

**CONCEPT SITE PLAN REPORT**  
to the  
**Carroll County Planning and Zoning Commission**  
November 14, 2023

Prepared by  
**Kierstin Marple, Bureau of Development Review**

**SUBJECT:** S-20-0005, Condon Property, Amended  
**LOCATION:** 1600 W Old Liberty Road, Sykesville, MD 21784, C.D. 4  
**OWNER:** John Condon, 3813 Franklinville Rd, New Windsor, MD 21776  
**DEVELOPER:** Dennis Warfield, 1600 W Old Liberty Rd, Sykesville, MD 21784  
**ENGINEER:** DRS and Associates, 52 Winters Street, Westminster, MD 21157  
**ZONING:** C-2 (Commerical-Medium)  
**ACREAGE:** 2.827 acres  
**FIRE DISTRICT:** S Branch Patapsco  
**MASTER PLAN:** Commercial-Medium (2014 County Master Plan, 2019 amendment)  
**PRIORITY**  
**FUNDING AREA:** Outside  
**DESIGNATED**  
**GROWTH AREA:** Outside  
**WATER/SEWER**  
**DISTRICT:** Outside

❖ **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 site plan. **No action is required.**

The Planning Commission may consider delegating approval of the final site plan to the Planning Commission Chair.

❖ **Existing Conditions:**

The subject property is located at 1600 W Old Liberty Rd in the Winfield area, to the east of the intersection of Liberty Rd (MD 26) & Woodbine Rd/Salem Bottom Rd. It is recorded as Lot 1 of the Condon Family Project subdivision from 2008 (plat attached). The property is located within the Commercial-Medium (C-2) zoning district and is in use as an auction house, as approved in a site plan from 2014 (attached). The site is improved with multiple buildings and storage containers within a parking lot which has access to the state road W Old Liberty Rd. A stormwater management pond is located on the eastern side of the site.

The properties to the west and south are also zoned C-2 and are largely developed with commercial uses, including a car dealership, a vehicle repair shop, a restaurant, a self-storage facility, a hardware store, and various other commercial uses. There are dwellings located within this C-2 zoned area, as well as to the north-west and the east of the site in the areas that are zoned Agricultural. The property immediately adjoining the north and east boundaries of the property is in use as a farm and is under a Maryland Agricultural Land Preservation Foundation easement. All properties in this area utilize private wells and septic systems.

❖ **Plan Review:**

A site plan was received by the Bureau of Development Review on June 11, 2021, and the plans were distributed for review.

The proposed site plan was subject to citizen's involvement during the August 23, 2021, Technical Review Committee meeting. No written comments were forwarded to the Bureau of Development Review and no citizens made comments during the meeting.

This site plan's purpose is to address new storage buildings that have been added since the previous site plan was approved, thus bringing the property into compliance. The plans show the existing conditions of the property, and no additional new features are proposed.

The original site plan showed the parking lot, the SWM pond, and the building on the south-west side of the site. The changes that have occurred since this original site plan's approval includes a 2,130 square foot portable storage building behind the primary building, 3 fabric arch tent storage buildings to the east of the primary building, and multiple shipping/storage containers. These new features are all shown to be located within the existing parking lot area. As these features are all used for storage, they do not impact the parking requirements for this site, and the parking lot provides the 20 required parking spaces.

There are multiple storage containers on the property, generally located along the edges of the parking lot and behind the primary structure. Section 158.083 of the Zoning Code regulates the use of storage containers by using a ratio to limit the total allowed area for all storage containers on site to 25% of the square footage of the principal structure. It was determined that the storage containers currently present have a total capacity of 2,880 square feet, however the Code standard of 25% would only allow for 1,479 square feet of storage containers based on the primary structure's 5,916 square foot size.

The applicant applied for a variance to allow the percentage to be 50% for this site, which would allow for them to keep all of the existing storage containers. The variance was granted by the Zoning Administrator on January 27, 2023. (decision attached). Following the issuance of this decision, the Zoning office granted approval for the site plan.

Stormwater Management has granted concept and final approval of the plan, as there is no new disturbance associated with these storage buildings, and the stormwater management systems that were established for the initial site plan can adequately address the needs of the current depicted conditions.

The project is exempt from Floodplain and Landscaping requirements, and Forest Conservation was previously addressed. Water Resource Management and Grading have approved the plan.

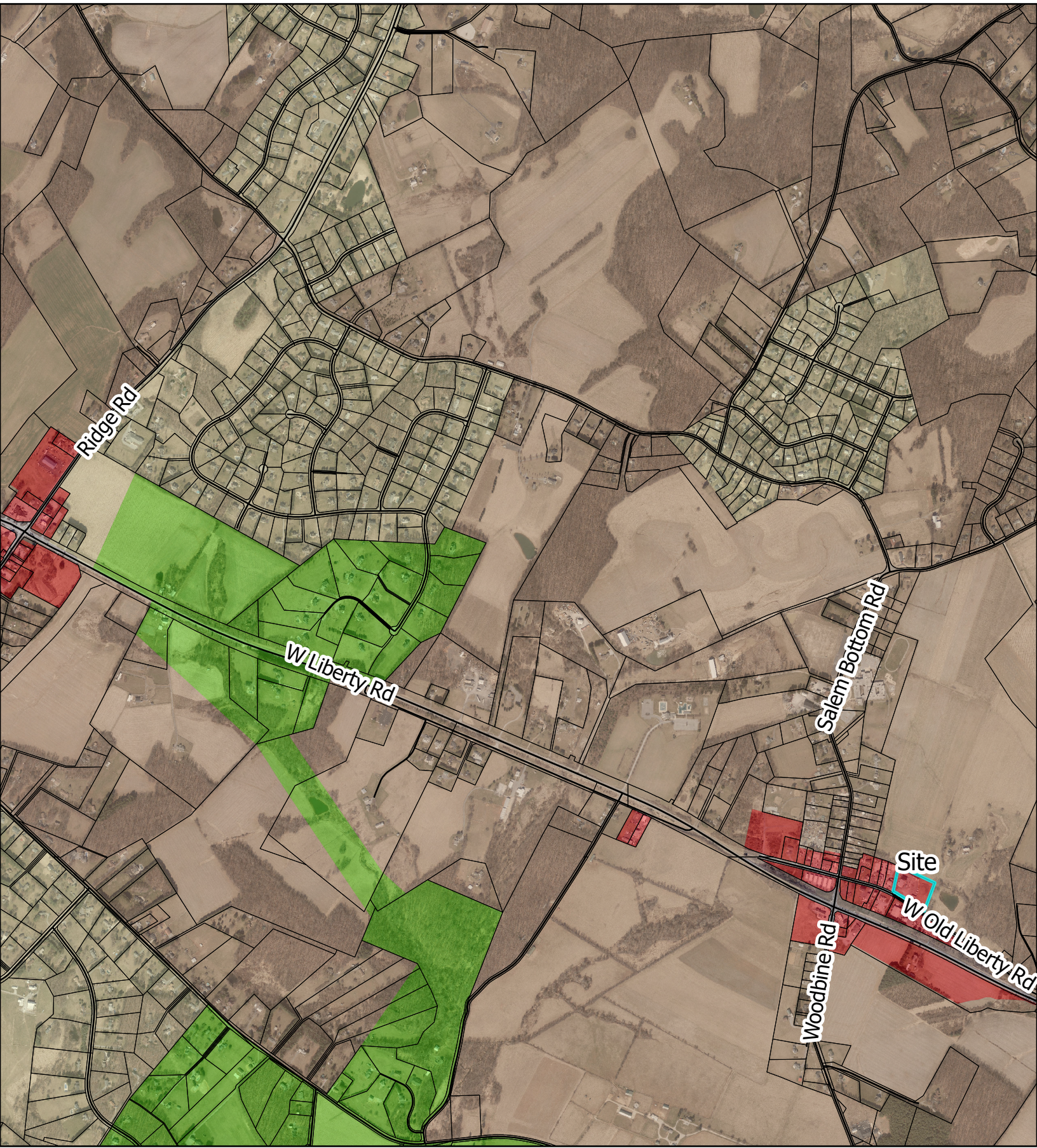
The State Highway Administration and Engineering Review have issued approval, as both the entrance and use are existing.

Fire Protection has asked for verification of the status of 2 adjacent water sources and required clarification for how fire protection requirements will be addressed for this site. Site Compliance has requested that the plans demonstrate that the building entrances are ADA accessible, and that appropriate grading and signage be provided for the proposed accessible parking spaces. Fire Protection and ADA requirements will be addressed through the final review process.

The site is outside the jurisdiction of the Bureau of Utilities, and the Health Department has issued approval of the site plan.

The Bureau of Comprehensive Planning confirmed that the proposed land use is consistent with the land use designation of Village Commercial-Industrial and Commercial Medium in the *Carroll County Master Plan* as amended in 2019, and is also consistent with the Water and Sewer Master Plan classifications of no planned service areas.

The final site plan will be tested and reviewed for adequacy of public facilities in accordance with Chapter 155 of the Code of Public Laws and Ordinances of Carroll County Maryland.



- Agriculture
- R-40,000
- Conservation
- C-2

# Condon Property, Amended

## S-20-0005



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



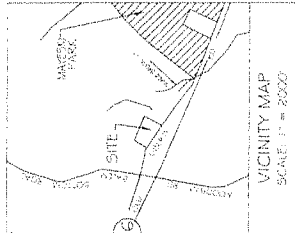
W. Old Liberty Rd

Site

# Condon Property, Amended S-20-0005



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



AREA DEDICATED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

1	5.3620243 E	220.56
2	N 80°41'18" E	41.56
3	S 87°02'52" E	327.05
4	S 16°23'34" W	40.31
5	N 19°45'05" E	112.87
6	DNB S 28°50'42" E	172.30

TOTAL AREA 16.78 AC. ±  
SHOWN THUS: [ ]

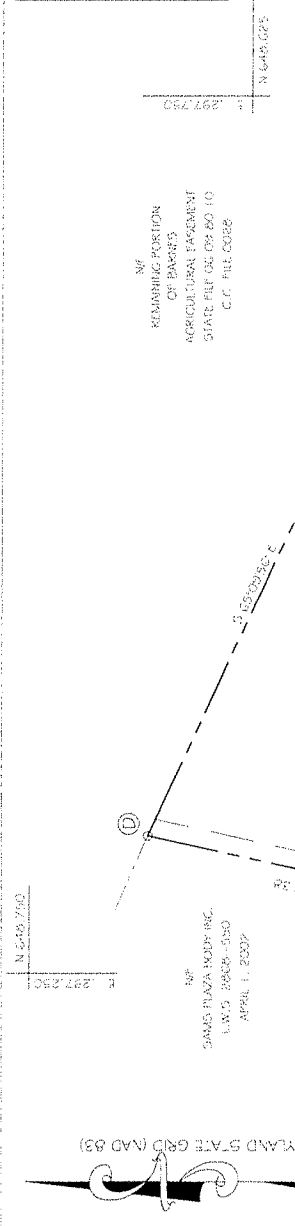
REMAINING PORTION OF PARCELS AGRICULTURAL PAVEMENT STATE FILE NO. 09-80-10 C.C. FILE 0088

N 24° 25' 00" E 1.297,230

N 64° 02' 00" E 1.297,730

N 64° 02' 00" E 1.297,730

N 64° 02' 00" E 1.297,730



**GENERAL NOTES**

- CURRENT TITLE REFERENCE:**  
Owner: LLOYD L. BARNES and EVELYN MAE BARNES  
Deed Reference: LIBER C.C.C. 379, FOLIO 288  
Date: SEPTEMBER 23, 1964  
Grantor: JOHN S. BARNES and GRACE L. BARNES
- No grading, filling or construction shall be permitted which obstructs or impedes the surface flow of water within drainage and utility easements as shown hereon.
- Any modification or plat reasonably shall be subject to approval by the Carroll County Planning and Zoning Commission.
- Water and Sewerage Facilities: If and when public/community water and/or sewerage facilities become available to the lots in this subdivision, the lot owner(s) shall be required to connect to the system in accordance with applicable law.
- The area shown as Parcel "A", containing 0.385 acres is to be conveyed to the State Highway Administration by deed intended to be recorded simultaneously herewith.
- The Remaining Portion of Barnes Property (C.C.C. 379--288) is in an Agricultural Easement, State File 06-09-80-10 Carroll County File 0028.

**DATA TABULATION**

Number of building sites: 1  
Total area of lot: 2.827 Acres  
Total area of Parcel "A" for Road Widening: 0.385 Acres  
Total area of plat: 3.212 Acres

**OWNER:**  
LLOYD L. BARNES  
EVELYN MAE BARNES  
4140 W. WINDYBROOK RD.  
NEW WHEATON, MD. 21776  
410-857-0736

**DEVELOPER:**  
JOHN CORBETT  
3813 FENWICK RD.  
NEW WHEATON, MD. 21776  
410-857-0736

**PLAT OF**  
**CONDON FAMILY PROJECT**  
NORTHSIDE OF OLD LIBERTY ROAD  
9th ELECT. DIST. CARROLL CO., MD.

**RTF ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS & PLANNERS  
142-2031 MARSH STREET  
WESTMINSTER, MD 21157  
410-858-2000 FAX 410-840-8387 410-876-1222  
CHECKED BY: JCF DATE: 11/15/08  
DRAWN BY: MCC DATE: 8/17/08  
SCALE: 1" = 30' PLOT JOB # 04.129  
JOB # M-08-028

**CERTIFICATE**

THE OWNER (S) TO THE BEST OF HIS (THEIR) KNOWLEDGE AND THE SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAD OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3, 10P OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1972), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORDED PLATS.

THE STATE OF MARYLAND  
John E. Barnes  
Lloyd L. Barnes  
Evelyn Mae Barnes  
Lloyd L. Barnes  
Evelyn Mae Barnes

RECORDED IN PLAT BOOK: D 05 PAGE 50 DATE 3-20-08

**MARYLAND STATE GRID COORDINATES (NAD 83)**

POINT	NORTHING	EASTING
A	648154.740	1297593.235
B	648370.295	297259.196
C	648409.665	1297267.871
D	648683.170	297328.135
E	648500.123	297723.664
F	648193.578	297607.902
G	648320.904	1297415.568

**CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL**

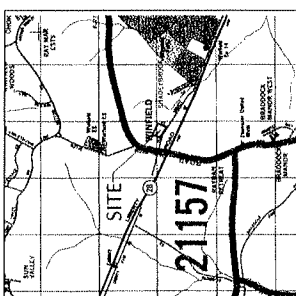
BY: [Signature] DATE: 3-20-08

CARROLL COUNTY HEALTH DEPARTMENT APPROVAL  
BY: Charles L. Zelenka DATE: 3/15/08

CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS FOR UTILITIES  
BY: [Signature] DATE: 2-22-08

**RECORDING INFORMATION**

CARROLL INDUSTRIAL PROPERTIES, L.L.C.  
L.W.S. 2850 - 248  
MARCH 27, 2008



**VICINITY MAP**  
SCALE: 1" = 100'

**GENERAL NOTES**

- 1. THE PROPERTY SHOWN HEREON IS OWNED BY JOHN CONDON, 1500 W. OLD LIBERTY ROAD, STAYESVILLE, MD 21784.
- 2. TOTAL AREA OF PAGES: 62.52 ACRES
- 3. THE TOTAL DEVELOPED AREA: 11.17 ACRES
- 4. ADJACENT ZONING: R-1
- 5. SITE ADDRESS: 1500 W. OLD LIBERTY ROAD, STAYESVILLE, MD 21784
- 6. SITE DATA: LOT 1 OF CONDON PARCEL PROJECT, TAX MAP OF CARROLL COUNTY, TAX ACCOUNT NUMBER: CON01010000000000000000

THE PROPERTY SHOWN HEREON IS OWNED BY JOHN CONDON, 1500 W. OLD LIBERTY ROAD, STAYESVILLE, MD 21784. THE DEVELOPER HAS RECEIVED FROM THE LAND RECORDS OF CARROLL COUNTY IN BOOK 2500 PAGE 203.

THE EASEMENTS SHOWN HEREIN IN THE AREA OF THE PROPOSED APPROACHWAYS AND BUILDINGS ON PAGES 203 AND 204 ARE THE EASEMENTS OF THE DEVELOPER FROM THE RECORDS OF CARROLL COUNTY. THE RECORDS OF THE DEVELOPER HAVE BEEN REVIEWED AND FOUND TO BE CORRECT.

THE DEVELOPER HAS OBTAINED FROM THE CARROLL COUNTY GOVERNMENT THE NECESSARY INFORMATION TO DEVELOP THIS PROJECT. THE DEVELOPER HAS OBTAINED FROM THE CARROLL COUNTY GOVERNMENT THE NECESSARY INFORMATION TO DEVELOP THIS PROJECT. THE DEVELOPER HAS OBTAINED FROM THE CARROLL COUNTY GOVERNMENT THE NECESSARY INFORMATION TO DEVELOP THIS PROJECT.

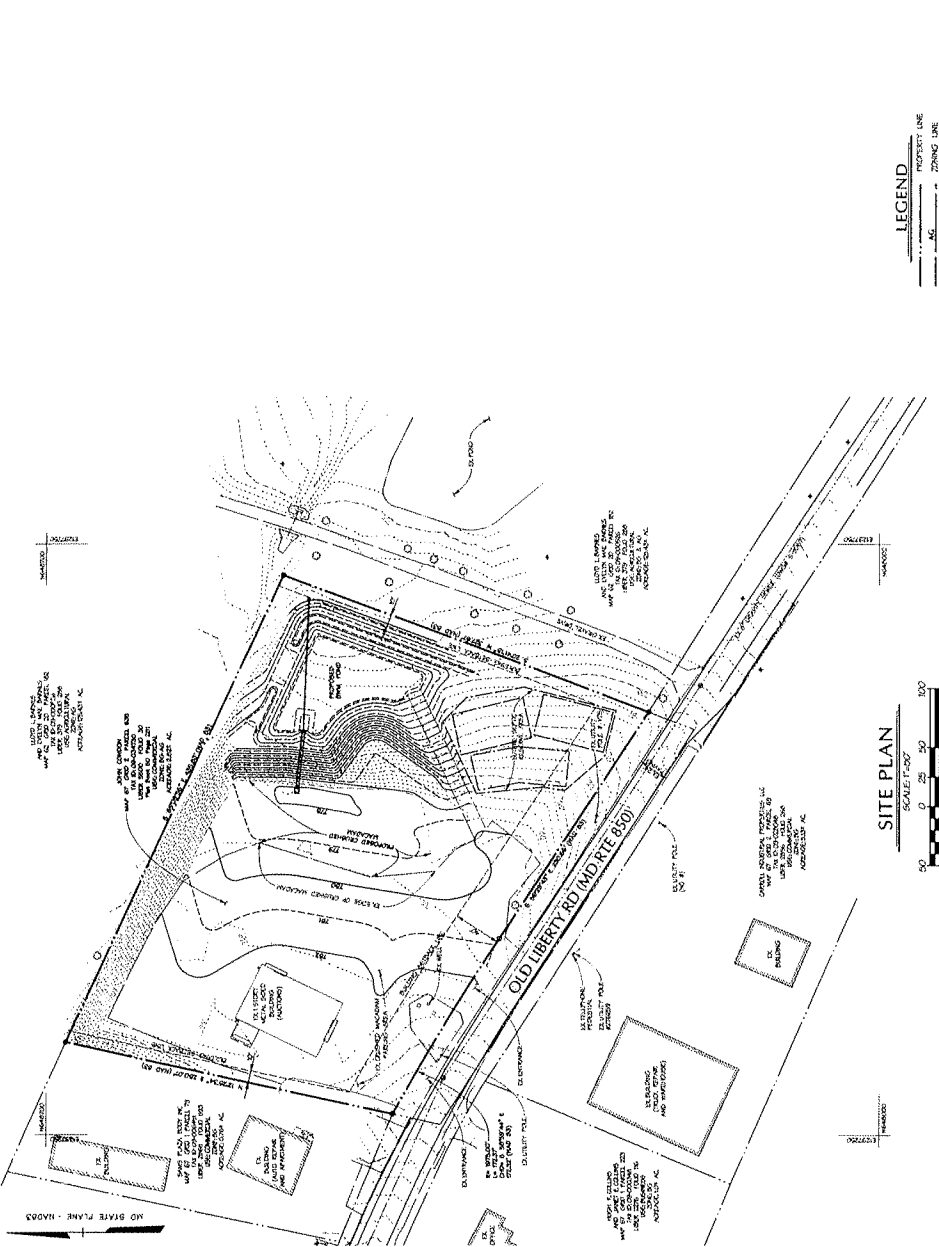
1. THE CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-336-2611 AT LEAST ONE (1) DAY PRIOR TO BEGINNING ANY WORK.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CARROLL COUNTY ZONING ORDINANCES AS SHOWN ON THESE APPROVED PLANS.

3. A PROPOSED STRUCTURES SHALL BE SHOWN ON THESE APPROVED PLANS AS SHOWN ON THESE APPROVED PLANS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-336-2611 AT LEAST ONE (1) DAY PRIOR TO BEGINNING ANY WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-336-2611 AT LEAST ONE (1) DAY PRIOR TO BEGINNING ANY WORK.



**BENCHMARK**

NO.	REVISION	DATE
1	1st SUBMISSION	4-26-10
2	2nd SUBMISSION	10-22-10
3	3rd SUBMISSION	4-5-11
4	4th SUBMISSION	8-18-11
5	5th SUBMISSION	9-18-13
6	6th SUBMISSION	12-4-13

**DESCRIPTION**

TR. 1	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 2	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 3	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 4	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 5	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 6	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 7	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 8	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 9	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 10	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 11	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 12	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 13	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 14	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 15	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 16	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 17	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 18	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 19	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD
TR. 20	1500 W. OLD LIBERTY ROAD	1500 W. OLD LIBERTY ROAD

**SITE DEVELOPMENT PLAN**

THE TITLE PLAN APPLICANT HAS BEEN ADVISED THE EIGHTING AGENCIES USE OF THE PROJECT AND THE SPACING WITH YOUR PLACE ON THE PROJECT.

**CONDON PROPERTY**  
1500 W. OLD LIBERTY ROAD, STAYESVILLE, MARYLAND 21784  
CARROLL COUNTY, FILE NO. 2-5-10-2014

9th ELECTION DISTRICT  
CARROLL COUNTY, MARYLAND

**DMW**  
DAFT MCCUNE WALKER INC  
300 EAST PENNSYLVANIA AVENUE, 1 FLOOR, WASHINGTON, DC 20001  
P: 410 540 3333 F: 410 540 3410 WWW.DMW.COM

**LEGEND**

- PROJECT LINE
- ZONING LINE
- SOLID LINE
- EXISTING CONTIGUOUS
- PROPOSED CONTIGUOUS
- EXISTING ROAD
- PROPOSED ROAD
- PROPOSED MOBILE PAVES
- PROPOSED TREES
- EXISTING TREES
- EXISTING UTILITY POLE
- EXISTING 60" PIPE
- EXISTING SANITARY MANHOLE

008 4/25/14  
ZONING COMMISSION APPROVAL

DATE 05/14  
ADMINISTRATOR APPROVAL

DATE 5/14/14  
COMMISSION HEARING DEPARTMENT

DATE 5/14/14

**ENGINEER'S DESIGN CERTIFICATION**

THE DESIGNER CERTIFIES THAT THESE PLANS HAVE BEEN PREPARED ACCORDING TO CHAPTER 10 OF THE CODE OF LAWS OF THE STATE OF MARYLAND, TITLE 17, SUBTITLE 17-05, AND ALL APPLICABLE PROFESSIONAL ENGINEER OR PROFESSIONAL SURVEYOR'S REGULATIONS UNDER THE LAWS OF THE STATE OF MARYLAND.

DATE 4-22-14

DESIGNER: *[Signature]*

DATE 4/22/14

**ENGINEER'S CERTIFICATION**

I, THE UNDERSIGNED, ENGINEER, HAVE REVIEWED THE PLANS HEREON AND THE WORK AND THE CONTRACT DOCUMENTS AND CERTIFY THAT THE SAME COMPLY WITH ALL APPLICABLE PROVISIONS OF THE PROFESSIONAL ENGINEER'S REGULATIONS UNDER THE LAWS OF THE STATE OF MARYLAND.

DATE 4-22-14

ENGINEER: *[Signature]*

DATE 4-22-14

**LANDSCAPE CERTIFICATION**

I, THE UNDERSIGNED, LANDSCAPE ARCHITECT, HAVE REVIEWED THE PLANS HEREON AND THE WORK AND THE CONTRACT DOCUMENTS AND CERTIFY THAT THE SAME COMPLY WITH ALL APPLICABLE PROVISIONS OF THE PROFESSIONAL LANDSCAPE ARCHITECT'S REGULATIONS UNDER THE LAWS OF THE STATE OF MARYLAND.

DATE 4-22-14

LANDSCAPE ARCHITECT: *[Signature]*

DATE 4-22-14

**OWNER'S CERTIFICATION**

I, THE UNDERSIGNED, OWNER, HAVE REVIEWED THE PLANS HEREON AND THE WORK AND THE CONTRACT DOCUMENTS AND CERTIFY THAT THE SAME COMPLY WITH ALL APPLICABLE PROVISIONS OF THE PROFESSIONAL ENGINEER'S REGULATIONS UNDER THE LAWS OF THE STATE OF MARYLAND.

DATE 4-22-14

OWNER: *[Signature]*

DATE 4-22-14

**PROFESSIONAL CERTIFICATION**

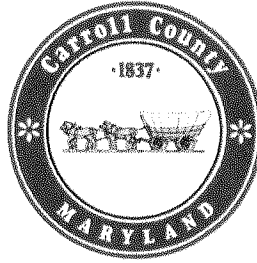
I, THE UNDERSIGNED, PROFESSIONAL ENGINEER, HAVE REVIEWED THE PLANS HEREON AND THE WORK AND THE CONTRACT DOCUMENTS AND CERTIFY THAT THE SAME COMPLY WITH ALL APPLICABLE PROVISIONS OF THE PROFESSIONAL ENGINEER'S REGULATIONS UNDER THE LAWS OF THE STATE OF MARYLAND.

DATE 4-22-14

PROFESSIONAL ENGINEER: *[Signature]*

DATE 4-22-14

Jay C. Voight, Zoning Administrator  
Office of Zoning Administration  
410-386-2980, fax 410-386-2451  
Toll-free 1-888-302-8978  
MD Relay service 7-1-1/1-800-735-2258



Christopher Heyn, P.E., Director  
Department of  
Land and Resource Management  
Carroll County Government  
225 North Center Street  
Westminster, Maryland 21157

**Official Decision  
Case ZA-2083  
Zoning Administration  
Carroll County, Maryland**

**APPLICANT:** Dennis Warfield

**REQUEST:** Increase of the maximum allowable storage space from 25% to 50% for storage containers

**LOCATION:** 1600 West Old Liberty Road, Sykesville, MD 21784

**MAP/BLOCK/PARCEL:** 67/02/635

**APPLICABLE REGULATIONS:** Chapters 158.083(A)(1)(b)(5) and 158.130

**HEARING HELD:** No Public Hearing Was Requested

**FINDINGS AND CONCLUSIONS**

The subject application was received, and no public hearing was requested. The Administrative Adjustment Request for an increase of the maximum allowable storage space from 25% to 50% for storage containers is **approved** based on the determination that there will be no adverse effect on adjoining properties.

Facts which support the determination for the Administrative Adjustment Request in accordance with the strict terms of the Ordinance; in this case, an increase of the maximum allowable storage space from 25% to 50% for storage containers are as follows:

- a. The storage containers are an accessory use to the Wachter Auctions House/Warehouse (Condon Property) and are in the C-2 Commercial Medium Intensity Zoning District.
- b. The property is approximately 2.82 acres of land.
- c. The property was properly posted, notice to neighbors provided, and an announcement placed on the County website per §158.130(G)(1).
- d. The following review agencies: Bureau of Development Review, Bureau of Resource Management, Carroll County Health Department, and Department of Planning were requested to review the application from which no comments were received.
- e. The amended site plan S-20-0005 for Wachter Auctions House/Warehouse was submitted to comply with the Chapter 155 of the Code of Public Local Laws and Ordinances after the violation had occurred on the property.
- f. After the review of the amended site plan, it was determined that the property is also in violation of the §158.083 (A)(1)(b)(5).



- g. According to §158.083 Commercial and Industrial Districts: Regulation of Accessory Uses.  
(A) (1) Accessory uses in the commercial districts shall be as follows:  
(b) Storage modules subject to the following standards:
1. The exterior surface shall be painted and kept in good repair;
  2. The storage module shall be vented as needed for safety purposes;
  3. The storage module shall be screened from the adjacent roadway;
  4. Storage modules shall not be stacked; and
  5. The number of storage modules shall be determined by the Zoning Administrator but shall not exceed 25% of the area of the principal structure.
- h. The amended site plan S-20-0005 showed a total of 5,916 sq. ft. for the principal structure which would allow a maximum of 1,479 sq. ft (25%) of the storage space for the storage containers. However, the capacity of the storage containers at the property is 2,880 sq. ft.
- i. The applicant is requesting to increase the 25% of the storage space to up to 50% for the storage containers.
- j. Due to the pandemic that occurred in 2020, the mortality rate went up, and public auctions for the estate property were closed to the public. The applicant had to utilize more space to store the estate property until public auctions could reopen, therefore, the necessity to increase the number of storage containers on the property.
- k. The proposed request for an increase of the maximum allowable storage space from 25% to 50% for the storage containers will not jeopardize the lives or property of the people living in the neighborhood.

**Note: An appeal of a Decision made pursuant to Chapter 158.130 (I) may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 158.130 (G) and 158.130 (I) of the Code of Public Local Laws and Ordinances.**

**A decision of the Zoning Administrator made pursuant to Chapter 158.130 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.**

*January 27, 2023*  
Date

*Jay C. Voght*  
Jay C. Voght  
Zoning Administrator

JCV/ay

Copy: Christopher Heyn, P.E., Director  
Dept. of Land and Resource Management

Janet O'Meara, Bureau Chief  
Resource Management

Laura Matyas, Bureau Chief  
Bureau of Development Review

Abigail Rogers  
Planning