

SPECIAL REPORT
to the
Carroll County Planning and Zoning Commission
September 16, 2025

Prepared by
Laura Matyas, Bureau of Development Review

SUBJECT: SF-25-0050, Releaf Cannabis Dispensary
LOCATION: 1337 Liberty Road (MD Route 26), Eldersburg, MD 21784
OWNER: Mathias/Schlee LLC, C/O Mathias, 132 Peachtree Rd, Ocean City, MD 21842-4561
DEVELOPER: Releaf Dispensary, 1337 Liberty Road, Sykesville MD, 21784
ENGINEER: N/A
ZONING: C-2, Commercial Medium Intensity
ACREAGE: 1.0 acres
FIRE DISTRICT: Sykesville
MASTER PLAN: Commercial Medium – 2018 Freedom Community Comprehensive Plan
DESIGNATED GROWTH AREA: Freedom

❖ **Action:**

The plan is before the Planning and Zoning Commission per the Code of Public Local Laws and Ordinances of Carroll County, Zoning Regulations, Chapter 158.059(C) for approval.

§ 158.059 CANNABIS.

Uses related to the growing, processing, or dispensing of cannabis shall comply with the following requirements:

- (C) The use shall be subject to site plan approval by the Planning Commission pursuant to § 155.050.

❖ **Existing Conditions:**

The subject property has an approved 2020 site plan, Smoothie King Drive Thru, which proposed the addition of a drive-thru lane at the eastern side of the Planned Business Center (PBC) at 1337 Liberty Road. This simplified site plan identifies the current occupants of the PBC as a Smoothie King, Hutchinson's Flowers, and Hairs 2 You. The property is located on the south side of Liberty Road (MD Route 26) east of the Sykesville Road intersection.

There is an existing pylon sign for the PBC located between the two entrances to the subject property from Liberty Road. The site currently offers 47 parking spaces; 16 residing behind the existing building and the remaining 31 located in the front. There are no streams or FEMA 100 Year Floodplain designation on site.

The property lies in the C-2, Commercial Medium, zoning district with two established accesses, both onto MD 26 (Liberty Road). All adjoining properties are within the 2018 Freedom Community Comprehensive Plan area, zoned C-2 or C-3, and host commercial businesses or strip commercial centers. The adjoining property to the west of the subject

property currently hosts a Burger King. To the east is Lot 1 of Freedom Village which currently host a two- story office building. The southern adjoining property is Lot 2B of Freedom Village which host a PBC along with restaurants and banks. Across Liberty Road is Lot 2-C of New Carroll Center. All adjoining properties are served by public water and sewer.

❖ **Plan Review:**

The developer proposes to use the western-most 3,817 square-foot tenant space in the building for a cannabis dispensary. The plan notes the retail floor area as 3,749 square feet. Cannabis dispensaries of less than 10,000 square feet are a principal permitted use in the C-2 zoning district. Parking is acceptable, no spaces are being added or removed. There are no new proposed freestanding signs.

With the change of use and the limits of disturbance being 0 square feet, the plan was processed as a simplified site development plan. It was reviewed by applicable technical agencies. The plan is exempt from Bureau of Resource Management codes. Site Compliance and Fire Protection & Emergency Services reviewed and approved the plan. The Zoning Administrator reviewed the plan for compliance with the zoning code and requirements specifically outlined in Chapter 158.059, Cannabis. All requirements are met, and the Zoning Administrator has approved the plan.

In accordance with 158.059(C), the site plan is before the Commission for approval.

CANNABIS DISPENSARY. An entity licensed under the Maryland Cannabis Administration that acquires, possesses, repackages, transports, sells, distributes, or dispenses cannabis or cannabis products, including tinctures, aerosols, oils, and ointments, related supplies, and education materials for the use by qualifying patients, caregivers, or consumers through a storefront or through a delivery service, based on license type.

§ 158.059 CANNABIS.

Uses related to the growing, processing, or dispensing of cannabis shall comply with the following requirements:

(A) For the purpose of this section, distance will be taken from the nearest point of the structure occupied by the use requiring separation to the nearest point of the structure from which the separation is to be established. A licensed cannabis dispensary may not locate within:

(1) Five hundred feet of:

(a) A pre-existing primary or secondary school in the state, or a licensed childcare center or a registered family childcare home under Title 9.5 of the Education article; or

(b) A pre-existing playground, recreation center, library, public park, or place of worship; or

(2) One-half mile of another cannabis dispensary.

(B) A licensed cannabis dispensary structure may not locate within 100 feet of the property line of a residential zoning district.

(C) The use shall be subject to site plan approval by the Planning Commission pursuant to § 155.050.

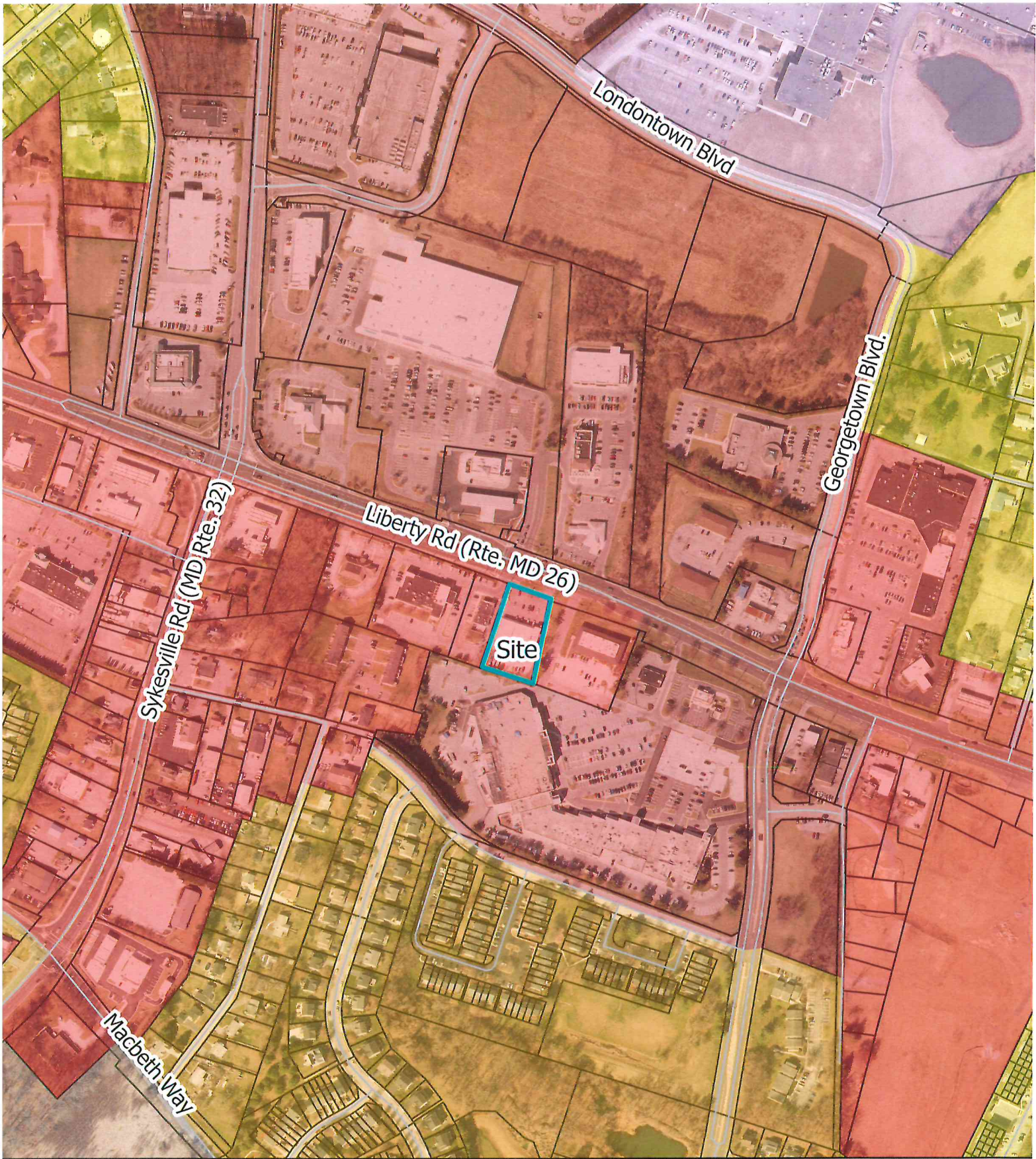
(D) All lighting, including security lighting required by COMAR 10.62.10.05, shall comply with Carroll County site plan requirements as specified in § 155.050.

(E) No variances from the requirements of this section shall be granted.

(F) Cannabis products are not permitted to be sold in conjunction with a temporary zoning certificate.

(G) A cannabis dispensary in conjunction with an on-site consumption establishment is prohibited in all zoning districts.

(Ord. 2019-05, passed 12-12-2019; Ord. 2024-04, passed 5-16-2024) Penalty, see § 158.999



Legend

Zoning_County	R-10,000
Zoning	C-2
C-3	
Agriculture	
I-1	
R-20,000	

Releaf Cannabis Dispensary
SF-25-0050



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



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