

**CONCEPT SITE PLAN REPORT**  
**to the**  
**Carroll County Planning and Zoning Commission**  
**June 17, 2025**

**Prepared by**  
**David Becraft, Bureau of Development Review**

**SUBJECT:** S-23-0016, Everbrook Academy

**LOCATION:** South side of Londontown Boulevard, west of Georgetown Boulevard;  
C.D.5

**OWNER:** Main Street Eldersburg LLC, MSMI LLC, 2328 W. Joppa Road, Suite  
200, Lutherville, MD 21093  
(Managing member: Dixon Harvey)

**DEVELOPER:** Oppidan, 400 Water Street, Suite 200, Excelsior, MN 55331  
(Managing member: David Scott)

**ENGINEER:** Kimley-Horn and Associates, Inc., 215 Washington Avenue, Suite 500,  
Towson, MD 21204

**ZONING:** C-3, Commercial High Intensity

**ACREAGE:** 5.64 acres

**WATERSHED:** Liberty Reservoir

**FIRE DISTRICT:** Sykesville Freedom District Fire Company

**MASTER PLAN:** Commercial-High - 2018 Freedom Community Comprehensive Plan

**PRIORITY**

**FUNDING AREA:** Freedom

**DESIGNATED**

**GROWTH AREA:** Freedom

**WATER/SEWER**

**DISTRICT:** Existing Water/Sewer (Freedom)

**❖ 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 5.64-acre property and is designated as Lot 3B within the Bevard Square Business Park subdivision, recorded in Plat Book 56 Page 206 (plat attached). The property lies in the C-3, Commercial-High, zoning district and is void of any structures or site improvements. There is a stream on the south-side of the property, but no FEMA 100 Year Floodplain designations are on site.

Adjoining properties to the south, east, and west are currently zoned C-3 and are either developed commercially or vacant. The adjoining property to the north, across Londontown Boulevard, is zoned Light Industrial (I-1) and is comprised of a multi-use building. All adjoining lots are located within the 2018 Freedom Community Comprehensive Plan and the Freedom Growth Area. The subject property and adjoining properties are all served by public water and sewer.

❖ **History:**

A site development plan, Main Street Eldersburg (file number S-05-025), was previously approved by the Planning Commission in 2008. Although approved by the Commission, no construction took place and that project approval expired.

A site development plan, Eldersburg Station (file number S-17-0042) on the adjoining western property, was previously approved by the Planning Commission in 2020 (plan attached). Within that development, a joint access with the subject site was proposed and approved, but has not yet been constructed.

❖ **Site Plan Review:**

The plan identifies the construction of one building: a one-story 11,206 square-foot daycare facility. Parking for the facility is proposed on the north side of the building, with the dumpster enclosure connecting to the parking area on the east. Play areas are located behind the building with chain link fencing and white vinyl fencing being used. Sidewalk will be constructed along Londontown Boulevard for the full frontage of the subject property and will connect to the existing sidewalk to the east.

The concept site development plan was initially submitted to Development Review on June 17, 2024. The plan was subject to citizen involvement at the October 28, 2024 Technical Review Committee meeting. No citizens signed in at the meeting and no citizens have sent correspondence regarding this project.

Access to the site will be by a new access point from Londontown Boulevard. This access was reviewed and approved within the adjoining site development plan, Eldersburg Station. Although approved under the Eldersburg Station plan, this entrance will be constructed with this proposal. Based on the projected trip generations for this use, a traffic study is not required per the DPW Manual.

Chapter 155 of the Carroll County Code states that parking requirements for a day care center are "1 for each employee on the maximum shift, plus 1 per 10 children". The parking tabulation within the plan denotes 27 employees and 160 children, requiring 43 parking spaces. The plan shows 47 parking spaces being proposed.

Architectural details for the proposed building are shown on sheet 13 within the plan set. The building materials are depicted as a masonry base that will transition into Exterior Insulation and Finish Systems (EIFS). Colors are shown as a variety of earth tones. A building-mounted sign will face Londontown Boulevard with no other signs being proposed.

The site will utilize both building-mounted and free-standing lights. Pole lights, 25-foot mounted height, are proposed at the new parking area and entrance. Building-mounted lights will be downward facing sconces above the exterior doors. A photometric plan is included in the set on sheet 12.

An amended plat will be processed to shift the western property boundary. Zoning Administration has reviewed the proposed development lot line adjustment and has confirmed that the revised plan adheres to all applicable setback requirements, ensuring full compliance with zoning regulations.

The Bureau of Utilities has granted concept approval for water and sewer but will require additional details at the final plan review. The plan will comply with requirements of fire protection. A fire hydrant is proposed within a parking area island. The building will be sprinklered.

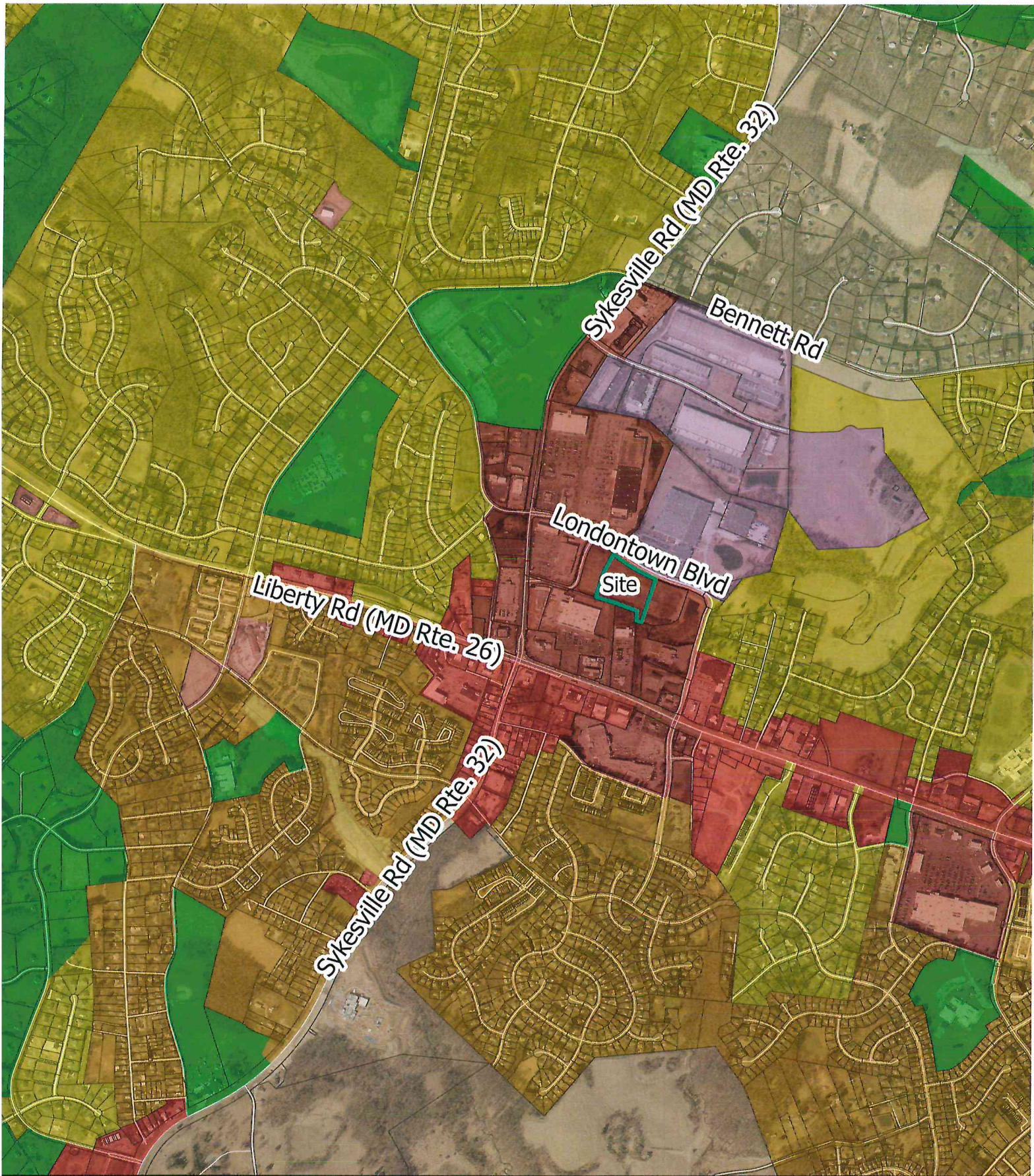
Forest Conservation for the site was previously completed under Main Street Eldersburg development. Landscaping has been conceptually approved with landscaping proposed around the parking areas, along Londontown Boulevard, and between the proposed building and the western property boundary. Water Resources has approved the concept plan. The project is exempt from the Floodplain code.

Stormwater Management has granted concept approval. The site will utilize micro-bioretenion facilities and an underground stormwater management facility that will feed into the nearby regional stormwater management facility.

In accordance with a site development plan memorandum from the Bureau of Comprehensive Planning, the proposed land use is consistent with the 2018 Freedom Community Comprehensive Plan land use designation of Commercial-High (C-3), as well as the 2014 Freedom Bicycle-Pedestrian Master Plan and the Carroll County Water and Sewer 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.





- |                 |              |     |
|-----------------|--------------|-----|
| FEMA Floodplain | Conservation | C-1 |
| R-40,000        | C-2          | C-3 |
| R-20,000        | I-1          |     |
| R-10,000        |              |     |
| Agriculture     | R-7,500      |     |

**Everbrook Academy**  
**S-23-0016**



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





**Everbrook Academy**  
**S-23-0016**

— HYD\_Streams



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



Name	Radius	Arc	Delta	Tangent	Chord Bearing	Chord Length
C1	2034.75'	838.57'	23° 36' 47"	425.32'	S 62° 53' 45" E	832.65'
C2	750.00'	61.56'	04° 42' 09"	30.80'	S 72° 21' 02" E	61.54'

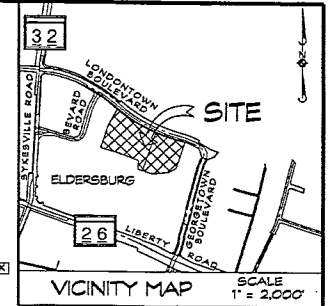
CURVES ARE DESIGNATED AS THUS:

K & S LONDONTOWN DE LLC  
L 9458, F. 124  
ZONING: I-1  
LAND USE: INDUSTRIAL PARK  
P.B. 14, PG. 71

ROYAL AZIMUTH  
N 63° 6' 21" E 11.945°  
E 1.327041, 1800°  
N: 648.245°

Point	Northing	Easting
LC5	633299.5458	1327547.0069
LC7	633161.5751	1327906.6432
LC8	633209.5400	1327994.3892
LC9	633221.5521	1328095.3501
LC10	633540.2106	1328036.7069
LC11	633919.5739	1327295.4088
LC12	633916.5778	1327294.4333
LC23	633453.5793	1327102.1773
LC24	633720.9829	1327188.0557
LCF213	633367.1239	1327112.6577
LCF998	633194.7334	1327540.8383
LCF1002	633139.3034	1327717.9539

COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND COORDINATE SYSTEM (NAD-83/91) AND DESIGNATED AS THUS:



#### GENERAL NOTES:

- OWNER: MAIN STREET ELDERSBURG LLC & MSMI, LLC  
DEED REFERENCE: LIBER 8416, FOLIO 391  
DATE: DECEMBER 21, 2007  
GRANTOR: MSMI, LLC
- NO GRADING, FILLING OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
- ANY MODIFICATION OR PLAT REASSESSMENT SHALL BE SUBJECT TO APPROVAL BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
- NOTHING SHOWN OR STATED ON THIS PLAT SHALL CREATE A COVENANT OR RESTRICTION OF TITLE.
- COUNTY MASTER PLAN FOR WATER AND SEWERAGE  
WATER - EXISTING SERVICE AREA  
SEWER - EXISTING SERVICE AREA  
PUBLIC WATER AND SEWER WILL BE AVAILABLE AND NO INDIVIDUAL WATER OR SEWERAGE SYSTEMS SHALL BE PERMITTED.
- NO BUILDING PERMIT OR ZONING CERTIFICATE SHALL BE ISSUED FOR ANY LOT SHOWN HEREON UNTIL SUCH TIME AS A SITE DEVELOPMENT PLAN HAS BEEN APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
- AMENDED LOTS 3B AND 4B ARE SUBJECT TO A 1' WIDE INGRESS AND EGRESS SIDEWALK EASEMENT FOR PUBLIC USE ALONG LONDONTOWN BOULEVARD AS SHOWN HEREON.
- A PERPETUAL DRAINAGE EASEMENT WAS GRANTED TO THE COUNTY COMMISSIONERS AS SET FORTH IN THE AMENDED DEED OF EASEMENT, DATED JUNE 21, 2007, AND RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY IN LIBER 5272, FOLIO 424. AN AMENDED PERPETUAL DRAINAGE EASEMENT, WITH A TOTAL ACERAGE OF 0.3673 ACRES, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONER BY DEED TO BE RECORDED SIMULTANEOUSLY HERewith.

GEORGETOWN BOULEVARD

22NOV15 PM12:22

#### PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO RE CONFIGURE LOTS 3A & 4A, TO EXTINGUISH EXISTING WATER AND SEWER EASEMENTS WITHIN LOTS, TO MODIFY A PERPETUAL DRAINAGE EASEMENT, TO REMOVE THE VEHICULAR ACCESS POINTS, AND TO ADJUST MINIMUM BUILDING LINE TO CURRENT ZONING STANDARDS.

SHEET 1 OF 1  
2ND AMENDED PLAT OF LOTS 3A & 4A  
SECTION ONE

## BEVARD SQUARE BUSINESS PARK

PREVIOUSLY RECORDED IN PLAT BOOK 50, PAGE 141  
5th ELECTION DISTRICT \* CARROLL COUNTY, MARYLAND

#### PERPETUAL DRAINAGE EASEMENT LINE TABLE

Line No.	Bearing	Distance
P1	S 44° 40' 45" E	50.41'
P2	S 49° 26' 05" E	68.05'
P3	S 72° 45' 23" E	239.84'
P4	S 83° 16' 05" W	54.00'
P5	N 85° 05' 27" W	83.00'
P6	N 72° 45' 17" W	229.43'
P7	N 03° 22' 13" E	70.21'
P8	N 70° 39' 00" E	37.28'
		15,992 S.F. 0.3971 AC.

#### DATA TABULATIONS:

- NUMBER OF EXISTING LOTS: 2
- TOTAL AREA OF EXISTING LOTS: 9.3717 ACS.
- TOTAL AREA OF PLAT: 9.3717 ACS.

#### LEGEND

WATER AND SEWER EASEMENT TO BE EXTINGUISHED

PUBLIC WATER AND SEWERAGE FACILITIES WILL BE AVAILABLE FOR ALL LOTS OFFERED FOR SALE

OWNER'S SIGNATURE:   
DATE: 9/23/22

OWNER'S SIGNATURE:   
DATE: 9/23/22

OWNER / DEVELOPER  
MAIN STREET ELDERSBURG LLC  
C/O BLACK OAK ASSOCIATES INC.  
1 W. PENNSYLVANIA AVE, SUITE 975  
TOWSON MD 21204

OWNER / DEVELOPER  
MSMI, LLC  
C/O BLACK OAK ASSOCIATES INC.  
1 W. PENNSYLVANIA AVE, SUITE 975  
TOWSON MD 21204

#### CERTIFICATION

The owner(s), to the best of his (their) knowledge, and the surveyor do hereby certify that the land shown herein has been laid out and the plat prepared in compliance with Section 3-10.5 of the Real Property Article of the Annotated Code of Maryland (1974). As amended, pertaining to the preparation of record plats and the sealing of maps.

OWNER'S SIGNATURE: MAIN STREET ELDERSBURG LLC

By: R. DIXON HARVEY  
MANAGER  
DATE: 9/23/22

OWNER'S SIGNATURE: MSMI, LLC

By: ADAM MILLER  
MANAGER  
DATE: 9/23/22

By: JAVIER MARCELO ROLDAN  
DATE: 9/23/22

Javier Marcelo Roldan  
Professional Land Surveyor No. 21885

CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL

By:   
DATE: 11/10/22

CARROLL COUNTY DEPT. OF PUBLIC WORKS FOR UTILITIES

By:   
DATE: 10/4/22

#### Date \* Revision \* By

8/2/22 \* ADDRESS CDR COMMENTS \* JS

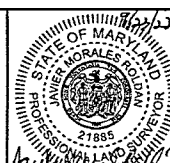
09/14/22 \* ADDRESS CDR CHTS \* PLUS



439 East Main Street Westminister, MD 21157-5539  
(410) 848-1790 FAX (410) 848-1791

Surveyed By: CLSI  
Computed By: CLSI

Drawn By: JS  
Checked By: JZ \ JMR

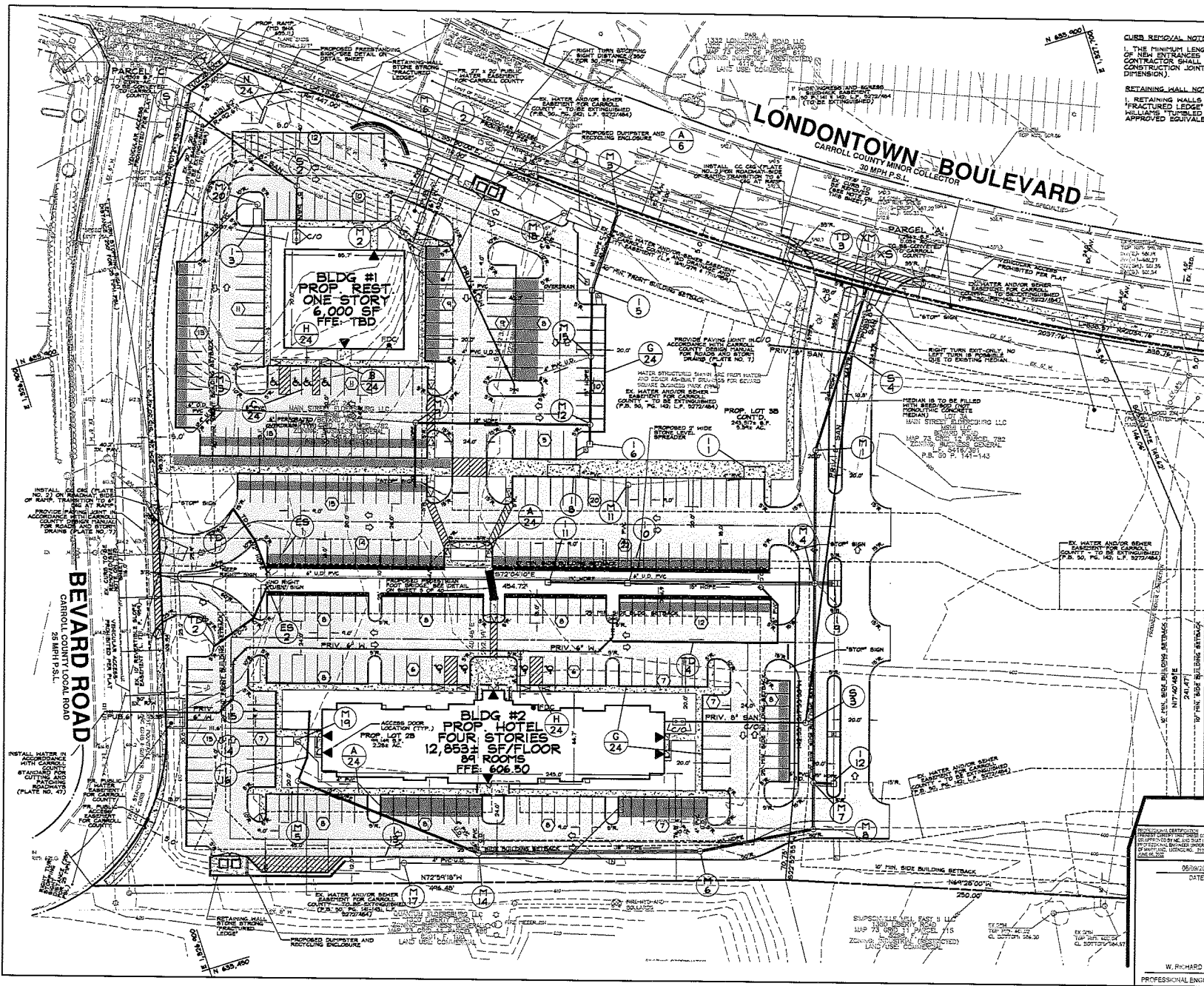


Javier Marcelo Roldan  
Professional Land Surveyor  
Registration No. 21885  
License Expires 08/09/2023

Date:

Drawing No.: 88276AS

County File No.: AP-22-0047




**CURB REMOVAL NOTE:**  
 THE MINIMUM LENGTH OF EX CURBS TO BE REMOVED FOR INSTALLATION OF NEW ENTRANCES SHALL BE AS DIMENSIONED ON THE PLAN. CONTRACTOR SHALL REMOVE EXISTING CURBS TO AN EXISTING CONSTRUCTION JOINT (I.E. TOTAL REMOVAL LENGTH MAY EXCEED DIMENSION).

**RETAINING WALL NOTE:**  
 1. RETAINING WALLS SHALL BE CONSTRUCTED USING STRONG STONE IN A FRACTURED LEADER PATTERN. WALLS SHALL BE STAINED USING SHERWIN WILLIAMS TUBED STONE SEMI-TRANSPARENT DECORATIVE STAIN OR APPROVED EQUIVALENT.

MATCH LINE  
SEE SHEET 3 OF 40

MATCH LINE  
SEE SHEET 3 OF 40

**DATA SOURCES:**  
 1. 2015 AERIAL PHOTOGRAPHY FOR FIELD SURVEY BY DDC  
 2. 2015 FIELD SURVEY FOR CONSTRUCTION OF PROPOSED SITE  
 3. 2015 FIELD SURVEY FOR CONSTRUCTION OF PROPOSED SITE  
 4. 2015 FIELD SURVEY FOR CONSTRUCTION OF PROPOSED SITE



**DDC**  
Development Design Consultants

OWNER:  
MAIN STREET ELDERSBURG LLC  
ONE WEST PENNSYLVANIA AVE  
SUITE 200  
TOWSON, MD 21204  
(410) 271-1800

DEVELOPER:  
ELDERSBURG ASSOCIATES  
ONE WEST PENNSYLVANIA AVE  
SUITE 200  
TOWSON, MD 21204  
(410) 271-1800

SITE ADDRESS:  
1215 BLDG LONDONTOWN BLVD  
ELDERSBURG, MD 21768

Planner  
Surveyor  
Engineer  
Landscape Architect

192 East Main Street  
Wheaton, MD 21157  
410.286.5550  
410.286.5554 (fax)  
DDC@DDCinc.com  
www.DDCinc.com

**2ND AMENDED SITE DEVELOPMENT PLAN FOR  
ELDERSBURG STATION  
(F.A. MAIN STREET ELDERSBURG)**

**SITE LAYOUT  
PLAN**

5TH ELECTION DISTRICT		CARROLL COUNTY, MD	
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DATE	BY
1	CO. FILE # S-17-0042	DES. BY: AJS	
2	TAX ACC. # 00 201017 & 00 201018	DRN. BY: AJS	
3	TAX MAP # 73	CHK. BY: AJS	
4	BLOCK / GRID: 12	DATE: 06/09/2020	
5	PARCEL # 752	DDC JOB # 07518.7	
6	ZONE / USE: C3	SHEET NUMBER:	

W. RICHARD DEMARCO  
 PROFESSIONAL ENGINEER NO. 21496  
 DWG. SCALE: 1" = 30'