

**MEETING SUMMARY**  
**Carroll County Planning and Zoning Commission**

**January 6, 2016**

Location: Carroll County Office Building

Members Present: Matthew S. Helminiak, Chair  
Alec Yeo  
Eugene A. Canale  
Cynthia L. Cheatwood  
Richard Weaver, Ex-Officio

Members Absent: Richard J. Soisson, Vice Chair  
Jeffrey A. Wothers  
Daniel E. Hoff, Alternate

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

**CALL TO ORDER/WELCOME**

Chair Helminiak called the meeting to order at 6:05 p.m.

**ESTABLISHMENT OF QUORUM**

Secretary Hager took the attendance of the Commission, noting that five members were present, and there was a quorum.

**PLEDGE OF ALLEGIANCE**

**OPENING REMARKS**

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

**REVIEW AND APPROVAL OF AGENDA**

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

**PUBLIC COMMENTS**

There were no public comments.

**FREEDOM COMPREHENSIVE PLAN WORK SESSION**

**- Concurrence: Element 5, Housing**

Secretary Hager noted that the Commission held a work session regarding Element 5, Housing, at the last business meeting. He asked for any feedback or comments, explaining that following

concurrence by the Commission, this Element will be placed on the website for public review. The Commission will be asked to endorse this Element, as it has the first four Elements, following this 30-day review and public comment regarding the draft. The Commission approved concurrence of Element 5. Staff noted that this Element will be posted on the County website the following day.

#### **- Break-out Session: Preliminary Land Use and Designated Growth Area Discussion**

Lynda Eisenberg presented an overview of the Commissions' activities for the evening. It was explained that the maps provided, including the current Freedom Designated Growth Area (DGA) boundaries, the Priority Funding Area (PFA) boundaries, water and sewer service areas, existing zoning, and preliminary proposed future land use, would be used to have a discussion to provide direction to staff as they develop the Future Land Use Element for the Plan. The definitions of the various land use terms were also distributed.

The Commission had extensive discussions regarding establishing the boundaries for the Freedom DGA. Ms. Eisenberg explained that currently, the DGA encompasses the entire Freedom Planning Area. She presented a map that eliminated those areas that cannot be developed either because of physical or environmental constraints or ownership by the State of Maryland or the City of Baltimore. While there was general agreement to shrinking the DGA boundaries to exclude these properties, there was also concern that elimination of State-owned lands could preclude their use in the future if they were surplus. There was general agreement that if these areas are not included in the DGA, it be noted in the Plan that it is because they are out of County control. There was also considerable discussion regarding expanding the boundaries of the Freedom DGA, possibly beyond the boundaries of the Freedom Planning Area to the west. Mr. Hager explained that this would require reopening the recently adopted Master Plan, which had included all land beyond the Freedom Planning area. However, because of the limitations on development within the current Freedom Planning Area and the desire to realize the County's long term land use vision of encouraging development in growth areas and limiting development in agricultural areas throughout the rest of the County, the Planning Commissioners expressed interest in examining this option. Following a lengthy discussion, there was agreement that the boundaries of the DGA would remain within the Freedom Planning Area at this time, with a possible recommendation to be included in the Plan for a study to examine expansion of the DGA or creation of a new DGA to the west of Freedom. It was also agreed to differentiate within the Plan the Conservation areas that have been excluded from the DGA because they are physically constrained from those that are constrained by public ownership.

#### **PUBLIC COMMENTS**

There were no public comments.

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

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Secretary

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Approved