

**Matthew S. Helminiak, Chair**  
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Alec Yeo  
Eugene A. Canale  
Jeffrey A. Wothers  
Cynthia L. Cheatwood  
Daniel E. Hoff, Alternate  
Dennis E. Frazier, Ex-officio  
Philip R. Hager, Secretary



**Planning & Zoning Commission**  
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## **MEETING AGENDA**

**Planning & Zoning Commission of Carroll County, MD**  
**March 21, 2017**  
**10:00 am**  
**Reagan Room (Room 003)**

*The Planning Commission requests that all those in attendance who wish to address the Planning & Zoning Commission first register on the Sign-in sheet. Further, we insist that all speakers be recognized by the presiding officer before they address the Planning Commission. Microphones are provided for those wishing to bring business before the body. Time limits may be established in instances where multiple speakers wish to be heard. Adherence to these rules will facilitate timely meetings, ensure orderly processes, promote opportunities for public discourse and allow more citizens to present their views.*

- 1. Call to Order/Welcome**
- 2. Establishment of Quorum**
- 3. Pledge of Allegiance**
- 4. Opening Remarks – Secretary**
- 5. Review and Approval of Agenda**
- 6. Public Comments**
- 7. Review and Approval of Minutes**
- 8. Commission Member Reports**
  - A. Commission Chair
  - B. Ex-Officio Member
  - C. Other Commission Members

9. **Administrative Report (Philip R. Hager)**
  - A. Administrative Matters
  - B. Extensions
  - C. BZA Cases
  - D. Other
  
10. **Proposed Zoning Code Text Amendment, B-NR District**
  - Discussion
  - Consideration of next steps
  
11. **Freedom Community Comprehensive Plan**
  - A. **Element 7 – Land Use Text - Work Session and Consideration of Endorsement**
  - B. **Element 10 – Public Facilities Element – Consideration of Endorsement**
  
12. **Public Comment**
  
13. **Adjourn for lunch** (Approximately 12:00 p.m.)
  
14. **Westminster Annexation No. 69 – WWTP** (Andrea Gerhard) (Approximately 1:00 p.m.)
  
15. **Concept Site Plan Review**
  - A. S-17-0002 - Eldersburg Business Center, Lot 10, 2<sup>nd</sup> Amended –  
Owner/Developer: Merritt-EL 7, LLC; located on the South side of Progress Way, east of Sykesville Road (MD Route 32); Tax Map 73, Grid 6, Parcel 760; E.D. 5-  
**CONCEPT PLAN REVIEW, NO ACTION REQUESTED.**
  
  - B. S-17-0003 - Eldersburg Plaza Shopping Center Amended - Owner / Developer:  
Eldersburg Plaza LLC, c/o Lee & Associates; located on the north side of Liberty Road (MD Route 26) east of Georgetown Boulevard; Tax Map 73, Grid 12, Parcel 665; E.D. 5 – **CONCEPT PLAN REVIEW WITH CONSIDERATION FOR APPROVAL OF FINAL SITE PLAN IN ACCORDANCE WITH CHAPTER 155.**
  
  - C. S-16-0014 – Nells Acres Section 2 – Owner / Developer: Nells Acres Land LLC; located on the south side of Liberty Road (MD Route 26), east of Fallon Road; Tax Map 74, Grid 15, Parcel 827; E.D. 5 – **CONCEPT PLAN REVIEW, NO ACTION REQUESTED.**

16. **Recess**
  
17. **Continued Discussion: Medium Density Clustering Incentive Concept**
  
18. **Public Comment**
  
19. **Adjournment**

**Next Meeting: Wednesday, March 29, 2017 – 6:00 pm – Reagan Room**

*ACCESSIBILITY NOTICE:*

*The Americans with Disabilities Act applies to the Carroll County Government and its programs, services, activities, and facilities. Anyone requiring an auxiliary aid or service for effective communication or who has a complaint should contact The Department of Citizen Services, 410.386.3600 or 1.888.302.8978 or MD Relay 7-1-1/1.800.735.2258 as soon as possible but no later than 72 hours before the scheduled event.*

*07/25/16*