

The background is a detailed architectural site plan or engineering drawing. It features a grid of streets, including Memorial Ave on the left, Gist Rd at the bottom, and Stoner Ave on the right. The drawing includes various symbols for trees, buildings, and site boundaries. The text is overlaid in the center of the drawing.

# Plan Review Fees Proposal

**At direction of the Board of County Commissioners;**

**Fees adjusted to recover 100% of salaries of  
the 5 review agencies which currently collect fees.**

**Presented by the Bureau of Development Review  
June 18, 2020**

# Review Agencies

## Department of Land and Resource Management

Bureau of Development Review

**Development Review**

**Engineering Review**

Bureau of Resource Management

**Stormwater Management**

**Floodplain**

**Forest Conservation**

**Landscape**

**Water Resource Management**

**Environmental Inspection Services**

Office of Zoning Administration

**Zoning Administration**

## Department of Public Works

Bureau of Utilities

**Utilities**

Bureau of Roads Operations

**Roads Operations / Traffic**

Bureau of Facilities

**Facilities**

Bureau of Permits & Inspections

**Site Compliance Inspector**

## Department of Comprehensive Planning

**Comprehensive Planning**

## Department of Recreation and Parks

**Parks and Recreation**

## Department of Public Safety

**Fire Protection Engineer**

\*\* Soil Conservation, Health Department, State Highway Administration, City or Town, Fire Chief, BGE / Allegheny Power, Board of Education, Verizon

# Cost to County Existing Review Services



## 5 Review Agency Fees

- Development Review
- Engineering
- Stormwater Management
- Floodplain
- Forest Conservation

## Review Agencies

- Development Review \$357,752.00\*
- Engineering Review \$54,600.00\*
- Stormwater Management \$125,229.00\*
- Floodplain \$8,876.40\*
- Forest Conservation \$22,087.50\*

**Total \$568,544.90\***

**\*Salary only – based on % of time allocated**

# Current Fee Structure

## 5 Review Agency Fees

- Development Review, Engineering Review, Stormwater Management, Floodplain, Forest Conservation
- Invoiced at Initial Submittal

**Site Development Plan**

**Major Subdivision Plan**

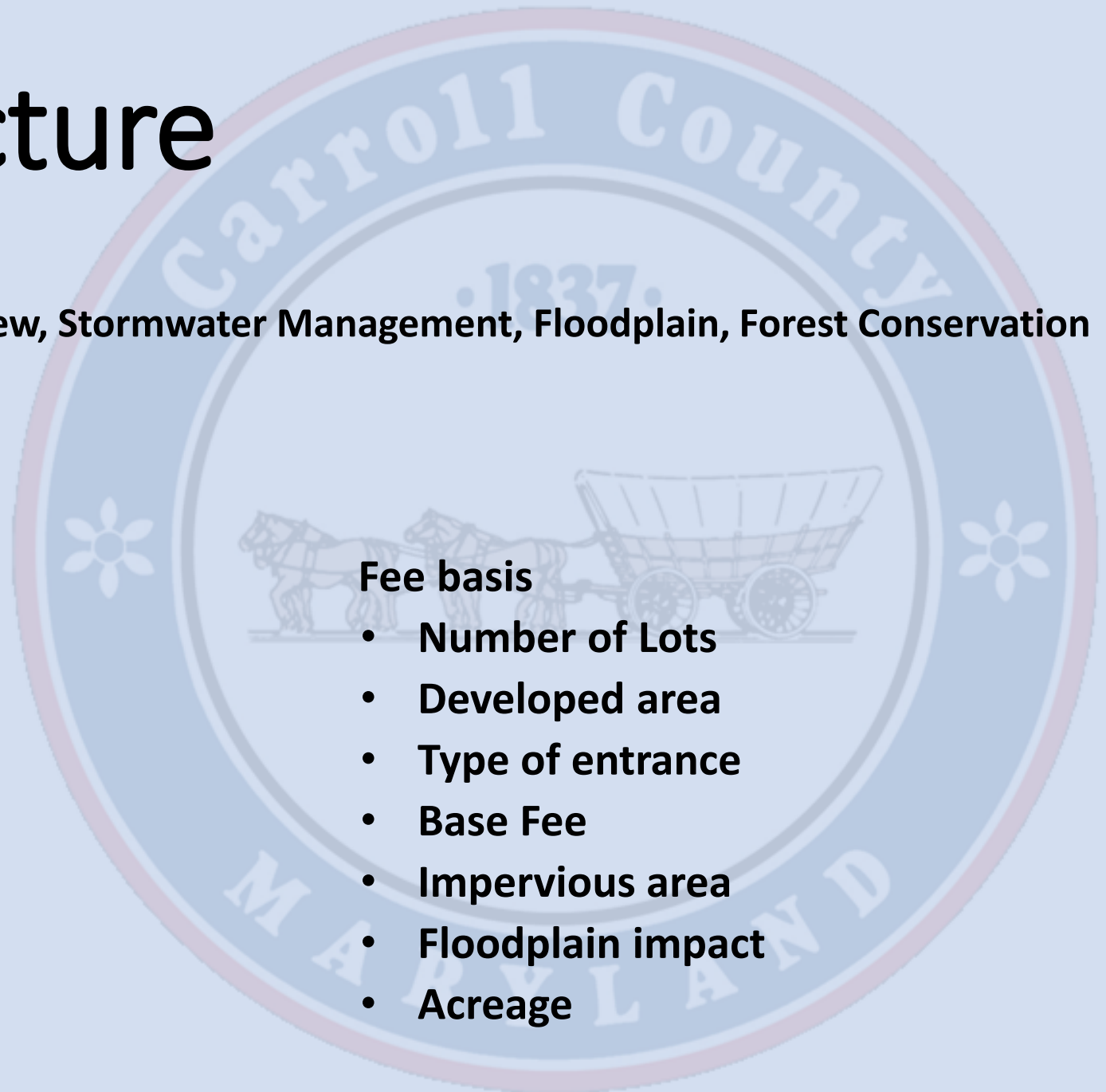
**Minor Subdivision Plan**

**Amended Plat**

**Off-conveyance**

### Fee basis

- Number of Lots
- Developed area
- Type of entrance
- Base Fee
- Impervious area
- Floodplain impact
- Acreage



# Existing Fee Revenue vs. Cost to County

**FY15-19 Annual Average of Invoices = \$210,751**

**Cost to County, Current Salaries = \$568,545\***

**37% Recovery\***

**\*Salary only**

# Proposed Fee Increase

## 5 Review Agency Fees

- Development Review, Engineering Review, Stormwater Management, Floodplain, Forest Conservation
- Invoiced at Initial Submittal

Site Development Plan  
Major Subdivision Plan  
Minor Subdivision Plan  
Amended Plat  
Off-conveyance

**Proposed Increase:**  
**x 2.7**

**\$210,751 x 2.7 = \$569,028**

**170%**

# Site Development Plans

**Example #1 – New development on a vacant lot**

**4 acres developed area**

**2 new entrances onto roads**

**Actual Invoiced Fees = \$5,194.00**

**Proposed Fees = \$14,023.80**

**Example #2 – Expansion on a developed lot**

**1 acres developed area**

**0 new entrances onto roads**

**Actual Invoiced Fees = \$3,510.00**

**Proposed Fees = \$9,477.00**

# Minor Subdivision Plans

## Example #3 – 1 lot minor subdivision

**1 lot developed**  
**> 10 acres disturbed**

**Actual Invoiced Fees = \$1,350.00**  
**Proposed Fees = \$3,645.00**

## Example #4 – 3 lot minor subdivision

**3 lots developed**  
**< 10 acres disturbed**

**Actual Invoiced Fees = \$2,541.00**  
**Proposed Fees = \$6,860.70**



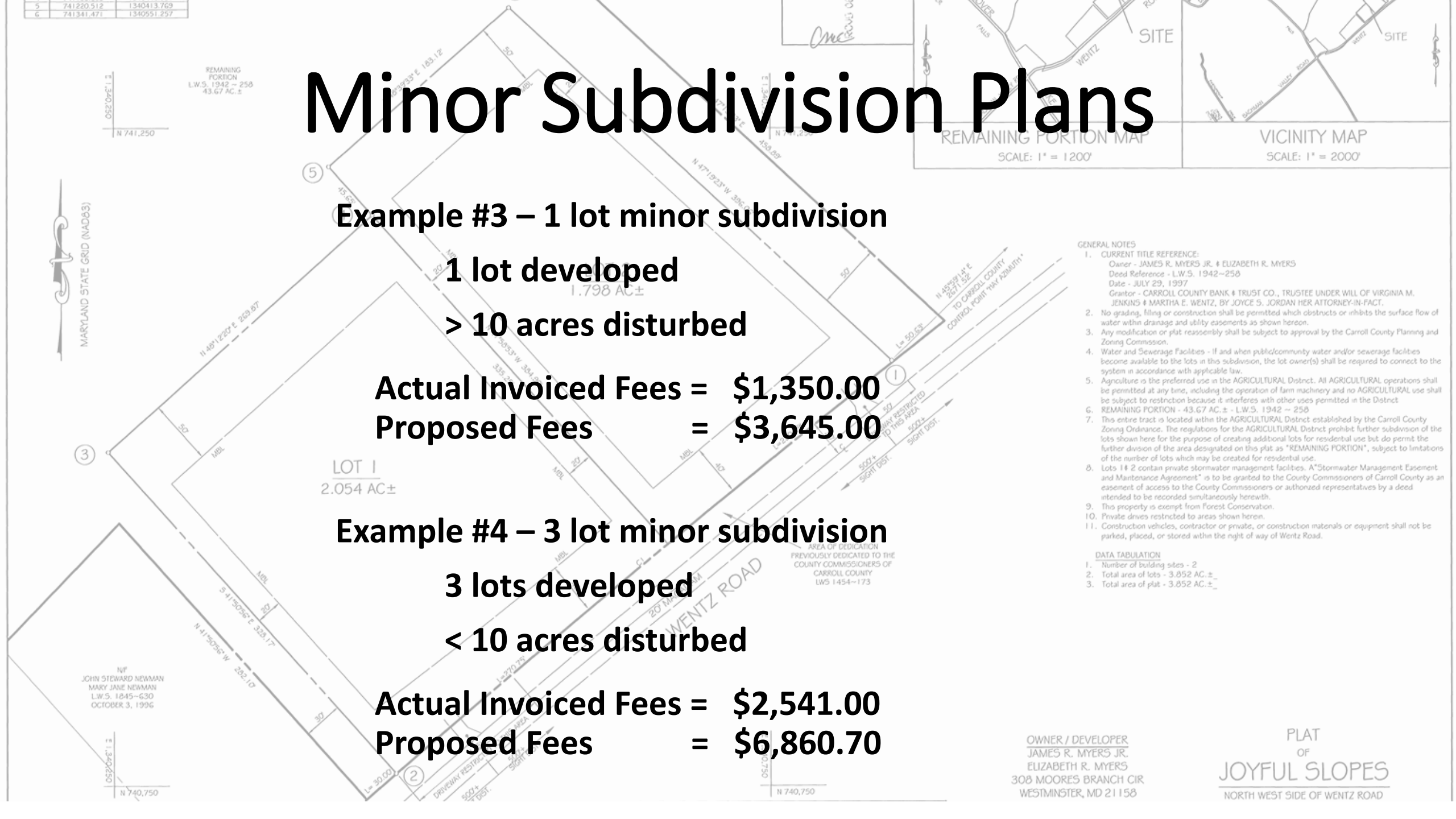
- GENERAL NOTES**
1. CURRENT TITLE REFERENCE:  
Owner - JAMES R. MYERS JR. & ELIZABETH R. MYERS  
Deed Reference - L.W.S. 1942-258  
Date - JULY 29, 1997  
Grantor - CARROLL COUNTY BANK & TRUST CO., TRUSTEE UNDER WILL OF VIRGINIA M. JENKINS & MARTHA E. WENTZ, BY JOYCE S. JORDAN HER ATTORNEY-IN-FACT.
  2. No grading, filling or construction shall be permitted which obstructs or inhibits the surface flow of water within drainage and utility easements as shown hereon.
  3. Any modification or plat reassembly shall be subject to approval by the Carroll County Planning and Zoning Commission.
  4. Water and Sewerage Facilities - If and when public/community water and/or sewerage facilities become available to the lots in this subdivision, the lot owner(s) shall be required to connect to the system in accordance with applicable law.
  5. Agriculture is the preferred use in the AGRICULTURAL District. All AGRICULTURAL operations shall be permitted at any time, including the operation of farm machinery and no AGRICULTURAL use shall be subject to restriction because it interferes with other uses permitted in the District.
  6. REMAINING PORTION - 43.67 AC. ± - L.W.S. 1942 - 258
  7. This entire tract is located within the AGRICULTURAL District established by the Carroll County Zoning Ordinance. The regulations for the AGRICULTURAL District prohibit further subdivision of the lots shown here for the purpose of creating additional lots for residential use but do permit the further division of the area designated on this plat as "REMAINING PORTION", subject to limitations of the number of lots which may be created for residential use.
  8. Lots 1 & 2 contain private stormwater management facilities. A "Stormwater Management Easement and Maintenance Agreement" is to be granted to the County Commissioners of Carroll County as an easement of access to the County Commissioners or authorized representatives by a deed intended to be recorded simultaneously herewith.
  9. This property is exempt from Forest Conservation.
  10. Private drives restricted to areas shown hereon.
  11. Construction vehicles, contractor or private, or construction materials or equipment shall not be parked, placed, or stored within the right of way of Wentz Road.

**DATA TABULATION**

1.	Number of building sites - 2
2.	Total area of lots - 3.852 AC. ±
3.	Total area of plat - 3.852 AC. ±

**OWNER / DEVELOPER**  
JAMES R. MYERS JR.  
ELIZABETH R. MYERS  
308 MOORES BRANCH CIR  
WESTMINSTER, MD 21158

**PLAT**  
OF  
**JOYFUL SLOPES**  
NORTH WEST SIDE OF WENTZ ROAD





# Major Subdivision Plans

**Example #5 – 6 lot major subdivision**

**6 lots developed**

**> 10 acres disturbed**

**Actual Invoiced Fees = \$11,355.00**

**Proposed Fees = \$30,658.50**

**Example #6 – 103 lot major subdivision**

**103 lots developed**

**> 10 acres disturbed**

**Actual Invoiced Fees = \$64,187.80**

**Proposed Fees = \$173,307.06**

# Amended Plats

## Example #7 – 1 lot

**Actual Invoiced Fees = \$200.00**  
**Proposed Fees = \$540.00**

# Off-conveyances

## Example #8 – 1 lot

**Actual Invoiced Fees = \$322.00**  
**Proposed Fees = \$869.40**



### GENERAL NOTES

- CURRENT TITLE REFERENCE:  
OWNER - FRANCES E. MOSER  
DEED REFERENCE - 5048-382  
DATE - OCTOBER 13, 2006  
GRANTOR - FRANCES E. MOSER & DANIEL MURPHY
- NO GRADING, FILLING, OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
- ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
- WATER AND SEWERAGE FACILITIES -  
IF AND WHEN PUBLIC/COMMUNITY WATER AND/OR SEWERAGE FACILITIES BECOME AVAILABLE TO THE LOTS IN THIS SUBDIVISION, THE LOT OWNER(S) SHALL BE REQUIRED TO CONNECT TO THE SYSTEM IN ACCORDANCE WITH APPLICABLE LAW.
- LOTS 3, 4B, 5 & 6B SHALL UTILIZE THE EXISTING USE-IN COMMON DRIVEWAY AS SHOWN HEREON. A DECLARATION OF MAINTENANCE OBLIGATIONS SETTING FORTH THE RESPONSIBILITIES FOR MAINTENANCE OF THE USE-IN-COMMON DRIVEWAY(S) HAS BEEN RECORDED IN: LIBER 2880, PAGE 51.
- THIS ENTIRE TRACT IS LOCATED WITHIN CONSERVATION DISTRICT ESTABLISHED BY THE CARROLL COUNTY ZONING ORDINANCE.

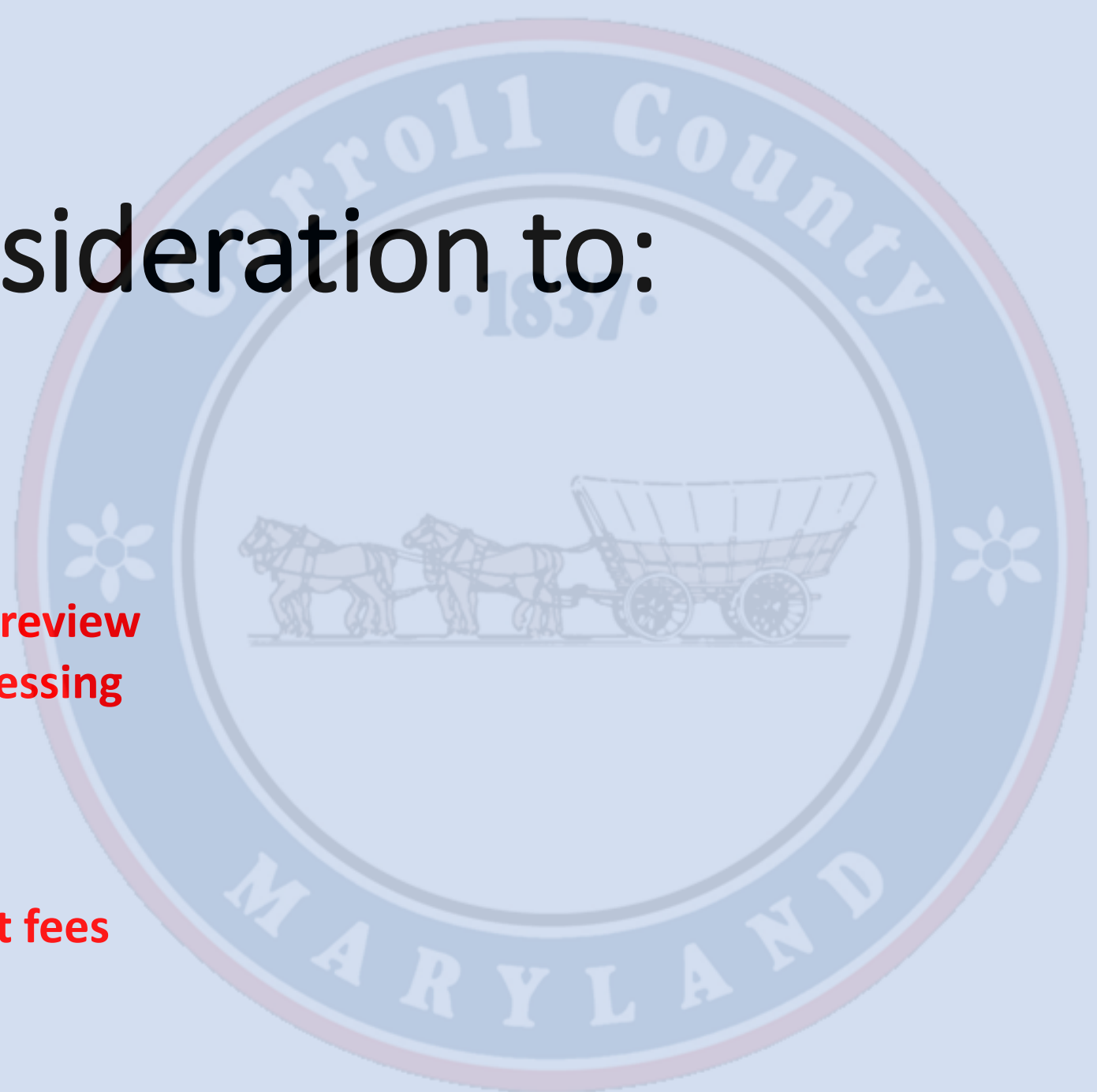
### DATA TABULATION

- NUMBER OF LOTS = 1 (EXISTING)
- TOTAL AREA OF EXISTING LOT AMENDED = 5.197 AC±
- TOTAL AREA OF TRACT "A" - .611 AC±
- TOTAL AREA OF PLAT - 5.808 AC±
- EXISTING ZONING - CONSERVATION

THE PURPOSE OF THIS AMENDED PLAT IS TO REMOVE EXISTING DRAINAGE EASEMENTS PREVIOUSLY RECORDED IN L.W.S. 2880 - 67 AND PLATBOOK 51, PG. 27 FROM TRACT "A" SHOWN HEREON AND TO CONSOLIDATE TRACT "A" 0.601 ACRES TO ADJOINING LANDS OF DAVID W. ALBAN, D.B.S. 5635-181 BY DEEDS RECORDED SIMULTANEOUSLY HEREWITH.

# Questions / Consideration to:

- **Grading Only Plans**
- **Simplified Site Plans**
- **Redline Plans**
  
- **Traffic Impact Studies - scope & review**
- **Waiver & Variance request processing**
- **Pre-submittal conferences**
- **Special Reports**
  
- **11 Agencies which do not collect fees**
- **Repeat Submittals**



# Discussion Points

- **Concurrence to Proceed**
- **Next Steps**

