



Carroll County Bureau of Development Review

Within Department of Land & Resource Management

As of October 1, 2022

Responsibility Highlights

- Lead review of residential, commercial, and industrial plans to assure compliance with all Federal, State, and local laws and present to Planning Commission
- Process and track development plans (submittal → approval)
- Provide development review services to municipalities
- Clearinghouse for adequate facilities tests and tracking of rate of proposed development
- Coordinate monthly Technical Review Committee (TRC) meetings and Design & Architectural Review Committee (DARC)

Code Chapters

- Chapter 155 Development and Subdivision of Land
- Chapter 156 Adequate Public Facilities and Concurrency Management

Website



[https://
www.carrollcountymd.gov/government/
development-review/](https://www.carrollcountymd.gov/government/development-review/)

Checklists & Forms



[https://
www.carrollcountymd.gov/government/
land-resource-
management/
development-review/
checklists-and-forms/](https://www.carrollcountymd.gov/government/directory/land-resource-management/development-review/checklists-and-forms/)



Bureau of Development Review Residential Plans Approved Countywide January 1, 2022 to October 1, 2022						
District	1	2	3	4	5	Totals
Residential Site Plans & Subdivisions in Unincorporated County						
# of Plans	1	2	1	2	2	8
# of Units	2	4	6	8	130	150
Residential Lots Recorded in Municipalities						
# of Lots	1	1	2	0	0	4
# of Units	4	3	56	0	0	63

Bureau of Development Review New Non-Residential Site Plans & Subdivisions Countywide January 1, 2022 to October 1, 2022						
District	1	2	3	4	5	Totals
Site Plans Approved in Unincorporated County						
# of Plans	1	2	2	1	1	7
Site Plans Approved in Municipalities						
# of Plans	0	2	2	0	0	4

Development Review



Cont@ct Us

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Website: [www.carrollcountymd.gov/
government/development-
review/](https://www.carrollcountymd.gov/government/development-review/)

Notable Projects in Process

District 1:

- Hummingbird Chateau, S-20-0001
- Pleasant Valley Solar, S-22-0007

District 2:

- Ethiopian Orthodox Tewahedo Church (EOTC), S-20-0030
- Equine Meadows, P-19-0062
- Heird Property Assisted Living, S-19-0030
- North Carroll High School – Field Complex, GRO-21-0002
- Nora Valley Solar, S-22-0028

District 3:

- Royal Farms, S-22-0024
- Windy Hills Farm, F-16-0013

District 4:

- Spring Valley Solar, S-22-0012
- Good Feelings Farm, S-22-0008
- Philippians Place, S-19-0003

District 5:

- Harvest Creek, P-22-0042
- Carroll Highlands Self-Storage, S-22-0033
- Freedom's Grant, S-19-0027

Note: To learn more about individual projects, see below to find out how to access the Developments in Process interactive map.



Developments in Process Interactive Map

Visit the interactive map for more information on any development plan in process. Click on a project on the map for the project name, file number, acreage, view of site plan, # of lots, and more.

carrollco-md.maps.arcgis.com/apps/webappviewer/index.html?id=aaaab50240df464483c94a1899569312

