

MEETING SUMMARY
Carroll County Planning and Zoning Commission

March 21, 2017

Location: Carroll County Office Building

Members Present: Matthew S. Helminiak, Chair
Richard J. Soisson
Alec Yeo
Eugene A. Canale
Daniel E. Hoff
Dennis E. Frazier, Ex-officio
Cynthia L. Cheatwood

Members Absent: Jeffrey A. Wothers

Present with the Commission were the following persons: Philip R. Hager, Lynda Eisenberg, Mary Lane, Andrea Gerhard and Laura Bavetta, Department of Planning; Clay Black, Laura Matyas, Development Review; Gail Kessler, County Attorney's Office.

CALL TO ORDER/WELCOME

Chairman Helminiak called the meeting to order at approximately 10:19 a.m.

ESTABLISHMENT OF QUORUM

Laura Bavetta took attendance and noted that seven members of the Board were present and a quorum was in attendance.

PLEDGE OF ALLEGIANCE

OPENING REMARKS

Secretary Hager greeted everyone and thanked everyone for their patience while we waited for the Board of County Commissioners meeting to finish before starting this meeting. Secretary Hager stated that staff recommends approval of the Agenda as distributed.

(Commissioner Frazier arrived at 10:21)

REVIEW AND APPROVAL OF AGENDA

The agenda was approved via a motion by Mr. Yeo, seconded by Mr. Soisson, and carried.

PUBLIC COMMENTS

There were no public comments.

REVIEW AND APPROVAL OF MINUTES

The minutes from December 20, 2016 were approved on motion of Mr. Yeo, seconded by Mr. Canale and carried.

COMMISSION MEMBER REPORTS

A. COMMISSION CHAIRMAN

Chair Helminiak indicated that he had nothing to report.

B. EX-OFFICIO MEMBER

Commissioner Frazier indicated that he had nothing to report.

C. OTHER COMMISSION MEMBERS

There were no other reports.

ADMINISTRATIVE REPORT

A. ADMINISTRATIVE MATTERS

There were no Administrative Matters.

B. EXTENSIONS

Clay Black, Bureau Chief Development Review, stated there was one extension that was granted since the last meeting. This was the first extension for Ambers Choice, zoned Agricultural in Election District 8. Mr. Black stated that Syda Choice, a minor subdivision, was recorded.

C. BZA CASES

Secretary Hager briefed the Commission on two cases that were approved, Case No. 5593 and Case No. 6004. Secretary Hager stated there are four cases that are pending and will be heard in March.

D. OTHER

There were no further items to report upon within the Administrative portfolio.

FREEDOM COMMUNITY COMPREHENSIVE PLAN

A. Element 7 – Land Use Text – Work Session and Consideration of Endorsement

Ms. Eisenberg and Ms. Lane reviewed the updates to Element 7.

Mr. Yeo asked when the residential unit numbers for 2016 will be available.

Ms. Eisenberg stated that data will be available when the Annual Report is completed and they will update the information at that time.

Ms. Eisenberg pointed out the changes made to the Future Concepts portion of the Element. There were changes made to Concept 3 including changing the employment campus from Industrial, the Gibson property changing from Residential High to Residential Medium, and then reconfiguring the Commercial/Residential balance of the Beaty property. The same two changes were made to Concept 4 regarding the Employment Campus and the Beaty property. Regarding Concept 5, the changes to the public schools went from Commercial based to the residentially dominant feature instead.

Mr. Yeo suggested adding a table that shows each school and what its future land use designations are.

Secretary Hager reminded the Commission that some properties may have to be revisited if the cluster provision is not passed by the Board of County Commissioners.

The Commission, on motion of Mr. Yeo, seconded by Mr. Hoff and unanimously carried, voted to Endorse Element 7, the Land Use Chapter.

B. Element 10 – Public Facilities Element - Consideration of Endorsement

Andrea Gerhard reviewed the changes to this Element. Ms. Gerhard stated there was a recapturing of 16,000 gallons on the Beaty property by changing the Commercial/Residential balance of the property and by changing the Gibson property from Residential High to Residential Medium.

Ms. Gerhard stated the County has the ability to serve everyone in the Priority Service Area.

The Commission would like it better noted that we have a 10,000 gallon surplus at this time.

Ms. Lane reviewed the updated school numbers that were recalculated based on the new BLI and with the cluster provision.

The Commission would like a footnote added to the school numbers referring to the Concurrency Management Standards.

The Commission, on motion of Mr. Yeo, seconded by Mr. Hoff and unanimously carried, voted to Endorse Element 10, the Public Facilities Chapter, with the changes discussed.

PUBLIC COMMENTS

Mike Reeves, citizen, wanted to talk about the Primoff property.

The Commission stated they have already voted on this property.

WESTMINSTER ANNEXATION NO. 69 – WWTP

Andrea Gerhard presented the staff report to the Commission. Mr. Hoff asked why this request is happening now. Ms. Gerhard stated the City of Westminster is doing an expansion.

The Commission, on motion of Mr. Yeo, seconded by Mr. Canale and carried, voted to forward this annexation to the Board of Commissioners with a positive recommendation for the annexation and the zoning waiver.

ADJOURN FOR LUNCH

CONCEPT SITE PLAN REVIEW

A. S-17-0002 – Eldersburg Business Center, Lot 10, 2nd Amended

SUBJECT: S-17-0002

LOCATION: South side of Progress Way, East of Sykesville Road (MD Route 32) 5th ED

OWNER: Merritt-EL7, LLC, c/o Merritt Properties, LLC, 2066 Lord Baltimore Drive, Baltimore, MD 21244

DEVELOPER: Merritt Properties, LLC, 2066 Lord Baltimore Drive, Baltimore, MD 21244

ENGINEER: Matis Warfield, 954 Ridgebrook Road, Suite 120, Sparks, MD 21152

ZONING: Industrial-Restricted

ACREAGE: 3.4351 +/- acres

WATERSHED: Liberty Reservoir

MASTER PLAN: Industrial-Restricted

PRIORITY FUNDING AREA: Inside

DESIGNATED GROWTH AREA: Freedom

FIRE DISTRICT: Sykesville Freedom

Clay Black, Bureau Chief, presented the staff report to the Commission.

❖ Action Required:

This plan is before the Planning and Zoning Commission for concept review of a site plan. No action is required.

❖ Existing Conditions:

The subject lot is unimproved. The property to the east is improved with a 200,000 square foot warehouse. Ottenberg Bakery is located on the property to the west. All properties in the Eldersburg Business Center are in the water and sewer service area. Properties to the north, east and west are zoned Industrial-Restricted, the property to the south is zoned Business General.

❖ Background:

A site plan (S-06-001) was approved by the Planning Commission on November 21, 2006. The site plan depicted a 25,400 square foot, one story building that faced north.

An amended site plan (S-08-007) for the subject property was approved on June 17, 2008. The amended site plan was for the change in orientation and size of the building. The plan depicted a 31,700 square foot, one story building that faced west. The site plan approval expired due to inactivity.

❖ Site Plan Review:

The amended site plan which was submitted to the Bureau of Development Review on January 17, 2017 for review, proposes the same site layout as in S-08-007, with construction

of a 31,700 square foot one story office/warehouse building. County agencies presented plan review comments to the engineer at the February 27, 2017 Technical Review Committee meeting.

The proposed building will consist of 11 tenant spaces, with 9 loading dock areas with metal access stair and porch systems. There will also be two drive-in loading areas. The structure will have a brick façade with a 26 gauge metal Mansard roof. The HVAC equipment will be roof mounted, a parapet wall for screening consistent with other buildings in the business park will be provided. Access to the site is via a commercial entrance from Progress Way with a separate truck entrance further east that utilizes an existing 30 foot Use-in-Common drive. Site lighting will be provided by pole mounted LED lights at a height of 20 feet and wall mounted lights at a height of 18 feet. Two signs, 32 inches wide by 42 inches high and 4 inches thick are proposed for the site, one at each entrance. Each sign will be aluminum, monolith style, double-sided and non-illuminated. Engineering Review has approved the access with the addition of a handicap ramp to be installed at the entrance to Lot 9C in conjunction with the sidewalk proposed along the Progress Way frontage.

The parking tabulation shown on the plan needs to be updated to meet the current parking requirements. Parking for the site shall be based on 3.3 spaces for every 1,000 square feet of floor area for the 10,200 square feet of office space and 1 space for every 1.5 employees on the maximum shift pertaining to the warehouse. The minimum parking required is 34 spaces for the office and 47 spaces (based on 70 employees on the maximum shift) for the warehouse, for a total of 81 spaces required. The plan provides 83 spaces.

The Health Department approved the site plan as submitted.

The project is exempt from the forest conservation ordinance. The site will need to be landscaped in accordance to the Landscape Manual. The plan shows proposed trees and shrubbery in the parking lot, around the perimeter and SWM pond.

The site is exempt from the requirements of Chapter 153 Floodplain Management. The site is within the surface water protection area. Appropriate safety measures should be taken if any hazardous or regulated substances are held on site. However, if no hazardous or regulated substances occur on site, a note indicating such should be added to the plan.

Storm water management has given final approval.

Comprehensive Planning states the subject property has a land use designation of Restricted Industrial in the 2001 Freedom Community Comprehensive Plan. The development proposal for Lot 10 Eldersburg Business Center is consistent with this designation.

All adjoining property owners have been contacted as of the date of this report. There have been no telephone inquiries pertaining to the scope of the project. No written comments have been received.

❖ **Action Requested:**

No action is required.

Discussion:

Commissioner Frazier asked if the plan meets current storm water management.

Mr. Black stated that yes it does.

Mr. Soisson asked where the sign was going to be.

Mr. Warfield stated it is a monument sign and noted the location on the plan.

Mr. Yeo asked if the parking was adequate.

Mr. Black and Mr. Warfield stated the parking is adequate even though they used a different parking standard to calculate the number of spaces.

Chair Helminiak asked what steps still need to be completed.

Mr. Black stated there are still some technical review issues such as a handicap ramp.

Decision:

The Commission, on motion of Mr. Yeo, seconded by Mr. Soisson and approved, voted to delegate final approval of the plan be given to the Chair.

B. S-17-0003, Eldersburg Plaza Shopping Center 2nd Amended

SUBJECT: S-17-0003, Eldersburg Plaza Shopping Center 2nd Amended
LOCATION: North side of Liberty Road (MD Rt. 26) east of Georgetown Boulevard, E.D. 5
OWNER: Eldersburg Plaza L.L.C., c/o Lee & Associates, 10194 Baltimore National Pike, Ellicott City, MD 21042
(LLC members: Peter Lee & Grace Lee)
DEVELOPER: Same as owner
ENGINEER: Leon A. Podolak and Associates, L.L.C., 147 East Main Street, Westminster, MD 21157
ZONING: B-G, General Business
ACREAGE: 6.0607 acres
WATERSHED: Liberty Reservoir
FIRE DISTRICT: Sykesville
MASTER PLAN: Business Local – Boulevard District – 2001 Freedom Community Comprehensive Plan
PRIORITY
FUNDING AREA: Freedom
DESIGNATED
GROWTH AREA: Freedom

Laura Matyas presented the report to the Commission.

❖ **Action Required:**

The plan is before the Planning and Zoning Commission per Chapter 155 of the Code of Public Local Laws and Ordinances of Carroll County for consideration of a concept site plan. **No action is required.**

Per Section 155.059 (D) of the Code of Public Local Laws and Ordinances of Carroll County, in regards to final approval of this amended site development plan, the Planning

Commission may authorize the Chair to act on its behalf. Staff supports this action and requests direction regarding the final approval authority.

📖 **§ 155.059 SITE PLAN REQUIREMENTS.**

(D) **Delegation.** The Planning Commission may authorize the Chair or Secretary to act on its behalf for purposes of this section. When so authorized, the person so acting has all of the powers and duties of the Planning Commission which may be imposed or granted by this section. The Chair or Secretary of the Planning Commission or the applicant may request that the site plan be reviewed by the Planning Commission.

❖ **Existing Conditions:**

The subject property is Tract 1 of Eldersburg Plaza (plat attached). It is extensively developed, accommodating a Planned Business Center with an approved 1979 site development plan and a 1984 amended site plan for an addition to the restaurant (see attached). Three buildings comprise an existing 57,550 square feet of retail and restaurant space. Zoning is B-G, General Business.

Access is a right-in from Liberty Road, MD Route 26, and a full movement entrance at Georgetown Boulevard, a County road. Georgetown Boulevard is a four lane divided roadway with a planned major street extension to Bennett Road, as depicted on the 2001 Freedom Community Comprehensive Plan Land Use Map. Tract 2A of Eldersburg Plaza has an easement for ingress and egress over Tract 1 to utilize the same access points (see attached).

Adjoining property Tract 2A is in the B-NR, Neighborhood Retail Business, zoning district and is built with a Starbucks coffee company. Adjoining to the east is a split-zoned B-NR / R-20,000 parcel built in the B-NR portion and vacant in the R-20,000 area. Adjoining to the east and north are R-20,000 properties built with single family residences. Properties across Georgetown Boulevard are zoned I-R, Restricted Industrial, and developed with a hospital medical care center and a professional office complex.

The subject property is in the Freedom Designated Growth Area and Priority Funding Area and is served by public water and sewer systems.

❖ **Plan Review:**

The concept site plan was subject to citizen involvement at the February 28, 2017 meeting of the Technical Review Committee. No citizens were in attendance regarding the project.

The developer proposes to reconfigure the existing entrance onto Georgetown Boulevard to include a dedicated right turn lane. Widening the entrance, the design consists of a yielding right turn movement, a left turn or straight through lane, and the entry lane. Construction will be phased to maintain use of the entrance. One parking space will be lost, but overall parking for the Planned Business Center will total 8 spaces in excess of the requirements.

Exemptions have been granted from Floodplain review, Stormwater Management, Landscaping, and Forest Conservation. Water Resources, Engineering, and Development Review have outstanding comments related to clarifications and annotations. Engineering Review commented that the island should accommodate the proposed future sidewalk, including handicap ramps. Development Review commented that the extents of the existing access easement may need to be modified to correspond with the widening of the entrance.

In their review, the Department of Planning has advised the owner / developer of the Planning and Zoning Commission's new planned major street alignment as part of the recommendation (endorsement) of the extension of Dickenson Road through the subject property in the context of the updating of the 2001 Freedom Plan.

Staff supports the Commission granting final approval authority to the Chair.

Discussion:

Chair Helminiak asked if any parking spaces would be lost due to the reconfiguration of the entrance.

Ms. Matyas stated one would be lost but they are still in excess of the requirement.

Mr. Yeo asked if there was consideration of a "right out".

Mr. Podolak stated he was not sure people would know to go to the back of the building.

Mr. Yeo suggested removing a parking space from either side of the entrance to allow for more room.

Mr. Podolak stated they would look into that.

Decision:

The Commission, on motion of Mr. Yeo, seconded by Mr. Soisson and carried, voted to delegate final approval to the Chair.

C. S-16-0014, Nells Acres Section Two

SUBJECT: S-16-0014, Nells Acres Section Two (an age-restricted, 55-and-over, retirement community)

LOCATION: South side of Liberty Road (MD Route 26), east of Fallon Road, E.D.5

OWNER: Nells Acres Land LLC, 10 Venture Way, Suite A, Sykesville, MD 21784 (LLC Members: Donald H. Patton & David S. Patton)

DEVELOPER: Same as owner

ENGINEER: CLSI, 439 East Main Street, Westminster, MD 21157

ZONING: R-40,000

BZA CASE: 4129, August 28, 1996
5053, April 28 & July 26, 2005 & January 6, 2016

ACREAGE: 25.97 acres

WATERSHED: Liberty Reservoir

FIRE DISTRICT: Sykesville

MASTER PLAN: Low Density Residential - Boulevard District – 2001 Freedom Community Comprehensive Plan

PRIORITY

FUNDING AREA: Freedom

DESIGNATED

GROWTH AREA: Freedom

Laura Matyas presented the report to the Commission.

❖ **Action Required:**

The plan is before the Planning and Zoning Commission per Chapter 155 of the Code of Public Local Laws and Ordinances of Carroll County for consideration of a concept site plan. **No action is requested.**

❖ **History:**

Nells Acres is a retirement community, accommodating a population age 55 and over, on the south side of Liberty Road (MD Rt. 26) immediately west of the Liberty Reservoir. It is comprised of five properties all in the R-40,000 Zoning District (see plat, attached).

Conditional uses were sought and granted by the Board of Zoning Appeals for Tract A, Lot 1A, Lot 2A, and the Future Section Two parcel. Parcel A is an Open Space parcel.

Tract A accommodates Nells Acres Section One on the west side of Fallon Road, approved by the BZA in Case 4150 for the conditional use for a retirement community of up to 120 units. The site plan was approved in 1997 with 108 condominium units in 9 buildings, now built.

Lot 1A, at Liberty Road on the west side of Fallon Road, is developed with a medical office building in accordance with BZA Case 4130 and an approved site plan in 1997.

The Future Section Two parcel on the east side of Fallon Road, approved in BZA Case 5053 for the conditional use for a retirement community with 312 condominium units, has a 2005 site plan approved on July 20, 2010 with 296 units in 26 buildings (minutes & plan attached). The approved plan is unbuilt.

Lot 2A adjoins the Future Section Two parcel and is situated at Liberty Road on the east side of Fallon Road. The BZA approved a conditional use for a day care center in Case 4129. An approved site development plan from 1997 is unbuilt.

On January 6, 2016, the developer appeared before the BZA requesting a determination as to “whether or not a revision of the layout for the retirement community approved in BZA Case 5053 constitutes a substantial change requiring a new hearing before the Board of Zoning Appeals.” The plan presented to the BZA included “about 130 units” on the Future Section Two parcel. The BZA determined it was not a substantial change.

On August 1, 2016, a revised site plan for the Future Section Two parcel and Lot 2A was submitted, proposing 133 townhouse units; 124 on the Future Section Two parcel and 9 on Lot 2A. Development Review commented that Lot 2A requires BZA approval for the conditional use for a retirement community.

On December 20, 2016, in accordance with the Code, the Planning and Zoning Commission reviewed Lot 2A in regards to density, exterior design, and site layout prior to a BZA determination for the conditional use. The Commission concluded that the plan may proceed

as presented and the determinations for Lot 2A were understood to be derived with respect to the development of the Future Section Two parcel as currently proposed (minutes attached). Additionally, the plat would necessitate amending to consolidate the two subject parcels.

The December 28, 2016 agenda for the BZA included, "Case 5990, a request for modification of the conditional use granted in BZA Case 5053, to allow 9 additional villa style townhomes on an adjacent lot." The modification of the conditional use was granted (decision attached).

❖ **Existing Conditions:**

The two lots that comprise the subject property for Nells Acres Section Two lie in the R-40,000 Zoning District with frontage on MD State Route 26, Fallon Road and Ridenour Way East, both County roads.

Lot 2A is currently vacant, open land. The Future Section Two parcel is built with a single-family dwelling as well as several outbuildings and a private drive from Liberty Road. The well and septic system associated with the residence were abandoned / sealed in 2009 under the supervision of the Health Department. There are no streams or floodplains on either lot.

Surrounding properties to the north and west lie in the R-40,000 Zoning District. To the east and south are Liberty Reservoir lands of Baltimore City in the Conservation Zoning District.

On the 1977 Comprehensive Mini Plan for the Freedom Area and Environs, Marriottsville Road was depicted to be extended to connect to Liberty Road; the alignment coinciding with Fallon Road's location. This extension is no longer planned, as determined by the Planning and Zoning Commission prior to July 2010, and Fallon Road was named independently of Marriottsville Road.

The properties across Fallon Road host a medical office building and Nells Acres Section One; 108 condominium units in 9 buildings. With Nells Acres Section One, Ridenour Way East, a Planned Major Street on the 2001 Freedom Community Comprehensive Plan, was built by the developer to the westernmost property line and eastward from Fallon Road approximately 362 feet. Access to the medical office building and Nells Acres Section One is from Ridenour Way East via Fallon Road, a dead end road commencing at MD Rt. 26. The intersection is improved with acceleration and deceleration lanes. It is not signalized.

Properties across Liberty Road are built with single-family residences.

Lot 2A is in the Freedom Existing water and sewer service areas. The Future Section Two parcel is in the Existing water service area and Priority sewer service area. Both properties are within the Freedom Designated Growth Area and Priority Funding Area.

❖ **Plan Review:**

The concept site plan was subject to citizen involvement at the August 22, 2016 meeting of the Technical Review Committee. One citizen, the President of the Nells Acres Homeowners Association, attended and has been in consistent communication with the County through phone calls, emails, and meetings (emails attached). She ascertains that the entire Nells Acres retirement community warrants consideration of traffic mitigation, citing existing resident wait

times of 15 minutes for a left turn movement from Fallon Road onto Liberty Road, MD Rt. 26. Two additional citizens contacted Development Review requesting plan information.

The developer proposes to consolidate Lot 2A and the Future Section Two parcel and construct 133 two-story townhouse units in the Nells Acres age-restricted retirement home development. The townhouses create two, three, four, five, and six-unit buildings on loop Road A with one intermediate road, Road B. Nine of the townhouses front Road C, accessed directly from entrance Road A. Each townhouse has a private driveway leading to an approximately 1,950 square foot dwelling including an attached two-car garage. Sidewalks are proposed on both sides of the roads.

Also proposed is the construction of an approximately 3,100 square foot clubhouse with outdoor seating and independent parking. The clubhouse will be accessed directly from Entrance Road A.

Parking requirements for age-restricted adult townhouses are 2 spaces for each dwelling unit and overflow / guest parking may be required at the discretion of the Director. Each unit has a 2-car garage and a private driveway provided. Emergency Services commented that with a proposed road width of 25 feet it is anticipated that no on-street parking will be permitted. Emergency Services necessitates a 20 foot access way. Parking requirements for a community center equal 1 space for every 3 persons based on maximum capacity. Maximum capacity will need to be provided as well as a parking tabulation.

The land use designation for the properties in the 2001 Freedom Community Comprehensive Plan is Low Density Residential. Comprehensive Planning's review comments recognize that "age restricted housing developments are allowed denser development than conventional ones in the R-40,000 zoning district." "The...development plan is consistent with this (Low Density Residential) designation."

Entrance Road A is the proposed access to the entirety of Nells Acres Section 2. Currently, this is a built, County-owned section of Ridenour Way East. With the 2010 site plan, Public Works clarified that this section of roadway need not be public. The amended plat to be processed in conjunction with the site development plan will depict Entrance Road A as a portion of the subject property rather than right-of-way for a public road and a deed will be recorded simultaneously. Similarly, Parcel B, which was intended for the future extension of Marriottsville Road, will be extinguished with the amended plat and a deed of extinguishment.

All roads within Nells Acres Section Two will be private roads, not County-owned or maintained. Nells Acres will be served by public water and sewer systems with the infrastructure being private. The proposed design of entrance Road A is a divided roadway with a median incorporating lighting and signage. Lighting and sign details will need to be provided with the final plan set. A median break in entrance Road A corresponds with the clubhouse access. There is no direct left turn onto Road C.

A Traffic Impact Analysis (TIA) was required for the Nells Acres Section 2 site development and is in review. The study indicates that the intersection of Fallon Road and MD Rt. 26 is currently at a failing level of service (LOS) and the development will exacerbate that situation. In accordance with the County Manual, the developer shall mitigate only the traffic to be generated by the proposed project. Existing road improvements at this failing intersection include acceleration and deceleration lanes as well as a left turn lane on MD Rt. 26. Fallon

Road has existing left and right turn lanes. Alternate means of mitigation proposal are being drafted by Engineering Review; derived from consultation with County Departments and the State Highway Administration and in accordance with the 2014 Carroll County Master Plan and FY2017-2022 Consolidated Transportation Program.

Building elevations are included in the plan set. Proposed colors include tan, brown, and gray with white trim and garage doors. Although materials are not annotated, the rendering appears to depict siding, stone veneer, and asphalt shingled roofs. Decorative garage doors, trim details, rooflines, shutters, light fixtures, and custom windows adorn the facades.

Landscaping is provided at the clubhouse parking lot and at both Liberty Road and Fallon Road to screen rear and sides of townhouses. Although not required per the manual, extensive landscaping lines the internal private road network. A Forest Conservation plan must be provided. An existing fire hydrant on Ridenour Way East will serve fire protection purposes.

The Bureau of Resource Management has granted concept Stormwater Management approval. Stormwater management (SWM) will be addressed by a combination of utilizing the existing SWM pond across Fallon Road, constructing two new SWM facilities, and incorporating Environmental Site Design (ESD) practices: porous paving at loop Road A, internal Road B, and the clubhouse parking lot, a grass channel along MD Rt. 26, bio-retention facilities, a level spreader, and drywells at the clubhouse.

The final site plan will be tested and reviewed for conformity with Chapter 156 of the Code of Public Laws and Ordinances of Carroll County Maryland: Adequate Public Facilities and Concurrency Management.

Discussion:

Mr. Patton, owner, Marty Hackett, CLSI and Clark Shaffer, attorney were present.

Mr. Soisson asked if there would be street parking.

Mr. Hackett stated there would be street parking and they could have signs designating where the street parking is allowed.

Commissioner Frazier asked if the streets were wide enough to accommodate emergency vehicles if there was parking on both sides of the street.

Mr. Hackett stated yes.

Mr. Helminiak asked if this was a reduction in the number of units.

Mr. Hackett responded yes.

Ms. Matyas stated with the median on entrance Road A, there is no direct left onto Road C.

Mr. Hackett stated they will adjust the median and allow for left turn onto Road C.

The Commission discussed ways to alleviate traffic onto MD 26 from Fallon Rd.

Mr. Hackett stated that the intersection did not qualify for a light according to State Highway Administration.

Clay Black, Bureau Chief, addressed the extension of Ridenour Way and the possibilities of easements and right of ways along the property. Mr. Black stated this will be addressed during Final.

Mr. Soisson asked what the capacity of the clubhouse will be.

Mr. Shaffer stated the Fire Marshall has not provided the number yet but it will be provided at Final.

Decision:

No action is required.

CONTINUED DISCUSSION: MEDIUM DENSITY CLUSTERING INCENTIVE CONCEPT

Secretary Hager and Ms. Eisenberg reviewed the language changes for Chapter 155 and 158.

After much discussion, Secretary Hager stated the word “Freedom” would be removed.

Mr. Yeo asked if the minimum lot size has been addressed.

Secretary Hager stated that has been addressed.

After much discussion, staff will adjust the language based on the Commission’s comments and return at the next meeting with more information.

PUBLIC COMMENT

Marty Hackett, CLSI, advised against having a minimum lot size for the clustering provision.

ADJOURNMENT

The Commission adjourned on motion of Mr. Soisson seconded by Mr. Hoff and carried.

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

Secretary

Approved