

PRELIMINARY SUBDIVISION PLAN REPORT
to the
Carroll County Planning and Zoning Commission
June 17, 2025

Prepared by
Kierstin Marple, Bureau of Development Review

SUBJECT: P-22-0042 – Harvest Creek

LOCATION: 7020 Ridge Road, Marriottsville MD, 21104, C.D. 5

OWNER: Juanita Zabel & Jeanette Birger EtAl, 6933 Ridge Road, Marriottsville, MD 21104

DEVELOPER: Elm Street Development, 5074 Dorsey Hall Drive, Ellicott City, MD 21042

SURVEYOR: Development Design Consultants Inc, 192 E Main Street, Westminster, MD 21157

ZONING: Residential-40,000 (R-40) & Conservation

ACREAGE: 148.86 acres

WATERSHED: South Branch Patapsco

NO. OF LOTS: 137 (1 existing)

MASTER PLAN: Residential Medium– 2018 Freedom Community Comprehensive Plan

PRIORITY FUNDING AREA: Outside

DESIGNATED GROWTH AREA: Freedom

PUBLIC FACILITIES IMPACTED

SCHOOLS: Carrolltowne Elementary
Oklahoma Road Middle
Liberty High

ROADS: Ridge Road, Prothero Road, Forest Hill Road, Lazy Morning Way

FIRE & EMS: Sykesville

POLICE: Carroll County Sheriff's Office/Maryland State Police

❖ **Action Required:**

Two actions are required:

1. Approval of the Preliminary Plan of Subdivision pursuant to Chapter 155, Development and Subdivision of Land, of the Code of Public Local Laws and Ordinances of Carroll County.

2. Conditional approval of the Preliminary Plan of Subdivision pursuant to Chapter 156, Adequate Public Facilities and Concurrency Management, of the Code of Public Local Laws and Ordinances of Carroll County.

❖ **Existing Conditions:**

The subject property is located in the southeastern portion of the County near the Baltimore and Howard County borders, on the south side of Ridge Road and to the west of Marriottsville Rd Number 2. It consists of two parcels that are under common ownership, amounting to a collective total of 148.86 acres. The majority of the property is zoned Residential-40,000 (R-40) and the remaining 17.26 acres, located at the property's southernmost point, is zoned Conservation.

The area to the east of the site is also zoned R-40, the region to the south shares the conservation zoning district, and the region to the north and west are zoned Residential-20,000 (R-20). The property to the immediate northwest contains a farm and a produce stand, and all other surrounding properties are developed as established subdivisions containing single family dwellings.

The property is within the Freedom designated Growth Area and is outside of Priority Funding Areas. The R-40 zoned area of the property is within priority water and sewer service areas, and the properties to the north and west are presently served by public water and sewer systems. The Conservation zoned area of the property and the adjacent properties to the east and south are outside of the service areas and utilize private wells and septic systems.

❖ **Plan Review:**

The developer proposes to subdivide the property into 137 residential lots for single family dwellings. Both the Conservation and R-40 zoned areas of the property are proposed to contain subdivision lots. Four of the proposed lots are located within the Conservation zoned area and the remainder are within the R-40 district. One lot will encompass the existing stone house in the center of the property.

On June 10, 2022, a concept cluster subdivision plan was submitted to the Bureau of Development Review and distributed to the technical review agencies for review.

The subdivision is designed as a cluster subdivision per section 155.095 of the County Code, which allows the lots to be smaller than the typical minimum lot size and allocates the difference in size as development-restricted open space areas. The Planning and Zoning Commission (PZC) authorized the pursuit of the subdivision as a cluster plan in a public meeting on June 20, 2023.

The PZC further reviewed this project as a concept plan at a public meeting on October 15, 2024. The report and minutes for the concept plan's meeting are attached and go into detail about the cluster subdivision regulations and site layout.

The plan was also subject to prior citizen involvement during the July 25, 2022, Technical Review Committee meeting. Six citizens were in attendance at the meeting and the County also received phone calls and emails from the public, as included in the previous special report. Comments and concerns included a desire to add landscaping buffers where the property adjoins existing neighborhoods, and concerns about stormwater runoff and soil erosion as well as school capacity issues.

The County received many phone calls and emails regarding the plan over the course of the review process, most of which have been included in the previous two reports to the PZC. New emails received since the last public meeting are included in this report, attached.

Comments have included: concerns about additional traffic, particularly on Ridge Road and Marriottsville Road #2, and at the Ridge Road/ Marriottsville Road #2 intersection and Forest Hills & Marriottsville Road #2 intersection, both of which were noted to have a lack of policing with frequent speeding issues and automotive accidents which cause a lack of alternative routes out of the Forest Hills community; a desire for Garnet Road to not be built, which would connect the new subdivision and the Forest Hills Community's road networks together; concerns about the impact of traffic within the Forest Hills Community to people who walk on the road due to the lack of sidewalk in the existing subdivision; school capacity issues in the general area; the potential presence of grave sites; a desire for the intersection of Ridge Road and Marriottsville 2 to be rerouted now, as is included in the Master Plan and outlined on the plan; not wanting Prothero Road to be extended to connect to Ridge Road, which is also an alignment shown on the Master Plan and is proposed with this subdivision; a desire for larger houses on larger lots; a desire to reduce the number of lots that would be accessed via Lazy Morning Way; a desire to locate lots so that they don't directly adjoin existing lots; a lack of jobs being available in Carroll County for the people moving here; concerns about crime; and a desire for the land to remain a farm.

Throughout the review process, the developer has been in communication with members of the community. Some aspects of the plan have been reconfigured in response to a number of these comments. Changes include reducing the number of lots that would be accessed via Lazy Morning Way from 10 lots to 4 lots, enlargement of the lots within the Conservation zoning district, a reconfiguration of some open space areas to create buffers between new and existing lots, and the inclusion of excess landscaping between a number of proposed and existing lots along the edges of the proposed development area.

The plans show a full-movement access point with acceleration/deceleration lanes on Ridge Road, and three additional public road connections via an extension of Prothero Road to the southwest, Garnet Road which connects to Forest Hills Road to the east, and a use-in-common drive at the end of Lazy Morning Way to the south. These three additional road connections are each shown on their respective subdivision's plats/plans as future road connections. The Prothero Road connection includes two new stream crossings. Two additional areas of future road connections are delineated, including the realignment of the Ridge Road/Marriottsville Road 2 intersection, however these are future connections and will not be constructed as a part of this project.

A Traffic Impact Study (TIS) was reviewed by both the County and the State Highway Administration, and all intersections and movements were found to be adequate and the TIS was approved. The study was based on the 143 single family dwellings shown on the original subdivision plan submitted in 2022, which has since been reduced to 137 single family dwellings.

Engineering Review's primary comments have been addressed and their review will continue through the remainder of the process. SHA has reviewed the plan and has issued approval. Fire Protection has approved the plan as well, having made a note that the extension of Prothero Road from its current terminus to connect to the new road network is a condition of approval and recommending that the developer should consider limiting parking to be only on one side of roads in areas where it could cause access issues for emergency vehicles.

The layout of the open space parcels creates buffers around the existing natural resources on the property. Many of these environmental features will be protected by specific conservation and protection easements such as Water Resource Management, Floodplain, and Forest Conservation Easements in addition to being located within the development-restricted open space parcels. These easements will be deeded to the County as part of the plat recordation process.

Water Resource Management and Floodplain Review have approved the plan and will require additional details in the construction drawings, in particular regarding the construction of the two proposed stream crossings.

Preliminary Forest Conservation requirements have been met, and Landscaping configurations will be modified on the final plans, specifically regarding the fact that excess landscaping is currently provided around parts of certain retaining walls that don't require it, and that the lack of landscaping along the sides of Garnet Road due to size constraints will require a variance.

Stormwater Management preliminary approval has been achieved. The plans address stormwater in a variety of manners, including drywells within all the lots and micro-bioretenment facilities and submerged gravel wetlands within separate parcels that will be owned by the County. Storm drains will be installed throughout the road network as well which will discharge into the County-maintained facilities.

Soil Conservation and Grading have approved the preliminary plan.

Utilities has approved the preliminary plan with comments about pipe and valve configurations applicable to the final construction plan. The Health Department has approved the plans and will review the final plans and plats once submitted.

Zoning has approved the plan, and Comprehensive Planning has determined that the current plans are consistent with the *2018 Freedom Community Comprehensive Plan* and has requested that a note be added regarding the "Planned Major Street: Ridge Road Relocated" from the *2014 Carroll County Master Plan (2019 Amended)*. This realignment of the Ridge Road and Marriottsville Rd 2 intersection is outlined on the plan and is intended to be constructed by the County at such time that the remaining land acquisition and funding is secured in the future.

❖ **Recommendations:**

Pursuant to Chapter 155, staff recommends approval of the preliminary plan subject to the following conditions:

1. That the Owner/Developer enters into a Public Works Agreement with Carroll County that guarantees completion of any required improvements.
2. That Prothero Road, Primrose Road, Primrose Court, Garnet Road, Verbena Road, Azalea Road, and Azalea Court be conveyed to the Carroll County Commissioners upon acceptance by the County.
3. That a Declaration of Maintenance Obligations for the use-in-common driveways, Cornflower Drive, Bergamot Drive, Pepperbush Drive, Hollyhock Drive, Daylily Drive, and Marigold Drive be recorded simultaneously with recordation of the subdivision plat.
4. That the area within 30' of the centerline of Ridge Road be conveyed to the County Commissioners of Carroll County for right-of-way simultaneously with recordation of the subdivision plat.
5. That Water Resource Protection Easements be granted to the County Commissioners of Carroll County simultaneously with recordation of the subdivision plat.
6. That Floodplain Easements be granted to the County Commissioners of Carroll County simultaneously with recordation of the subdivision plat.
7. That Forest Conservation Easements be granted to the County Commissioners of Carroll County simultaneously with recordation of the subdivision plat.
8. That a Landscape Maintenance Agreement be granted to the County Commissioners of Carroll County simultaneously with recordation of the subdivision plat.

9. That a Stormwater Management Easement and Maintenance Agreement be granted to the County Commissioners of Carroll County as an easement of access to the County Commissioners or authorized representatives by a deed to be recorded simultaneously with recordation of the subdivision plat.
10. That the areas shown as Stormwater Management Parcels I, J, K, L, M, N, O, P, Q, and R be conveyed to the County Commissioners of Carroll County upon acceptance of the facilities by the County.
11. That are area shown as Parcel H (Sewage Pumphouse) be conveyed to the County Commissioners of Carroll County upon acceptance of the facility by the County.
12. That the area shown as Parcel S (Verbena Road extension) be conveyed to the County Commissioners of Carroll County simultaneously with recordation of the subdivision plat.
13. That the areas shown as Parcels A, B, C, D, E, F, G, and T be conveyed to the Homeowners Association by deed to be recorded simultaneous with recordation of the subdivision plat.
14. That any area labeled as a sewer easement, water easement, drainage and utility easement, or storm drain easement be granted to the County Commissioners of Carroll County by deed to be recorded simultaneously with recordation of the subdivision plat.
15. That the area shown as “public access easement” on Parcel P be recorded by deed simultaneously with recordation of the subdivision plat.
16. That any changes to the Preliminary Plan as submitted and approved by the Commission herein shall be resubmitted to the Commission for further review and approval.

CONCURRENCY MANAGEMENT REPORT

❖ Background:

Pursuant to Chapter 156 of the Code of Public Local Laws and Ordinances, once the Department has determined that the residential development plan may be presented to the Commission, the plan is reviewed for Available Threshold Capacity.

❖ Agency Responses:

Police Services:

The ratio shall be calculated by counting all sworn officers with law enforcement responsibility in an incorporated municipality or within the county and by counting the total population within the incorporated municipalities and within the unincorporated county.

The estimated Carroll County population as of February 2025 was 177,157. There are currently 235 sworn law officers with 14 sworn personnel currently in training; an additional 13 positions are funded. Based on a total of 261 funded positions, the ratio of law enforcement positions to Carroll County population as of the end of February 2025 was 1.47. Including the development projects in the pipeline along with the funded positions, the ratio will be over 1.3. Services are adequate if the projected ratio of sworn law enforcement officers to population is 1.3:1,000.

Schools:

It should be noted that this project’s previous concept report referenced Freedom elementary as the elementary school that this development would utilize- this was an error, which is corrected in this report. The proposed subdivision is located in the Carrolltowne Elementary, Oklahoma Road Middle, and Liberty High attendance areas. In accordance with the criteria established in Chapter 156,

Carrolltowne Elementary, Oklahoma Road Middle, and Liberty High are rated adequate for Fiscal Years 2026-2031.

The June 2025 enrollment projections, prepared by Carroll County Public Schools, indicate that Carrolltowne Elementary had an actual enrollment of 100.9% of state-rated capacity in 2024. The projections indicate that enrollment will be at 100.5% in 2031 at the end of the 6-year CIP cycle. In this attendance area, there is 1 additional residential development, comprised of 2 dwellings, currently in the review process. There are also 2 additional residential developments which will be age-restricted communities and will not be tested for school capacity. There are no residential units in the Freedom attendance area that have been recorded since the adoption of Concurrency Management (3/5/98) which have not been issued a building permit, with the exception of approximately 28 age-restricted elderly dwellings. An elementary school serving a proposed project is inadequate, for the purposes of Chapter 156, when current or projected enrollment is 120% of the state-rated capacity.

The June 2025 enrollment projections indicate that Oklahoma Road Middle had an actual enrollment of 102.6% of functional capacity in 2024. The projections indicate that enrollment will be at 98.5% in FY 2031 at the end of the 6-year CIP cycle. In this attendance area, there are 15 residential developments, comprised of 179 new dwellings, currently in the review process. There are also 4 additional residential developments which will be age-restricted communities and will not be tested for school capacity. There are no residential units in the Oklahoma Road Middle attendance area that have been recorded since the adoption of Concurrency Management (3/5/98) that have not been issued a building permit. A middle school serving a proposed project is adequate, for the purposes of Chapter 156, when current or projected enrollment equals or is less than 109% of the functional capacity.

The June 2025 enrollment projections indicate that Liberty High had an actual enrollment of 79.2% of state-rated capacity. The projections indicate that enrollment will be at 88.3% in FY 2031 at the end of the 6-year CIP cycle. In this attendance area, there are 15 residential developments, comprised of 179 new dwellings, currently in the review process. There are also 4 additional residential developments which will be age-restricted communities and will not be tested for school capacity. There are approximately 2 developments of 21 residential units in the Liberty attendance area that have been recorded since the adoption of Concurrency Management (3/5/98) that have not been issued a building permit. A high school serving a proposed project is adequate, for the purposes of Chapter 156, when current or projected enrollment equals or is less than 109% of the state-rated capacity.

Fire and Emergency Medical Services:

The proposed subdivision is located in the Sykesville fire and emergency medical services district. The most recent data from the Office of Public Safety reports that for the two-year period of May 2023-April 2025, late and no response statistical data indicates that of the first due total fire calls in the Sykesville district, 2.6% were categorized as no responses, and 2.6% as late and no responses. Of the first due emergency medical service calls, 0.6% were categorized as no responses and 0.6% as late and no responses. Sykesville is rated adequate for late and no response criteria for fire and emergency medical services.

With regard to fire call average response time, for the same two-year period, Sykesville had an average response time of 5 minutes and 56 seconds – adequate. With regard to emergency medical call average response time, Sykesville had an average response time of 6 minutes and 56 seconds – adequate. Services are rated adequate if when utilizing an average over the previous 24 months, response time is 8 minutes or less from time of dispatch to on-scene arrival with adequate apparatus and personnel.

The primary route from the firehouse to the proposed development does not include travel over bridges that cannot adequately support fire and emergency response apparatus, which meets adequacy standards.

Roads:

Ridge Road is rated approaching inadequate. Per section 156.05(2)(b) states “Projected level of service for road segments and intersections within the traffic impact study area for the proposed project is approaching inadequate if rated Level of Service D, according to the Department of Public Works or by the state, as applicable.” The other directly impacted roads, namely Prothero Road, Lazy Morning Way, and Forest Hill Road are all rated adequate.

Sewer and Water:

The Bureau of Utilities rated the services as adequate. For water services, the facility is adequate if the maximum day demand is less than 85% of the total system production capacity. For sewer services, the facility is adequate if the projected annual average daily flow is less than 85% of the wastewater treatment facility permitted capacity.

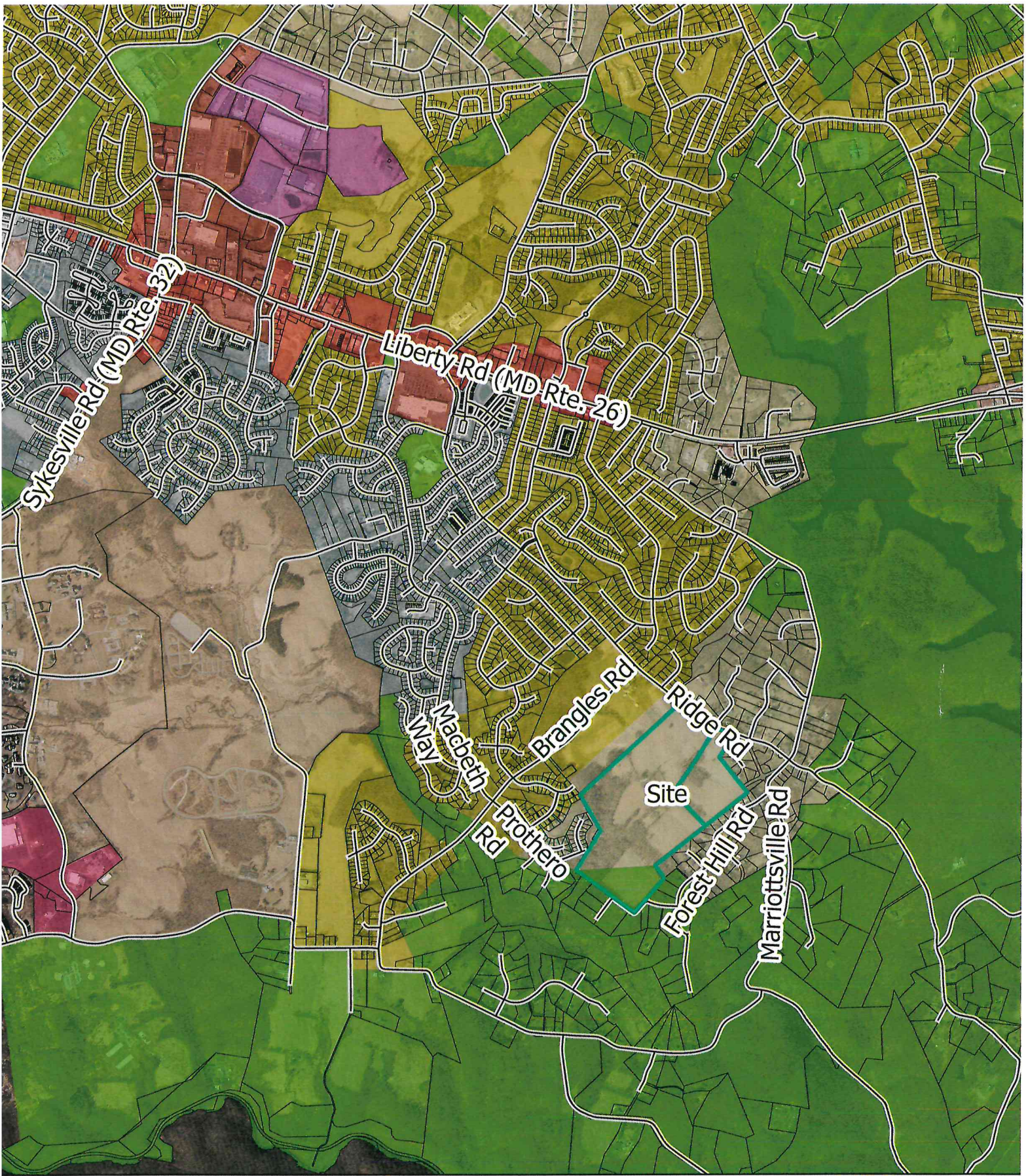
❖ **Chapter 156 Recommendation:**

Ridge Road was determined to be approaching inadequate. With regard to a preliminary plan, Chapter 156.06D(4)(b) states if “a public facility or service is approaching inadequate during the current CIP, the Planning Commission may conditionally approve the plan to proceed to the final plan stage and issue a tentative recordation schedule and tentative building permit reservations, subject to modification at the final plan stage.”

And Chapter 156.06D(4)(b) states “For projects that received a conditional approval and tentative recordation schedule at the preliminary plan stage, the Planning Commission shall review the facility or service which was inadequate or approaching inadequate at the preliminary plan stage and may modify the recordation schedule and building permit reservations or place the project in a queue, at the discretion of the Planning Commission.”

Pursuant to Chapter 156, staff recommends that the Planning Commission:

1. Find that police, fire, and emergency medical services and schools are considered adequate; roads are approaching inadequate.
2. Conditionally approve the plan to proceed to the final plan stage and issue a tentative recordation schedule and tentative building permit reservations, subject to modification at the final plan stage.



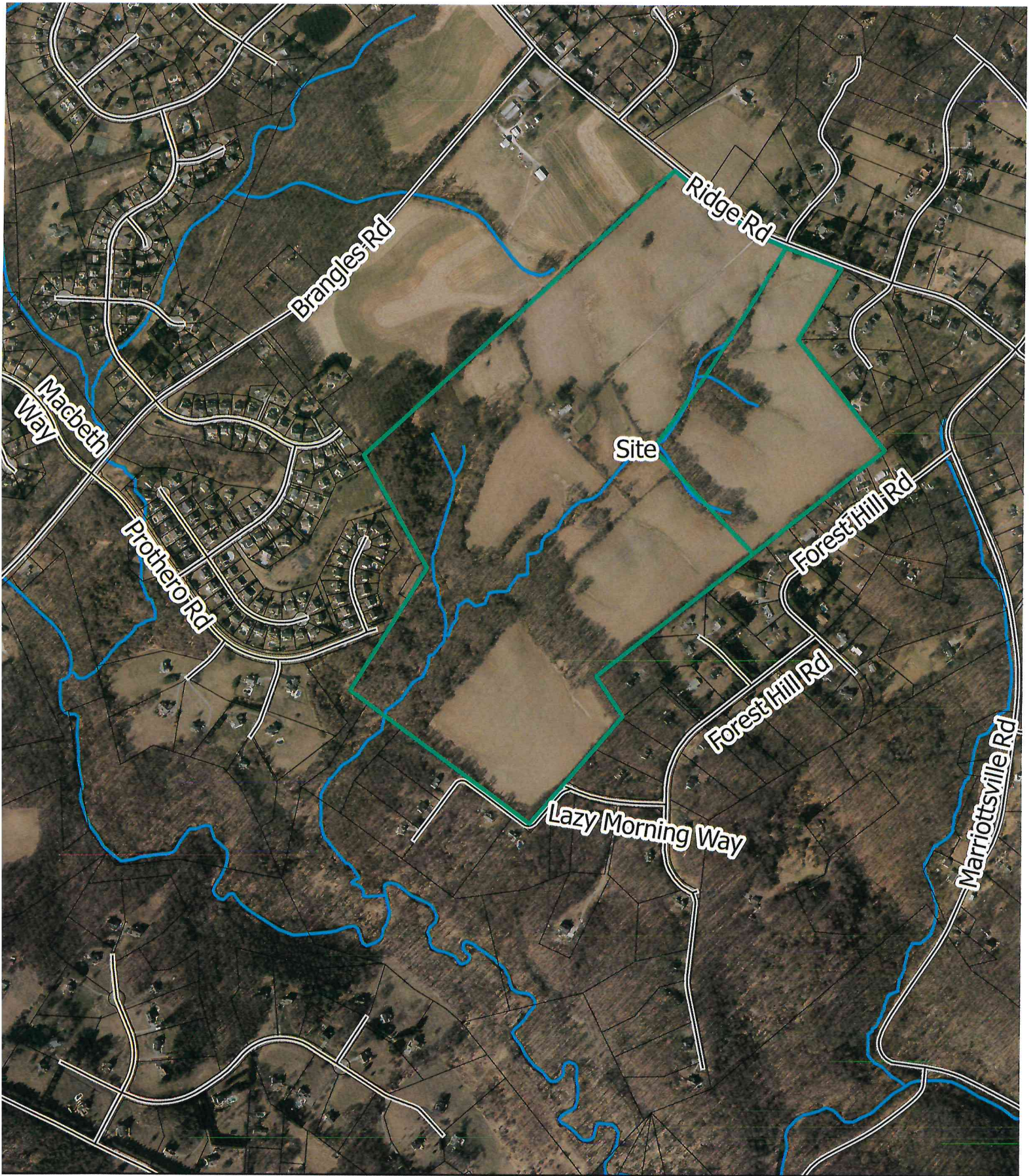
	Agriculture		R-20,000		C-1		I-1
	Conservation		R-10,000		C-2		I-2
	R-40,000		R-7,500		C-3		

Harvest Creek

P-22-0042



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



Harvest Creek

P-22-0042

 Streams



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

C. OTHER COMMISSION MEMBERS

There were no other reports.

ADMINISTRATIVE REPORT

A. ADMINISTRATIVE MATTERS

Secretary Daly reported the recommendations on the Developers Rights and Responsibilities Agreement will be presented to the Board of County Commissioners on October 10th.

Secondly, Ms. Daly reported the Text Amendment on Housing Legislation will be introduced to the Board of County Commissioners on October 17th.

Ms. Lane introduced two new employees, Comprehensive Planner, Javier Toro and Planning Technician, Carlisle Pillat.

Lastly, Ms. Daly informed the Commission they will be reviewing the Administrative Rules of Procedure and elect new Officers at the November meeting.

B. OTHER

EXTENSIONS

There were none.

BZA CASES

Mr. Gray reported one BZA case for this upcoming meeting. The case is #6524. This is for a conditional use for a two-family dwelling and variance at 1242 Washington Road. The variance is for a reduction in setback line of 5 feet in the front yard and 10 feet in the rear. The lot is just over half acre and is in the County's R-10,000 Residential Zone.

Mr. Gray reported the second BZA case for this upcoming meeting. The case is #6529. This is for a conditional use for a banquet and event facility with three variances to the 200-foot setback requirement. There may be a fourth variance for a reduction in the driveway width from the required 18-feet down to 12-feet. The lot is just over 12 acres in size and is in the Agricultural Zoning District.

CONCEPT SITE PLAN

Concept Subdivision Plan - P-22-0042 – Harvest Creek - Description: subdivision to create 137 new residential lots for single family dwellings as a cluster subdivision with open space parcels. Owner: Juanita Zabel & Jeanette Birger et al, 6933 Ridge Road, Marriottsville MD 21104; Developer: Elm Street Development, 5074 Dorsey Hall Drive, Ellicott City, MD 21042; located at 7020 Ridge Road, Marriottsville, MD 21104 & the adjoining Parcel C; Tax Map 79, Grid 2 & 3, Parcels 57 & 232; C.D. 5 – CONCEPT PLAN REVIEW, NO ACTION REQUIRED. (Kierstin Marple) Contact kmarple@carrollcountymd.gov 410-386-2722 (30 minutes)

David Becraft presented the staff report.

Jason VanKirk, representative with Elm Street Development, and Rick Williams, Engineer, representative with Development Design Consultant, were present.

Mr. Becraft stated there's a correction to the report, this site is in the Carrolltowne District, Oklahoma Road District, and Liberty High School District.

Discussion:

Mr. Soisson asked if lot #106 can be moved to make a larger open space.

Mr. VanKirk confirmed they would investigate moving lot #106.

Mr. Kane asked whether the interior lots are flag lots or a cul-de-sac that is shared with the six homes.

Mr. Becraft stated a county road will be built with shared driveways off the County road.

Mr. Kane asked if the County will maintain the road for the shared driveways.

Mr. Becraft explained the County will not maintain the road, but the County requires all shared driveways have a DMO (Declaration of Maintenance Obligation) be recorded.

Mr. Kane asked if the private roads tested for Emergency Service vehicles.

Mr. Becraft explained the Emergency Services do review the Site Plans for approval.

Mr. Lester asked if the middle drive could be taken out to make a horseshoe roadway.

Mr. VanKirk confirmed they would investigate the roadway change. With common driveways they feel there might be issues if they provide pass through areas or turn around areas.

Mr. Becraft noted in the County Code, in this Zoning District, it states a maximum of five users per shared driveway.

Mr. Kane said this drawing looks like there are six users.

Mr. VanKirk explained there are six users; off the cul-de-sac is a use in common driveway for Lot 127 & Lot 128. The lots fronting Road D access onto Road D.

Mr. Hoff asked if a loop road would follow County Road standards.

Mr. VanKirk explained Mr. Becraft had a good point, the loop would make it more than five users. The road would not meet County Code.

Mr. Robertson asked how many stormwater ponds are on the property.

Mr. VanKirk explained there are between 10 to 20 stormwater ponds on the property. They vary in size throughout the property.

Mr. Robertson asked who maintains the stormwater ponds.

Mr. Becraft explained there are ten parcels being maintained by the County.

Mr. Robertson asked if there has been a cost analysis done to see what it costs to maintain these stormwater ponds.

Mr. Becraft stated these questions would go to Resource Management.

Mr. Lester asked Mr. Becraft to walk the Commission through the steps in how a plan gets approved.

Mr. Becraft explained there is no action required for this meeting; next the plan will transition into a preliminary stage where a re-submittal will be provided to all agencies except the ones who gave final approval or gave an exemption. The agencies will give a Preliminary Approval. At that point, it will test for adequacies for public facilities, including schools, Fire / EMS, public water / sewer, and roads. The information will be collected and presented to the Commission with a Preliminary Plan for approval. Assuming the numbers on the school either stay the same or improve, our Code will allow a conditional approval to be retested again at the Final Plan stage. During the final approval stage a resubmittal would go out to all the agencies for final approval. Once all agencies grant their final approval we would then come back to the Commission for final approval or denial, depending on what the numbers show for the schools.

Mr. Robertson asked if, for a project this size, Currency Management would cover water and sewer.

Mr. Becraft explained with 137 lots, 4 lots have their own wells and septic, leaving 133 lots on water and sewer. These 133 lots will be looked at for the water and sewer service area.

Mr. Kane asked when the development is tested, is it tested as if all 137 homes are built at once, or does it factor in the annual cap of 25 homes per year.

Mr. Becraft explained our current Code has a limit on the number of permits that can be pulled per year.

Mr. Kane stated if the limit is 25 per year, this is a 6-year project. Is it retested during the project for schools, Fire / EMS?

Mr. Becraft explained the Board of County Commissioners are looking into this section of County Code.

Commission Gordon asked what the lot sizes are for the 137 homes.

Mr. VanKirk stated the lots are clustered in the R-40,000 section, down to 20,000 sq. foot. The four lots in the Conservation Zone are clustered down to minimum of 1 acre.

Mr. Kane asked if there will be buffering between the new development and the existing houses on Shalin Drive. Are there trees in this space or is it open space?

Mr. Becraft explained right now it is an open field. If landscaping is required, the County's Landscape Specialist will note it during the preliminary review stage.

Mr. VanKirk stated the concept plan does not have a landscape plan. During the preliminary plan there is a perimeter landscape plan requirement in Carroll County which we will meet. Mr. VanKirk also stated, he shared with the homeowners that they plan to go above the County Code around the perimeter buffer.

Mr. Robertson asked if the traffic study pertains only to Ridge Road and how the traffic study was done.

Mr. VanKirk explained the traffic study was done on the development project being completed. The Planning / Engineering Department defines what intersections they want analyzed.

Mr. Lester asked what the width of the existing road is coming out on Marriottsville Road. Is there a sidewalk along the road?

Mr. VanKirk explained there is no sidewalk along the Forrest Hill Road. Leaving a paper street on the north side of the property. The County wants us to make the connection between these two roads. Right now, it's tied up in the court system. Once the decision is made and the County owns the property rights, the intention is to connect the roads together. This entrance is not the main entrance, the main entrance will be on Ridge Road. Prothrow Road is not connected on the east side; it will be connected in the future. On the west side of Prothrow Road this would be a frequently used entrance. To make the connection to Forrest Hill, it will be up to the Public Works Department.

Mr. Becraft stated the traffic study will be reviewed through all the agencies. It is the intention to connect to the other connecting streets.

Mr. Becraft continued as it relates to the water and sewer for all these lots in the residential zoning district, there are existing water and sewer lines within Prothrow that will be extended to each of the houses.

Mr. VanKirk explained as part of the sewer infrastructure, a pumping station will be constructed at the low site that will lift the fluids up to the gravity sewer that is in Prothrow.

Public Comment:

William Woerner, citizen, is concerned about the surrounding roads. Marriottsville Road, No. 2 cannot handle additional traffic. In the beginning, residents were not aware the new neighborhood would connect to the existing roads; Forrest Hill has a lot of dog walkers and runners with no sidewalks. He noted that residents are looking for good landscaping between the new and the surrounding houses.

Nathan Curkunis, citizen, commented that this property was zoned R-20,000 but the Commissioners changed it to R-40,000. His neighborhood has 1-acre homes on Shalin Drive. The

current plan shows five, half-acre homes all clustered right behind his house. He is asking the Commission to look at what is going on behind the current established communities.

Michael McGarity, citizen, said his concerns are the same as Mr. Curkunis. He wants the lots behind the existing homes to be consistent with the one-acre lot sizes there. The plans he saw in February are not the same plan. He requested the developer add some open space or make the lots the same size as those on Shalin Drive.

Amelia Crouch, citizen, said she is concerned about Road E. She said people will come from the other side of the neighborhood to make their commute shorter. Forrest Hill was not made for the extra traffic.

Kristen Morinelli, citizen, said she is concerned about the safety of the intersection at Forrest Hill and Marriottsville Road. The school capacity last year was 98%, and this year the projected enrollment is 103% capacity.

Mr. Becraft confirmed Road E was not included in the Traffic Impact Study. The level of service for those roadways making the connection would not impact the traffic study that was done.

Mr. Kane stated the Traffic Impact Study needs to include Road E. He also said he would like to see sidewalks for the safety of the neighborhood.

Mr. Becraft stated all roads within the development will have sidewalks except Road E.

Concept Site Plan - S-23-0028 – Primrose School Childcare Facility – Description: A 13,500 square-foot building for childcare; Owner: Tract Z1 Property, LLC, 9405 Parsley Drive, Ellicott City, MD 21042; Developer: Primrose Schools, P.O. Box 322, New Castle, NH 03854; located north of Dickenson Road, east of Hemlock Drive; Tax Map 74, Grid 7, Parcel 30; C.D. 5 - CONCEPT PLAN REVIEW, NO ACTION REQUIRED. (David Becraft) Contact dbecraft@carrollcountymd.gov – 410-386-2134 (15 minutes)

David Becraft presented the staff report.

Pete Podolak, Engineer, Melissa Staffer, ADA Architects, and Mark Keeley, Traffic Engineer were present.

Discussion:

Mr. Robertson asked if there is an access turn lane at the childcare.

Ms. Staffer explained the hours of operation are 6:30 am – 6:30 pm. They have a window of time from 6:30 am – 9:30 am that is their peak time for dropping off children. Parents usually spend 5 – 10 minutes in the lot.

Mr. Robertson asked if the three stormwater ponds are fenced.

Ms. Shaffer explained the entire property is fenced, with the exception of the main entrance.

Mr. Kane stated the frontage and sides eliminate seeing the equipment on the roof.

CONCEPT SUBDIVISION PLAN REPORT
to the
Carroll County Planning and Zoning Commission
October 15, 2024

Prepared by
Kierstin Marple, Bureau of Development Review

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OWNER: Juanita Zabel & Jeanette Birger EtAl, 6933 Ridge Road, Marriottsville, MD 21104

DEVELOPER: Elm Street Development, 5074 Dorsey Hall Drive, Ellicott City, MD 21042

SURVEYOR: Development Design Consultants Inc, 192 E Main Street, Westminster, MD 21157

ZONING: Residential-40,000 (R-40) & Conservation

ACREAGE: 148.86 acres

WATERSHED: South Branch Patapsco

NO. OF LOTS: 137

FIRE DISTRICT: Sykesville-Freedom

MASTER PLAN: Residential Medium– 2018 Freedom Community Comprehensive Plan

PRIORITY

FUNDING AREA: Outside

DESIGNATED

GROWTH AREA: 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 consideration of a concept major subdivision plan. **No action is required.**

❖ **Existing Conditions:**

The subject property is located in the southeastern portion of the County near the Baltimore and Howard County borders, on the south side of Ridge Road and to the west of Marriottsville Rd Number 2. It consists of two parcels that are under common ownership, amounting to a collective total of 148.86 acres. The majority of the property is zoned Residential-40,000 (R-40) and the remaining 17.26 acres, located at the property's southernmost point, is zoned Conservation.

The area to the east of the site is also zoned R-40, the region to the south shares the conservation zoning district, and the region to the north and west are zoned Residential-20,000 (R-20). The property to the immediate northwest contains a farm and a produce stand, and all other surrounding properties are developed as established subdivisions containing single family dwellings.

The subject property is presently used as a crop farm. There are multiple streams and areas of steep slopes throughout the central and southern portions of the property, and there are wooded areas in the southwestern portion. A vacant dwelling and associated outbuildings are located centrally within the property, with access to Ridge Road to the north via a single-user private driveway. In addition to Ridge Road, the property is situated for access to three other public roads that have planned road connections to this property.

The property is within the Freedom designated Growth Area and is outside of Priority Funding Areas. The R-40 zoned area of the property is within priority water and sewer service areas, and the properties to the north and west are presently served by public water and sewer systems. The Conservation zoned area of the property and the adjacent properties to the east and south are outside of the service areas and utilize private wells and septic systems.

❖ **Plan Review:**

The developer proposes to subdivide the property into 137 residential lots for single family dwellings. Both the Conservation and R-40 zoned areas of the property are proposed to contain subdivision lots. Four of the proposed lots are located within the Conservation zoned area and the remainder are within the R-40 district.

The subdivision is designed as a cluster subdivision per section 155.095 of the County Code, which allows the lots to be smaller than the typical minimum lot size and allocates the difference in size as development-restricted open space areas. The entire development is proposed to be developed as a cohesive cluster subdivision, thus the requirements applicable within each zoning district are calculated within that district, and minimums can be met within the subdivision as a whole. The Planning and Zoning Commission (PZC) authorized the pursuit of the subdivision as a cluster plan on June 20, 2023, as detailed later in this report.

The plans show a full-movement access point with acceleration/deceleration lanes on Ridge Road, and three additional public road connections via an extension of Prothero Road to the southwest, Road E which is intended to connect to Forest Hills Road to the east, and an extension of Lazy Morning Way to the south. These three planned connections are shown on the respective subdivision's plats/plans, attached. The Prothero Road connection includes two new stream crossings. Two additional areas of future road connections are shown, including the realignment of the Ridge Road/Marriottsville Road 2 intersection, however these are future connections and will not be constructed as a part of this project.

Due to the topography and environmental features of the property, the 137 lots are located in three distinct areas within the property. The majority of the subdivision is connected internally by 5 new County maintained roads which will vary between 22' and 30' in width and will all have sidewalks on both sides of the roads. 107 of the lots are located in the northwestern portion of the property and are largely accessed with private single-use drives directly from this public road network. The exception are six two-lot shared use-in-common driveways (UIC) and two UIC driveways that will serve three or more lots. 26 lots are clustered in the southeast area of Harvest Creek, along the cul-de-sac terminus of proposed Road D as well as three separate UIC driveways on the North side of that road. The four lots in the Conservation-zoned area of the property are located at the southernmost portion of the community, which is divided by a stream, and would be accessed from a new UIC driveway at the end of Lazy Morning Way.

The layout of the open space parcels creates buffers around the existing natural resources on the property. Many of these environmental features will be protected by specific conservation and protection easements such as Water Resource Management Easements and Forest Conservation Easements in addition to being located within the open space parcels. These easements will be shown in detail on the preliminary plan.

On June 10, 2022, a concept cluster subdivision plan was submitted to the Bureau of Development Review and distributed to the technical review agencies for review.

The plan was subject to citizen involvement during the July 25, 2022 Technical Review Committee meeting. Six citizens were in attendance at the meeting and the County also received phone calls and emails from the public, as included in the previous special report. Comments and concerns included a desire to add landscaping buffers where the property adjoins existing neighborhoods, and concerns about stormwater runoff and soil erosion as well as school capacity issues.

The plan was further subject to citizen involvement when it was presented to the Planning and Zoning Commission (PZC) on June 20, 2023 as a special report. This report's purpose was to seek authorization to process the plan as a cluster subdivision, as it had been sufficiently demonstrated that the clustering requirements were addressed. The PZC authorized the project to proceed as a cluster subdivision.

The County received many phone calls and emails regarding the plan at this time, including an email from a representative of the Freedom District Citizens Association. Comments included concerns about additional traffic, particularly at the Ridge Road/ Marriottsville Road 2 intersection which was noted to have frequent speeding issues and automotive accidents which cause a lack of alternative routes out the Forest Hills community; school capacity issues; the potential presence of grave sites; a desire for the intersection of Ridge Road and Marriottsville 2 to be rerouted, as is included in the Master Plan; not wanting Prothero Road to be extended to connect to Ridge Road, which is also an alignment shown on the Master Plan; a desire for larger houses on larger lots; and a desire to reduce the number of lots that would be accessed via Lazy Morning Way.

Since this meeting, the developer has been in communication with members of the community. Some aspects of the plan have been reconfigured in response to a number of these comments. Changes include reducing the number of lots that would be accessed via Lazy Morning Way from 10 lots to 4 lots, enlargement of the lots within the Conservation zoning district, and a reconfiguration of some open space areas to create buffers between new and existing lots.

As a cluster subdivision, the total area of the open space parcels must equal, at minimum, the cumulative difference between the acreage of the proposed lots versus the acreage that the same number of lots would contain if developed according to their districts minimum lot sizes.

The plan shows a total of 61 acres of open space allocated throughout the development. This total exceeds the minimum of 59.3 acres of open space required for the subdivision. This acreage is arranged throughout the site in multiple areas and within 8 separate parcels.

Chapter 155.095 of the Code also specifies certain requirements regarding the conditions of the R-40 districts open space allocations. Section (A)(4)(b) requires that at least 10% of R-40 district's minimum acreage requirement for open space be suitable for and designated as active/recreational open space, which equates to a minimum of 5.9 acres. Additionally, Section (A)(5)(a) sets a maximum of 50% of the required area can consist of steep slopes and floodplain areas. Both of these requirements are met, with 6.2 acres within the open space parcels designated as active open space and 27.5 acres of the open space being within steep slopes, floodplains, and water areas.

The active open space areas are located within the eastern and southeastern portions of the property. All active open space parcels are adjacent to and accessible through public right of ways. An access drive with a seven-space parking lot is located at the end of Road D, which provides the 133 R-40 zoned lots with access to the largest active open space area that is near the four Conservation zoned lots in the south of the community. No additional features or pedestrian paths are proposed in these open space parcels, and the pedestrian access from Road D terminates before reaching the UIC driveway off of Lazy Morning Way.

Comprehensive Planning has determined that the current plans are consistent with the *2018 Freedom Community Comprehensive Plan* and has requested that a note be added regarding the “Planned Major Street: Ridge Road Relocated” from the *2014 Carroll County Master Plan (2019 Amended)*. This realignment of the Ridge Road and Marriottsville Rd 2 intersection is outlined on the plans and is intended to be constructed by the County at such time that the remaining land acquisition and funding is secured in the future.

A Traffic Impact Study (TIS) was reviewed by both the County and the State Highway Administration, and all intersections and movements were found to be adequate and the TIS was approved. The study was based on the 143 single family dwellings shown on the original subdivision plan submitted in 2022, which has since been reduced to 137 single family dwellings. Engineering Review’s primary comments have been addressed and their review will continue through the remainder of the process. SHA has reviewed the plan and both has issued approval for the plan.

Utilities has approved the concept plan, and additional comments must be addressed on the preliminary and final plans. These additional comments include requiring details about the proposed sewage pump station, and the inclusion of additional water lines to provide redundancy in the system to better serve all users. The plans show that 133 of the proposed lots will connect to both public water and sewer, and the 4 lots that are larger than 1 acre in size and will have their own private septic systems. The Health Department has approved the concept plan and will participate in the review of the preliminary and final plans as well.

Emergency Services has approved the plan, having made a note that the extension of Prothero Road from its current terminus to connect to the new road network is a condition of approval.

Stormwater Management concept approval has been achieved. The plans address stormwater in a variety of manners, including drywells within all the lots and micro-bioretenment facilities and submerged gravel wetlands within separate parcels that will be owned by the County. Storm drains will be installed throughout the road network as well which will discharge into the County-maintained facilities.

Floodplain Review approved the concept plan and will require a flood study and easements to be assessed in the preliminary review stage. Water Resource Management review’s main comments have been addressed by inclusion of the buffers/easements along the streams and wetland areas.

The Grading office and Soil Conservation have reviewed and approved the concept plan. Forest Conservation and landscaping requirements will be detailed on the preliminary plan.

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. At the concept stage, Freedom Elementary School is considered inadequate. An expansion of the school is funded in the Community Investment Plan (CIP) for fiscal years 2025 - 2030, which is anticipated to alleviate this inadequacy in the 2027-28 school year.