

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

**September 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

Mr. Brauning opened the meeting at 6:30 p.m. and reviewed the agenda.

Mr. Schuster briefed the Commission on his proposed alternative strategy to address rural zoning and lot yield. He discussed the 15,000 lots projected outside the growth area boundaries (GAB); whether this number of lots was in line with the County's goals; requirements of off-conveyances; the lack of road improvements with agricultural subdivisions; etc. Mr. Schuster suggested County staff review all of the zoning outside of the designated GAB's to ensure the zoning is appropriate for that location. He proposed the creation of a new zoning category – rural residential – which would allow 1 house per 10 acres, be granted only through a rezoning request, and require PWA's and road improvements.

Mr. Steve Horn, Department of Planning, noted that under Mr. Schuster's proposal, every subdivision in the Agricultural district would go before the Board of County Commissioners for approval of the rezoning request. He explained that the preservation incentive lot idea was proposed because the County has done an extremely good job of keeping agricultural remainders from piecemeal rezonings. Staff's concern is that in the future, as development pressures increase, the remainders may become more susceptible to rezoning. If one of the piecemeal rezoning requests is approved, this could act as precedence for other remaining portions to be rezoned.

Mr. Yeo asked for an explanation as to how the Buildable Land Inventory (BLI) was created to get a better understanding as to how "good" the numbers are.

Ms. Brenda Dinne, Bureau of Comprehensive Planning, explained that the BLI was generated using GIS data to put together a model of the potential buildable lots that could be available. Staff input as much data as we could, but some things, like off-conveyances, have no data. The BLI does take into consideration constraints such as: agricultural preservation easements, County property, school property, etc., which were removed from the calculations. Adequate public facilities are not considered in the BLI. Based on the zoning and land use designation, calculations were done on each individual lot to determine what the lot yield could be. Ms. Dinne discussed the different scenarios under which figures were developed, including: straight

density calculations, acreage after absolute constraints, and acreage after environmental constraints.

The Commission briefly discussed the affects on landowners if the County reduces their lot yield and the equity of their farms and the viability of agriculture. They discussed the possibility of limiting the size of the off-conveyances below six acres, so they could not be further subdivided. The Commission also discussed the impacts of multi-parcel deeds on lot yield and the impact of allowing residential lot yield between 6 and 20 acres.

Mr. Horn explained that staff cannot get to the level of accuracy that the Commission is requesting with the BLI model that we have. The idea is to reduce the number of homes built in the Agricultural district while keeping agriculture viable. He noted that Pathways is not focusing on the incorporated areas, but the areas outside the planned growth areas. Mr. Horn stated that with the information we have available, and the level of accuracy that we can achieve with the BLI, staff is suggesting there are 15,000 lots that could be built inside the GAB. He noted that the 15,000 lots outside of the GAB are the ones we are trying to reduce with the Pathways Plan. The current proposal is to reduce the projected 15,000 lots to 5,000 which, when added to the potential lots inside the GAB, will provide the County with a 20-year inventory at 1,000 lots per year. The Commission needs to determine how many lots they want to allow outside the GAB.

The Commission, on motion of Mr. Chadwick, seconded by Mr. Baile, and unanimously carried, directed that off-conveyances be eliminated from all zoning districts except agriculture, conservation, and residential.

The Commission discussed off-conveyances, including restricting them for residential purposes only, allowing no further subdivision, limiting to 1-3 acres, etc.

Dr. Slade made a motion that once created, off-conveyances cannot be further subdivided. Mr. Chadwick seconded the motion. The Commission discussed the need for “effective” dates for these types of actions. The motion was modified to add an effective date as the day the plan went out for 60-day review.

Ms. Terri Jones, Department of the County Attorney, mentioned pending applications and applications that have been approved since the plan went out for 60-day review.

Dr. Slade withdrew his motion, and Mr. Chadwick withdrew his second.

The Commission, on motion of Dr. Slade, seconded by Mr. Chadwick, and unanimously carried, eliminated the calculation of lot yield between 6-20 acres.

The Commission briefly discussed the affects of continuing to allow the “part thereof”. They reviewed the purpose of preservation incentive lots and discussed the number and size of the existing remainders. The Commission also discussed the uses that would be allowed on the remainders and the possibility of limiting them for residential purposes.

Mr. Yeo proposed a tiered system to allow additional incentive lots for larger remainders.

Ms. Jones noted that the proposal is to limit incentive lots to 1-3 acres, and change the minimum lot size required for conditional uses to 5 acres. These proposals working together would limit what can be done with the incentive lots and remaining portions.

The Commission directed staff to prepared some information regarding the inventory of remainders for further discussion. They also discussed the Pathways proposal to rezone all residentially developed land in R-40,000 to ARP.

It was the consensus of the Commission to adjourn the meeting at approximately 9:10 p.m.

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Secretary

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Approved