

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

September 30, 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.

The Commission began the meeting by reviewing the list detailing the progression of items. Mr. Yeo suggested that the word "anticipated" be added.

Mr. Steve Horn, Department of Planning, noted that the Commission was provided with a new handout in which the action items suggested for elimination were deleted.

The Commission continued with the review of Recommended Priorities - Pathways Plan Action Items.

Land Use Stepping Stones:

It was the consensus of the Commission to remove stepping stone #2, to foster traditional neighborhood design in existing communities, and address action items #1 and #2 in the Freedom Plan. The Commission agreed that item #3 will be addressed with the towns and planning councils during plan update processes.

The Commission, on motion of Mr. Chadwick, seconded by Mr. Baile, and carried (Mr. Baile, Mr. Wertz, Mr. Chadwick, and Dr. Slade voted "Aye"; Mr. Schuster and Mr. Yeo voted "No"), directed staff to develop a Mixed-use Community Overlay (MXO) Zoning District with details to follow later.

The Commission reworded action item #2 under mixed-use development to say: "Identify sites within the designated growth areas that would be appropriate for mixed-use development and work with the associated municipality to reflect these areas in their community comprehensive plans."

The Commission, on motion of Mr. Yeo, seconded by Dr. Slade, and unanimously carried, voted to keep stepping stone #4 regarding adequate facilities as written.

The Commission, on motion of Dr. Slade, seconded by Mr. Chadwick, and unanimously carried, voted to keep stepping stone #5 regarding protecting and preserving agricultural uses as written.

It was the consensus of the Commission to keep stepping stone #6 regarding minimizing stormwater runoff and pollutant loads by designating land uses lower in density and impervious surface to protect water resources as written.

The Commission, on motion of Mr. Wertz, seconded by Mr. Chadwick, and carried (Mr. Baile, Mr. Wertz, Mr. Chadwick, Mr. Yeo, and Dr. Slade voted "Aye"; Mr. Schuster voted "No"), voted to add a bullet that the County would identify specific priority sites to stepping stone #7 regarding encouraging development or redevelopment of underutilized properties that are located within designated growth areas.

It was the consensus of the Commission that stepping stone #8 regarding preserving the character of communities through the preservation of existing historic structures and sites remain as written.

It was the consensus of the Commission to remove stepping stone #9, regarding introducing quality standards into the zoning districts and seeking to have more administrative reviews whose decisions stem from clear, detailed standards, for possible future discussion.

It was the consensus of the Commission to keep stepping stone #10 regarding supporting alternative forms of agriculture to provide for the continuance of smaller-scale agricultural uses outside designated growth areas where appropriate.

Community Design Stepping Stones:

It was the consensus of the Commission that stepping stone #1 regarding incorporating standards that promote a traditional layout and design for new communities and neighborhoods remain as written.

It was the consensus of the Commission that stepping stone #2 regarding creating walkability in new and existing communities remain as written.

It was the consensus of the Commission that stepping stone #3 regarding protecting visual resources to ensure Carroll's traditional landscape remains a valuable civic and economic resource remain as written.

It was the consensus of the Commission that stepping stone #4 regarding expanding the opportunities for residents in urban and suburban areas to participate in agricultural activities remain as written.

It was the consensus of the Commission that stepping stone #5 regarding minimizing the visual, environmental, and economic impacts of parking facilities remain as written.

It was the consensus of the Commission that stepping stone #6 regarding developing design standards to apply to different types and locations of development to ensure minimum level of quality design remain as written.

It was the consensus of the Commission to reword stepping stone #7 regarding recognizing, utilizing, and preserving community heritage resources and consolidate language as discussed.

It was the consensus of the Commission that stepping stone #8 regarding clustering development into new rural hamlets in areas designated for protection as an agricultural resource remain as written.

It was the consensus of the Commission that stepping stone #9 regarding establishment of minimum standards shared by the County and towns and implemented uniformly across jurisdictional boundaries remain as written.

It was the consensus of the Commission that stepping stone #10 regarding promoting and incorporating opportunities for Universal Design principles and practices remain as written.

It was the consensus of the Commission that action item #1 under stepping stone #11 be reworded into stepping stone #12 regarding reimbursement for County approved workshops/opportunities that are relevant to board activities.

It was the consensus of the Commission that stepping stone #11 regarding increasing public awareness and information opportunities on issues related to community planning remain without action item #1 and with the rewording of action item #2.

There being no further business, the Commission adjourned at approximately 9:15 p.m.

Secretary

Approved