

CONCEPT/PRELIMINARY SUBDIVISION PLAN REPORT
to the
Carroll County Planning and Zoning Commission
April 21, 2026

Prepared by
David Becraft, Development Review Division

SUBJECT: P-24-0029 – Eldersburg Corporate Park Subdivision
LOCATION: Terminus of Progress Way, South of Bennett Road; C.D. 05
OWNER: Long Meadow Park LLC, 2560 Lord Baltimore Drive, Baltimore, MD 21244
DEVELOPER: St. John Properties Inc., 2560 Lord Baltimore Drive, Baltimore, MD 21244
SURVEYOR: DDC, Inc. 184 East Main Street, Westminster, MD 21157
ZONING: Light Industrial (I-1)
ACREAGE: 34.48 acres
WATERSHED: Liberty Reservoir
NO. OF LOTS: 4 lots
MASTER PLAN: Commercial-High Intensity – Freedom Community Comprehensive Plan 2018

PRIORITY
FUNDING AREA: Freedom
DESIGNATED
GROWTH AREA: Freedom
WATER / SEWER
DISTRICT: Existing Water / Existing Sewer

❖ **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 review and direction of a concept major subdivision plan and preliminary plan approval.

One action is 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.

❖ **Existing Conditions**

The subject property is one of four parcels which collectively are recognized as the “Beatty Property.” The subject property is 34.48 acres and is currently undeveloped. The property is

comprised of mostly open meadow, with a residential dwelling and barn residing on the eastern portion of the property. North of these structures is a separately owned parcel which encompasses an existing cemetery. There are no streams or 100-year floodplain designations located on the property, but there are wetland and stream buffers which extend onto the subject property from the south. There are sparse wooded areas along the southern, eastern, and western property boundaries.

The adjoining property which surrounds the subject property along the northern, southern, and eastern property border is also owned by the same entity (Long Meadow Park LLC) and has a plan in process for an age-restricted community. The adjoining properties to the west consist of industrial-zoned properties and are currently developed. The subject property and all adjoining properties lie in the Existing / Final Planning Water and Sewer Service areas.

❖ **Plan Review:**

On February 5, 2025, an initial subdivision plan for the subject property was submitted to the Development Review Division and distributed to technical review agencies. The developer has proposed subdividing the 34.48-acre parcel into four lots ranging from 4.54 acres to 9.74 acres. This subdivision is in conjunction with the proposed development of the site as an industrial park (Eldersburg Corporate Park, file number S-23-0022).

The associated industrial park is comprised of 7 flex/mixed-use buildings. Lots 1-3 are each shown with two buildings, with the remaining building residing on Lot 4. The associated site development plan also proposes the extension of Progress Way and the construction of Georgetown Boulevard Extended, a planned major street. The area encompassing these roadways will be conveyed to Carroll County as part of this subdivision.

Floodplain Management and Water Resource Management have both granted approval of the plan, with easements being required. The Zoning Office has granted approval of the proposed lots as shown. All other review agencies have granted approval with the requirement of comments being addressed in the site development plan.

The concept site plan was subject to citizen involvement at the March 24, 2025 Technical Review Committee (TRC) meeting. Three citizens were in attendance for this project but did not voice any objection. No written comments or phone calls were forwarded to the Development Review Division since the meeting.

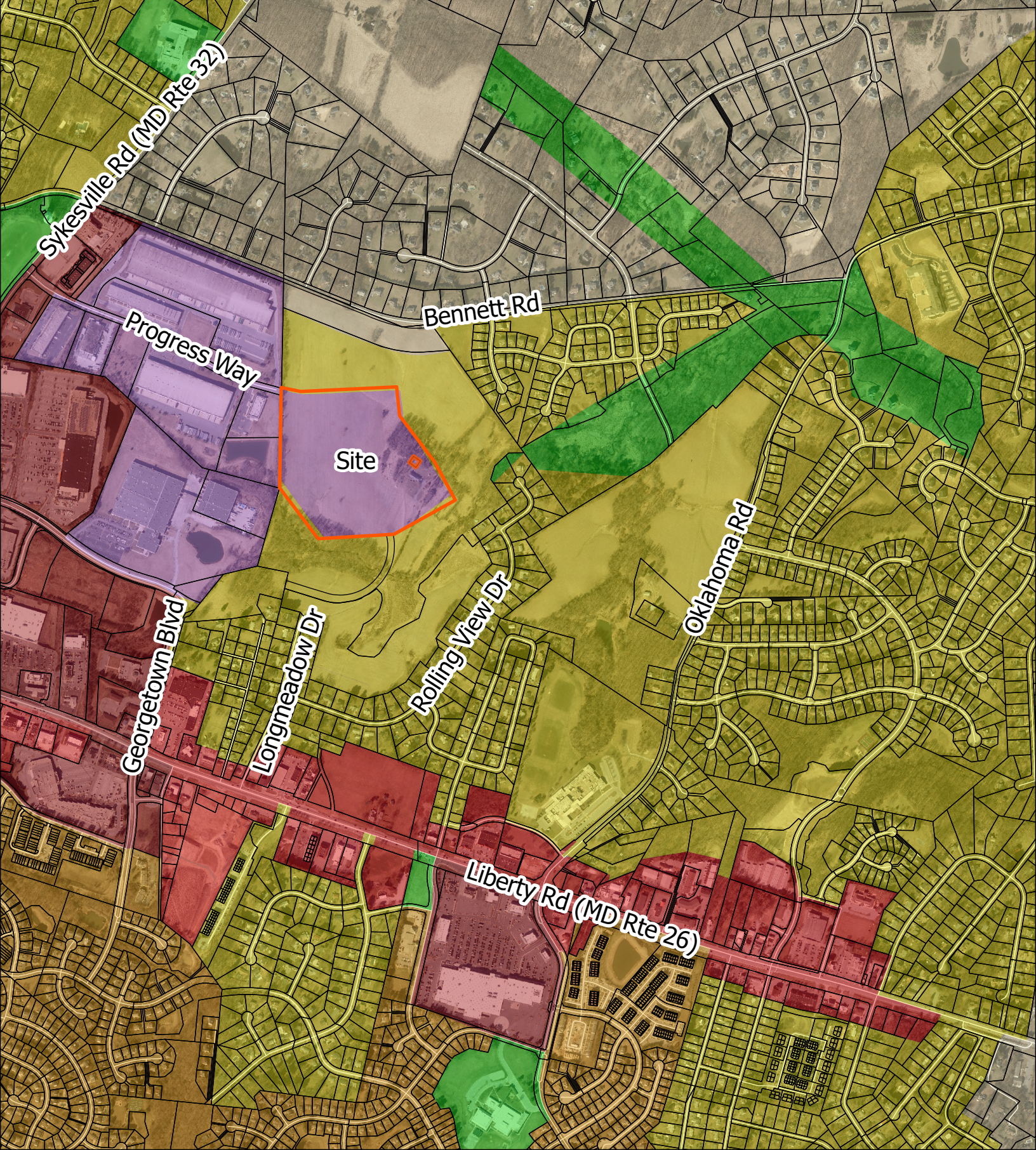
As a non-residential subdivision, the plan is exempt from Chapter 156, Adequate Public Facilities and Concurrency Management, of the Code of Public Local Laws and Ordinances of Carroll County.

With regards to a preliminary plan, Chapter 155.032(C)(5)(a) states, "Final plans need not be brought before the Planning Commission for review of compliance with the approved preliminary plan and all other applicable regulations at its regular meeting, unless specifically requested by the Planning Commission. If final plan review is not requested by the Planning Commission, in accordance with this chapter, the Chairperson or the Secretary of the Planning Commission shall be empowered to approve and sign the final plan upon confirmation from the Bureau that the plan meets all requirements of this chapter and all conditions for approval of such plat have been met, or shall disapprove the final subdivision plan or may approve it with conditions with respect to the timing of recordation or building permits."

❖ **Recommendations:**

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

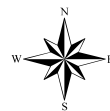
1. That a Stormwater Management Easement and Maintenance Agreement be granted to the County Commissioners of Carroll County as an easement of access to the County Commissioners or authorized representatives by a deed to be recorded simultaneously with recordation of the subdivision plat.
2. That a Forest Conservation Easement shall be granted to the County Commissioners of Carroll County by a deed to be recorded simultaneously with the recordation of the subdivision plat.
3. That a Forested Water Resource Protection Easement shall be granted to the County Commissioners of Carroll County by a deed to be recorded simultaneously with the recordation of the subdivision plat.
4. That a Floodplain Easement shall be granted to the County Commissioners of Carroll County by a deed to be recorded simultaneously with the recordation of the subdivision plat.
5. That a Public Drainage and Utility Easement shall be granted to the County Commissioners of Carroll County by a deed to be recorded simultaneously with the recordation of the subdivision plat.
6. That a cross easement agreement for shared facilities be recorded simultaneously with recordation of the subdivision plat.
7. That a Private Ingress/Egress Easement shall be recorded simultaneously with recordation of the subdivision plat.
8. 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.
9. That the Preliminary Plan approval shall become void 24 months after the date of written approval unless such plan has received final approval by the Planning Commission and has been recorded as a plat in the Land Records of Carroll County or an extension has been approved by the Director of Planning and Land Management for recordation of the subdivision plat.



Eldersburg Corporate Park

P-24-0029

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



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



Legend

 Streams

 Road Centerlines

Eldersburg Corporate Park Subdivision P-24-0029



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