

**SPECIAL REPORT**  
to the  
**Carroll County Planning and Zoning Commission**  
**June 16, 2026**

Prepared by  
**David Becraft, Development Review Division**

**SUBJECT:** S-25-0007 – Reservoir Run Retirement Village  
**LOCATION:** South side of Bennett Road, north of Rolling View Drive; C.D. 05  
**OWNER:** Long Meadow Park LLC, 2560 Lord Baltimore Drive, Baltimore, MD 21244  
**DEVELOPER:** St. John Properties Inc., 2560 Lord Baltimore Drive, Baltimore, MD 21244  
**SURVEYOR:** DDC, Inc. 192 East Main Street, Westminster, MD 21157  
**ZONING:** R-20,000  
**ACREAGE:** 20.626 acres  
**WATERSHED:** Liberty Reservoir  
**NO. OF UNITS:** 72 age-restricted units  
**FIRE DISTRICT:** Sykesville Freedom District Fire Company  
**MASTER PLAN:** Residential Medium – Freedom Community Comprehensive Plan 2018  
**PRIORITY**  
**FUNDING AREA:** Freedom  
**DESIGNATED**  
**GROWTH AREA:** Freedom

❖ **Action Required:**

The plan is before the Planning and Zoning Commission per Chapter 158.161 for review of the site development plan and traffic study, and 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 subject property is one of four parcels which collectively are recognized as the “Beaty Property.” The subject property is 20.626 acres of undeveloped land and is comprised of mostly open meadow, with patches of trees at the southern border. There are no streams or 100-year floodplain designations located on the property, but there are non-tidal wetland areas. From the southern property line, the property slopes downhill to the north, away from that existing residential development. The subject property and all adjoining properties lie in the Existing / Final Planning Water and Sewer Service areas.

Bordered by Long Meadow, a 1960s subdivision, to the south (see plat, attached), the subject property shares an R-20,000 zoning designation with all adjoining properties. The Long Meadow subdivision was developed with single-family residences. Included on the Long Meadow subdivision record plats are areas of future access from Long Meadow Drive and Rolling View Drive to the subject property.

❖ **Plan Review:**

On April 24, 2025, an initial site development plan for the subject property was submitted to the Development Review Division and distributed to technical review agencies. The developer proposes to construct 72 two-story townhouse units in the Reservoir Run retirement village. All units are proposed as attached and are shown in groups which vary from 4–5-unit buildings. Sidewalks are proposed throughout the site with connectivity throughout the “Beaty Property.”

A Retirement Village is a conditional use in the R-20,000 Zoning District requiring Board of Zoning Appeals authorization. Prior to BZA review, the Planning Commission shall review the site development plan and traffic study, and make determinations regarding density, exterior design, and site layout.

**§ 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 states the bulk regulations and density in a retirement village in the R-20,000 Zoning District shall be determined by the Planning Commission, and the maximum allowable density “shall not exceed three and one-half dwelling units per acre [...]” The development is on a property with an area of 20.626 acres. The maximum density at a ratio of 3.5 units for every acre would be 72 units. This plan proposes 72 units. Setbacks are depicted as 20-foot from the proposed roadways, 50-foot from the residential lots along Rolling View Drive, and 12-foot from the northern parcel and the residential lots along Long Meadow Drive. The area at the terminus of Long Meadow Drive shows setbacks of 40-foot from Georgetown Boulevard, 50-foot from those two adjoining residential lots along Long Meadow Drive, and 12-foot from those parcels adjoining to the west.

**§ 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 maximum allowable density in the R-20,000 district for a retirement village shall not exceed three and one-half dwelling units per acre, and shall not be increased at any subsequent site plan reviews.

The development proposes a road network on the property which is to be publicly owned and maintained. Access to the site will be via Georgetown Boulevard Extended, with two access points connecting to the existing neighborhood to the south. Parking requirements for age-restricted adult townhouses are 2 spaces for each dwelling unit with additional parking

for overflow/guest parking being required at the discretion of the Planning Commission. Each unit is shown as having a garage and a private driveway provided. Additional parking areas have been proposed throughout the retirement village.

A traffic impact study was required and submitted to the County for all four parcels/projects comprising the “Beaty Property.” The study determined that the combined impact of the four proposed projects would in total impact the intersection capacity of MD Route 32 & Bennett/Johnsville Road, Md Route 32 and Progress Way, and MD Route 32 and Londontown Boulevard. Due to the change in development on this parcel from single family housing to age-restricted adult housing, a revised traffic impact study was provided. This study noted a reduction in the anticipated trip generation from this development change.

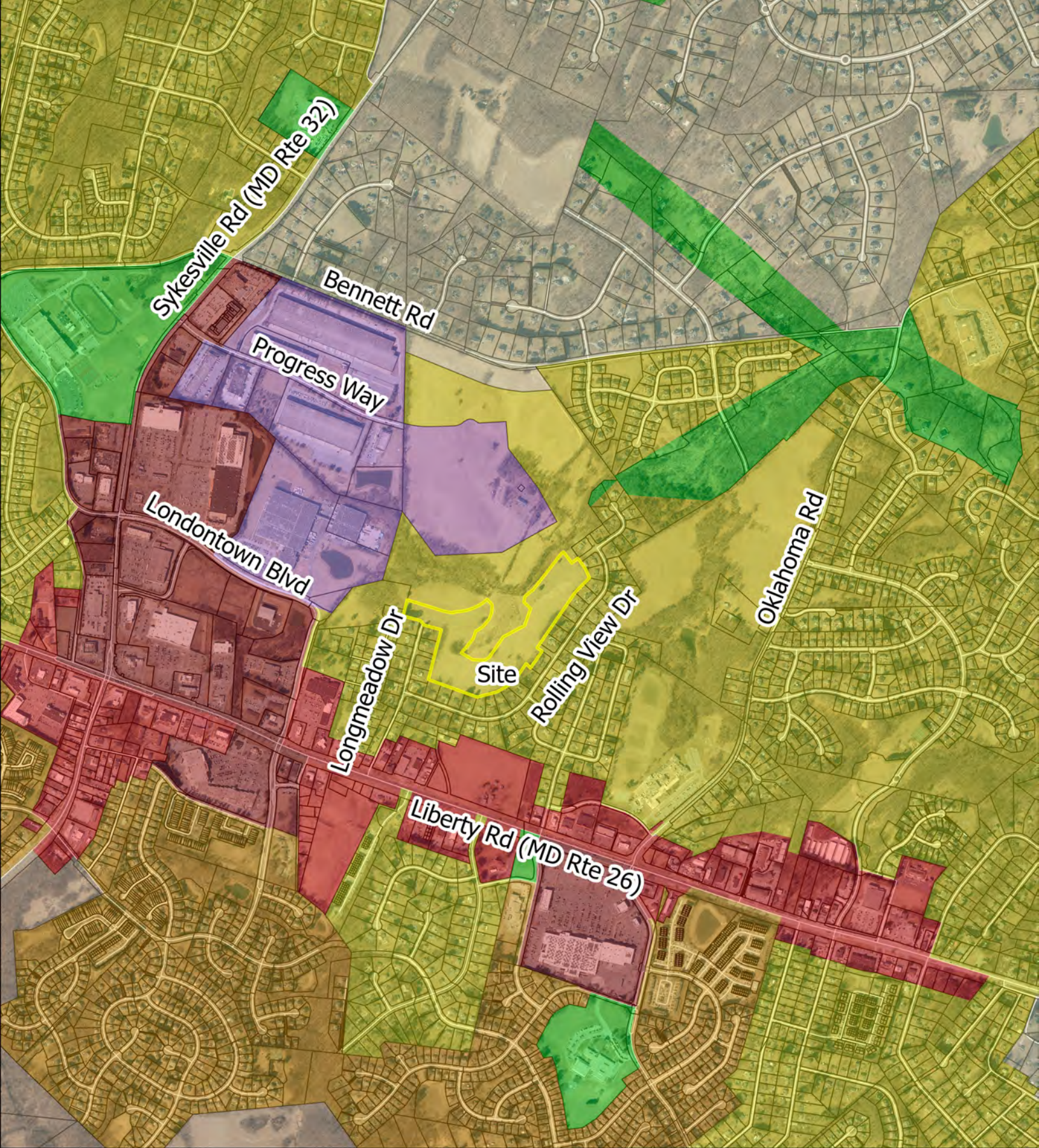
Building elevations are included in the plan set. Proposed colors include tan, brown, blue, and gray with white trim and garage doors. Although materials are not yet annotated, the rendering appears to depict siding, stone veneer, and asphalt shingled roofs. Decorative garage doors, trim details, rooflines, shutters, light fixtures, and custom windows adorn the facades. Street lighting is proposed throughout the development. The detail provided within the plan set (sheet 28) depicts pole-mounted lights roughly 16’ in height.

On August 12, 2025, the Design and Architectural Review Committee (DARC), an advisory group, met to review the project. Their comments are as follows:










1. The residential units look identical to one another. Questioned if there were plans to visually distinguish the units to help residents to find their unit. Recommended varying the front elevations or color.
2. Elevation shows steps into main entrance – best practice for age-restricted community?

The development plan was subject to citizen involvement on May 19, 2025 during the Technical Review Committee meeting. One email was received prior to the meeting regarding the traffic, proposed connectivity to the existing neighborhood, and water usage (email attached). There was also a phone call received prior to the meeting in which concerns of traffic, roadway connections, and negative effects on the adjoining subdivision were raised. During the meeting, three citizens were in attendance for this development. Two citizens voiced distaste for the proposal and view from their property, as well as mentioning existing flood areas on site.

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 direction of the concept plan.



**Legend**

- |   |   |
|---|---|
|  Agriculture  |  R-7,500 |
|  Conservation |  C-2     |
|  R-40,000     |  C-3     |
|  R-20,000     |  I-1     |
|  R-10,000     |   |



**Reservoir Run  
Retirement Village  
S-25-0007**



Property line shown hereon are from tax maps and therefore are approximate and are shown for illustrative reference only. Photograph date: Spring 2020



## Legend

-  Streams
-  Wetlands

# Reservoir Run Retirement Village S-25-0007



Property line shown hereon  
are from tax maps and therefore  
are approximate and are shown  
for illustrative reference only.  
Photograph date: Spring 2020