

MEETING SUMMARY
Carroll County Planning and Zoning Commission

March 2, 2016

Location: Carroll County Office Building

Members Present: Matthew S. Helminiak, Chair
Richard J. Soisson, Vice Chair
Cynthia L. Cheatwood
Jeffrey A. Wothers
Alec Yeo

Members Absent: Eugene A. Canale,
Daniel E. Hoff, Alternate

Present with the Commission were the following persons: Philip R. Hager and Mary Lane, Department of Planning; Lynda Eisenberg and Scott Graf, Bureau of Comprehensive Planning.

CALL TO ORDER/WELCOME

Chair Helminiak called the meeting to order at 6:00 p.m.

ESTABLISHMENT OF QUORUM

Secretary Hager took attendance of the Commission noting that seven members were present and a quorum was in attendance.

PLEDGE OF ALLEGIANCE

OPENING REMARKS

Secretary Hager noted that there were no changes proposed to the previously distributed revised agenda.

REVIEW AND APPROVAL OF AGENDA

The Commission, on motion of Mr. Wothers seconded by Mr. Yeo, and carried, approved the revised meeting agenda as distributed.

PUBLIC COMMENTS

There were no public comments.

FY 17-22 PRELIMINARY RECOMMENDED CIP – RECOMMENDATIONS TO THE BOARD OF COUNTY COMMISSIONERS

Planning staff had previously conducted a review of the document for consistency with the 2014 Carroll County Master Plan. Mr. Graf presented the findings to the Commission.

Highlights of Planning Staff Review:

- School Facilities, Construction of a new Career and Technology Center. Although overall school enrollment continues to decline, the Career and Technology Center is a core facility used by high schoolers countywide. Capacity has been an ongoing issue.
- Transportation (Roads), Market Street extended is included. Dickinson Road extended (land acquisition) & Meadow Branch Road extended (design, land acquisition, site work, construction) were removed from the draft. Johnsville Road sidewalk connection is included. Englar Road sidewalk projects is included under Infrastructure Planning Studies.
- Other Projects of Note, Continued funding of Agricultural Land Preservation. Development of the Westminster Veteran’s Memorial Park. Redevelopment of the US Army Reserve Building.

FREEDOM COMPREHENSIVE PLAN WORK SESSION

Housing Element: Staff reminded the Planning Commission of the status with respect to the draft housing element. There were no further questions from the Planning Commission. Mr. Hager suggested that if there was no further discussion consideration of Endorsement may be appropriate. A motion by Mr. Yeo, seconded by Mr. Soisson, was carried.

Economic Development: Discussion regarding the 2007 EDLENS study conducted by Parsons Brinckerhoff. An Executive Summary had been distributed previously, and staff also distributed a one-page summary, an explanation of the methodology, and a map with the areas of Freedom that had been identified by the consultant as being suitable for additional employment lands. It was generally agreed that the basic premise and conclusion of the study, that Carroll County needs to have a higher percentage of nonresidential assessable tax base, is still relevant. There were no further comments regarding the text of Element 5, and it was agreed that it should have “concurrence”, and be placed on the Department’s website for review and comment, to be followed in 30 days by consideration of endorsement. As with all Elements, there will be further review once all Elements are complete.

Land Use: Lynda Eisenberg presented the 2001 Designated Land Use and two Future Land Use scenarios:

1. Scenario 1 - Future Land Use (FLU) based on changes made for properties that are being used differently from the 2001 designation, accommodation of appropriate land owner requests, and designation of higher commercial intensity and residential density based on location and proximity to infrastructure;
2. Scenario 2 - FLU based on the assumptions in Scenario 1, as well as additional employment lands based on the EDLENS study and discussions with the Department of Economic Development, adding higher density residential land where water and sewer could reasonably be served in the future, and converting Agricultural and Resource land to other uses, where feasible.

It was generally agreed, with several modifications, that Scenario 2 is preferable as a way to increase the tax and employment base for the planning area and the County as a whole. Even under this scenario, the total acreage conversion is less than was expected, given existing use of land and physical constraints of certain properties. Ms. Eisenberg will revise the maps and distribute the new scenario to Commission members, and the next meeting will focus on a discussion of land owner requests.

PUBLIC COMMENTS

There were no public comments.

The Commission adjourned at approximately 8:00 p.m.

Secretary

Approved