

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
June 17, 2025

Prepared by
Amy Barcroft, Bureau of Development Review

SUBJECT: S-22-0048, Freedom Village Taco Bell Amended Site Plan

LOCATION: 6300 Georgetown Blvd., Sykesville, MD 21784, C.D. 5

OWNER: Freedom Village Shopping Center LLC, 1427 Clarkview Rd., Suite 500, Baltimore, MD 21209

DEVELOPER: Maryland Cantina, LLC P.O. Box 429 Conshohocken, PA 19428

ENGINEER: Pettit Group LLC, 497 Center St., Sewell, NJ 08080

ZONING: C-3, High Intensity Commercial

ACREAGE: 16.56 acres

WATERSHED: South Branch Patapsco

FIRE DISTRICT: Sykesville Freedom District Fire Company

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

PRIORITY

FUNDING AREA: Freedom

DESIGNATED

GROWTH AREA: Freedom

WATER/SEWER

DISTRICT: 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 16.56 acre parcel on the south side of Liberty Road (MD Route 26) west of Georgetown Boulevard. The property is zoned C-3, High Intensity Commercial and developed with Freedom Village Shopping Center and a freestanding bank and fast-food restaurant. The initial site plan for the shopping center was approved in 1986. Over the years, several plans have been approved to expand the shopping center. The site plan for the existing Taco Bell restaurant located within the shopping center property was approved in 1991. A major subdivision is being reviewed to separate two lots from the shopping center. Both the existing Taco Bell restaurant and an adjacent free-standing bank are proposed to be subdivided into independent lots. The preliminary plan for this subdivision was approved by the Planning and Zoning Commission in 2024. Current access to the property is from Liberty Road, a State Highway, and Georgetown Boulevard and Lee Lane, both County roads.

A free-standing Taco Bell restaurant measuring approximately 2,000 sq. ft., is located in the northeast quadrant of the shopping center with a single drive-thru lane and parking lot. There is an existing sidewalk along Georgetown Boulevard, but it terminates mid-way along the shopping center property. No sidewalk exists along the front of the property at Liberty Road.

The property and surrounding properties are zoned commercial. The properties in the area are served by public water and sewer. The subject property is in Freedom's Priority Funding Area and Designated Growth Area. There are no streams or floodplain on site.

❖ Site Plan Review:

The Concept Site Plan for a complete demolition and rebuild of the Taco Bell restaurant was initially submitted June 25, 2024, and was distributed for review. The plan proposes a 2,700 sq. ft. one-story restaurant. The plan proposes double drive-thru ordering lanes that converge to one lane for order pick-up. The restaurant is proposed to have 40 seats and an outdoor patio with additional seating. The orientation of the building as well as the drive thru and parking lot circulation will remain the same. The dumpster enclosure will be relocated to the southwest corner of the parking lot.

The required parking can be calculated as part of the planned commercial center or the stand-alone restaurant. The plan provides 44 spaces which is greater than the required minimum of 16. New 18' and 20' pole mounted lighting is proposed to illuminate the parking lot. A photometric plan shows that lighting at the property lines is zero.

Sidewalk is proposed along the extents of the property frontage on Georgetown Boulevard. No new free-standing signage is proposed. Building mounted signs are shown on the elevation sheets. The highest point of the structure is proposed to be an architectural arch measuring 23.5 feet.

The site is served by Freedom area's public water and sewer systems. The Bureau of Comprehensive Planning reviewed the plan and determined it to be consistent with all applicable plan policies and recommendations. Stormwater Management will be addressed with an underground SWM facility. Concept Stormwater Management approval has been granted.

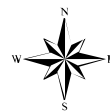
The project is exempt from Water Resource Management and Floodplain Management. The Bureau of Utilities has confirmed the use of water and sewer services for the site. The Health Department and Emergency Services have approved the plan. Forest Conservation was previously addressed with the previous development of the shopping center. The concept landscape plan shows plantings proposed to screen the drive-thru along Liberty Road. Additional plantings are proposed throughout the parking lot islands, near the order board, and around the dumpster enclosure. The State Highway Administration (SHA) has reviewed the plan and has no objection to utilization of the existing access point on Liberty Road.

The plan was subject to citizen involvement at the July 22, 2024, Technical Review Committee. No citizens attended the meeting or submitted comments or questions to the Bureau of Development Review regarding the site development 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.



**Freedom Village
Taco Bell
S-22-0048**



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