

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
August 19, 2025

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: S-24-0018 – Carroll Highlands Self-Storage

LOCATION: South side of MD Route 26, east of Carroll Highlands; C.D. 5

OWNER: Toth Investments LLC & Pirone Investments LLC, 3201 Rogers Ave,
Suite 302, Ellicott City, MD 21043

DEVELOPER: SCOCO Investments, LLC, 622 Bayshore Drive, Osprey, Florida
34229

ENGINEER: Development Design Consultants, Inc., 184 East Main Street,
Westminster, MD 21157

ZONING: C-2 – Commercial Medium / R-20,000

ACREAGE: 3.24 acres

WATERSHED: Liberty Reservoir

FIRE DISTRICT: Sykesville

MASTER PLAN: Commercial-Medium / Residential-Medium – 2018 Freedom
Community Comprehensive Plan

PRIORITY

FUNDING AREA: Freedom

DESIGNATED

GROWTH AREA: Freedom

SEWER/ WATER

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 review 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 3.24 acres± and is comprised of four parcels, including lots 19, 20, and 21 of the Carroll Highlands subdivision (plat attached). Of the four parcels, two are improved with structures, with the other two parcels being unimproved wooded lots. The

three westernmost properties lies within the C-2 zoning district, with the easternmost parcel being split zoned with R-20,000. There are no streams or FEMA 100-year floodplain designations on site.

The adjoining properties to the north (across Liberty Road), south, and east of the subject property are zoned R-20,000 and host private residences. The property to the west (across Carroll Highlands Road) is zoned C-2 and hosts a commercial office. All adjoining properties are served by public water and sewer. The subject property, as well as the adjoining properties, lie in the Freedom Priority Funding Area and a Growth Area.

❖ **Plan Review:**

On September 16, 2024, an initial site development plan for the subject property was submitted to the Bureau of Development Review and distributed to technical review agencies. The developer proposes the construction of a 30,000 square-foot, 3-story self-storage facility and associated parking area. An amended plat will be required to consolidate the lots.

Access into the site will be from Liberty Road (MD 26) with the parking area proposed between the new structure and Liberty Road. A retaining wall is shown on the west side of the parking area and SWM features are shown to the east. A portion of the site is also crossed by the Planned Major Street, Ridenour Way, which is shown spanning from Panorama Drive to Carroll Highlands Road. Sheet 8 demonstrates an alignment and feasibility of construction of the roadway which is unimpeded by the proposed development. An area of dedication for the roadway will be provided to the County.

The proposed self-storage facility will be comprised of 650 units. Per Chapter 158.063 of County Code, self-storage facilities (without driveway access) are required to have 1 space for every 10 storage bays, plus 2 for employee parking and 3 for customer parking located at the business office. Per this calculation, the proposed development would require 70 parking spaces. An administrative adjustment request for the reduction of the required number of parking spaces from 70 to 9 was submitted to the Zoning Administrator. The request was heard within case ZA-2189 and approved (decision attached). The Zoning Administrator granted concept approval of the site plan.

Building elevations for the proposed structure are included in the plan on sheet 3. The plan delineates the building to be constructed with brick veneer and exterior insulation and finish systems (EIFS). The color scheme of the structure is shown as white/off-white with charcoal accents.

A sign detail is included on sheet 5 for the proposed freestanding pylon sign. The sign has a height noted on the detail as 16'-7". The pole structure is shown with a light gray color with the sign face being green with white lettering. Sheet 5 also illustrates the landscape plan. Landscaping is proposed throughout the site with more concentrated plantings residing along MD 26 and along the rear of the building. The landscape plan meets the concept requirements of the Landscape Manual.

A photometric plan and light details are included in the plan on sheet 6. Proposed lighting includes 15' high, pole-mounted lighting. Building-mounted lighting is also proposed and has a mounting height of 7'-5/8" above the finished floor.

On July 23, 2025, the Design and Architectural Review Committee (DARC), an advisory group, met to review the project. Their comments are as follows:

1. Maximum landscaping and screening is recommended to acknowledge the viewscape for passing motorists.

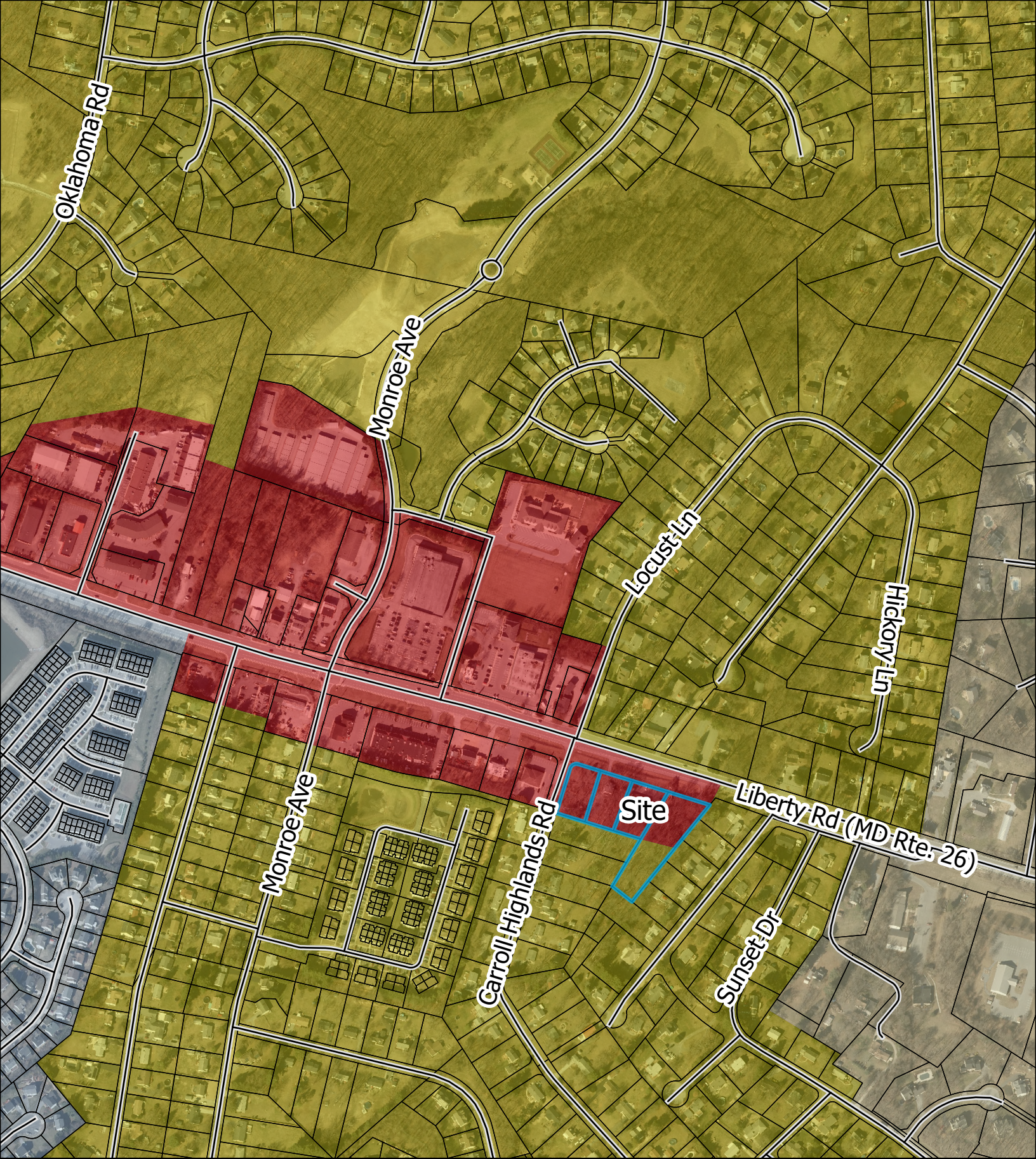
The site development plan was subject to citizen involvement on November 27, 2023 during the Technical Review Committee meeting. During the meeting, six citizens signed in and relayed concerns of additional traffic and stormwater runoff.





State Highway Administration is accepting of the proposed access to Liberty Road (MD 26) but will require additional information on the final plan. Engineering Review has granted concept approval of the plan. The requirements of the Forest Conservation Ordinance were adequate for concept approval but will require additional information during the final plan review. Forest Conservation is to be addressed via off-site forest banking. The Bureau of Utilities and the Office of Public Safety have granted concept approval of the plan. Floodplain Management and Water Resource Management have granted approval.

Concept Stormwater Management approval has been granted. Stormwater Management requirements for the site are being addressed with micro-bio retention facilities.

In their review, the Bureau of Comprehensive Planning determined that the proposed plan is consistent with the 2018 Freedom Community Comprehensive Plan land use designation of Commercial-Medium Intensity and with the Water and Sewer Master Plan. The plan shows a 5' sidewalk along Liberty Road (MD 26) which is consistent with the Bicycle-Pedestrian Master Plan,.

The 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.



 R-40,000	 R-10,000
 R-20,000	 C-2

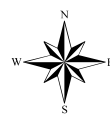
Carroll Highlands Self Storage S-24-0018



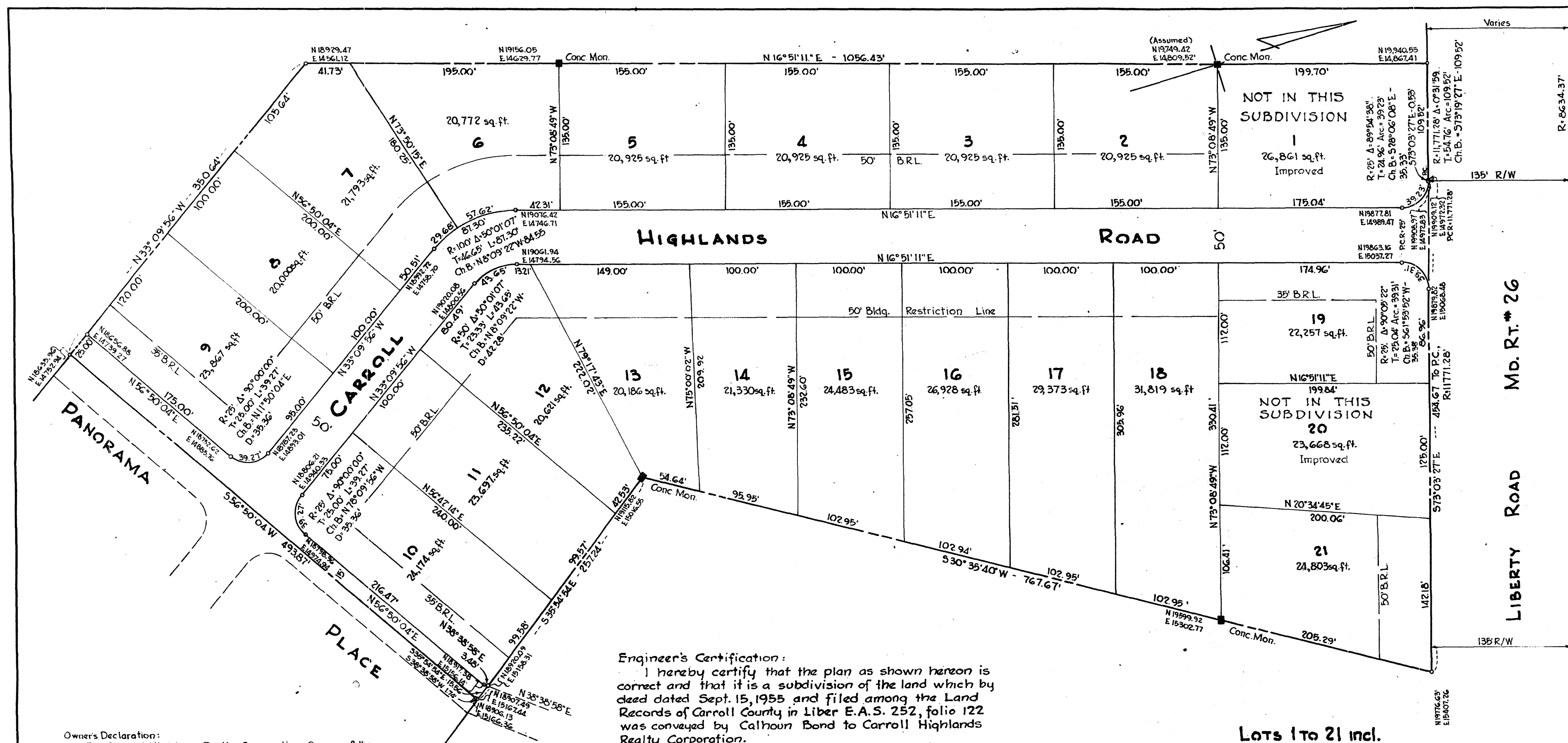
Property line shown hereon
are from tax maps and therefore
are approximate and are shown
for illustrative reference only.
Photograph date: Spring 2020



**Carroll Highlands
Self Storage
S-24-0018**



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CARROLL HIGHLANDS

FREEDOM DISTRICT
CARROLL COUNTY, MD.

THE CARROLL HIGHLANDS REALTY CORP., OWNERS
SYKESVILLE P.O., MD.

Scale: 1"=50'

Sept. 16, 1955

**Board of County
Commissioners**

Kenneth A. Kiler, President
Joseph A. Vigliotti, Vice President
Thomas S. Gordon III
Michael R. Guerin
Edward C. Rothstein



**Carroll County Department
of Planning and Land
Management**

Christopher Heyn, P.E.
Director
Email: cheyn@carrollcountymd.gov
Phone: 410-386-2949

**Official Decision
Case ZA-2189
Zoning Administration
Carroll County, Maryland**

APPLICANTS: Kelly S. Miller on behalf of PSI Atlantic Acquisition VIII LLC

REQUEST: Reduction of the amount of required parking spaces from 70 to 9 for a self-storage facility.

LOCATION: 0 Liberty Road, Eldersburg, MD 21784

MAP/BLOCK/PARCEL: 74/14/595, 56, 596, 197 Lots 19, 20, 21

APPLICABLE REGULATIONS: Chapters 158.063 and 158.130

HEARING HELD: January 22, 2025, at 2:00 PM

FINDINGS AND CONCLUSIONS

The subject application was received, and the hearing was requested. The Administrative Adjustment request for a reduction of the amount of required parking spaces from 70 to 9 for a self-storage facility is **approved** based on the testimony and evidence presented at the hearing and the determination that there will be no adverse effect on adjoining properties.

Facts which support the determination for the Administrative Adjustment request in accordance with the strict terms of the Ordinance are as follows:

- a. The subject property located in C-2 (Commercial Medium Intensity) and R-20,000 (Residence) zoning districts which consists of four (4) parcels.
- b. The property was properly posted, notice to neighbors provided and the hearing was held January 22, 2025, pursuant to §158.130(G).
- c. The following review agencies: Bureau of Development Review, Bureau of Resource Management, Carroll County Health Department, Bureau of Comprehensive Planning were requested to review the application from which no negative comments were received.
- d. Kelly S. Miller submitted the Administrative Adjustment request for the reduction of the required number of parking spaces from 70 to 9 for self-storage facility on behalf of PSI Atlantic Acquisition VIII LLC (hereinafter "PSI") as well as she spoke on behalf of Scott Cooper, a representative of PSI, who participated virtually.
- e. The proposed development plan shows a self-storage facility without driveway access which is principle permitted use in C2 zoning district containing 650 units with interior access to the storage

units, nine (9) parking spaces and stormwater facility. The proposed entrance to the site is located along Liberty Road (MD State Highway, RTE 26).

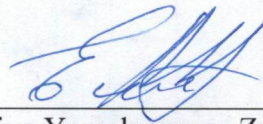
- f. Four neighbors were present at the hearing as well as Richard Williams of Development Design Consultant, Inc testified on behalf of the applicant.
- g. During the hearing, the testimonies were presented along with additional paperwork. The neighbors were given a chance to ask questions and provide their testimonies.
- h. **§158.002 DEFINITIONS. ADMINISTRATIVE ADJUSTMENT** states: "A relaxation by the Zoning Administrator of the bulk requirements and other similar requirements of this chapter, except where specifically prohibited in accordance with § 158.130, where such adjustment will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the results of the actions of the applicant, a literal enforcement of the chapter would result in practical difficulty or unreasonable hardship".
- i. The site is unique: it is comprised of four (4) separate properties and is a corner lot that abuts Liberty Road and Carroll Highlands Road as well as Parcel 197 is split zoned C2 and R-20,000.
- j. The proposed self-storage facility is positioned to be in the middle of the three (3) parcels. The fourth parcel, Lot 19 contains the deed restriction which prevents utilization of a commercial use. The parking is proposed to be on the north side of the property along the building.
- k. The Administrative Adjustment request for the reduction of the parking spaces is based on the experience in the industry and similar facilities across Maryland and elsewhere. The provided testimony and presented facts confirmed that other facilities in surrounding counties have less restrictive parking space requirements, and nine (9) parking spaces will adequately serve this site.
- l. Additional testimonies provided regarding modern industry standards and changes as well as only one employee will be managing this facility.
- m. The persuasive testimony and facts presented by Mrs. Miller, Mr. Cooper and Mr. Williams demonstrated that the practical difficulty and/or unreasonable hardship would exist if the Administrative Adjustment request was denied.
- n. Based on the uniqueness of lots, topography, the compliance with outdated zoning requirements, the necessity to increase impervious surface and additional stormwater management design, a retaining wall, additional clearing of existing landscaping, and the prove that the proposed plan will serve as the best environmental/site design practice, the Administrative Adjustment request for the reduction of the amount of required parking spaces from 70 to 9 for a self-storage facility is **approved**.
- o. It is the opinion of the Zoning Administrator that approval of the Administrative Adjustment request will not: adversely affect the public health, safety, security, morals, or general welfare, result in dangerous traffic conditions or jeopardize the lives or property of people living in the neighborhood.

Note: An appeal of a Decision made pursuant to Chapter 158.130 (I) may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapters 158.130 (G) and 158.130 (I) of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 158.130 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

January 28, 2025

Date



Anastasiya Yemelyanova, Zoning Administrator

Office of Zoning Administration

Email: ayemelyanova@carrollcountymd.gov

Phone: 410-386-2934

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