

**Cynthia L. Cheatwood, Chair**  
Daniel E. Hoff, Vice Chair  
Eugene A. Canale  
Jeffrey A. Wothers  
Janice R. Kirkner  
Peter Lester  
Michael D. Gosnell, Alternate  
Stephen A. Wantz, Ex-officio  
Lynda D. Eisenberg, Secretary



**Planning & Zoning Commission**  
Carroll County Government  
225 North Center Street  
Westminster, Maryland 21157  
410-386-5145  
1-888-302-8978  
fax 410-386-2836  
MD Relay service 7-1-1/800-735-2258

**\*REVISED\***  
**MEETING AGENDA**  
**Planning & Zoning Commission of Carroll County, MD**  
**May 18, 2021**  
**9:00 am**  
**VIRTUAL**

Please Note: This agenda is subject to change. Due to the COVID-19 Pandemic, all meetings, until further notice, will be accessible virtually on our meeting portal at [www.carrollcountymd.gov](http://www.carrollcountymd.gov)

**IN ORDER TO HAVE AN ORDERLY MEETING PLEASE ADHERE TO THE FOLLOWING RULES:**

- *Comments will be strictly limited to 3 minutes per speaker.*
- *Citizen testimony is NOT a question and answer session. Questions should be directed to staff after the meeting.*
- *Disparaging comments or personal attacks will NOT be tolerated.*
- *If any individual fails to comply with these rules, the Planning and Zoning Commission Chair may call the person out of order and may require him/her to leave the meeting.*

1. **Call to Order/Welcome**
2. **Establishment of Quorum**
3. **Pledge of Allegiance**
4. **Review and Approval of Agenda**
5. **Review and Approval of Minutes** (April 20<sup>th</sup> and May 5<sup>th</sup>, 2021)
6. **Commission Member Reports**
  - A. Commission Chair
  - B. Ex-Officio Member
  - C. Other Commission Members
7. **Administrative Report** (Lynda Eisenberg)
  - A. Administrative Matters
  - B. Extensions
  - C. BZA Cases
  - D. Other

8. **Board of Education Facilities Master Plan – Introduction** (William Caine – 30 minutes)
  
9. **Special Report** (Laura Matyas – 15 minutes)  
M-19-0024 – Walter’s Acres – Owner/Developer: Walter Eugene Barnes, c/o Robert Leatherwood, 2420 Arthur Avenue, Sykesville, MD 21784; located on the south side at the terminus of Arthur Avenue; Tax Map 74 Grid 09 Parcel 613; E.D. 5 - DETERMINATION REGARDING REQUEST FOR MODIFICATION TO THE MAXIMUM NUMBER OF USERS ON A PRIVATE DRIVE IN ACCORDANCE WITH 155.025(L). REQUEST FOR DETERMINATION: CLUSTER PLAN VS. CONVENTIONAL PLAN.
  
10. **Concept Subdivision Plan** (David Becraft – 15 minutes)  
P-20-0032 – Bachman Overlook, Section 2 – Owner/Developer: Bachman, LLC, 5025 Harmony Drive, Manchester, MD 21102; located on the south side of Traceys Mill Road, north of Noahs Drive; Tax Map 14 Grid 12 Parcel 690; E.D. 6 - CONCEPT PLAN REVIEW, NO ACTION REQUIRED.
  
11. **Recess**
  
12. **Concept Site Plan** (David Becraft – 15 minutes)  
S-21-0002 – Greater Baltimore Temple, 2<sup>nd</sup> Amended – Owner/Developer: Greater Baltimore Temple, Inc., 2935 Bloom Road, Finksburg, MD 21048; located at 2909 and 2935 Bloom Road, Finksburg, MD 21048; Tax Map 59 Grid 16 Parcel 149; E.D. 4 - CONCEPT PLAN REVIEW, NO ACTION REQUIRED.
  
13. **Final Site Plan**  
S-20-0012 – Union Bridge Solar – Owner/Developer: Citizens UB Solar LLC, 88 Black Falcon Avenue, Suite 342, Boston, MA 02110; east and west of Green Valley Road (MD Rt. 75), south of Whyte Street; Tax Map 43 Grid 07 Parcel 102; E.D. 12 – REQUEST FOR APPROVAL OF FINAL SITE PLAN IN ACCORDANCE WITH CHAPTER 155. (David) – 20 minutes
  
14. **Recess**
  
15. **Comprehensive Rezoning – Residential Text – Discussion** (45 min)
  
16. **Public Comment**  
  
Please call: +1 (312) 757-3121  
Access Code: 254-283-005
  
17. **Adjournment**

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**Next Meeting: Tuesday, June 2<sup>nd</sup> at 6:00 pm – VIRTUAL MEETING**

*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*