be sprinklered.

Forest Conservation for the site was previously completed under Main Street Eldersburg development. Landscaping is proposed around the proposed customer parking and is in accordance with the Landscaping Manual. Water Resources has approved the concept plan. The project is exempt from the Floodplain code.

Stormwater Management has granted concept approval. The site will utilize several micro-bio facilities and an underground stormwater management facility that will feed into the adjacent regional stormwater management facility.

In accordance with a site development plan memorandum from the Department of Planning, the proposed land use is consistent with the 2018 Freedom Community Comprehensive Plan land use designation of Commercial-High (C-3), as well as the 2014 Freedom Bicycle-Pedestrian Master Plan and the Carroll County Water and Sewer Master Plan.

The final site plan will be tested and reviewed for adequacy of public facilities in accordance with Chapter 155 of the Code of Public Laws and Ordinances of Carroll County Maryland.