

SPECIAL REPORT
to the
Carroll County Planning and Zoning Commission
April 16, 2023

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: S-23-0027 – Eldersburg Overlook Retirement Village
LOCATION: South side of Bennett Road, east of Progress Way; C.D. 05
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
SURVEYOR: DDC, Inc. 192 East Main Street, Westminster, MD 21157
ZONING: R-20,000
ACREAGE: 58.69 acres
WATERSHED: Liberty Reservoir
NO. OF UNITS: 156 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 58.69 acres and is currently undeveloped. The northern portion of the property is comprised of mostly open meadow, with the southern portion mostly consisting of environmental features; a stream, steep slopes, non-tidal wetlands, and wooded areas. There is a stream which crosses the property, but no 100-year floodplain designations are located on the property. To the east, the property abuts the existing Wilson

Farms and Long Meadow subdivisions. Properties to the west consist of commercial-and industrial-zoned properties. The northern and southern adjoining properties are also owned by the same entity (Long Meadow Farm 21784 LLC) and have plans in process for single-family residential developments. The subject property and all adjoining properties lie in the Existing / Final Planning Water and Sewer Service areas.

❖ **Project History:**

On March 9, 2022, morning and evening Town Hall meetings were held by Commissioner Rothstein to invite conversation as it relates to the “Beaty Property” with the developer. During these meetings, discussion focused on environmental impacts and traffic. An email was received prior to this meeting which stated opposition to the development (email attached).

On March 30, 2022, the Master Plan for the “Beaty Property” was presented to the Planning and Zoning Commission as a special report to receive initial project feedback from the Commission and the public (minutes attached). The subject property was depicted as being developed with an age-restricted community of attached units. Discussion from the Commission revolved around traffic. Citizens present at the meeting raised concerns about the environmental impact, water/sewer allocation, and traffic as it relates to the subject project.

❖ **Plan Review:**

On November 16, 2023, 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 to construct 156 two-story townhouse units in the Eldersburg Overlook retirement village. All units are proposed as attached and are shown in groups which vary from 4–5-unit buildings. The building locations are within the northern portion of the subject property, with half proposed between the industrial-zoned property and Bennett Road and the other half proposed between the industrial-zoned property and the existing subdivisions to the east. Sidewalks are proposed throughout the site with connectivity throughout the “Beaty Property.”

Also proposed is the construction of a 1-story clubhouse with outdoor seating/pool and independent parking. The clubhouse is shown as being centralized between the units proposed and will be accessed directly from Road E.

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 58.69 acres. The maximum density at a ratio of 3.5 units for every acre would be 205 units. This plan proposes 156 units. Setbacks are depicted as 40-foot from the northern and eastern property boundaries and 50-foot on all other boundaries.

§ 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 privately owned and maintained. Access to the site will be via Bennett Road, with two emergency-only access points connecting to the proposed industrial-zoned development to the west. 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 has a garage and a private driveway provided and additional parking areas have been proposed throughout the retirement village. Parking requirements for a community center equal 1 space for every 3 persons based on maximum capacity. Maximum capacity will need to be provided as well as a parking tabulation.

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. The developer has proposed mitigation improvements to each of the three intersections and the County and Maryland State Highway Administration have approved the concept design of the mitigation.

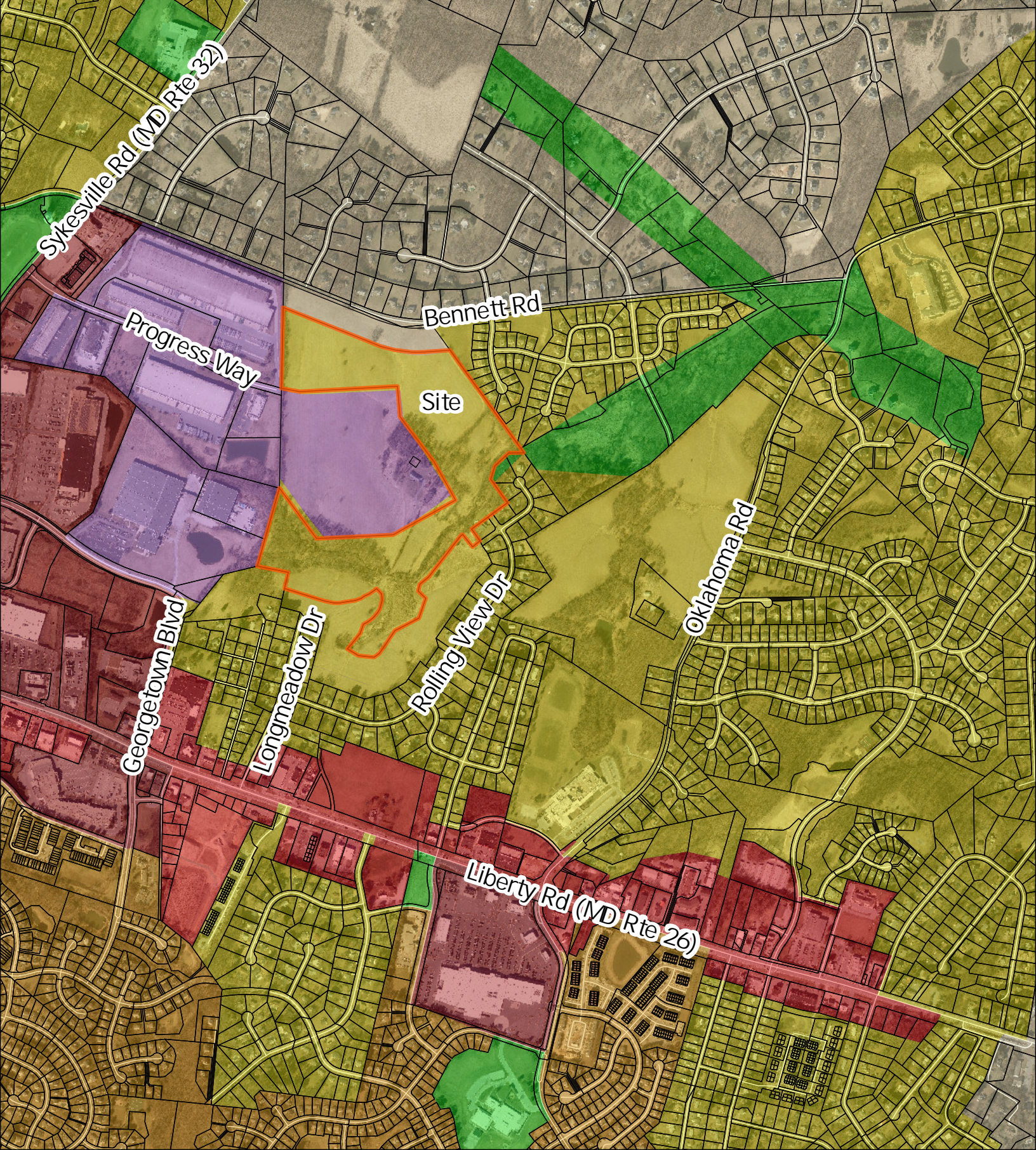
Building elevations are included in the plan set. Proposed colors include tan, brown, blue, and gray with white trim and garage doors. Although materials are not yet annotated, the rendering appears to depict siding, stone veneer, and asphalt shingled roofs. Decorative garage doors, trim details, rooflines, shutters, light fixtures, and custom windows adorn the facades. Street lighting is proposed throughout the development. The detail provided within the plan set (sheet 23) depicts pole-mounted lights roughly 16’ in height.

On April 2, 2024, the Design and Architectural Review Committee (DARC), an advisory group, met to review the project. Their comments are as follows:

1. With only front elevations provided for residential units, it is unclear what the neighboring subdivisions will view as they will see the rear of the structure.
2. 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.
3. Elevation shows steps into main entrance – best practice for age-restricted community?

The subdivision plan was subject to citizen involvement on December 18, 2023 during the Technical Review Committee meeting. Two emails were received prior to the meeting regarding the proposed Road A connection onto Bennett Road, as well as the density of the development and the cemetery located on the “Beaty Property” (emails attached). During the meeting, three citizens signed in and provided feedback. Two citizens asked questions/voiced concern regarding the cemetery. The remaining citizen questioned the proposed private Road A and whom would be permitted to use this roadway. After the meeting, a phone call was received from one area citizen who voiced concern over traffic generated from this development impacting Bennett Road.

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 consideration of a concept plan.



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

Eldersburg Overlook Retirement Village

S-23-0027



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



**Eldersburg Overlook
Retirement Village
S-23-0027**

— HYD_StreamsLidar



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

MEETING SUMMARY
Carroll County Planning and Zoning Commission
March 30, 2022

Location: Reagan Room (003)

Members Present: Jeffrey A. Wothers, Chair
Janice R. Kirkner, Vice Chair
Peter Lester
Matthew Hoff
Michael Kane
Stephen A. Wantz, Ex-officio

Members Absent:

Present with the Commission were the following persons: Lynda Eisenberg and Laura Bavetta, Department of Planning; Chris Heyn, Laura Matyas, and Amy Barcroft, Development Review and Jim Almon, County Attorney's office.

CALL TO ORDER/WELCOME

Chair Wothers called the meeting to order at approximately 6:05 pm.

ESTABLISHMENT OF QUORUM

Laura Bavetta took attendance and noted that six members of the Board were present and a quorum was in attendance.

PLEDGE OF ALLEGIANCE

REVIEW AND APPROVAL OF AGENDA

On motion of Mr. Lester, seconded by Ms. Kirkner and carried, the Agenda was approved.

ADMINISTRATIVE REPORT

A. ADMINISTRATIVE MATTERS

Secretary Eisenberg reviewed the process for the meeting and how citizens should sign in to speak.

B. OTHER

There were no other comments.

SPECIAL REPORT

SUBJECT: The Beaty Property

LOCATION: 1701 Bennett Road, Eldersburg, MD 21784; E.D. 5

OWNER: Long Meadow Farm 21784 LLC, 741 Klees Mill Road, Westminster, MD 21157

DEVELOPER: St. John Properties, 2560 Lord Baltimore Drive, Baltimore, MD 21244

SURVEYOR: DDC, Inc. 192 East Main Street, Westminster, MD 21157

ZONING: R-40,000 (7.4 acres) / R-20,000 (80.2 acres) / I-1 (33.4 acres)

ACREAGE: 120.9407 acres
WATERSHED: Liberty Reservoir
FIRE DISTRICT: Sykesville
MASTER PLAN: Residential Medium & Commercial High–2018 Freedom Community Comprehensive Plan

PRIORITY

FUNDING AREA: Freedom

DESIGNATED

GROWTH AREA: Freedom

SEWER/ WATER

DISTRICT: Freedom

❖ **Action Requested:**

The plan is before the Planning and Zoning Commission by request from the developer for consideration of the developer’s master plan for the Beaty Property. **No action is requested.**

❖ **Existing Conditions:**

Five parcels comprise the 121-acre subject site. Three zoning districts, coinciding with adjoining properties’ zoning, split the property into two distinct residential zones and one industrial zone. Across Bennett Road to the north lies Quincy Station subdivision, recorded in 1994. Adjoining to the northeast is the R-20,000-zoned Wilson Farms subdivision, approved in 2015. To the south and lies the 1961 Long Meadow subdivision in the R-20,000 zoning district. To the west along Progress Way lie single-tenant and multi-tenant buildings in the I-1 zoning district. To the west along Londontown Boulevard lie commercial and retail businesses in the I-1 and C-3 zones.

The property is in the existing water and sewer service areas. The 2018 Freedom Community Comprehensive Plan includes Georgetown Boulevard extended as a Planned Major Street connection from Georgetown / Londontown Boulevard to Progress Way. A stream and its forested banks bisect the property from west to east.

❖ **Review:**

The developer, St. Johns Properties, is actively engaging in community outreach opportunities to present their proposal. On March 9, 2022, they participated in Commissioner Rothstein’s morning and evening Town Hall meetings. The plan is before the Planning and Zoning Commission, at a public meeting, for information and consideration of St. Johns Properties’ master plan. On February 22, 2022, a plan was submitted to the County with request for informal comment. A Traffic Impact Study has been submitted to the County and the State Highway Administration for technical review.

For consideration, the following are select agencies’ collective comments in response to the developer’s master plan for the Beaty Property:

1. The extent of roadway and neighborhood inter-connectivity is appreciated. As previously noted, there is still some concern regarding impacts to Bennett Road, but the traffic impact study will quantify any issues to be resolved.
2. Sidewalks and walking paths are encouraged to provide bicycle and pedestrian options. Examples include:
 - a. Connecting to existing sidewalk along Bennett Road.
 - b. Providing walking paths within the community.
 - c. Connecting to adjoining neighborhoods.
 - d. Connecting to retail and commercial destinations.
3. Streetscapes should complement existing neighborhoods and promote a sense of community. Examples include:
 - a. Siting structures with front elevations parallel to roadways.
 - b. Liberal use of landscape features to enhance the aesthetics of the community.
4. Geometry of the planned major street extension of Georgetown Boulevard shall accommodate safe and uninterrupted traffic movement.
 - a. The 90 degree turn at Georgetown Boulevard and Progress Way is not acceptable; realign to allow uninterrupted movement.
 - b. The horizontal curve of Georgetown Boulevard near Londontown Boulevard shall comply with the Collector roads minimum in the DPW Manual.
 - c. The extension of Georgetown Boulevard is to be the same typical section as existing Georgetown Boulevard; a Major Collector with a median.
 - d. Georgetown Boulevard shall be designed to accommodate a WB-67 truck.
 - e. Intersection spacing requirements must be addressed.
5. It is understood that the developer is seeking to phase the development. Phase One should include public infrastructure for the entire Beaty Property.

Discussion:

Laura Matyas presented the staff report.

Tom Pilon and Matt Taylor, St. John Properties, were present.

Mr. Pilon and Mr. Taylor presented the potential development plan for the Beaty Property. The presentation illustrated existing business parks St. John Property has developed in other parts of Maryland as well as the potential proposal for this project.

Ms. Kirkner expressed concern regarding traffic funneling onto Bennett Road.

Mr. Lester expressed concern regarding traffic and congestion in the area.

Chair Wothers thanked the developers for presenting to the Commission and the public early in the process to gain insight and feedback for the potential plan going forward.

PUBLIC COMMENT

J. Brooks Leahy, Attorney representing the Beaty Family, reviewed the zoning history of the property.

Fadra Nally, citizen, is against the project and urges the county to reconsider the land use for the Beaty farm.

Stephen Debreceny , citizen, stated the proposal is not as objectionable as other proposals that have been discussed. Mr. Debreceny feels there are opportunities to work with the developer.

Jeff Sturgess, citizen, is against the project. Mr. Sturgess is concerned about the last few large parcels of land in the area that are being developed. Mr. Sturgess is concerned about the environmental impact, the stream area and open space.

Denton Gosnell, citizen, states the property for the circle will go through his property. Mr. Gosnell is concerned about environmental safety and the runoff.

Karen McFarland grew up in the area and has family in the area. Ms. McFarland is against the project and is concerned about the environmental impact.

Joyce Klein, citizen, is against the project. Ms. Klein stated the sentimental impact and environmental impact on the area.

Phil Martin, citizen, is against the project. Mr. Martin is concerned about the environmental impact and impact on his property.

Barb Nolan, citizen, is against the project. Ms. Nolan is concerned about the impact on her property and the traffic and runoff.

W. Grant Tait, citizen, is concerned about the roads, stream, water and sewer.

Mark Krebs, citizen, is against the project. Mr. Krebs is concerned about traffic.

GENERAL PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

On motion of Mr. Hoff, seconded by Ms. Kirkber and carried, the Commission adjourned at approximately 7:20 pm.

Secretary

Approved