

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

**September 14, 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.

Ms. Brenda Dinne, Bureau of Comprehensive Planning, reviewed the history of the Buildable Land Inventory (BLI)—how it was developed and why. She explained that the BLI is a planning tool accounting for only residential parcels and reviewed the findings from the study.

The Commission discussed whether the numbers had been adjusted over the last several years since the study was completed and how the recent lean development years have impacted the timing with regard to build out of the 30,000 lots. They discussed the cut off number at which a home pays for itself.

Mr. Steve Horn, Department of Planning, indicated that the Department of Management and Budget has done some analysis on this issue. He suggested the cut off is \$350,000, but indicated he would need to confirm that figure.

The Commission discussed reducing the numbers to adjust for those houses that pay for themselves and cannot be included in the costs that need to be “balanced” by commercial/ industrial development.

Mr. Yeo distributed a chart and reviewed his proposal for Preservation Incentive Lots. If everyone participated, 10,811 acres would be preserved for an additional 303 lots.

The Commission considered how many acres would ultimately be preserved if additional lots were offered or if fewer lots were offered. They also contemplated how these incentive lots would affect properties applying for the Agricultural Preservation Program.

Mr. Ralph Robertson, Agricultural Land Preservation Program, discussed the original intent of the Preservation Incentive Lots and how the incentive lots may affect land values on farms being considered for the program.

After considerable discussion, the Commission, on motion of Mr. Yeo, seconded by Mr. Schuster, and unanimously carried, directed that Preservation Incentive Lots in the Agricultural District be offered on a sliding scale in exchange for subdivision remainders being placed under perpetual easement at the following acreage ratios: 25 - <75 = 1 lot; 75 - <150 = 2 lots; >150 = 3 lots.

Mr. Horn explained that there are a number of residentially zoned properties outside the Growth Area Boundaries (GAB's). Pathways proposes to rezone these properties to Agriculture Resource Protection (ARP). Mr. Horn explained that the ARP would be placed on all R-40,000 properties, whether they have already been developed or not.

The Commission discussed this proposal, the definition of "developed", the issue of additional lots being available to properties in the future based on new technologies for sewage treatment that may be devised, etc.

The Commission, on motion of Mr. Yeo, seconded by Mr. Chadwick, and carried (Mr. Yeo, Mr. Schuster, Mr. Chadwick, and Mr. Brauning voted "Aye"; Mr. Baile, Dr. Slade, and Mr. Wertz voted "No"), directed that developed, subdivided properties currently zoned Residential be left alone and that no changes in zoning be made to those properties (not changed to ARP as proposed in the draft Pathways Plan).

The Commission began the discussion of Conservation zoning lot yield.

Mr. Schuster discussed removing environmental features before calculating lot yield especially on conservation properties, but in other zones as well.

The Commission questioned how subjective the determination of environmental features would be.

Mr. Devilbiss indicated those types of areas are well defined and it should not be difficult. If the goal is to protect the resources, then the zoning on the property should not matter. He explained the regular inspection cycles that are used to ensure that environmental requirements, easements, etc., are being met.

Mr. Horn noted that staff would like to investigate this option more thoroughly before any action is taken by the Commission. This issue was not previously reviewed because it is not included in the draft Pathways Plan.

The Commission further discussed residential zoning outside of the GAB's, the possibility of creating new zoning districts to deal with residentially zoned land outside of the GAB's, the number of residential areas that are not fully developed; the total number of acres residentially zoned, etc.

It was the consensus of the Commission to adjourn the meeting at approximately 8:55 p.m.

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Secretary

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Approved