

OFFICIAL MINUTES
Carroll County Planning and Zoning Commission
Pathways to Carroll's Future Landscape
Public Information Meeting

June 11, 2009

Location: Francis Scott Key High School Auditorium

Members Present: David L. Brauning, Chairman
Dennis Wertz, Vice Chair
Melvin E. Baile, Jr.
Wayne Schuster
Charles M. Chadwick
Alec Yeo
Robert B. Slade, Alternate

Members Absent: Julia Walsh Gouge, Ex-Officio

The meeting opened at 7:00 p.m.

Mr. Horn introduced the members of the Commission and reviewed the purpose of the meeting.

Mr. Brauning noted that this was an informational meeting. He asked that comments be limited to three to five minutes.

Mr. Horn reviewed the timeline for the plan, detailing the progression of the plan to date. He provided a history of the agricultural zone in the County and discussed the increase in allowable residential density in the agricultural zone over the years. He noted that the draft plan takes a critical look at the development practices in the agricultural and conservation districts. Mr. Horn explained that the agricultural district is yielding much higher ratios than 1 lot per 20 acres. He noted the Plan has three major focal points: agricultural land and agricultural economy; improving our employment base; and, managed residential growth.

PUBLIC COMMENT PERIOD

Scott Davis, 4021 Franklinville Road, New Windsor – opposed to Taylorsville rezoning; property values; inability to sell property; property in limbo for decades because of lack of water, road improvements, etc.; proposal does not meet Smart Growth goals of protecting environmentally sensitive areas; streams in area feed Frederick County watershed; County utilize existing industrial land, specifically Carroll County Commerce Center, Hampstead Industrial Center.

Richard Rothschild, 2360 Eagle Wood Drive, Mt. Airy – agree with improving agricultural preservation; agree with effort to control subdivision process; agree with efforts within reason to consolidate industrial opportunities in the County; opposed to inclusive zoning, MPDU's, workforce housing, higher density development; causes increased crime; provides housing for transients with no respect for the land or our community; opposes plan that proposes social engineering.

Rebecca Rolfes, 4005 Iroquois Drive, Taylorsville – opposed to Taylorsville rezoning; Taylorsville resident and business owner; moved to the area because it was away from the congestion of Eldersburg, Mt. Airy, and Westminster; willing to drive 10 minutes to these more populated areas; several industrial areas in the County vacant.

Richard Pliszak, 4525 Roop Road, Mt. Airy – opposed to Taylorsville rezoning; commutes to work outside of County because of the quality of life here; money stays in Carroll County; no water or sewer available to site.

Renee Weidman, 2504 Vance Drive, Mt. Airy – opposed to Taylorsville rezoning; Rural Village Designation for Taylorsville contradicts with employment designation; a key direction of the plan is requiring better design and a better blend with Carroll County character for new development – how is that accomplished with this employment area; how does employment zoning over productive agricultural soils preserve and foster agriculture, another key goal of the plan; water and sewer not currently in place, estimated cost is \$200 million; office space used differently now and in the future because of telecommuting, etc.

Todd Weidman, 2504 Vance Drive, Mt. Airy – opposed to Taylorsville rezoning; Rural Village designation for Taylorsville in plan; plan states new growth in rural villages would be derived primarily from in-fill development or limited peripheral expansion – how does a 1,700 acre employment area fit those objectives; how is this following principles of Smart Growth, located outside of growth area and population centers.

Erinn Weidman, 2504 Vance Drive, Mt. Airy – opposed to Taylorsville rezoning; Employment Needs Study states that all of the corridors except Rt. 27 will be more than able to absorb the expected demand, but half of all the new employment area created by this plan is located at the intersection of MD 26 and MD 27.

Debra Wittle, 4676 Roop Road, Mt. Airy – opposed to Taylorsville rezoning; quality of life; people don't want to live in a major growth area; applaud government looking at ways to increase economic tax base, but support existing infrastructure; money necessary to create infrastructure (water/sewer, roads) to support this development; isolated area that will not attract developers; problem with attracting business is lack of interstate highways; suggested looking at more populated areas of the County; concentrate monies into the underdeveloped industrial areas already existing.

Mary Jo Burkett, 8101 Bennett Branch Road, Mt. Airy – opposed to Mt. Airy rezoning; discussed purchase of land on Watersville Road regarding lawsuit; will all this land be annexed into Mt. Airy; intended to leave property to children; protect wildlife in area.

Daniel Hoff, 23 Park Avenue, Westminster – Representing Carroll County Association of Realtors; current proposal for the ag district removes a lot right between 6 and 20 acres and the part thereof; proposed modification – one lot right for first 10 acres and one lot right for every 20 after; multi-parcel deeds will be treated differently with this plan; concern with each separate parcel being developed leading to sprawl; suggested another additional lot right for larger remainders that are preserved between 25-100 acres; suggested areas currently zoned conservation be reviewed – some do not make logical sense; suggested grandfathering occur at the time of submittal of the preliminary plan, this timeframe is developer controlled.

JoAnn Molloy, 4019 Franklinville Road, New Windsor – opposed to Taylorsville rezoning; home is retirement; upset with editorial comments regarding housing value and lower taxes; move employment center to existing empty Carrolltown Mall.

Howard Norseth, 2317 Carrollton Road, Westminster – opposed to Plan; objects to language in the plan, visions/stepping stones; property rights; social equity; ecological balance; against Smart Growth doctrine.

Joe Kuhn, 7535 Woodbine Road, Woodbine – representing Carroll County Farm Bureau; opposed to all proposed changes to the ag district, except additional lot right for 25 acre remainder, take away lot rights from the farmers who have not taken advantage of them; plan penalizes people who own farms; maybe 100,000 acre goal is no longer reasonable; off-conveyances are a valuable tool to assist farmers in lean years to pay taxes, buy necessary equipment; opposed to no longer counting the part thereof or multi-parcel deeds; suggested farms selling easements to ag preservation be granted credit for these lost building rights.

Mr. Horn noted that ag zoning is not 1:20 as it was intended. All the plan is doing is trying to get back to the 1:20 idea that was adopted in 1978. Things have been done over the years with loopholes, etc., that has eroded the County's ag land base.

Mary Kowalski, 1635 Indian Valley Trail, Westminster – encouraged someone from Taylorsville to run for Commissioner; misinformation provided by County Government; hundreds of millions of dollars will be spent to bring infrastructure to employment areas to reduce taxes; people have lost faith in government.

Anthony Wisnieski, 3249 Green Knoll Road – opposed to Conservation zoning district change from 1:3 to 1:20; bought property as investment; bought 50 foot strip to allow for future subdivision; addressed existing development in area; life long conservationist – don't see conservation value here; once developed, the lots would provide the County with environmental easements; loss of property values; suggested 1:5 instead of 1:20.

There being no further comments, the meeting adjourned.

Secretary

Approved