

**OFFICIAL MINUTES**  
**Carroll County Planning and Zoning Commission**  
**Pathways to Carroll's Future Landscape**  
**Work Session #1**

**August 10, 2009**

Location: County Office Building, Room 003

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 6:30 p.m. Mr. Brauning welcomed everyone to the work session. He noted that there would be no public comments, and if the crowd became unruly, the meeting would be ended.

Mr. Steve Horn, Director, Department of Planning, noted that many negative comments were received during the 60-day review period and public hearing process regarding the rezoning proposals. He recommended that the Commission remove the rezonings in Taylorsville, Mount Airy, Hoods Mills, Dorsey Crossroads, Northern Landfill, and MD 140 in Finksburg and consider as an alternative utilizing an overlay as a zoning tool. Mr. Horn explained that there would be an administrative process whereby the land must meet specific requirements, including adequate facilities and acreage requirements, and analysis would be completed before the overlay can be placed on the land. He reviewed the key elements of the plan and the proposed OPE areas.

Mr. Baile noted the Commission had reviewed the Bare Truck Center "area" as part of the Westminster Plan.

Mr. Horn stated the Commission had chosen to leave those properties zoned IR because they had to go through the BZA process for commercial uses. The MPR eliminates commercial uses in the district. He suggested that new zoning districts be adopted to address employment and mixed needs, including: OPE – Overlay, Boulevard District, Mixed Use Overlay. Mr. Horn also suggested that the current business and industrial zones be amended to better reflect the desired uses and needs. He noted that traditional zoning practices aren't working.

Mr. Schuster did not agree with Mr. Horn's suggested approach. He noted that much of the County's IR district has been developed in conditional uses for retail. Mr. Schuster suggested the OPE be placed on property at Springfield Hospital and possibly one or two other sites.

Mr. Yeo and Mr. Chadwick requested town involvement.

Mr. Wertz suggested that Springfield Hospital property be zoned OPE at this time and that traditional downtown areas be promoted for commercial development and existing commercial be redeveloped as OPE.

Mr. Schuster suggested the Commission start with OPE zoning in Westminster and at Springfield Hospital and allow Economic Development to work with those areas and reevaluate at the next plan review.

The Commission requested Mr. Larry Twele, Director, Department of Economic Development, attend the next session to discuss the economic benefits of employment growth and how employment growth financially benefits the County taxpayers overall.

Mr. Horn reviewed the list of topics for discussion.

Mr. Schuster indicated lot yield should be discussed. The State allows the calculation of lot yield after removing environmentally sensitive land from a property. This would not be taking away rights because the land is not developable. He requested an evaluation of this proposal.

The Commission discussed the possibility of using original lot yield calculations if a landowner places their land into agricultural preservation.

Mr. Schuster suggested evaluating the use of transferrable development rights (TDR's) to Freedom.

Mr. Horn noted that TDR's were seriously considered in drafting the plan, but there are so many uncertainties in the planned growth areas that additional development cannot be sent to them.

There being no further discussion, the meeting adjourned.

---

Secretary

---

Approved