

CONCEPT SUBDIVISION REPORT
to the
Carroll County Planning and Zoning Commission
March 17, 2026

Prepared by
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SUBJECT: P-22-0033– Lionsgate
LOCATION: Hodges Road north of Bartholow Road, C.D. 5
OWNER: Roll The Dice, LLC, 1935 Babbas Court, Marriottsville, MD 21104
DEVELOPER: Same as Owner
SURVEYOR: CLSI, 439 E. Main St., Westminster, MD 21157
ZONING: R-20,000
ACREAGE: 12.43 acres
WATERSHED: Liberty Reservoir
NO. OF LOTS: 6
FIRE DISTRICT: Sykesville Fire Department
MASTER PLAN: Residential – Medium 2018 Freedom Community Comprehensive Plan
PRIORITY
FUNDING AREA: Inside - Freedom
DESIGNATED
GROWTH AREA: Inside – 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 concept plan review.

❖ **Existing Conditions**

The subject property is 12.43 acres with frontage along Hodges Road north of Bartholow Road. The property is undeveloped and zoned Residential 20,000. The land is mostly forested. A stream runs along the southern property line. A 4-lot subdivision borders Hodges Road on the eastern property line and includes 50' for future roadway between lots 2 and 3 maintaining access to Hodges Road for the subject property. Lions Crossing, a 3-lot minor subdivision, was approved in 2024 and is located to the southeast. The Forest Conservation Easement for Lions Crossing exists in the northwest section of the subject property.

Adjacent properties to the east and west are zoned R-20,000 and developed with single-family homes. The parcel immediately to the north is zoned Conservation and is the site of

Hodges Park; a ball field and salt storage owned by the County. Adjacent to the south is the Baltimore and Ohio Railroad Historical Society building and is zoned Commercial.

The property is inside of designated priority funding area and designated growth area for Freedom. It is served by existing public water but outside the sewer service area with no future service planned.

❖ **Plan Review:**

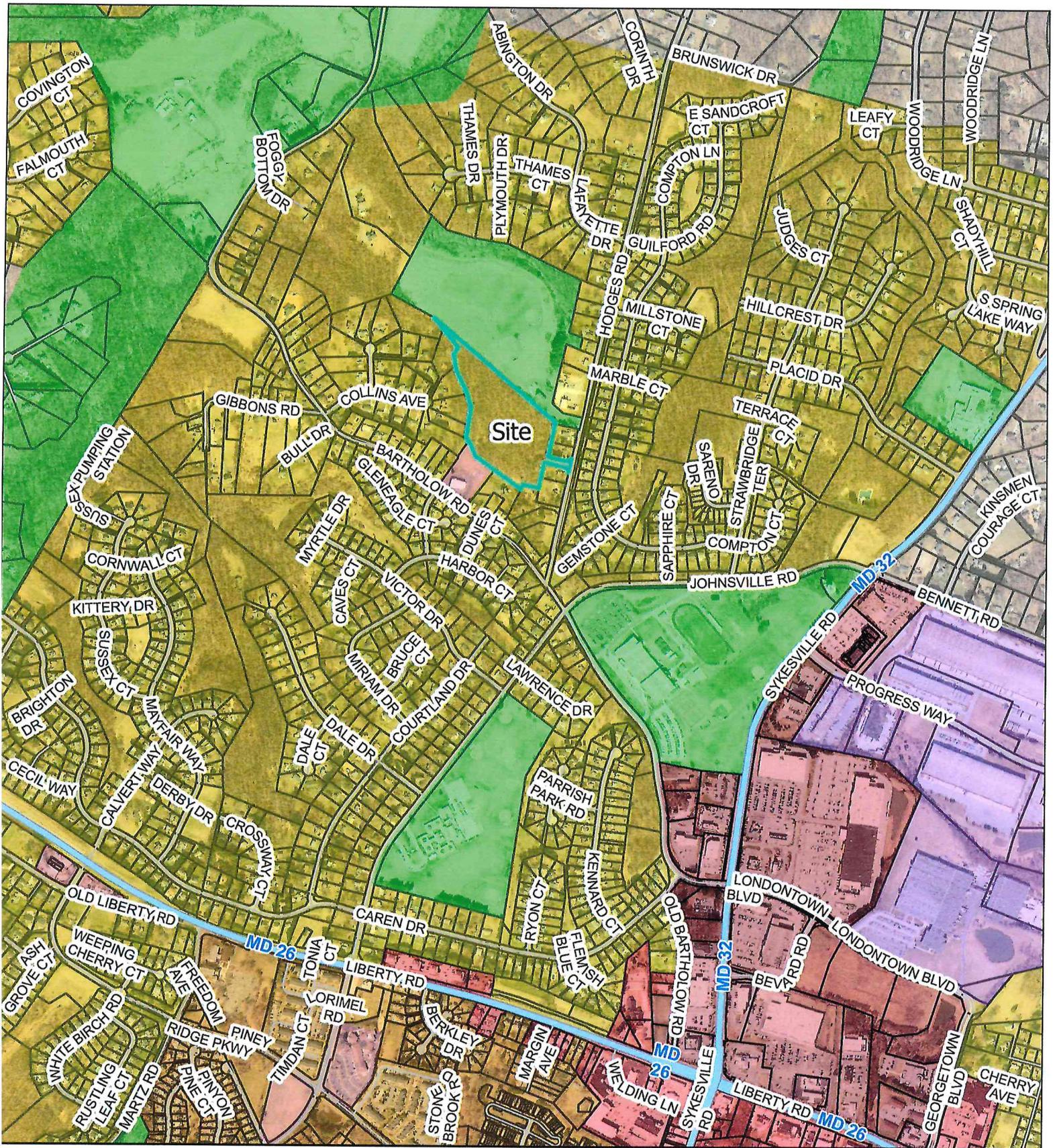
The developer proposes to create 6 lots on the property. The lots will range in size from 0.93 acres to 3.08 acres in size. Single family homes are proposed. Access is provided to the lots with a proposed use-in-common drive from Hodges Road. The proposed UIC drive will be constructed 16' wide with a cul-de-sac at the terminus. This is wider than the required 12' width. The lots will be served with public water service and private septic as shown on the plan.

The proposed development was first reviewed and presented to the Planning and Zoning Commission as a Special Report called the Collins Property in September, 2022. The Commission approved the developer's request to increase the maximum number of users for the Use-in-Common driveway in a residential zoning district from 5 to 6.

On December 12, 2024, the initial concept plan for Lionsgate Subdivision was received and distributed to technical agencies for review. The proposed subdivision plan was subject to citizen involvement during the January 27, 2025, Technical Review Committee meeting. Seven citizens attended for the discussion of the project and three provided comments related to traffic, stream erosion, and mailboxes. Since the TRC meeting, two citizens have emailed to inquire about the proposed development. A third citizen who lives near the property has emailed the Commission with concerns for the visual impact of the development.

Comprehensive Planning noted that the plan is consistent with all applicable policies and recommendations. Stormwater Management has issued concept approval for the plan with grass swales and a submerged gravel wetland to meet requirements. A Stormwater Management parcel will be deeded to the County. Forest Conservation has granted concept approval and will be met with an onsite easement. As currently designed, landscaping is not required for this project, but it is noted that screening is recommended between lots 1,2,3, and the Hodges salt barn. Grading, Soil Conservation, Utilities, Fire Protection and Engineering have approved the plan. The plan is exempt from the Floodplain code. Water Resource Management has approved the plan with a proposed Water Resource Easement of 3.30 acres.

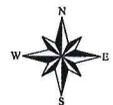
The project is subject to the provisions of Concurrency Management, Chapter 156 of the Code, and will be tested prior to presentation of the plan to the Commission for approval of the Preliminary Plan.



Legend

 MajorRoads	 R-40,000
 RoadCenterlines	 R-20,000
Zoning_County	 R-10,000
Zoning	 C-1
 Conservation	 C-2
	 C-3
	 I-1

Lionsgate P-22-0033



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



Legend

 Streams

 Road Centerlines

Lionsgate P-22-0033



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