

Laura Matyas, Bureau Chief
Bureau of Development Review
410-386-2722
Toll-free 1-888-302-8978
MD Relay service 7-1-1/1-800-735-2258



Department of
Planning and Land Management
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

The following development plans are scheduled for review at the Technical Review Committee meeting starting at **9:00 a.m. Monday, December 18, 2023** in Rooms 003 and 004 (Reagan Room) of the County Office Building, 225 N. Center Street, Westminster, Maryland. The developer or their representative will be available at the meeting to address technical questions concerning the project. Projects will be reviewed in the order listed.

A citizen comment period will immediately follow the technical review of each plan. Citizen comments may be verbal or written. An electronic version of the development plan is available by contacting the Project Manager with the Bureau of Development Review at the email address as specified in the project information. For further information, please call the Bureau of Development Review at 410-386-2722.

PROJECT: **S-23-0018 – Freedom Avenue Age Restricted Townhomes**
DESCRIPTION: 10 new age restricted townhomes.
LOCATION: East side of Freedom Avenue, north of Johnsville Road.
OWNER: JPB Johnsville LLC, 7556 Teague Rd, Suite 310, Hanover MD 21076, Attn: Mike Kalinock
DEVELOPER: Same as owner
ENGINEER: CMS Associates LLC, 4925 Ellis Lane, Ellicott City, MD 21043
PROJECT MGR.: Kierstin Marple, KMarple@carrollcountymd.gov

PROJECT: **P-22-0102 – The Sanctuary**
DESCRIPTION: Subdivision of 2 existing properties to create 10 new lots
LOCATION: South side of Hook Road, east of MD 97
OWNER: Kennell, Inc., 6200 Candle Court, Sykesville MD, 21784
DEVELOPER: Same as owner
ENGINEER: R.T.F. Associates, Inc., 142 E Main Street, Westminster MD, 21157
PROJECT MGR.: Kierstin Marple, KMarple@carrollcountymd.gov

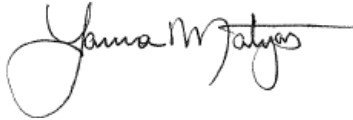
PROJECT: **S-23-0028 – Primrose School Childcare Facility**
DESCRIPTION: 13,500 square-foot building for childcare
LOCATION: North side of Dickenson Road, east of Hemlock Drive
OWNER: Tract Z1 Property, LLC, 9405 Parsley Drive, Ellicott City, MD 21042
DEVELOPER: Primrose Schools, P.O. Box 322, New Castle, NH 03854
ENGINEER: Leon A. Podolak & Associates LLC, 147 E. Main Street, Westminster, MD 21157
PROJECT MGR.: David Becraft, dbecraft@carrollcountymd.gov

PROJECT: **P-23-0055 – Eldersburg Preserve**
DESCRIPTION: 7 new single-family residential lots
LOCATION: South side of Bennett Road
OWNER: Long Meadow Farm 21784 LLC, 741 Klees Mill Road, Westminster, MD 21157
DEVELOPER: St. John Properties Inc., 2560 Lord Baltimore Drive, Baltimore, MD 21244
ENGINEER: Century Engineering, 10710 Gilroy Road, Hunt Valley, MD 21031
PROJECT MGR.: David Becraft, dbecraft@carrollcountymd.gov

PROJECT: **S-23-0027 – Eldersburg Overlook Retirement Village**
DESCRIPTION: Age-restricted community of 156 townhouses
LOCATION: South side of Bennett Road
OWNER: Long Meadow Farm 21784 LLC, 741 Klees Mill Road, Westminster, MD 21157
DEVELOPER: St. John Properties Inc., 2560 Lord Baltimore Drive, Baltimore, MD 21244
ENGINEER: Century Engineering, 10710 Gilroy Road, Hunt Valley, MD 21031
PROJECT MGR.: David Becraft, dbecraft@carrollcountymd.gov

PROJECT: **P-23-0056 – Reservoir Run**
DESCRIPTION: 34 new single-family residential lots
LOCATION: North of Rolling View Drive and Long Meadow Drive
OWNER: Long Meadow Farm 21784 LLC, 741 Klees Mill Road, Westminster, MD 21157
DEVELOPER: St. John Properties Inc., 2560 Lord Baltimore Drive, Baltimore, MD 21244
ENGINEER: Century Engineering, 10710 Gilroy Road, Hunt Valley, MD 21031
PROJECT MGR.: David Becraft, dbecraft@carrollcountymd.gov

Sincerely,



Laura Matyas, Bureau Chief
Bureau of Development Review

cc:

S-23-0018

JPB Johnsville LLC, 7556 Teague Rd, Suite 310, Hanover MD 21076, Attn: Mike Kalinock
CMS Associates LLC, 4925 Ellis Lane, Ellicott City, MD 21043

P-22-0102

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R.T.F. Associates, Inc., 142 E Main Street, Westminster MD, 21157

S-23-0028

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P-23-0055, S-23-0027, P-23-0056

Long Meadow Farm 21784 LLC, 741 Klees Mill Road, Westminster, MD 21157
St. John Properties Inc., 2560 Lord Baltimore Drive, Baltimore, MD 21244
Century Engineering, 10710 Gilroy Road, Hunt Valley, MD 21031
Development Design Consultants, Inc., 192 East Main Street, Westminster, MD 21157

The Americans with Disabilities Act applies to the Carroll County Government and its programs, services, activities, and facilities. Anyone requiring an auxiliary aid or service for effective communication or who has a complaint should contact The Department of Citizen Services, 410.386.3600 or 1.888.302.8978 or MD Relay 7-1-1/1.800.735.2258 as soon as possible but no later than 72 hours before the scheduled event.