

**FINAL SITE PLAN REPORT**  
**to the**  
**Carroll County Planning and Zoning Commission**  
**December 16, 2025**

**Prepared by**  
**Kierstin Marple, Development Review Division**

**SUBJECT:** S-24-0023 – Copper Ridge, 2<sup>nd</sup> Amended, Solar Addition  
**LOCATION:** 710 Obrecht Rd, Sykesville, MD 21784  
**OWNER:** Sykesville MD Propco LLC, c/o The Portpiccolo Group, 440 Sylvan Ave, Ste 240, Englewood Cliffs, NJ 07632  
**DEVELOPER:** HESP Solar, LLC., 400 Rella Blvd., Montebello, NY 10901  
**ENGINEER:** CLSI, 439 East Main Street, Westminster, MD 21157  
**ZONING:** Residential-10,000 (R-10)  
**ACREAGE:** 13.68 Acres  
**WATERSHED:** South Branch Patapsco  
**FIRE DISTRICT:** Freedom  
**MASTER PLAN:** Medium Density Residential  
**PRIORITY**  
**FUNDING AREA:** Sykesville  
**DESIGNATED**  
**GROWTH AREA:** Sykesville

❖ **Action Required:**

The site 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 and approval.

❖ **Existing Conditions:**

The subject property is a 13.68-acre Residential-10,000 (R-10) zoned property located in the southeastern area of the County, to the west of MD Route 32 and just north of the town of Sykesville's municipal limits. The site is on the north side of Obrecht Road and is presently occupied by Copper Ridge, which is a single-building nursing & assisted living facility. The construction of this facility was authorized in a 1992 site plan (S-92-022) which was later amended to construct an addition in 2014 (S-14-007).

The property itself and the adjacent properties to the northwest, north, and east, are within the County's jurisdiction. The adjoining property to the northwest and north of the subject site is split-zoned R-10 and Conservation and is occupied by Fairhaven Park, a private recreational park. The property to the east is zoned R-10 and is occupied by the Fairhaven age-restricted

elderly housing and assisted living facility. The properties to the south and southwest are within the Town of Sykesville and are developed with single family dwellings.

The site is within an existing water and sewer service area, and the site and the adjoining properties are within the Sykesville municipal growth area and priority funding areas.

#### ❖ **Plan Review:**

On December 17, 2024, the developer submitted a site plan proposing to add roof and ground-mounted solar panels to the property. The plans were distributed for review by the applicable technical review agencies.

The plan was subject to citizen involvement during a regularly held meeting of the Technical Review Committee on January 27, 2025. No citizens spoke at the meeting. A few phone calls from the public were received in that time frame seeking clarification about what is proposed, but no questions or concerns applicable to this review were discussed.

The plan was thereafter presented to the Planning and Zoning Commission for concept review on June 17, 2025. No citizens spoke during this meeting. The meeting minutes are attached to this report as reference.

Regarding the proposed modifications, the existing use of the site will remain unchanged, and the solar panels will supplement it. Roof and ground-mounted solar panels are accessory uses in the R-10 zoning district, per Section 158.153(B) and (C) of the Zoning Code, as detailed in the concept report.

The layout of the proposed ground mounted solar panels is largely the same as what was shown on the plans that were submitted to the Commission for concept review. The two primary changes that have been made consist of the following: 1, the single row of panels along the northern edge of the rear access drive has been slightly reduced, and 2, the area of panels to the east of the easternmost parking lot has been reduced from 10 rows down to 6 rows.

Landscaping plantings are proposed along the parking-lot-facing sides of the ground-mounted panel sites, and the proposed landscaping meets the code requirements.

Forest Conservation requirements have been approved to be addressed in an off-site bank.

Stormwater management is addressed on-site by use of level spreaders and final approval has been granted by Stormwater Management. Water Resource Management and Floodplain are exempt.

Grading and Sediment control offices have both approved the plan, as well as Site Compliance/ADA Review and Fire Protection.

The site entrance where it meets Obrecht Road will not be modified. Obrecht Road is maintained by the Town of Sykesville in this area, the Town received a copy of the plans for review, however they made no comments. The State Highway Administration has reviewed the plan and had no comment.

The Health Department and the Bureau of Utilities have approved the plans, which will not impact the existing connections to the public water and sewer systems.

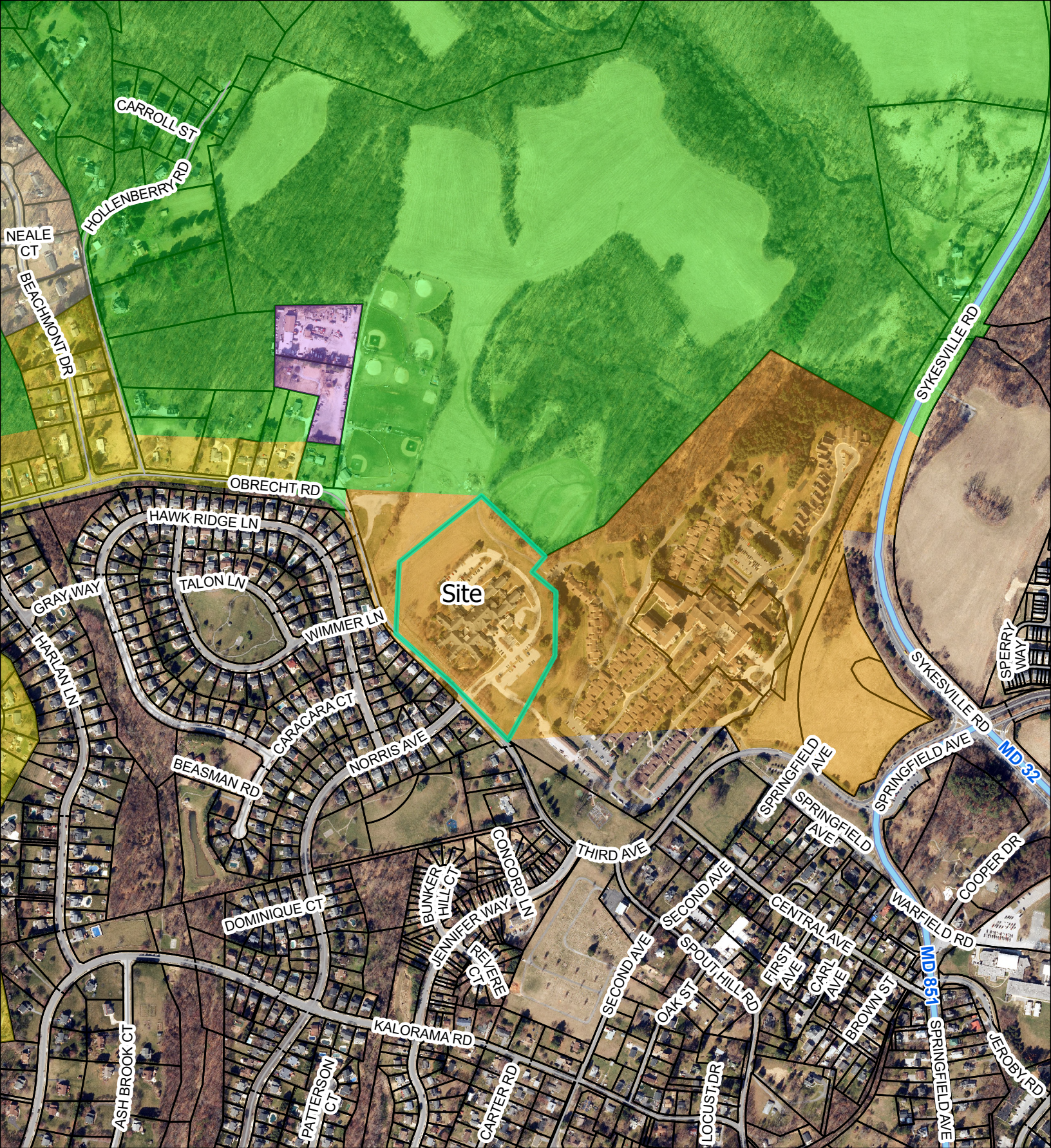
The Zoning Administration has approved the plan, and the Office of Comprehensive Planning has noted that the plan is in compliance with the *2018 Freedom Community Comprehensive Plan*, *Town of Sykesville Comprehensive Plan 2023* and the *Carroll County Water and Sewerage Master Plan*.

❖ **Recommendations:**

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

1. That the Developer enters into a Public Works Agreement with Carroll County that guarantees completion of the improvements.
2. That a Stormwater Management Easement and Maintenance Agreement be granted as an easement of access to the County Commissioners or authorized representatives by a deed to be granted to the County Commissioners of Carroll County.
3. That a Landscape Maintenance Agreement be granted to the County Commissioners or authorized representatives by a deed to be granted to the County Commissioners of Carroll County.
4. That any changes to this plan will require an amended site development plan to be approved by the Carroll County Planning and Zoning Commission.





## Legend

- Major Roads
- Road Centerlines
- Zoning\_County
- Zoning
- Conservation
- R-40,000
- R-20,000
- R-10,000
- I-1

## Copper Ridge, 2nd Amended Solar Panels S-24-0023



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





# **Copper Ridge, 2nd Amended Solar Panels S-24-0023**



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



Mr. Tucci stated the protocols of the school are that parents need to park their car and walk children into the building.

**Public Comment:**

There were none.

**Decision:**

The Commission, on motion of Mr. Kane, second by Mr. Robertson and carried (Mr. Hoff, Mr. Kane, Mr. Lester, Mr. Robertson, Mr. Smith, and Mr. Soisson voted "Aye", Commissioner Gordon abstained), voted to delegate final site plan approval on Everbrook Academy to the Planning Commission Chair.

**CONCEPT SITE PLAN: COPPER RIDGE SOLAR – S-24-0023**

**SUBJECT:** S-24-0023 - Copper Ridge, 2<sup>nd</sup> Amended, Solar Addition

**LOCATION:** 710 Obrecht Rel, Sykesville, MD 21784

**OWNER:** Sykesville MD Propco LLC, c/o The Portpiccolo Group,  
440 Sylvan Ave, Ste 240, Englewood Cliffs, NJ 07632

**DEVELOPER:** HESP Solar, LLC., 400 Rella Blvd., Montebello, NY 10901

**ENGINEER:** CLSI, 439 East Main Street, Westminster, MD 21157

**ZONING:** Residential-10,000 (R-10)

**ACREAGE:** 13.68 Acres

**WATERSHED:** South Branch Patapsco

**FIRE DISTRICT:** Freedom

**MASTER PLAN:** Medium Density Residential

**PRIORITY  
FUNDING AREA:** Sykesville

**DESIGNATED  
GROWTH AREA:** Sykesville

**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 a 13.68-acre Residential-10,000 (R-10) zoned property located in the southeastern area of the County, to the west of MD Route 32 and just north of the town of Sykesville's municipal limits. The site is on the north side of Obrecht Road and is presently occupied by Copper Ridge, which is a single-building nursing & assisted living facility. The construction of this facility was authorized in a 1992 site plan (S-92-022) which was later amended to construct an addition in 2014 (S-14-007).

The property itself and the adjacent properties to the northwest, north, and east, are within the County's jurisdiction. The adjoining property to the north and northwest of the subject site is split-zoned R-10 and Conservation and is occupied by Fairhaven Park, a private recreational park. The property to the east is zoned R-10 and is occupied by the Fairhaven age-restricted elderly housing and assisted living facility. The properties to the south and southwest are within the Town of Sykesville and are developed with single family dwellings.

The site is within an existing water and sewer service area, and the site and the adjoining properties are within the Sykesville municipal growth area and priority funding areas.

**Plan Review:**

On December 17, 2024, the developer submitted a site plan proposing to add roof and ground-mounted solar panels to the property. The plans were distributed for review by the applicable technical review agencies.

The plan was subject to citizen involvement during a regularly held meeting of the Technical Review Committee on January 27, 2025. No citizens spoke at the meeting. A few phone calls from the public were received in that time frame seeking clarification about what is proposed, but no questions or concerns applicable to this review were discussed.

Regarding the proposed modifications, the existing use of the site will remain unchanged, and the solar panels will supplement it. Roof and ground-mounted solar panels are accessory uses in the R-10 zoning district, per Section 158.153(B) and (C) of the Zoning Code:

**(b) Roof-mounted systems.**

- (1) Accessory use roof mounted systems are permitted in all zoning districts except the Historic District.
- (2) Physical size of the system shall be limited to the size of the roof, or roofs of structures.
- (3) Canopies over parking areas are considered roof-mounted systems.
- (4) No portion of the system shall extend more than 25 feet from the highest portion of the principal structure to which it is attached. The total height of the structure, including all portions of the solar facility, shall comply with the height regulations as set forth in the bulk requirements for the underlying zoning district in which the use is proposed.

- (c) **Ground-mounted accessory use.** Solar energy generating systems shall be an accessory use when the facility generates electricity in an amount that does not exceed 200% of the electric consumption of the principal use. Facilities functioning as an accessory use shall be permitted in all zoning districts, except the Historic District subject to the following requirements:

(1) **Size limits.**

- (a) **Residential and Conservation Districts.** Ground-mounted systems shall be no larger than the square footage of solar panel surface area allowed based on the size of the lot as shown below. If a combination of roof-mounted and ground-mounted systems is utilized, the total solar panel surface area cannot exceed the aggregate square footage of the roof areas on the property on which the system is installed. No variance or waiver to the size or setback requirements of the ground-mounted system is allowed in the Residential Districts.

(.)

<i>Lot Size</i>	<i>Solar Panel Surface Area Maximum Square Footage for Ground-Mounted Systems</i>
(...)	(...)
More than 3 acres	Aggregate square footage of the roof, or roofs of structures, situated on the subject property

(...)

- (2) **Setbacks.** Ground-mounted facilities shall satisfy the minimum side, front, and rear yard setback requirements for the principal use and district in which the use is situated. There shall be no variance to the front yard setback.

- (3) **Height limits.** Ground-mounted systems may not exceed a total height of ten feet above existing grade.

The plan proposes the installation of solar panels in suitable areas of the building's roof and in three areas of the surrounding land. Section 158.153 (above) permits the installation of a combined total of roof and ground-mounted panel area equal to or less than the total square footage of the roof areas on the property. The total area of this site's roof is noted to be 90,377 square feet, and a total of 67,269 square feet of panels are proposed to be installed between the roof (33,217 square feet) and the ground (34,052 square feet).

There are three areas of the property where ground-mounted panels are proposed to be installed. One area is in the eastern side of the site, to the right of the main parking lots. The remaining two areas of ground-mounted panels are located on the northern side of the site in the rear of the property, to the northwest of the rear parking lot and along its access drive.

Landscaping is proposed along the parking-lot-facing sides of the ground-mounted panel sites, with a mix of trees and evergreen shrubs being indicated. Landscaping's review recognizes new landscaping is necessary as existing plants are being removed, however they note that the current plans exceed the standard requirements and could be reduced if desired.

Forest Conservation requirements are applicable for this project, which are proposed to be



addressed off-site. Further review will occur during the final site plan process.

Stormwater management concept level requirements have been met; the plan proposes the establishment of meadow conditions and level spreaders below the ground-mounted panels to control the flow of water. Water Resource Management and Floodplain are exempt.

Grading and Sediment control offices have both approved the concept plan. Site Compliance/ADA Review has also approved the plan.

Fire Protection has approved the plan. A previous comment questioned the required driveway width for solar panels, however as this use is an accessory use and not a principal use, there are no driveway requirements applicable for the solar panels.

Access to the site via the existing split-entrance to Obrecht Road and the internal driveways connecting parking lots will remain unchanged. The plan also proposes the removal of two portions of an existing gravel drive in the rear of the site that connects the three adjoining properties. This drive leads from the Fairhaven and Copper Ridge driveway networks to a brush pile on the Fairhaven Park property. Each property will remain independently accessible from Obrecht Road following these changes.

Obrecht Road is maintained by the Town of Sykesville in this area. The Town received a copy of the plans for review; however, they made no comments. The State Highway Administration has reviewed the plan and had no comment.

The Health Department has requested that certain notes be added to the plans, however they had no comments about the proposed solar panels. Additionally, the Bureau of Utilities has reviewed the plans for impacts to the existing infrastructure and did not find any concerns.

The Zoning Administration has approved the plan, and the Office of Comprehensive Planning has noted that the plan is in compliance with the *2018 Freedom Community Comprehensive Plan, Town of Sykesville Comprehensive Plan 2023* and the *Carroll County Water and Sewerage}; Master Plan*.

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.

**Discussion:**

Kierstin Marple presented the staff report.

Jeff Zigler, Engineer with CLSI and Shawn Brodie with HESP Solar, LLC were present.

Mr. Robertson asked if the stormwater guidelines for solar were the same as those for water coming off a roof.

Ms. Marple explained stormwater is based on the amount of ground you disturb. In the area

where the solar panels will be, they are suggesting a meadow type of ground / grasses with longer roots, with level spreaders to help the grasses absorb the water.

Mr. Robertson asked if the existing stormwater pond is adequate to handle the amount of run off from the solar panels.

Mr. Zigler responded yes; the existing stormwater pond is adequate.

Mr. Robertson asked whether they considered covering the parking lots with solar.

Mr. Brodie explained it was too expensive to cover the parking lots. HESP Solar investigated putting solar over the parking area but having to build the steel housing over the facility to hold the panels was not financially feasible.

**Public Comment:**

There were none.

**Decision:**

There was none.

**SPECIAL REPORT: ELEVATED BOTANICS CANNABIS DISPENSARY DRIVE-THROUGH – SF-25-0033**

**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