

**SPECIAL REPORT**  
**to the**  
**Carroll County Planning and Zoning Commission**  
**April 15, 2025**

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

**SUBJECT:** SF-24-0073, Elevated Botanics Cannabis Dispensary  
**LOCATION:** 25 Liberty Road (MD Route 26) - South side of Liberty Road at Klees Mill Road, E.D. 4  
**OWNER:** Tevis Real Estate, Inc., 82 John Street, Westminster, MD 21157  
**DEVELOPER:** Elevated Botanics, 25 Liberty Road, Sykesville MD, 21784  
**ENGINEER:** N/A  
**ZONING:** C-2, Commercial Medium Intensity  
**ACREAGE:** 1.0 acres  
**FIRE DISTRICT:** Winfield  
**MASTER PLAN:** Commercial Medium – 2018 Freedom Community Comprehensive Plan  
**DESIGNATED GROWTH AREA:** Freedom

❖ **Action:**

The plan is before the Planning and Zoning Commission per the Code of Public Local Laws and Ordinances of Carroll County, Zoning Regulations, Chapter 158.059(C) for approval.

**§ 158.059 CANNABIS.**

Uses related to the growing, processing, or dispensing of cannabis shall comply with the following requirements:

(C) The use shall be subject to site plan approval by the Planning Commission pursuant to § 155.050.

❖ **Existing Conditions:**

The subject property has a previously approved 1986 site plan, Klees Mill Center, for two structures with multiple businesses including a High's convenience store, a pet store, and a liquor store. Both structures are currently vacant. The property is located on the south side of Liberty Road (MD Route 26) east of the Klees Mill Road intersection. Both the subject property and adjoining properties to the west and east are zoned C-2, Commercial Medium Intensity. An existing driveway entrance from Liberty Road serves the property. The access is shared with the western adjoining property, which currently hosts a restaurant. The southern adjoining property is zoned Conservation and is part of the 1993 subdivision Gi-Na Farms. It is built with a single-family dwelling.

❖ **Plan Review:**

The developer proposes to use one of the structures, the building located closest to Liberty Road, for a cannabis dispensary. The plan notes that the retail floor area is 3,540 square feet. Cannabis dispensaries of less than 10,000 square feet are a principal permitted use in the C-2

zoning district. Parking requirements for the site total 32 spaces and there are 40 existing parking spaces. There are no new proposed freestanding signs.

The developer is proposing a new drive aisle on site along the eastern side of the cannabis dispensary building to connect the front and rear parking areas. On the drawing, the noted limits of disturbance associated with the new drive aisle totals 961.25 square feet.

With the change of use and the limits of disturbance being under 5,000 square feet, the plan was processed as a simplified site development plan. It was reviewed by applicable technical agencies. The plan is exempt from Bureau of Resource Management codes. Site Compliance and Fire Protection & Emergency Services reviewed and approved the plan. The Zoning Administrator reviewed the plan for compliance with the zoning code and requirements specifically outlined in Chapter 158.059, Cannabis. All requirements are met, and the Zoning Administrator has approved the plan.

In accordance with 158.059(C), the site plan is before the Commission for approval.

***CANNABIS DISPENSARY.*** An entity licensed under the Maryland Cannabis Administration that acquires, possesses, repackages, transports, sells, distributes, or dispenses cannabis or cannabis products, including tinctures, aerosols, oils, and ointments, related supplies, and education materials for the use by qualifying patients, caregivers, or consumers through a storefront or through a delivery service, based on license type.

#### **§ 158.059 CANNABIS.**

Uses related to the growing, processing, or dispensing of cannabis shall comply with the following requirements:

(A) For the purpose of this section, distance will be taken from the nearest point of the structure occupied by the use requiring separation to the nearest point of the structure from which the separation is to be established. A licensed cannabis dispensary may not locate within:

(1) Five hundred feet of:

(a) A pre-existing primary or secondary school in the state, or a licensed childcare center or a registered family childcare home under Title 9.5 of the Education article; or

(b) A pre-existing playground, recreation center, library, public park, or place of worship; or

(2) One-half mile of another cannabis dispensary.

(B) A licensed cannabis dispensary structure may not locate within 100 feet of the property line of a residential zoning district.

(C) The use shall be subject to site plan approval by the Planning Commission pursuant to § 155.050.

(D) All lighting, including security lighting required by COMAR 10.62.10.05, shall comply with Carroll County site plan requirements as specified in § 155.050.

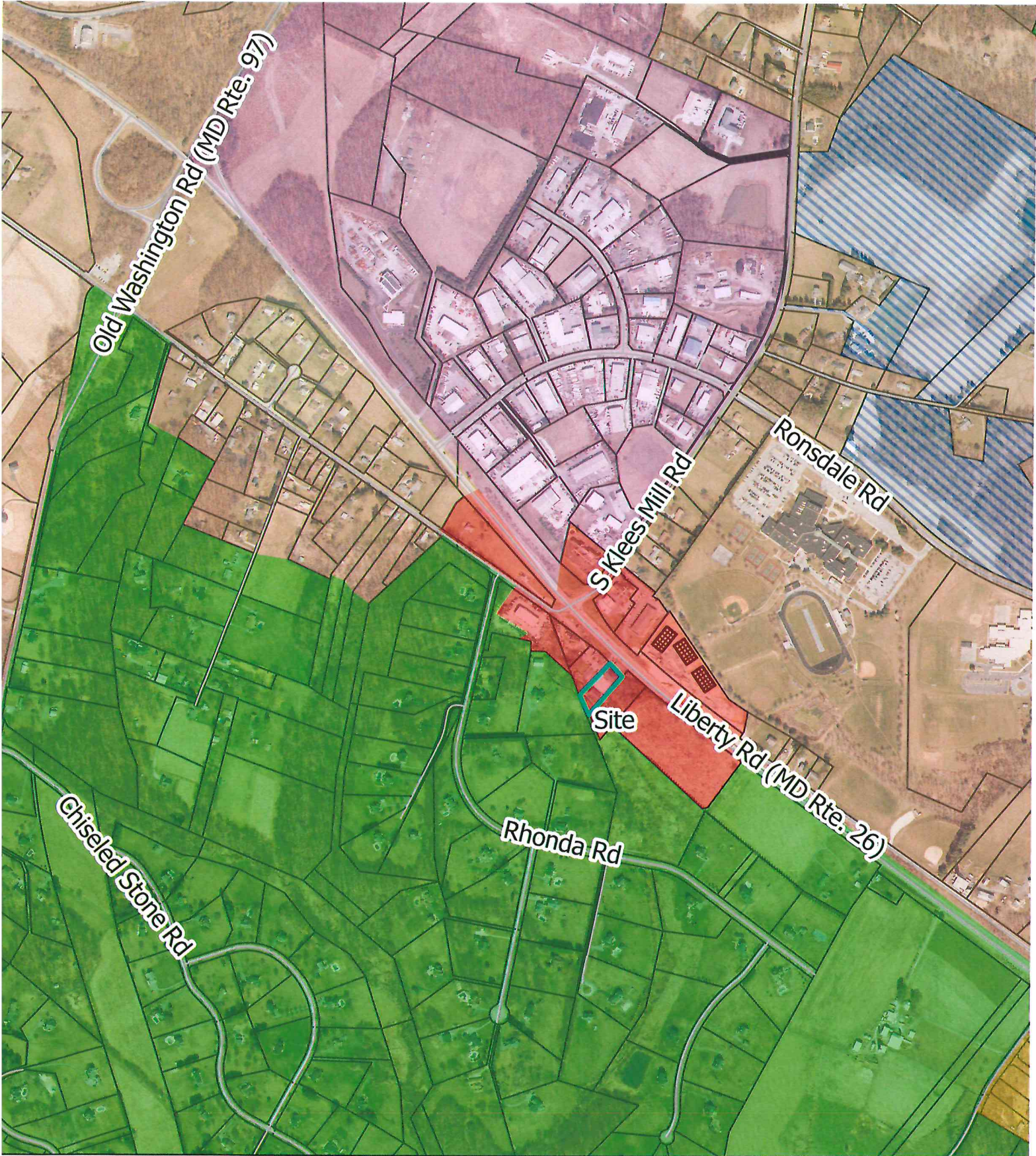
(E) No variances from the requirements of this section shall be granted.

(F) Cannabis products are not permitted to be sold in conjunction with a temporary zoning certificate.

(G) A cannabis dispensary in conjunction with an on-site consumption establishment is prohibited in all zoning districts.

(Ord. 2019-05, passed 12-12-2019; Ord. 2024-04, passed 5-16-2024) Penalty, see § 158.999





Legend  
Principles of Planning  
Planning  
Agriculture  
Conservation

R-40,000  
R-20,000  
C-2  
I-1  
Employment Campus

**Elevated Botanics  
Cannabis Dispensary  
SF-24-0073**

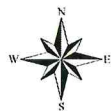


Property line shown hereon  
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for illustrative reference only.  
Photograph date: 2023





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