

CONCEPT SUBDIVISION PLAN REPORT
to the
Carroll County Planning and Zoning Commission
December 16, 2025

Prepared by
David Becraft, Development Review Division

SUBJECT: P-24-0058, Patapsco Estates, Section 6
LOCATION: West of Patapsco Drive, east of Gaither Road: C.D. 5
OWNER: Roll The Dice LLC, 1935 Babbs Court, Marriottsville, MD 21104
DEVELOPER: Same as owner
ENGINEER: D.S. Thaler & Associates LLC, 7715 Ambassador Road, P.O. Box 47428, Baltimore, MD 21244
ZONING: R-20,000
ACREAGE: 9.91 acres
WATERSHED: South Branch Patapsco
NO. OF LOTS: 6
FIRE DISTRICT: Sykesville Freedom District Fire Department
MASTER PLAN: Medium Density Residential - 2014 Carroll County Master Plan
PRIORITY
FUNDING AREA: Freedom
DESIGNATED
GROWTH AREA: Sykesville

❖ **Action Requested:**

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 with a request for modification to the maximum number of users for a use-in-common driveway in accordance with chapter 155.039(N). **Action is required.**

❖ **Existing Conditions:**

The subject property is undeveloped, zoned R-20,000, and lies on the west side of Patapsco Drive. There is a stream that flows along the western property boundary, but no 100-year floodplain designations are located on-site. From Patapsco Drive, the property slopes downward toward the western property line, with approximately 50 vertical feet of elevation change. Adjacent properties are zoned either zoned R-10,000 or R-20,000 and are developed with single-family homes. The subject property and the adjoining properties utilize public water and private septic systems.

❖ Plan Review:

Within this subdivision plan, the developer proposes to create six new lots of subdivision and a non-residential parcel around the stormwater management facility. The six new lots will range in size from 0.873 acres to 2.243 acres. The Stormwater Management parcel will be 1.142 acres. All proposed lots meet the standard minimum size of 20,000 square feet, lot width of 100', and setback requirements from all property lines as applicable to the R-20,000 zoning district, outlined in Chapter 158.075.03. All lots shown on the plan will utilize public water and private septic systems.

On September 30, 2024, a concept subdivision plan for Patapsco Estates Section 6 was submitted to the Development Review Division and distributed to technical review agencies. The plan was subject to citizen involvement at the November 25, 2024 Technical Review Committee meeting. Seven citizens were in attendance and expressed concern of flooding on the property, damage to the existing roadway, distance of new houses to the property boundary, and the number of trees to be removed. A phone call was received after the meeting and outlined concerns with the current road conditions and speeding. An email was received prior to the meeting and has been attached.

Access to the lots is proposed from a new use-in-common (UIC) driveway which will connect to Patapsco Drive. The UIC drive will necessitate a name in accordance with Chapter 155.039(E) of the Code of Public Local Laws and Ordinances of Carroll County. A Declaration of Maintenance Obligations and an access easement for the shared drive will need to be recorded.

📖 §155.039 USE-IN-COMMON DRIVEWAY STANDARDS AND CRITERIA.

(C) **Maximum number of users.** The maximum number of users for a UIC driveway, including subdivision lots, remaining portions, remainders, and off conveyances, if applicable, is seven in the A and C Districts and five in the Residential Districts.

(E) **Names.** All UIC driveways serving three or more lots shall be named. Names shall be approved by the Bureau. Street signs shall be installed in accordance with the Department of Public Works, or its successor agency, requirements.

(I) **Maintenance.** The developer shall make adequate provisions for UIC driveways and the methods of maintenance, including a Declaration of Maintenance Obligations, shall be recorded with the plat. A note to this effect shall appear on the subdivision plat.

The maximum number of users permitted on a UIC driveway is five in the Residential Districts. A request for modification to the UIC driveway maximum number of users requirement from 5 to 6 has been submitted by the developer (request attached). Determination of a modification to requirements for a UIC driveway lies with the Planning and Zoning Commission, per Section 155.039 of the Code:

📖 §155.039 USE-IN-COMMON DRIVEWAY STANDARDS AND CRITERIA.

(N) **Modifications.** Where the Planning and Zoning Commission finds that because of unusual circumstances of shape and topography or other physical features or conditions of the proposed subdivision, or because of the nature of adjacent developments, extraordinary hardship may result from strict compliance with the UIC design requirements of § [155.039](#) and current County Standards, there may be granted a modification when requested by the developer/owner. However, no such modification shall be granted which will have the effect of nullifying the intent and purpose of the Master Plan, the zoning regulations, this chapter or any other pertinent rules, regulations or laws of the county. Prior to considering such requests, the Planning and Zoning Commission shall refer the matter for technical agency review, which may include the Department of Public Safety or the Department of Fire & EMS. In granting modifications, the Planning and Zoning Commission will consider the comments from the technical review agencies and may require such conditions as will, in its judgment, secure substantially the objectives of the standards of the requirements so waived or

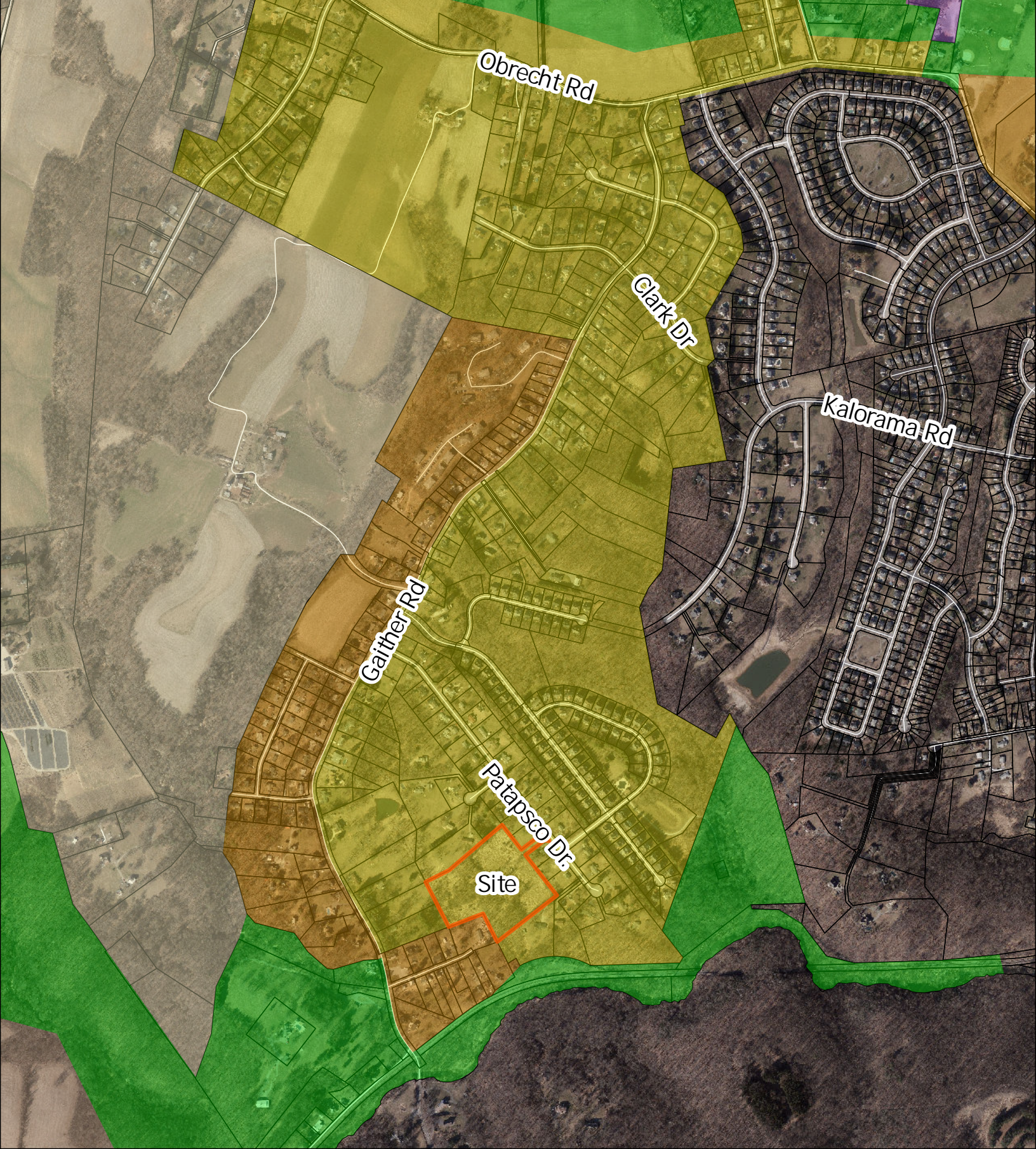
Chapter 155, Development and Subdivision of Land modified. The applicant shall submit a written request for a modification to the county. The request shall include the specific conditions necessitating a modification and include supporting documentation. Any modification for a particular subdivision or development shall be noted on the final plat and appear in the records of the Division.

Engineering Review has granted concept approval of the plan with additional comments to be addressed on the subsequent submittal. As currently designed, the Landscaping ordinance does not apply to this project. The plan has received concept approval from Floodplain Management and Water Resources Management. Grading and Sediment Control has granted concept approval with additional comments to be addressed. The Carroll County Health Department and the Bureau of Utilities have both granted concept approval of the plan, with public water and private septic systems being proposed. Forest Conservation will be addressed by way of on-site afforestation.

The Resource Management Division has granted concept Stormwater Management approval. Stormwater Management will be addressed via drywells and a submerged gravel wetland.

In accordance with a site development plan memorandum from the Comprehensive Planning, the proposed land use is consistent with the 2014 Carroll County Master Plan's land use designation of Residential – Medium Density. The project is also consistent with the 2019 Water and Sewer Master 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.



Zoning_County Conservation R-10,000
Zoning R-40,000 I-1
Agriculture R-20,000

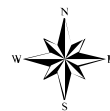
Patapsco Estates
Section 6
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Property line shown hereon
are from tax maps and therefore
are approximate and are shown
for illustrative reference only.
Photograph date: Spring 2020



Patapsco Estates
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— HYD_StreamsLidar



Property line shown hereon
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Photograph date: Spring 2020

December 20, 2024

Mr. David Becraft
Carroll County Government
Bureau of Development Review
225 N. Center St.
Westminster, Maryland 21157

RE: Patapsco Estates
Patapsco Drive Sykesville, Maryland

Dear David:

As the developer of this property, please accept this document letter as a formal request of the Planning Commission to consider a modification to the County Code. The modification requested is to Chapter 155.025(C) which states “The maximum number of users for a UIC driveway, including subdivision lots, remaining portions, remainders, and off conveyances, if applicable, is seven in the A and C Districts and five in the Residential Districts.” Our property is zoned R-20,000. We request an increase of the maximum number of users on a Use-In-Common Driveway to allow six (6) users and in-fee strips for the proposed common driveway to serve the property known as Patapsco Estates located on Patapsco Drive. in Sykesville.

We believe there are compelling reasons to allow this modification, which are detailed below.

1. To mitigate the additional user, the UIC driveway will be constructed significantly above the specification required under Chapter 155.025. The driveway will be constructed 18' wide with a full-size 70' cul-de-sac at the end, as shown on the attached plan. This will allow for two full travel-ways on the driveway so cars may pass by one another safely.
2. This parcel is the remaining lands of a larger tract that over the years has been developed in a way that allows limited access to Patapsco Drive. There is only one access into the property so it is not possible to add a 2nd entrance. The 50'x 200' strip that serves as the access point for the parcel where we would locate the UIC driveway has been part of this parcel of land for over 50 years and has always been intended to be used as the only entrance for the subdivision. It would not be practical to locate a 2nd individual driveway within the 50' access strip to try to accommodate the Code.
3. While this property is zoned R-20,000, it does not have feasible access to public sewer. Therefore, developing this property will require private on-site septic systems, which subjects the property to the requirements of Senate Bill 236, limiting the maximum number of new residential lots to 7. In addition, the environmental constraints of the property and results of Health Department percolation tests further limit the number of new homes in the subdivision. Thus, the concept plan calls for 6 new residential lots, despite the property zoning which allows for a total density of 21 lots. The construction and design criteria for a public roadway is not economically feasible, given the small number of lots.

4. The sight distance at the entrance is well above County and SHA standards in both directions, measuring 1,500'± to the north and 500'± (end of road) to the south.

Please add this request to the Concept Plan review planning commission meeting for Patapsco Estates, once all TRC plan comments have been addressed. If you have questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Frizzera', with a long horizontal flourish extending to the right.

Mark Frizzera
Member