

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

**August 25, 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

Mr. Brauning opened the meeting at 6:30 p.m. He asked that cell phones be turned off and reminded those present that there would be no public comments.

Mr. Horn reviewed the Commission's activities at their previous work sessions. He urged the Commission to begin their work session with the resolution of the Employment Land/Office Park and Employment locations.

Mr. Chadwick questioned how the employment overlay would work, whether it would be applied anywhere or to specific areas.

Mr. Horn indicated his thinking was that it would be applied to specific areas, but the Commission could craft the amendment either way. He indicated his proposal was that it would be applied only within Growth Area Boundaries, but not within town boundaries. Mr. Horn explained that there will not be a change in zoning as a result of adoption of the plan. The Commission will dictate in the plan the restrictions or requirements for the overlay to be utilized, but it would be the Commissioners that would actually approve a zoning change.

Mr. Baile questioned whether an employment overlay would be restricted by its current zoning classification.

Mr. Horn indicated the Commission would have to make those considerations in drafting the Code.

Mr. Wertz suggested it is more of a floating zone rather than an overlay.

Mr. Horn indicated the intent would be a floating district within a specific geographic growth area. If the Commission would go with an overlay, it could be limited to specific zoning districts with specific requirements.

The Commission discussed their role in reviewing and making recommendations on applications for floating zones. A couple members noted their opposition to floating zones for Carroll County.

Mr. Horn suggested the Commission make decisions regarding the proposed locations for the employment zones first.

The Commission, on motion of Mr. Chadwick, seconded by Dr. Slade, and unanimously carried, directed that the Westminster area remain under consideration for employment zoning.

The Commission, on motion of Mr. Chadwick, seconded by Mr. Yeo, and unanimously carried, directed that the Knill Property in Mount Airy remain under consideration for employment zoning.

The Commission, on motion of Mr. Chadwick, seconded by Mr. Yeo, and carried (Mr. Wertz, Mr. Chadwick, Mr. Yeo, and Mr. Baile voted "Aye"; Dr. Slade and Mr. Schuster voted "No"), directed that the Mount Airy area south of I-70 be removed from consideration for employment zoning.

The Commission, on motion of Dr. Slade, seconded by Mr. Schuster, and unanimously carried, directed that the Taylorsville area be removed from consideration for employment zoning.

The Commission, on motion of Mr. Chadwick, seconded by Mr. Schuster, and unanimously carried, directed that the Hoods Mill employment area be tabled until further evaluation by the Water Resource Element consultant.

The Commission, on motion of Mr. Baile, seconded by Mr. Chadwick, and carried (Dr. Slade, Mr. Baile, Mr. Wertz, Mr. Chadwick, and Mr. Yeo voted "Aye"; Mr. Schuster voted "No"), directed that the Dorsey Crossroads area remain under consideration for employment zoning.

The Commission, on motion of Dr. Slade, seconded by Mr. Chadwick, and unanimously carried, directed that the Finksburg area site be removed from consideration for employment zoning.

The Commission discussed adding other areas for employment zoning, including the Springfield Hospital Property.

Staff reviewed the planning and zoning processes related to the Municipal Growth Element requirement and the pending Freedom Comprehensive Plan.

The Commission discussed staff working in concert with the towns and Economic Development to develop a list of sites that would be appropriate for future consideration.

Mr. Wertz suggested that a list of sites that would be good for employment use be developed—even if they are not zoned for employment. This list should include areas inside and outside of the towns, including existing commercial areas and sites with inappropriate uses. He suggested that language be added to the economic development element of the Plan as a recommendation to initiate and be more aggressive in an effort to identify these sites for redevelopment or sites that are underutilized. Mr. Wertz suggested there are an overwhelming number of actions in the plan with some being repeated in several of the chapters without any mention of priorities. He requested the Commission identify high priority actions the County will focus on in the next 3-5 years as a work program for the planning office and other agencies.

Mr. Horn indicated staff will develop a list of high priority actions for review by the Commission at a future work session. He reviewed the history of the Agricultural zoning district; a summary of the comments received during the Pathways review period; and a few suggestions made through the comment process.

The Commission discussed changes proposed to multi-parcel deeds, the ARP zone, coming up with the correct yield for Agriculture and Conservation, development of a rural residential zone to reduce yields and preserve agriculture, etc.

Mr. Schuster mentioned the Maryland Department of Planning document entitled, "Estimating Residential Development Capacity" which allows the County to eliminate environmentally sensitive areas from lot yield calculations.

Mr. Black explained the "Joy amendment" with regard to off-conveyances. He reviewed how lot yield in agricultural subdivisions increases from 1:20 to 1:5.

Mr. Baile suggested the possibility of restricting the size of off-conveyances which will eliminate bonus lots.

Mr. Schuster suggested that individuals with ARP zoning be required to petition for rezoning to a rural residential zone if they can prove to the Commission why the land is no longer feasible for farming, etc.

The Commission discussed the issue of agricultural subdivision remainders being offered a bonus lot in exchange for the placement of an easement on the remainder, the possibility of limiting this bonus to a certain period of time, and not issuing bonus lots for future agriculture subdivision.

Mr. Horn asked that the Commission be prepared to discuss agriculture and conservation at the next work session. He noted several issues that will be discussed, including: off-conveyances, possibly limiting the size of off-conveyances, multi-parcels, preservation incentive lots, lot yield, etc. Mr. Horn reminded the Commission of the upcoming dates for work sessions: September 2, 10, 14, and 17 at 6:30 p.m. and September 15 after the regular meeting.

There being no further discussion, the meeting adjourned.

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Secretary

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Approved