

SPECIAL REPORT
to the
Carroll County Planning and Zoning Commission
June 17, 2025

Prepared by
Laura Matyas, Bureau of Development Review

SUBJECT: SF-25-0033, Elevated Botanics Cannabis Dispensary Drive-through
LOCATION: 25 Liberty Road (MD Route 26) - South side of Liberty Road at Klees Mill Road, E.D. 4
OWNER: Tevis Real Estate, Inc., 82 John Street, Westminster, MD 21157
DEVELOPER: Elevated Botanics, 25 Liberty Road, Sykesville MD, 21784
ENGINEER: N/A
ZONING: C-2, Commercial Medium Intensity
ACREAGE: 1.0 acres
FIRE DISTRICT: Winfield
MASTER PLAN: Commercial Medium – 2018 Freedom Community Comprehensive Plan
DESIGNATED GROWTH AREA: Freedom

❖ **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:**

On April 15, 2025, in accordance with Chapter 158.059 (C), the Planning and Zoning Commission approved a site plan for a cannabis dispensary at 25 Liberty Road. The proposal was for the use one of the structures, the building located closest to Liberty Road, for a cannabis dispensary. Parking requirements for the site total 32 spaces and 40 were shown on the plan. The plan also proposed a new drive aisle on site along the eastern side of the cannabis dispensary building to connect the front and rear parking areas.

❖ **Plan Review:**

The developer proposes to add a drive-through window at the new drive aisle and remove 4 parking spaces to accommodate the vehicles in the drive-through queue. Parking requirements for the site total 32 spaces and 36 are shown. There is no disturbance proposed with the drive-through. A simplified site development plan was processed. 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 and approved the plan. Development Review reviewed the plan and approved it for compliance with parking and drive-through queuing requirements.

§ 155.051 PARKING DESIGN STANDARDS.

(C) The following standards shall apply to required parking facilities:

(10) Drive-through facilities.

(a) In addition to the parking spaces required by Chapter 158, uses with drive-through facilities shall provide on site sufficient spaces for vehicles queuing to be served by or otherwise waiting to do business at the facility; off site queuing is prohibited. Each space that is provided for queuing shall be at least 20 feet in length and ten feet in width. This space requirement shall be in addition to the space at the transaction station. Required spaces shall not interfere with, block, or prevent the use or operation of the facility, including parking spaces, parking aisles, access drives, or entrances.

(b) The following uses shall provide the adequate on site space for queuing required by this section, but in no case less than the number indicated hereafter:

4. Pharmacy or drug store: four spaces per service lane;

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.

§ 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.

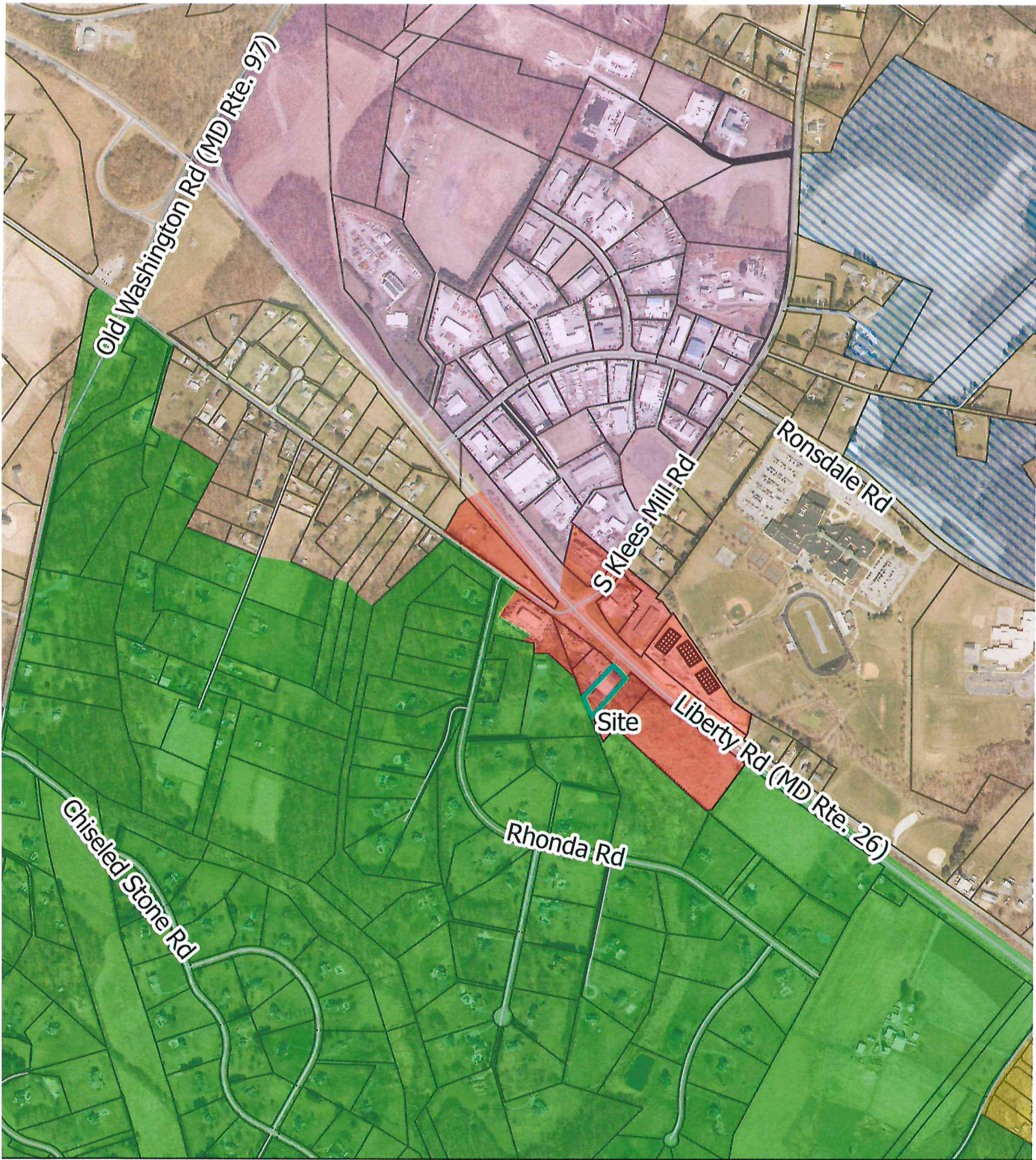
(D) All lighting, including security lighting required by COMAR 10.62.10.05, shall comply with Carroll County site plan requirements as specified in § 155.050.

(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
Agriculture
Conservation

R-40,000
R-20,000
C-2
I-1
Employment Campus

**Elevated Botanics
Cannabis Dispensary
SF-24-0073**



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



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