

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

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

**SUBJECT:** SF-24-0055, Bethel Road Cannabis Dispensary and Grower  
**LOCATION:** 1907 Bethel Road - east side of Bethel Road at MD Route 140, C.D. 2  
**OWNER:** Rock Oak Partners, LLC, 1454 Warehime Road, Westminster, MD 21158  
**DEVELOPER:** Wonderland, LLC, 3610 Hamilton Avenue, Baltimore, MD, 21214  
**ENGINEER:** N/A  
**ZONING:** I-1, Light Industrial  
**ACREAGE:** 2.65 acres  
**FIRE DISTRICT:** Reese Fire Company  
**MASTER PLAN:** Industrial Light  
**DESIGNATED GROWTH AREA:** N/A

❖ **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 2015 simplified site plan for a commercial kennel following the Board of Zoning Appeals approval of that conditional use. There are multiple structures on the property. The property is located on the east side of Bethel Road north of Baltimore Boulevard (MD Route 140). Both the subject property and adjoining property to the south are zoned I-1, Light Industrial. An existing driveway entrance from Bethel Road serves the property. The access is shared with the southern adjoining property, which is undeveloped. The northern and eastern adjoining properties are zoned Agricultural and built with single-family dwellings. Across Bethel Road to the west is a Royal Farms gas station and convenience store.

❖ **Plan Review:**

The developer proposes to use one of the structures, the concrete block building located centrally on the property, for a cannabis dispensary and growing facility. Cannabis dispensaries in conjunction with a cannabis growing and / or processing facility are a principal permitted use in the I-1 zoning district. As noted on the plan, there will be no

public services on the premise. Existing parking on site will accommodate 10 employees, as indicated on the plan. There are no new proposed freestanding signs.

The developer is proposing no new disturbance on the property.

With the change of use and the limits of disturbance being zero 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.

**CANNABIS GROWER.** An entity licensed under the Maryland Cannabis Administration that (1) cultivates or packages cannabis and (2) is authorized by the Administration to provide cannabis to other cannabis licensees and registered independent testing laboratories.

#### **§ 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.

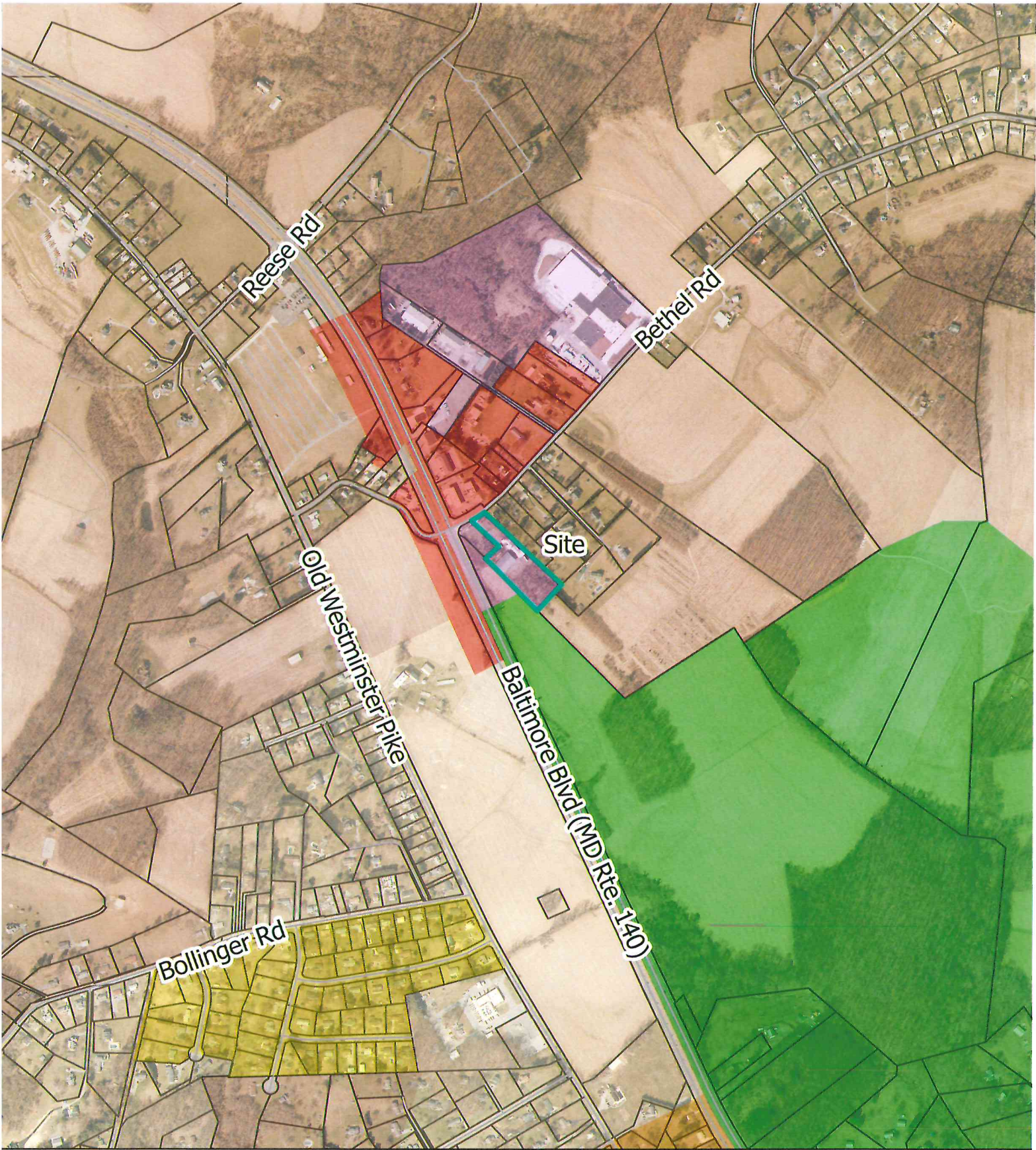
(E) No variances from the requirements of this section shall be granted.

(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**

**Zoning\_County**

**Zoning**

|  |          |
|--|----------|
|  | R-40,000 |
|  | R-20,000 |
|  | R-10,000 |
|  | C-2      |
|  | I-1      |

Agriculture

Conservation

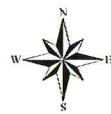
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Property line shown hereon  
are from tax maps and therefore  
are approximate and are shown  
for illustrative reference only.  
Photograph date: 2023





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