

MEETING SUMMARY
Carroll County Planning and Zoning Commission
April 4, 2018

Location: Carroll County Office Building

Members Present: Richard J. Soisson, Chair
Cynthia L. Cheatwood, Vice Chair
Alec Yeo (4:12 p.m.)
Jeffrey A. Wothers (4:15 p.m.)
Eugene A. Canale
Janice Kirkner, Alternate

Members Absent: Daniel E. Hoff
Stephen A. Wantz, Ex-officio

Present with the Commission were the following persons: Lynda Eisenberg, Mary Lane, Darby Metcalf, and Laura Bavetta, Department of Planning.

CALL TO ORDER/WELCOME

Chair Soisson called the meeting to order at approximately 4:07 p.m.

ESTABLISHMENT OF QUORUM

Laura Bavetta took attendance and noted that four members of the Board were present and a quorum was in attendance. Mr. Yeo arrived at 4:12. Mr. Wothers arrived at 4:15 for a total of six members in attendance.

PLEDGE OF ALLEGIANCE

OPENING REMARKS

Secretary Eisenberg greeted the Commission and thanked everyone for being able to accommodate the earlier start time. Secretary Eisenberg reminded everyone that the last meeting ended early because the building was closing due to inclement weather and shared a brief outline of how the Freedom Plan might progress over the next few meetings.

REVIEW AND APPROVAL OF AGENDA

The Agenda was approved on motion by Ms. Cheatwood, seconded by Ms. Kirkner, and carried.

REVIEW AND APPROVAL OF MINUTES

The Minutes from the March 7, 2018 meeting were approved on motion of Ms. Cheatwood, seconded by Ms. Kirkner, and carried.

ADMINISTRATIVE REPORT

A. Administrative Matters

Secretary Eisenberg did not have anything to report.

B. Other

There were no other reports.

PUBLIC COMMENT

Dean Smith, citizen, requested a zoning change for his family properties on Liberty Road in Eldersburg. He is requesting the properties change from residential to Business General. Chair Soisson stated this will be addressed during land use discussions later in the meeting.

Rosemary Tyler, citizen, stated her support of the Mangione property being rezoned.

Pete Podolak, Engineer, expressed questions and concerns about BNR/Commercial Districts. Mr. Podolak suggested allowing assisted living and age restricted facilities in C1 and C2.

Scott Miller, owner of property on Dickenson Road, stated he is in the middle of site plans for his property and the new rezoning categories will change what he is allowed to build. He does not want the Commission to remove mixed-use from any Commercial District.

Secretary Eisenberg stated the zoning classifications are still in the drafting phase. Secretary Eisenberg also stated these zoning classifications are not part of the Freedom Community Comprehensive Plan and that the County Commissioners ultimately make the final decisions.

Kelly Shaffer, Attorney speaking on behalf of St. John's Properties, noted that the C3 designation would probably be acceptable for her client but there is some uncertainty since the text amendments for land use designations are not complete.

Secretary Eisenberg stated that land use designations do not mandate zoning changes.

David Bowersox, Attorney on behalf of Mr. Miller, discussed definitions of land use designations within the zoning categories. Mr. Bowersox stated, for example, there is no mention of mixed uses or non-residential uses in residential zones. Mr. Bowersox suggested the Commission consider functional mixed uses and flexibility within the land use definitions.

DISTRIBUTE COMMERCIAL/INDUSTRIAL/EMPLOYMENT CAMPUS DRAFT ZONING TEXT COMMENTS

Secretary Eisenberg reviewed the binder with the Commission. The binder includes all comments received during the meetings that were held in each district during February. Secretary Eisenberg stated the comments will also be posted to the website. Secretary Eisenberg suggested the Commission review the comments and bring forth any questions at the next meeting.

RECESS

FREEDOM COMMUNITY COMPREHENSIVE PLAN

Secretary Eisenberg reviewed the Future Land Use Concepts that were originally presented to the Commission and the map that was originally sent up to the County Commissioners. Secretary Eisenberg addressed the changes that have been made to that map as directed by the Commissioners or per land owner requests. The discussion will now focus on the properties that are left to address.

Finalize Future Land Use Map – Technical Changes

The Commission addressed the citizen request to change the zoning on 371 and 373 Liberty Road from Residential to Business General/Commercial Medium. The Commission agreed that Commercial fits the area.

After much discussion about the location of Residential and Commercial development in the area, the Commission, on motion of Mr. Yeo, seconded by Ms. Cheatwood and carried, voted to change the parcels from Residential to Commercial Medium.

The Commission discussed the Merritt Property and the surrounding parcels. The Commission agreed to correct the land use designation from Industrial to Commercial High.

The Commission agreed to designate the Dr. Scott family estate properties as Residential.

Review and Respond to Commissioners' Letter to Planning Commission

As listed in the letter, the Commission has rewritten the Vision statement.

The Commission addressed and revisited the Land use definitions and made changes.

The Commission addressed each of the following significant properties in the plan one final time.

Hollen property (1) went from Ag to Light Industrial based on surrounding properties.

Dulaney properties (2-8) mainly owned by County Commissioners, designated as Employment Campus, Economic Development supports Employment Campus, next to transportation, near industrial area, on the perimeter of the Growth Area, easy access to water and sewer.

Morris property (9) went from Ag to Residential Medium because most of the surrounding area is Residential Medium, lots of points of ingress and egress.

Gibson property (10) proposed Residential Medium, surrounding area is Medium, low seems under-utilized for the area, there may be soil concerns which will make it difficult to farm, will allow for a greater variety of housing options.

Beatty property (11) changed to Residential High based on the PUD proposal; this allows for the maximum flexibility for this parcel, best use of this property, located in the growth area, connectivity Georgetown Boulevard and Progress Way.

Wolf property (12) changed to Residential High, proposed connection of Monroe and improvements at Bennett and Oklahoma

Harrison property (13) and Clas property (14) changed from Ag to Residential Medium, proximity to Route 97

Primoff property (15) changed from Ag to Low Density Residential,

Wells property (16), Smith property (17) and Schneider property (19) changed from Low Density Residential to Residential Medium, placed in long range water and sewer service area, land owner requested, close to water and sewer expansion.

Schneider property (18) changed from Residential Medium to Residential High placed in long range water and sewer service area, land owner requested, close to water and sewer expansion.

Zabel property (20 & 21) changed from Low Density Residential to Residential Medium, nearby to water and sewer service area, in Growth Area, Prothero Road is a Planned Major Street.

On motion of Mr. Yeo, seconded by Mr. Canale and carried, the Commission voted to approve the Future Land Use Map.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

There being no further business, the Commission, on motion of Mr. Yeo seconded by Mr. Canale and carried, adjourned at approximately 6:30 p.m.

Secretary

Approved