

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
July 21, 2026

Prepared by
Kierstin Marple, Development Review Division

SUBJECT: S-23-0017 – Piney Ridge Parkway Age Restricted Villas

LOCATION: Western side of the intersections of Johnsville Road with Piney Ridge Parkway and Freedom Avenue in Eldersburg (950 Johnsville Road), C.D. 5

OWNER: JPB Johnsville LLC, 7556 Teague Road, Suite 310, Hanover, MD 21076

DEVELOPER: Same as owner

ENGINEER: CMS Associates LLC, 4925 Ellis Lane, Ellicott City, MD 21043

ZONING: R-10,000 & Commercial Low Intensity (C-1)

ACREAGE: 6.64 acres total

WATERSHED: South Branch Patapsco

NO. OF UNITS: 31 age-restricted units

FIRE DISTRICT: Freedom

MASTER PLAN: Commercial-Low Intensity and Residential-High, *2018 Freedom Community Comprehensive Plan*

PRIORITY

FUNDING AREA: Freedom

DESIGNATED

GROWTH AREA: 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, **for review and direction.**

❖ **Existing Conditions:**

The site consists of two adjoining properties which are located on the western side of Johnsville Road in Eldersburg. The properties are also bordered to the northeast by Piney Ridge Parkway, and to the southwest by Freedom Avenue. Collectively the two parcels are 6.64 acres in size. Both parcels are currently undeveloped and consist primarily of grass fields and there is a small wooded area at the northwest corner.

One of the parcels, which is located immediately adjacent to Johnsville Road on the easternmost side of the site, is zoned Commercial Low Intensity (C-1) and is shown as Lot 64 in a subdivision plat titled “Piney Ridge Village, Plat B, Section Four” as recorded in 1987 in plat book 28 page 157 (attached). It is 3.513 acres in size. The second parcel, which is located to the immediate west of Lot 64 and shares Lot 64’s western property line, is zoned Residential-10,000 (R-10) and is 3.13 acres in size.

All surrounding properties are zoned R-10, with exception of the property located at the northeastern corner of the Johnsville Road & Piney Ridge Parkway intersection which is zoned C-1 and is currently developed with a church. The neighboring R-10 zoned properties are developed with detached single-family dwellings, multi-family apartment dwellings, semi-attached/townhouse-style single-family dwellings, and an additional church. Most of the surrounding properties were developed as part of the Piney Ridge Village Planned Unit Development, which incorporated various styles of dwellings into a series of comprehensive development projects.

The subject site and all adjoining properties lie in the Existing Water and Sewer Service areas, and the Freedom Designated Growth Area and Priority Funding Area.

❖ **Plan History:**

Since being subdivided in 1987, multiple proposals for the development of Lot 64 have been presented to the County and the Planning Commission by various developers. Lot 64 is and has been zoned in a commercial manner since its creation. Past proposals have included retail storefronts, offices, banks, and a multi-building planned business center with a restaurant and banquet hall.

Most recently, in 2023, the current developer proposed to develop Lot 64 with a 3-building age-restricted apartment complex that would have contained 54 dwelling units total. This proposal was in conjunction with the same developer’s intention to build 10 semi-attached/townhouse-style age-restricted single-family dwellings (hereafter referred to as “age-restricted townhouses”) as a retirement village on the adjoining R-10 zoned property to the west of Lot 64.

The two plans were received by the County in late 2023 and were both subject to citizen involvement at the December 18, 2023, meeting of the Technical Review Committee. Collectively, 5 neighbors signed in at the meeting, and the County received phone calls and email from citizens as well. Concerns were brought up by neighbors about the proposed developments, including inadequate parking and increased traffic on congested roads (in particular during school pick-up/drop-off hours and school events), a desire for the property to be used for recreational public purposes such as a pool or park, or to be used for un-restricted single-family housing, and concerns about the size of the proposed apartment buildings.

In the July 16, 2024, Planning and Zoning Commission meeting, the developer and their engineer presented to the Commission for consideration of a reconfiguration of the proposed development. The developer was seeking feedback from the Commission, as they were considering developing both adjacent parcels as one comprehensive retirement village, consisting solely of age-restricted townhouses and eliminating the apartment complex entirely. The overall layout of access, stormwater management areas, building orientation, and housing

style was discussed with the Commission, however no action was required to be taken and no public spoke in this meeting.

On December 13, 2024, the County received an updated site plan submittal for a proposed retirement village consisting of 31 age-restricted townhouses. The plan utilizes both aforementioned adjoining parcels of land, and the properties will be consolidated into one lot concurrently with this site plan process. The consolidation of the two properties into one lot, however, will not change the zoning designations applicable to the two areas of land, and the resultant property will be zoned R-10 on its west side and C-1 on its east side.

This site plan was subject to citizen involvement at the January 27, 2025, meeting of the Technical Review Committee. One neighbor signed in to this meeting. Although no additional written public comment has been received about this present proposal, the County recognizes that the concerns that the public raised during the previous proposal in 2023 are still relevant, such as concerns about traffic and parking.

On May 20, 2025, the project was presented to the Planning and Zoning Commission as a Special Report (minutes attached) prior to the project being presented to the Board of Zoning Appeals for consideration of a conditional use. Although retirement villages are a permitted use in the C-1 zoning district, as applicable to the area of Lot 64, this use is a conditional use in the R-10 Zoning District, which is what the western area of the overall site is zoned. This requires the Board of Zoning Appeals (BZA) to consider approval of the use for this overall development. An additional requirement for retirement villages, per section 158.161, is that prior to BZA review the Planning Commission shall review the site development plan and traffic study (if applicable), and make determinations regarding density, exterior design, and site layout. While no members of the public spoke during the meeting, the County did receive emails and phone calls from citizens who had concerns such as desiring that the houses proposed along Freedom Avenue be reoriented so that they use a different vehicular access point than Freedom Avenue, concerns about traffic and vehicle parking, and water use.

On July 29, 2025, the Board of Zoning Appeals heard the applicants request for approval of the conditional use. The Boards decision letter (attached) was signed on August 4, 2025, and granted approval to the conditional use.

❖ **Plan Review:**

The plans have been under review by the applicable technical review agencies, and they have now conceptually met site design standards and requirements.

Access to this site is provided in two separate areas. The access for the bulk of the development is from a new private driveway on the western side of Piney Ridge Parkway. This driveway will provide access to the individual private driveways of 17 of the 32 dwellings. The remaining 14 dwellings will be accessed via independent driveways directly from their frontage on Freedom Avenue. The paving of Freedom Avenue will also be widened slightly to meet current County standards. There will be no vehicular access from Johnsville Road. The County's Engineering Review and Roads Department, as well as Fire Protection, have reviewed and approved the concept plans.

Sidewalk is proposed to connect to the existing sidewalk at the terminus of Freedom Avenue and provide public access along Freedom Avenue, Johnsville Road, and Piney Ridge Parkway until it reaches the retirement village's internal driveway entrance. The sidewalk then continues along one side of the retirement village's internal driveway until reaching its final dwelling on the eastern side of the driveway.

Zoning's parking requirements for age-restricted townhouse units are 2 spaces for each dwelling unit, and overflow / guest parking may be required at the discretion of the Planning Commission. Therefore the base requirement for parking for the proposed 31 units is 62 parking spaces. The plans propose that each unit will have a 2-car garage and a 2-car private driveway, which results in a total of 124 parking spaces being provided. Building setbacks requirements are also met for the property as a whole.

Building elevations are included in the plan set, which depicts the 2-story semi-attached dwellings with various configurations. There are 3- and 4-bedroom options available, which modifies the rear roofline, and there are 3 variations of the front roofline as well. Various finish configurations are shown which utilize mixes of horizontal siding, shake siding, brick veneer, and asphalt shingled roofs. End units on each row of houses are also shown with the option to have windows on exterior-facing sides.

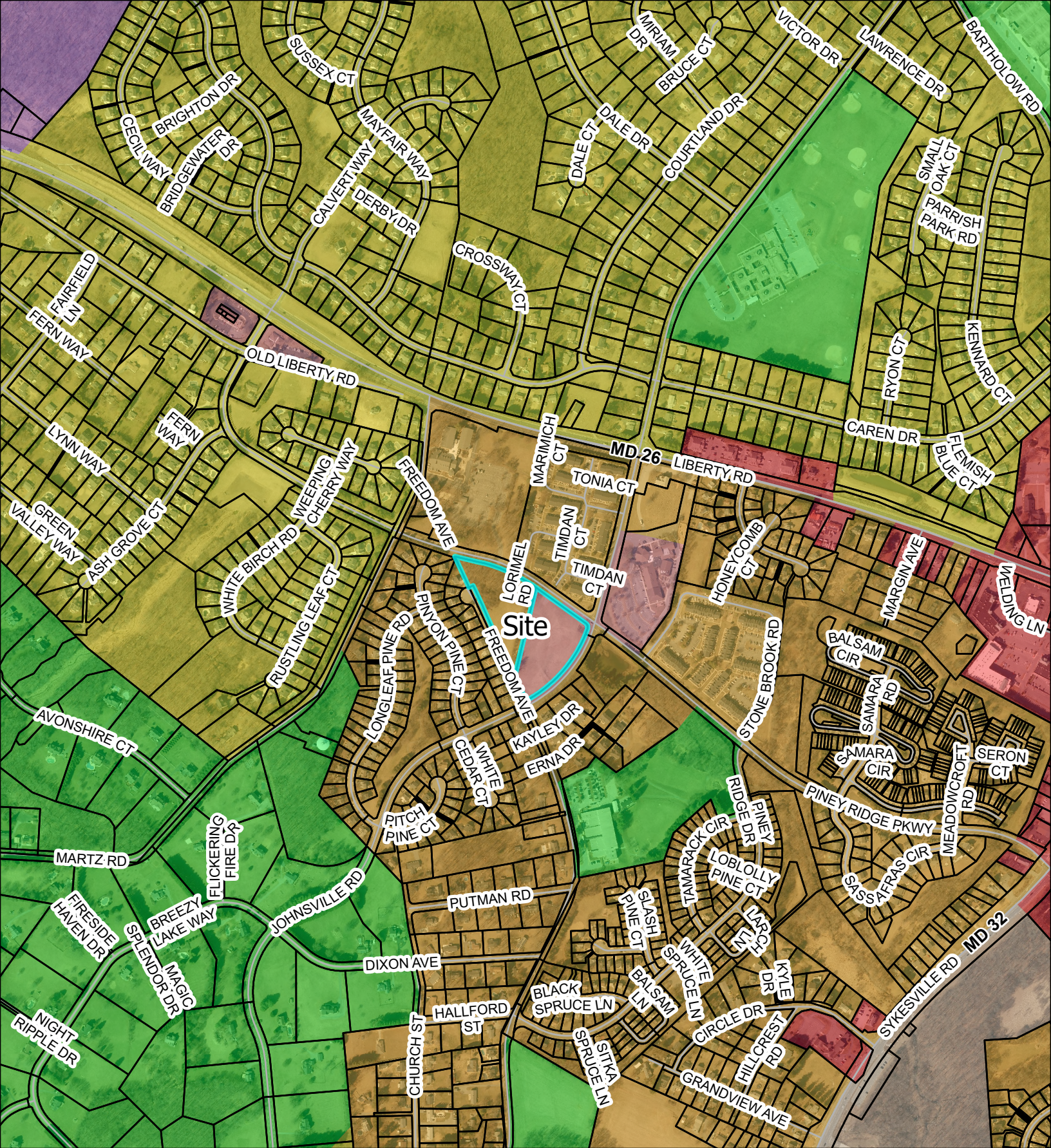
Stormwater Management requirements are proposed to be met via 15 micro-bio retention ponds in different areas throughout the shared lawns on the site, which treat the run-off before discharging it to an existing stormwater pond to the south-east of the site. Concept approval has been met.

Landscaping is proposed along the southern and eastern borders of the site, where the sides and rears of the proposed houses will be immediately adjacent to public roads, which meets the requirements of the County Code. While a 0.3 acre forested area is proposed to remain on the property, an existing on-site forest conservation easement is being modified and forest conservation requirements for the proposed development will be addressed by using off-site easements and forest banks. This meets the requirements for a concept-level forest conservation approval, and additional details will be furnished in the final review.

The Grading Office and Sediment Control have reviewed and approved the concept plan, as well as Floodplain and Water Resource Management, who did not have comments.

The Health Department has approved the concept plan, which proposes that the new houses be connected to the existing water and sewer lines in this community. Certain notes required by the Health department will be added to the final plans prior to final approval. Utilities has approved the concept plan and notes that water and sewer capacity is available for all 31 houses. The developer will be responsible for paying connection fees and building the connections, and for maintaining the infrastructure internal to the site.

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.



Legend

Zoning_County

Zoning

Agriculture

Conservation

R-20,000

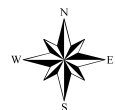
R-10,000

C-1

C-2

I-1

Piney Ridge Parkway Age Restricted Villas S-23-0017



Property line shown hereon
are from tax maps and therefore
are approximate and are shown
for illustrative reference only.
Photograph date: 2023



Legend

 LU_Easements_FC_Boundary

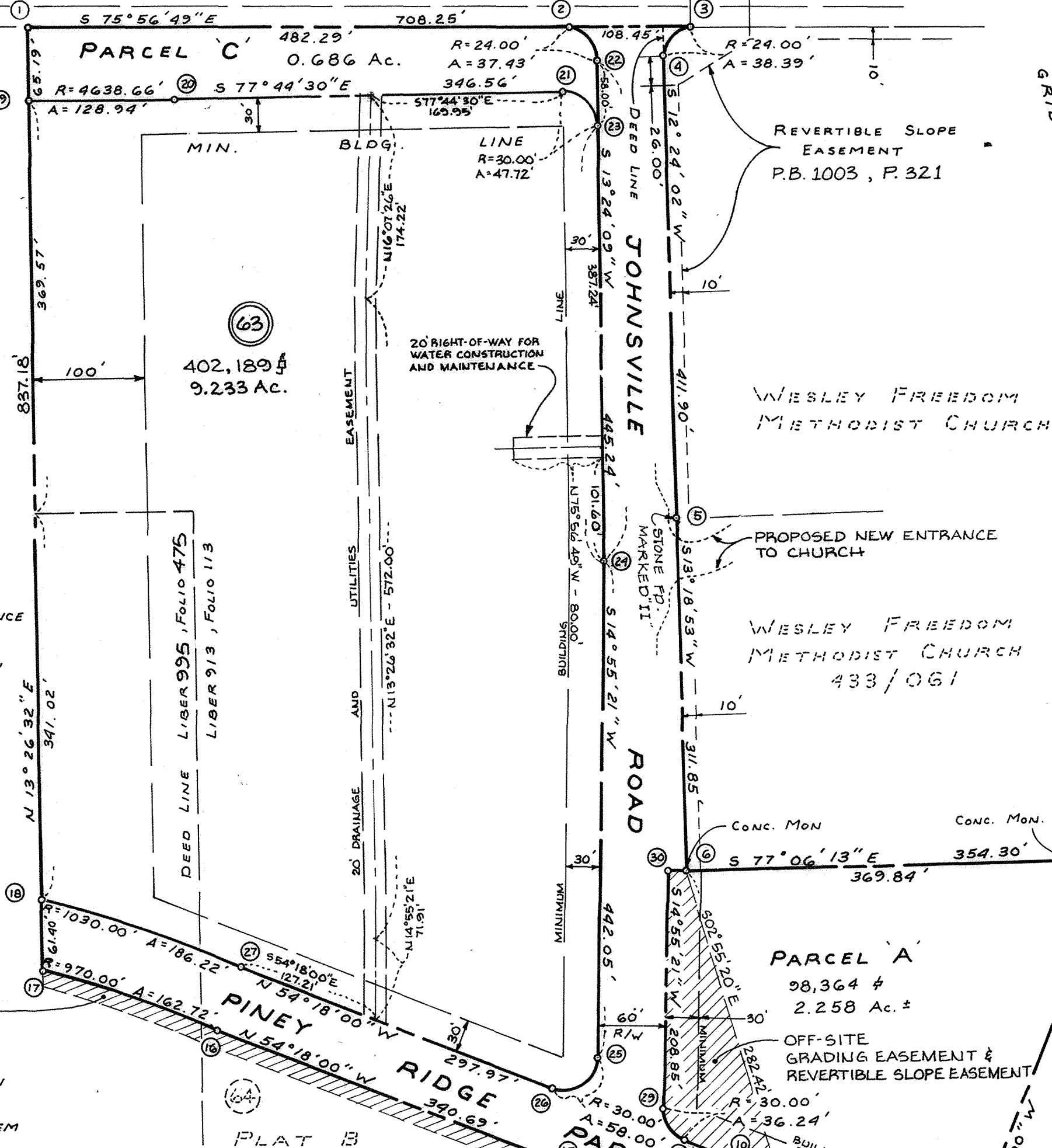
Piney Ridge Parkway Age Restricted Villas S-23-0017



Property line shown hereon
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are approximate and are shown
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Photograph date: 2023

LIBERTY ROAD ~ MD. RTE. 26

Ex. 24' MAC. PVG.



L358 / F258
L995 / F475
THE MOST REVEREND LAWRENCE J. SHEHAN, ROMAN CATHOLIC ARCH BISHOP OF BALTIMORE, FOR THE TIME BEING AND HIS SUCCESSORS IN THE ARCHIEPISCOPAL SEE OF BALTIMORE, ACCORDING TO THE DISCIPLINE AND GOVERNMENT OF THE ROMAN CATHOLIC CHURCH

NOTE:
COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE COORDINATE SYSTEM

COORDINATES

NO.	NORTH	EAST	NO.	NORTH	EAST
1	573040.137	810388.648	16	572142.435	810333.498
2	572923.027	810856.502	17	572225.884	810194.033
3	572902.693	810937.139	18	572285.604	810208.307
4	572878.567	810932.434	19	572976.736	810373.495
5	572476.279	810843.982	20	572947.611	810499.102
6	572172.816	810772.163	21	572874.029	810837.763
7	572093.741	811117.524	22	572894.183	810874.021
8	572020.508	811101.339	23	572837.760	810860.576
9	571785.773	810932.665	24	572461.065	810770.818
10	571919.937	810745.957	25	572033.918	810656.983
11	571871.212	810710.948	26	572017.281	810610.488
12	571858.100	810665.628	27	572191.160	810368.510
13	571880.602	810610.007	28	571942.385	810714.717
14	571909.126	810620.894	29	571974.473	810703.235
15	571943.629	810610.166	30	572176.284	810757.018

CURVE DATA

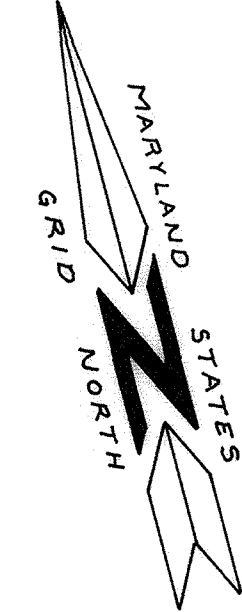
NO.	Δ	RAD.	L	T	CHORD BEARING
1-20	1°35'34"	4638.66	128.94'	64.48'	N 76°56'43"W - 128.94'
2-22	89°20'58"	24.00'	37.43'	23.73'	S 31°16'20"E - 33.75'
3-4	91°39'09"	24.00'	38.39'	24.70'	S 58°13'37"W - 34.43'
21-23	91°08'39"	30.00'	47.72'	30.60'	N 32°10'11"W - 42.85'
25-26	110°46'39"	30.00'	58.00'	43.47'	S 70°18'40"W - 49.38'
27-18	10°21'33"	1030.00'	186.22'	93.37'	N 59°28'46"W - 185.97'
17-16	9°36'41"	970.00'	162.72'	81.55'	N 59°06'21"W - 162.52'
15-14	74°03'15"	30.00'	38.77'	22.63'	N 17°16'22"W - 36.13'
14-13	2°16'19"	770.00'	30.53'	15.27'	N 20°53'25"E - 30.53'
12-11	103°40'25"	30.00'	54.28'	38.17'	S 73°51'47"W - 47.18'
28-29	69°13'21"	30.00'	36.24'	20.70'	S 19°41'20"E - 34.08'

CARROLL COUNTY HEALTH DEPARTMENT APPROVAL

DATE June 4, 1987
BY [Signature]
Community water and/or sewerage systems are in conformance with the Carroll County Master Plan for Water and Sewer - 1985-86
Maryland State Department of Health
Water Permit No. 87-12-67 Issued JAN. 14, 1987
Sewer Permit No. 87-22-68 Issued JAN. 14, 1987

CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL

DATE 6-16-87
BY [Signature]
CARROLL COUNTY DEPT. OF PUBLIC WORKS FOR BUREAU OF UTILITIES
DATE 5/29/87
BY [Signature]



GENERAL NOTES:

- Title References:
Owners: Rachuba Enterprises Inc.
Deed Reference: Liber 1003, Folio 321
Date: December 4, 1986
Grantor: Wesley Freedom Methodist Church
Owners: Rachuba Enterprises Inc.
Deed Reference: Liber 913, Folio 113
Date: July 30, 1985
Grantor: Village Properties Limited Partnership
Deed Reference: Liber 995, Folio 475
Date: November 18, 1986
Grantor: The Most Reverend William D. Borders, Roman Catholic Archbishop of Baltimore
- No grading, filling or construction shall be permitted which obstructs or inhibits the surface flow of water within drainage and utility easement as shown hereon.
- Any modification or plat reassembly shall be subject to approval by the Carroll County Planning and Zoning Commission.
- Nothing shown or stated on this plat shall create a covenant or restriction of title.
- County Master Plan for Water and Sewerage
Water - Existing Service Area
Sewer - Existing Service Area
No individual water or sewerage systems shall be permitted.
- The area shown as Parcel "F", containing 0.228 acres is to be conveyed to Carroll County Commissioners by deed intended to be recorded simultaneously herewith.
- The new streets and roads shown hereon, Johnsville Road and Piney Ridge Parkway are to be conveyed to Carroll County pursuant to a Public Works Agreement entered into between the owner and Carroll County.
- Length of each new street: Johnsville Road-1715.00 ft. (both plats)
Piney Ridge Parkway 639.25 ft. (both plats)
- Total length of new streets: 2354.25 ft. (both plats)
- There are 20 feet wide drainage and utility easements centered on all non-road frontage lot lines and other easements as specifically shown hereon.
- There is a 20 foot wide revertible slope easement along all road frontage lot lines unless otherwise noted.
- No building permit or zoning certificate shall be issued for any lots shown hereon until such time as a site development plan is approved by Carroll County Planning and Zoning Commission.
- Parcel "A" is intended to be conveyed to the Wesley Freedom Methodist Church.
- The area shown as parcel "C", containing 0.686 ac. is to be conveyed to the State of Maryland for the use of the Maryland State Highway Administration by deed intended to be recorded simultaneously herewith.
- For open space tabulations see Plat "B" of Section Four.
- Covenants for "Piney Ridge Village" are recorded among the Land Records of Carroll County in Liber L.W.S. 739 Folio 30, dated April 30, 1979.

DATA TABULATION FOR PLAT A, SECTION FOUR

- Number of building sites: One
- Total area of lot: 402,189 Sq. Ft., 9.233 Ac.
- Total area of Parcel for road widening: 0.686 Ac.
- Total area of other Parcels: Parcel "A" 2.258 Ac.
- Area of each new street: Johnsville Rd. 77,105 Sq. Ft., 1.770 Ac.
Piney Ridge Parkway 28,347 Sq. Ft., 0.650 Ac.
- Total area of streets: 105,452 Sq. Ft., 2.420 Ac.
- Total area of Plat: 635,824 Sq. Ft., 14.597 Ac.

PLAT A

SECTION FOUR

PINEY RIDGE VILLAGE

5TH ELECTION DISTRICT, CARROLL COUNTY MD.

OWNER / DEVELOPER

RACHUBA ENTERPRISES, INC.
700 FAIRMOUNT AVENUE
TOWSON, MARYLAND 21204

KIDDE CONSULTANTS, INC.

DATE	REVISION	BY
4-10-87	PER CO. COMMENTS OF 4-6-87	A.L.
2-20-87	PER CO. COMMENTS OF 2-6-87	A.L.
10-21-86	REV. PER COUNTY COMMENTS OF 9-9-86	A.L.
SURVEYED BY		
COMPUTED BY		
DRAWN BY		
CHECKED BY		
1585		
Drwg. NO. - 146		

ENGINEERS, PLANNERS & SURVEYORS

439 East Main Street Westminster, MD 21157
(301) 848-1790 / 876-2017

539 POPLAR STREET / CAMBRIDGE, MD 21613 (301) 228-3350
1052 WEST STREET / LAUREL, MD 20707 (301) 792-8086

DATE JULY 17, 1986 SCALE 1" = 100'

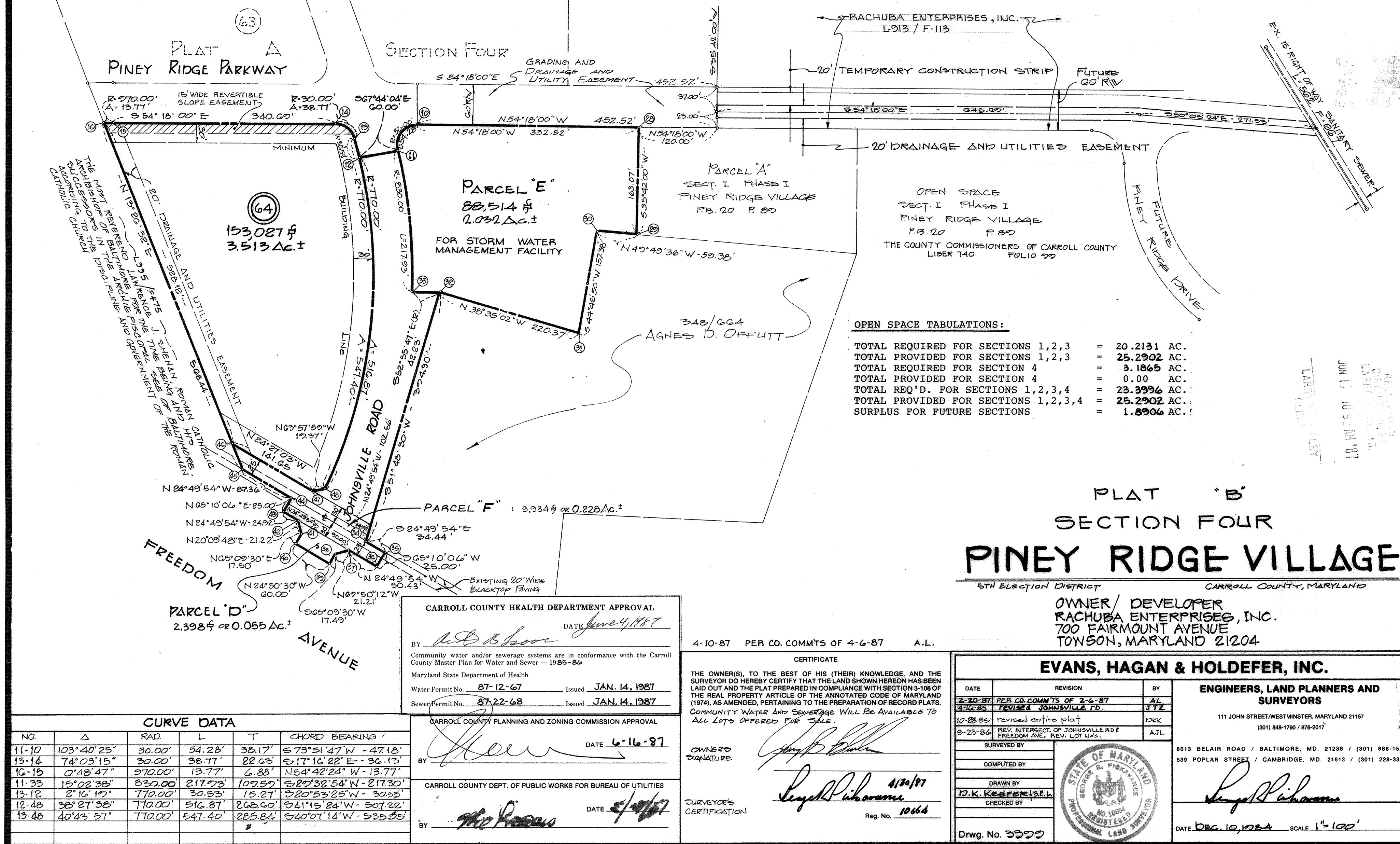
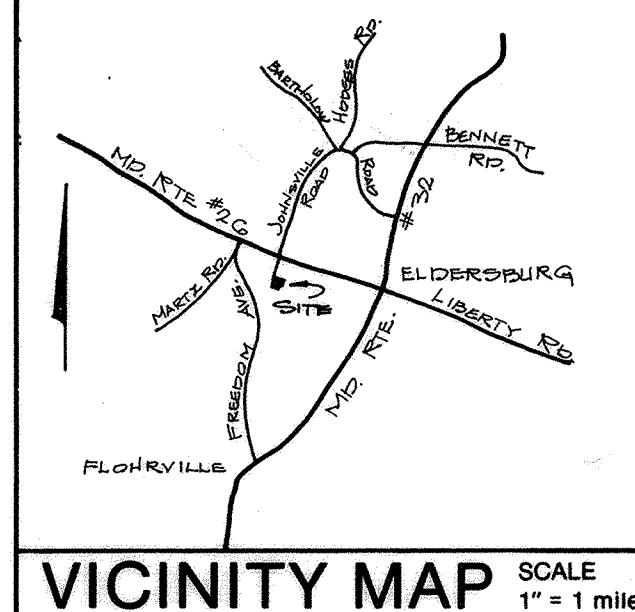
MSA SSU 1240-2794-1

SHEET 1 OF 2

DATA TABULATIONS FOR PLAT B. SECTION FOUR

- A. Number of building sites: 1
B. Total area of lots: 153,027 square feet or 3.513 Acres more or less.
C. Total area of parcels for road widening: Parcel "F" Freedom Avenue +
9,934 S. F. or 0.228 Ac. +
D. Total area of other Parcels: Parcel "E": 88,514 S.F. or 2.032 Ac. more or less
Parcel "D": (Future extension of Johnsville Rd.) +
2,398 S. F. or 0.055 Ac. +
E. Acreage of each new street: Johnsville Road: 40,803 S.F. or 0.937 Ac.
F. Total area of streets: Johnsville Road: 40,803 S.F. or 0.937 Acres.
G. Total area of plat: 294,676 S. F. or 6.765 Ac. +.

For General Notes See Plat A Section Four (Sheet 1 of 2)



USA SSU 1240-2794-2 SHEET 2 OF 2

ADMINISTRATIVE REPORT

A. ADMINISTRATIVE MATTERS

Secretary Daly shared the Board of County Commissioners signed the FY 2026 Consolidated Transportation Plan priority letter. The FY 2026 Consolidated Transportation Plan priority letter will be forward to the Commission at the conclusion of the meeting. The Commission can review the Priority Letter at their convenience.

Secondly, Ms. Daly shared the Master Plan Outreach has reached out to various teen and young adult groups, to get their perspective on how the County should grow. Last month, staff visited the Boys and Girls Club in Westminster on their Teen Night. The next young adult group staff have planned at the end of May is the Carroll County Public School Student Government Association.

B. EXTENSIONS

Ms. Matyas reported two extensions since the last meeting. The first was for Fern Hill (P-02-053); this is the 14th extension for this 17-lot subdivision located in Commissioner District 2. The second was for Carroll Station Professional Office Park (S-15-0014); this is the 5th extension for this site plan, located in Commissioner District 5. This plan will be voided when Primrose Childcare Site Plan is completed.

C. BZA CASES

Ms. Fillat reported two BZA cases for May. The first is #6556. This is for an expansion of a non-conforming use. The property owner is seeking approval for 14 parking spaces that was not included in the original Site Plan. The lot is 3.12 acres, located at 3459 Shiloh Road, in the County's Agricultural Zone. Staff finds this request for a non-conforming use is consistent with the Carroll County Master Plan, as amended in 2019. The second is #6558. This is for an expansion of non-confirming use for the modification of two non-conforming existing lots through the reconfiguration of a common boundary line to accommodate two existing non-conforming dwellings. The size of Lots 20 and 21 are 4,890 square feet and 4,890 square feet respectfully, located at 118 City View Avenue in the County's Residential 10,000 zone. Staff finds this request for expansion of non-conforming use is consistent with the Carroll County Master Plan, as amended in 2019.

OTHER

There were none.

Public Comment:

There were none.

SPECIAL REPORT: S-23-0017 – PINEY RIDGE PARKWAY AGE RESTRICTED VILLAS

SUBJECT: S-23-0017 – Piney Ridge Parkway Age Restricted Villas

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21076

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NO. OF UNITS: 31 age-restricted units

FIRE DISTRICT: Freedom

MASTER PLAN: Commercial-Low Intensity and Residential-High, 2018 *Freedom Community Comprehensive Plan*

PRIORITY

FUNDING AREA: Freedom

DESIGNATED

GROWTH AREA: Freedom

Action Required:

The plan is before the Planning and Zoning Commission per Chapter 158.161 for determinations regarding density, exterior design, and site layout. Code requires the Commission's review and determinations prior to a hearing before the Board of Zoning Appeals with a request for a conditional use for a retirement village. **Action is required.**

Existing Conditions:

The site consists of two adjoining properties which are located on the western side of Johnsville Road in Eldersburg. The properties are also bordered to the northeast by Piney Ridge Parkway, and to the southwest by Freedom Avenue. Collectively the two parcels are 6.64 acres in size. Both parcels are currently undeveloped and consist primarily of grass fields and there is a small wooded area at the northwest corner.

One of the parcels, which is located immediately adjacent to Johnsville Road on the easternmost side of the site, is zoned Commercial Low Intensity (C-1) and is shown as Lot 64 in a subdivision plat titled "Piney Ridge Village, Plat B, Section Four" as recorded in 1987 in plat book 28 page 157 (attached). It is 3.513 acres in size. The second parcel, which is located to the immediate west of Lot 64 and shares Lot 64's western property line, is zoned Residential-10,000 (R-10) and is 3.13 acres in size.

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The subject site and all adjoining properties lie in the Existing Water and Sewer Service areas, and the Freedom Designated Growth Area and Priority Funding Area.

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§ 158.161 RETIREMENT VILLAGE.

The authorization of conditional use for a retirement village shall be subject to prior concept site development plan and traffic study review and determination of density, exterior design, and site layout by the Planning Commission. The determination of density shall not be increased at any subsequent site plan reviews.

The Zoning Code also states that the bulk regulations and density in a retirement village in the R-10 Zoning District shall be determined by the Planning Commission. With that being the case, the standard setbacks for non-age-restricted dwellings in the R-10 district are 35' from the front property lines (property lines facing a public road), 12' from side property lines, and 50' feet from rear property lines. The plans presently meet these setbacks for the overall development.

§ 158.075.03 RESIDENTIAL DISTRICTS: BULK REQUIREMENTS.

(C) Exceptions.

- (2) The bulk regulations and density in a retirement village shall be established by the Planning Commission at the time of initial site plan review. (...)

The dwellings are grouped in 6 separate clusters of age-restricted townhouses. The way that County Code requires retirement village developments to be processed is as a singular property, not as subdivision lots. Although the plans specify "lot" areas around each dwelling, these are condominium lots, not subdivision lots. Developments such as this within the State of Maryland are eligible for division via condominium lots, following full final approval of the site plan of the comprehensive retirement village. The overall property would remain under single ownership.

Access to this site is provided in two separate areas. The access for the bulk of the development is from a new private driveway on the western side of Piney Ridge Parkway. This driveway will provide access to the individual private driveways of 17 of the 32 dwellings. The remaining 14 dwellings will be accessed via independent driveways directly from their frontage on Freedom Avenue. The paving of Freedom Avenue will also be widened slightly to meet current County standards. There will be no vehicular access from Johnsville Road. The County's technical staff is reviewing the project, which includes a review of the roads and access, however a Traffic Impact Study (TIS) was not required for this project, as the trip generation totals did not meet or approach the threshold to require a study.

Sidewalk is proposed to connect to the existing sidewalk at the terminus of Freedom Avenue and provide public access along Freedom Avenue, Johnsville Road, and Piney Ridge Parkway until it reaches the retirement village's internal driveway entrance. The sidewalk then continues along one side of the retirement village's internal driveway until reaching its final dwelling on the eastern side of the driveway.

Parking requirements for age-restricted townhouse units are 2 spaces for each dwelling unit, and overflow / guest parking may be required at the discretion of the Planning Commission. Therefore, the base requirement for parking for the proposed 31 units is 62 parking spaces. The plans propose that each unit will have a 2-car garage and a 2-car private driveway, which results in a total of 124 parking spaces being provided.

Building elevations are included in the plan set, which depicts the 2-story semi-attached dwellings with various configurations. There are 3- and 4-bedroom options available, which modifies the rear roofline, and there are 3 variations of the front roofline as well. Various finish configurations are shown which utilize mixes of horizontal siding, shake siding, brick veneer, and asphalt shingled roofs. End units on each row of houses are also shown with the option to have windows on exterior-facing sides.

This site plan was subject to citizen involvement at the January 27, 2025, meeting of the Technical Review Committee. One neighbor signed in to this meeting. Although no additional written public comment has been received about this present proposal, the County recognizes that the concerns that the public raised during the previous proposal in 2023 are still relevant, such as concerns about traffic and parking.

Staff and the developer are seeking determinations from the Commission specific to density, exterior design, and site layout. Following determinations from the Commission, the conditional use request may be heard by the Board of Zoning Appeals.

The concept development plan is in the technical review process and the plan will be back before the Planning and Zoning Commission for review and consideration of a concept plan.

Discussion:

Kierstin Marple presented the staff report.

Jeff Ciniero, CMS Associates, Civil Engineer and Mike Kalinock, Owner of property were present.

Mr. Hoff asked if parking will be available on Freedom Avenue where the gravel is now.

Ms. Marple explained that presently there are no parking signs proposed, and no-parking signs required along Freedom Avenue. The area that is gravel now will be paved and some driveways will be added during construction. Development Review is working with Emergency Response Department Engineer and if emergency equipment can navigate Freedom Avenue there is no restrictions for parking along Freedom Avenue.

Mr. Lester shared his concerns over the look of the units. Mr. Lester continued to say he would like to see no more than three units per group of townhouses and a designated area for guest parking.

Ms. Kirkner asked if it is possible to stagger the units instead of having them in a straight line.

Ms. Marple explained the current plans do have the units staggered.

Mr. Kane asked how many units are on each parcel, since one parcel is residential, and the other parcel is commercial.

Mr. Ciniero explained there are 18 units on the commercial parcel and 11 units on the residential parcel.

Mr. Kane asked for the definition of condominium lots according to the County Code.

Ms. Marple explained the County Code does not have a condominium lot guideline. The State allows a project like this in the County, but it is outside the County process. The property owners will only own the house not the land.

Mr. Kane asked will there be HOA fees to take care of the maintenance, insurance, cutting grass.

Mr. Ciniero confirmed yes, there will be HOA fees.

Mr. Hoff asked if the units along Freedom Avenue were flipped around and the retention ponds be closer to Freedom Avenue, would this cause traffic concerns.

Mr. Ciniero explained when you turn those units inward, you have less green space. The service road would be extended to those houses, or their driveways would be longer.

Mr. Lester asked at the end of the road, the partition shaped like a T, is this a turnaround site.

Mr. Ciniero confirmed yes that area is for fire protection, if a fire truck gets to the end, they have a place to turn around.

Public Comment:

There were none.

Decision:

Attorney Moore explained to the Commission, their motion needs to say they are forwarding to Board of Zoning Appeals for their review and decision.

Ms. Matyas, Bureau Chief of Development Review, explained if the Commission wants a modification to the plan in separating the units from 6 to 3, the plan will have to go back through our Technical Agencies. This modification could technically modify the number of units and the stormwater management design. Once approved through the technical agencies, the plan would come before the Commission for your approval, to go before the Board of Zoning Appeals

Mr. Kalinock explained the project history from having an apartment building to the condominium units that is presented to the Commission.

The Commission, on motion of Mr. Lester, second by Mr. Kane and carried (Mr. Hoff, Mr. Kane, Mr. Lester, Mr. Smith, and Mr. Soisson voted "Aye") five Aye's certified that the requested determination of density, exterior design, and site layout for retirement village was approved to forward to Board of Zoning Appeals.

SPECIAL REPORT: M-15-0073 – VAN ALLER 2

The Commission, on motion of Mr. Lester, second by Mr. Kane and carried, approved a request by Ms. Matyas to move Special Report: Van Aller 2 (M-15-0073), to next month's agenda. Mr. Dan Staley, Engineer, was not in attendance.

TANEYTOWN ANNEXATION NO. 49

Javier Toro provided an overview of Taneytown Annexation #49. The property is at 3300 Harney Road, consisting of two parcels that are being merged. Parcel number 1 is 3300 Harney Road has a total acreage .4682 and parcel number 2 is 3212 Harney Road has a total acreage of .1123, totaling .5805 acreage. All adjoining properties are within the City of Taneytown R-10,000 residential district. The reason for this annexation, the property owner was notified by Carroll County Health Department that their septic system is failing. Due to the cost, it is cost effective to hook up to Taneytown's Sewer System. This annexation does not require a zoning waiver. The petition is scheduled to be presented to the Board of Carroll County Commissioners on May 22, 2025.

Discussion:

There were none.

Public Comment:

There were none.

Tax Map/Block/Parcel
No. 73-10-848
Case 6573

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: JPB Johnsville, LLC
c/o Mike Kalinock
7556 Teague Road, Suite 130
Hanover, MD 21076

ATTORNEY: Kelly J. Shaffer Miller, Esq.
Shaffer, Miller & Hurff, LLP
73 East Main Street
Westminster, MD 21157

REQUEST: A request for a conditional use for a Retirement Village.

LOCATION: The site is located on Piney Ridge Parkway and bounded by Johnsville Road and Freedom Avenue on property zoned "R-10,000" Residential 10,000 in Election District 5.

BASIS: Code of Public Local Laws and Ordinances, Sections 158.075.01, 158.075.03(C)(4), 158.002, and 158.161.

HEARING HELD: July 29, 2025

FINDINGS AND CONCLUSION

On July 29, 2025, the Board of Zoning Appeals (the Board) convened to hear a request for a conditional use for a Retirement Village. Based on the testimony and evidence presented, the Board made the following findings and conclusions.

Mike Kalinock testified for the applicant. He is a part of a family run business. The business acquires and develops real estate projects. The subject parcel was purchased in 2023. There have been several community meetings about the property. The builders will be Williamsburg Homes. There would be a restriction that residents would need to be over fifty-five years old. The typical resident is between seventy and seventy-five years old. There would be three bedrooms in each unit. There would be no clubhouse or pool or recreation house.

Geoffrey Ciniero testified for the applicant as the civil engineer. He was accepted as an expert witness in design and development. He was involved with the preparation of the plan. The surrounding area is in the R-10,000 zone. There are two car garages with the units. The driveway would be 30' long and 18' wide. The code requires two parking spaces per unit. Each unit would have the potential of four parking spaces. There is also a good bit of open space on

the property. Some type of homeowners' association would deal with the open spaces. There was a May 20, 2025, meeting before the Carroll County Planning Commission. The retirement community would be included in two adjoining properties. One of the parcels is zoned Commercial Low Intensity (C-1) and is shown as Lot 64 in a subdivision plat titled "Piney Ridge Village, Plat B, Section Four" as recorded in 1987 in plat book 28 page 157. It is 3.513 acres in size. The second parcel, which is located to the immediate west of Lot 64 and shares Lot 64's western property line, is zoned Residential-10,000 (R-10,000 (R-10) and is 3.13 acres in size. The storm water management would meet state code. The sites are required to drain down within twenty-four hours. People could park on both sides of Freedom Avenue.

Nick Driban testified as the traffic engineer. He was accepted as an expert witness in traffic. People do not make as many trips in a senior community. There would probably not be a need for a traffic study. The trip generation in Exhibit 7 is less than 25, which would typically require a traffic study. Trip generation is the number of trips taken to and from a location. The peak hours for trip generation are am peak 16, pm peak 18, and Saturday peak of 8. He has worked on other retirement villages or age restricted communities. Four parking spaces are being provided when only two parking spaces are required.

A July 15, 2025, memorandum from the Department of Planning and Carlisle Fillat, Comprehensive Planning Technician, stated that the staff finding was that this conditional use request is consistent with the *Freedom Community Comprehensive Plan*.

The Board was convinced that authorization of the request with regard to a conditional use for a retirement village was consistent with the purpose of the zoning ordinance, appropriate in light of the factors to be considered regarding conditional uses of the zoning ordinance and would not unduly affect the residents of adjacent properties, the values of those properties, or public interests. Based on the findings of fact made by the Board above, the Board found that the proposed project would not generate adverse effects (i.e. noise, traffic, dust, water issues, lighting issues, property depreciation, etc.) greater here than elsewhere in the zone.

Aug 4th 2025
Date

Mel E Baile
Melvin E. Baile, Jr., Chairman

Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Land Use Article, Section 4-401 of the Annotated Code of Maryland.

Pursuant to Section 158.132 (E) of the County Code, this approval will become void one year after the date of issuance if the construction or use for which the certificate was issued has not been started. **Contact the Office of Zoning Administration at 410-386-2980 for specific compliance instructions.**

Pursuant to Section 158.133(H)(3) of the County Code:

(3) Approvals.

(a) If the application is approved by the BZA which does not require a **site plan**, the approval shall become void unless a building permit conforming to the plans for which the approval was granted is obtained within six months.

(b) An approval for which a building permit is not required shall become void unless the use or variance is implemented within one year of the date of the written decision.

(c) An approval for which a **site plan** is required shall become void unless the concept **site plan** has been submitted for distribution to the reviewing agencies and accepted by the Bureau of Development Review, or its success agency, within six months from the date of the written decision. An approval for which a **site plan** is required may become void if the property owner or developer fails to take action to secure an approval of the **site plan** from the Planning Commission in a timely manner, as determined by the Bureau of Development Review.