

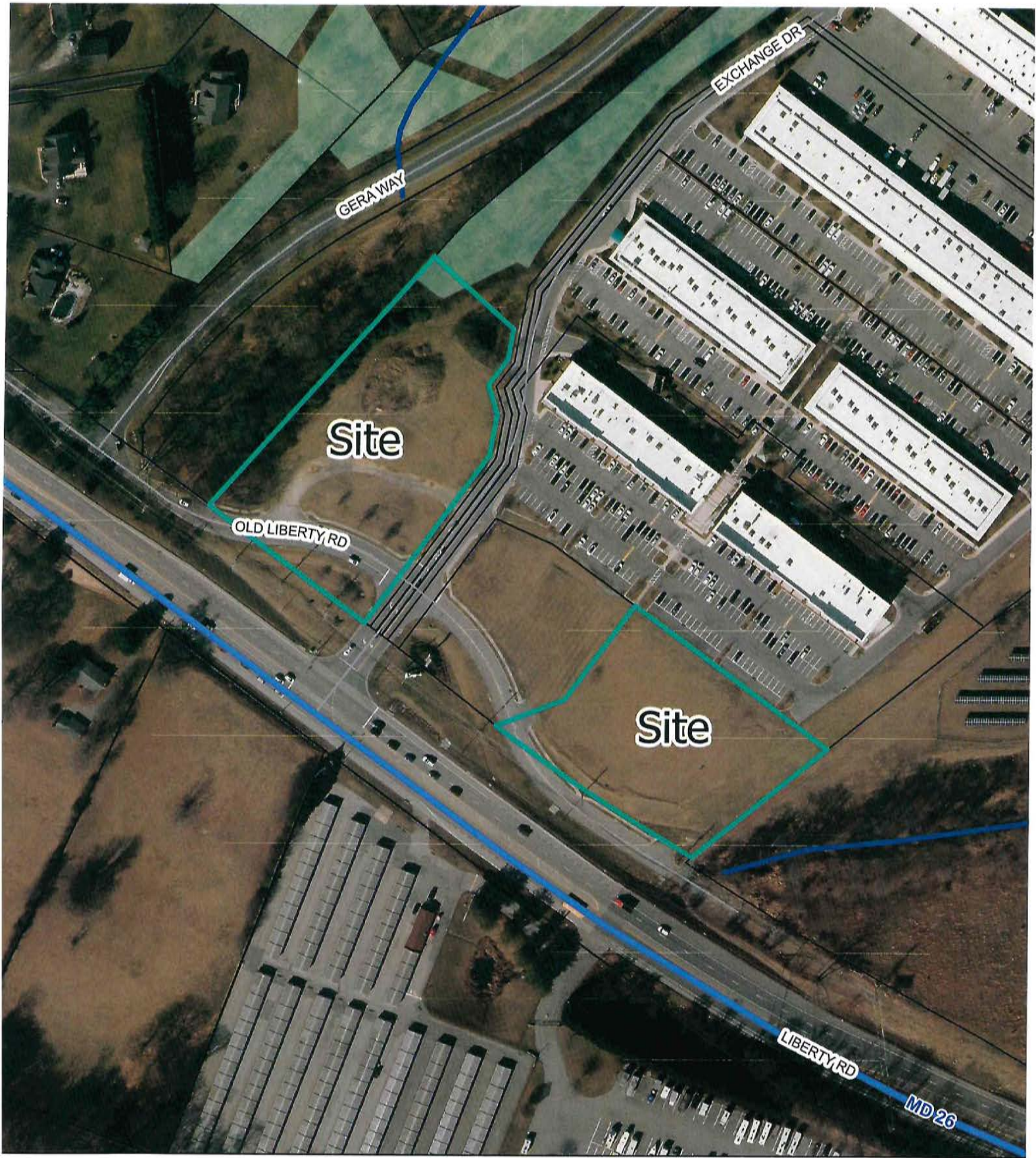


- Legend**
- Major Roads
  - Conservation
  - R-40,000
  - R-20,000
  - C-1
  - C-2
  - C-3
  - I-1
  - Agriculture
- Road Centerlines  
 Property Data

## Liberty Exchange 1st Amended Site Plan S-23-0019



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



- Legend**
- Streams
  - LU\_Easements\_FC\_Boundary
  - MajorRoads
  - RoadCenterlines
  - PropertyData

**Orthos2025 RGB**

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

## Liberty Exchange 1st Amended Site Plan S-23-0019



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**CONCEPT SITE PLAN REPORT**  
to the  
**Carroll County Planning and Zoning Commission**  
May 19, 2026

Prepared by  
**Amy Barcroft, Development Review**

**SUBJECT:** S-23-0019, Liberty Exchange Amended Site Plan

**LOCATION:** 5954 & 5955 Exchange Drive, Eldersburg, MD 21784, C.D. 5

**OWNER:** LST Inc. C/O St. John Properties Inc. 2560 Lord Baltimore Dr., Baltimore, MD 21244

**DEVELOPER:** Same as Owner

**ENGINEER:** DDC, Inc. 184 E. Main St. Westminster, MD 21157

**ZONING:** I-1, Light Industrial District

**ACREAGE:** 3.41 acres

**WATERSHED:** Liberty Reservoir

**FIRE DISTRICT:** Sykesville

**MASTER PLAN:** Industrial- 2018 Freedom Community Comprehensive Plan

**PRIORITY**

**FUNDING AREA:** Inside – Freedom

**DESIGNATED**

**GROWTH AREA:** Inside – 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 review and direction for a concept site plan. The Planning Commission may consider delegating approval of the final site plan to the Planning Commission Chair.

❖ **Existing Conditions:**

The subject property is Lot 1 and Lot 3 of an existing Business Park, Liberty Exchange, S-06-038, with a combined 3.41-acres on the north side of Old Liberty Road at the intersection of Exchange Drive. Lot 1 and 3 are undeveloped sites in front of the existing developed Business Park comprised of 7 additional buildings and 40 acres. Current access is from Old Liberty Road

and Exchange Drive. An existing stormwater pond treats the water run off from the Business Park at the rear of the property to the northeast.

The subject property and the property to the east are zoned I-1 Light Industrial. To the west lies the August Meadow subdivision in both R-40,000 and Conservation Zoning. Liberty Road MD Rt. 26 runs parallel to Old Liberty Rd. The subject property is in the Freedom Growth Area and inside the Freedom Priority Funding Area. The property is served by public water and sewer.

❖ **Site Plan Review:**

The Concept Site Plan proposes the development of Lot 1 and Lot 3 with retail buildings. The amended site plan was initially submitted June 9, 2025, and was distributed for review. Lot 1 is proposed with Building 'G', a 9,507 sq. ft. retail building with an additional 740 sq. ft. outdoor seating area. Access is from both Old Liberty Road and Exchange Drive with internal circulation connecting to the greater Business Park. Lot 3 is proposed with Building 'I' a 9,472 sq. ft. retail building with an addition 698 sq. ft. outdoor seating area proposed. Like Lot 1, Lot 3 can be accessed by either Old Liberty Road or Exchange Drive. Traffic is then ultimately circulated out of the Business Park at the intersection of Exchange Drive and Liberty Road with a traffic light.

A traffic impact study was previously conducted for the Business Park in October 2007 and reviewed with the previous site plan. At that time, it was anticipated that a high turnover sit-down restaurant and convenience store with fueling stations would be the future users of these lots. Information was provided detailing that the changes in use to two specialty retail buildings would generate less traffic than originally projected. Off-site traffic mitigation and improvements required to address traffic were constructed with the initial Business Park and no further improvements are needed. Parking is tabulated for the Business/Industrial Park as a whole and calculated at 3.5 spaces per 1000 sq. ft. A total of 222,147 sq. ft. requires 778 parking spaces with 964 parking spaces provided on the current plan.

The plan elevations depict a brick façade with grey, white, and red colors. Painted steel canopies accent the storefronts. The proposed buildings reach 29' in height. Building Elevations are shown on Sheet #15 and #16 of the plan. Fifteen new 30' pole mounted lights are proposed to illuminate the parking lots. A photometric plan shows that lighting levels at the property lines is zero. A dumpster enclosure is proposed for each of the lots and is shown with required landscaping. Additional landscape plantings are proposed along the eastern and southern property lines to meet the requirements of the Landscape Manual. This will enhance landscaping that is already well established around the permitter of the Business Park which was approved with the initial site plan. An additional freestanding monument sign 30' in height is shown on this plan which was approved through the building permit process and has been constructed.

Comprehensive Planning reviewed the plan and determined it to be consistent with all applicable plan policies and recommendations. A review determined that the existing Stormwater Management design is adequate to manage the proposed development. Concept Stormwater Management approval has been granted. Forest Conservation was addressed under the previous site plan for the Business Park and is approved. Concept Landscape approval has been issued.

Grading and Utilities have issued comments to be addressed on the plan. An Amended Plat is being processed to address the relocation of water and sewer easements on the lots. The project is exempt from the Floodplain code. Water Resource Management, Carroll County Health Department, Emergency Services, Soil Conservation, State Highway, and Zoning have approved the plan.

The plan was subject to citizen involvement at the July 28, 2025, Technical Review Committee. Several citizens attended the meeting and discussed traffic concerns for the existing 3-way stop sign configuration at the intersection of Exchange Drive and Old Liberty Road. Follow up conversations occurred after the meeting over email and were sent to the developer and the Department of Public Works.

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.