

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

September 28, 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.

Mr. Steve Horn, Department of Planning, noted that Mr. Yeo had requested a list of the actions the Commission had taken with regard to the Plan. He presented the summary to the Commission, and noted that it had been posted to the Pathways webpage.

Dr. Slade suggested that a direct link be added to the summary page from the "What's New" page.

Mr. Horn clarified the minimum acreage assessed as an agricultural use by the State Department of Assessments and Taxation as it relates to a proposal to rezone residentially zoned farmland to Agriculture Resource Protection (ARP).

Ms. Brenda Dinne, Bureau of Comprehensive Planning, began a review of a staff draft report to reduce the number of recommended actions contained in the draft Pathways Plan. She noted staff had prepared a list of recommended priorities for Pathways Plan action items, including the stepping stones and action items from the draft Plan. Ms. Dinne noted that she had grouped the action items into two sections: short-term and long-term actions. She explained that items marked with stars delineate high priority items. Some of the stepping stones and action items were deleted if they were covered under another section, were things the County is already doing, or not a high priority relative to the other issues.

Mr. Horn reviewed the remaining issues for Commission discussion. He suggested that the Commission prepare marked up comments regarding suggested changes to the Code, prioritized action items, etc., instead of reviewing all of the items line by line.

After considerable discussion, it was the consensus of the Commission to review the information page by page in open session, rather than Commission members providing proposed changes for the staff to compile.

Mr. Brauning requested copies of the summary of the list of action items taken by the Commission.

Mr. Horn discussed the document prepared by the County Attorney's Office which summarizes the changes proposed to the Code. He mentioned the individual rezoning requests that were submitted during the 60-day review period. Mr. Horn noted that the Commission would also be presented with a summary of the comments received during the 60-day review period for the Finksburg Corridor Plan.

Mr. Tom Devilbiss, Department of Planning, discussed the Water Resource Element and work being completed by staff.

The Commission requested a list of the individual rezoning requests submitted during the Plan process.

Ms. Terri Jones, Department of the County Attorney, suggested that if the Commission is considering making changes to principle permitted and conditional uses in the different zones, then the individual rezoning requests should be reviewed after Code changes are made because many of the requests involved changes to protect their uses.

It was the consensus of the Commission to review the remaining items in the following order: (1) Plan text and prioritized action items; (2) Chapter 103; (3) Chapter 223; (4) Individual requests for zoning change; (5) Revisit and take action on remaining Office Park and Employment (OPE) proposals, R-40,000 proposals, Agriculture Resource Protection (ARP) proposals; (6) Water Resources Element; (7) Finksburg Corridor Plan; (8) Final review and clean-up.

The Commission discussed involvement of the towns with regard to the proposed changes to the draft Plan, an additional public hearing on the revised draft, etc.

The Commission began reviewing the Land Use Stepping Stones, discussing the Traditional Village Overlay. It was the consensus of the Commission to keep the stepping stone in the draft Plan protecting and promoting the character of traditional villages. The Commission changed the name of the Traditional Village Overlay (TVO) to Rural Village Overlay (RVO). It was the consensus of the Commission to remove the stepping stone to foster traditional neighborhood design in existing communities and address this issue in the Freedom Plan.

Pursuant to State Government Article, Section 10-508(a)(7), Mr. Chadwick made a motion, seconded by Dr. Slade and carried, to close the meeting for the purpose of receiving legal advice. Mr. Wertz, Mr. Schuster, Mr. Baile, Mr. Yeo, Mr. Chadwick, and Dr. Slade voted "Aye" on the motion to close; Mr. Brauning, sitting as Chair, did not vote. The Commission entered into closed session in Room 037 at approximately 8:49 p.m. Present with the Commission were the following persons: Ms. Terri Jones and Mr. Steve Horn. Ms. Jones provided the Commission with a progress report on legal research on lot yield and environmentally sensitive areas and discussed potential litigation and similarities to deferral litigation. No decisions were made by the Commission in closed session.

The Commission opened the meeting. There being no further business, the Commission adjourned at approximately 9:20 p.m.