

MEETING SUMMARY
Carroll County Planning and Zoning Commission

April 17, 2018

Location: Carroll County Office Building

Members Present: Richard Soisson, Chair
Cynthia L. Cheatwood, Vice Chair
Eugene A. Canale
Alec Yeo
Jeffrey A. Wothers
Daniel E. Hoff (10:40)

Members Absent: Janice R. Kirkner
Stephen A. Wantz, Ex-officio

Present with the Commission were the following persons: Lynda Eisenberg, Mary Lane, Nokomis Ford, Price Wagoner, Arco Sen and Laura Bavetta, Department of Planning; Laura Matyas and John Breeding, Development Review.

CALL TO ORDER/WELCOME

Chair Soisson called the meeting to order at approximately 9:04 a.m.

ESTABLISHMENT OF QUORUM

Laura Bavetta took attendance and noted that five members of the Board were present and a quorum was in attendance. Mr. Hoff arrived at 10:40 and six members were present.

PLEDGE OF ALLEGIANCE

OPENING REMARKS

Secretary Eisenberg greeted the Commission.

REVIEW AND APPROVAL OF AGENDA

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

REVIEW AND APPROVAL OF MINUTES

The minutes from the March 20, 2018 meeting were approved via a motion by Mr. Yeo, seconded by Mr. Wothers and carried.

PUBLIC COMMENTS

There were no public comments

COMMISSION MEMBER REPORTS

A. COMMISSION CHAIRMAN

Chair Soisson reported that he approved a Minor Subdivision Plan for Morgan Chapel and a First Amended Site Plan for Liberty Crossing.

B. EX-OFFICIO MEMBER

Commissioner Wantz was not in attendance.

C. OTHER COMMISSION MEMBERS

There were no other reports.

ADMINISTRATIVE REPORT

A. ADMINISTRATIVE MATTERS

Secretary Eisenberg stated that Clay Black was on extended leave and Laura Matyas would be presenting Extensions. Secretary Eisenberg also stated that the Boone Property Rezoning Case was removed from the Agenda at the request of the Applicant.

B. EXTENSIONS

Laura Matyas stated there were 2 extensions since the last meeting; Orchard Hill Estates and Fern Hill.

C. BZA CASES

Arco Sen reported that no cases were heard in March. Mr. Sen stated there are 3 cases in April; Case No. 6077, Case No. 6079 and Case No. 6080.

D. OTHER

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

BICYCLE PEDESTRIAN MASTER PLAN CHAPTERS 3&4 – DECISION / CHAPTER 7 – DISTRIBUTION (Nokomis Ford)

Ms. Ford reviewed changes that have been made to Chapters 3 and 4 since the last discussion.

On motion of Mr. Yeo seconded by Mr. Canale and carried, the Commission voted to Accept Chapters 3 and 4 of the Bicycle Pedestrian Master Plan.

Ms. Ford presented Chapter 7 - Design Alternatives and Safety to the Commission.

Refuge Islands were discussed to help protect pedestrians and cyclists cross state roads. Ms. Ford used the example at the intersection of Route 140 and Center Street.

Mr. Wothers asked if there is an indicator stating how long a pedestrian has to cross the road at that particular intersection. Mr. Wothers stressed the importance of knowing that information.

Ms. Ford stated she would find out if the signals have that information at that intersection.

Ms. Ford outlined the next steps for the Bicycle Pedestrian Master Plan.

Chair Soisson stated Chapter 7 is a very important part of the Bicycle Pedestrian Master Plan.

Mr. Yeo stated some sources mentioned are outdated and asked if there are any updates to the sources.

Ms. Ford stated she will check and see if she can find an update to the sources.

Mr. Yeo suggested including language that addresses safety concerns for children that walk and bike to school even though the Carroll County School system does not have a walker policy. Mr. Yeo also asked if there were state or federal guidelines that teach children how to get off the bus safely.

Ms. Ford stated she will look into adding that type of language to the Plan.

Mr. Yeo asked if there is a better way to identify when bike lanes dissolve or end as a precaution for riders.

Ms. Ford stated she will find a way to include language in the Plan that addresses that issue.

Chair Soisson expressed that many motorists don't realize that bicycles are vehicles and have the same rights on the road as cars do.

The Commission discussed ways to label bicycle lanes for safety concerns.

2018 WATER AND SEWER SPRING AMENDMENT – BRIEFING AND DISCUSSION
(Price Wagoner)

Mr. Wagoner reviewed the staff report for the 2018 Spring Amendments to the 2014 Carroll County Water and Sewer Master Plan.

On motion of Mr. Yeo seconded by Mr. Wothers and carried, the Commission voted to Certify that the recommended amendments to the 2014 Carroll County Water and Sewer Master Plan are consistent with the 2014 County Master Plan and the 2010 Hampstead Community Comprehensive Plan.

RECESS

CONCEPT SITE PLAN REVIEW

SUBJECT:	S-17-0026, Dunkin Donuts
LOCATION:	6252 Sykesville Road (MD Route 32); west side Sykesville Road, north of Piney Ridge Parkway, E.D.5
OWNER:	Shiv Properties, LLC, 1080 Berberi Road, Westminster, MD 21157 LLC Member: Shital Patel
DEVELOPER:	Same as owner
ENGINEER:	CLSI, 439 East Main Street, Westminster, MD 21157
ZONING:	B-G - General Business
VARIANCE:	Case ZA-1739
ACREAGE:	0.55 acres
WATERSHED:	South Branch Patapsco
FIRE DISTRICT:	Sykesville
MASTER PLAN:	Business General – Boulevard District – 2001 Freedom Community Comprehensive Plan
PRIORITY FUNDING AREA:	Freedom
DESIGNATED GROWTH AREA:	Freedom
SEWER/ WATER DISTRICT:	Freedom

❖ **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.**

❖ **Existing Conditions:**

The subject property, parcel 254, is developed with a 4,350 square foot building, paved parking lots at the front and rear of the site, drive aisles, a pylon sign, landscaping at Sykesville Road, and a stormwater management infiltration trench and grass swale. There are no streams or floodplain on site. Vehicular connections to parking lots on both the north and south adjoining properties exist. The north (parcel 334) and south (parcel 336) adjoining properties are each under different ownership than the subject property. An easement exists on the subject property for ingress and egress to the northern adjoiner's garage.

The property fronts Sykesville Road, MD Route 32, with one existing access point. Sykesville Road has a median, making the site accessible to southbound traffic with a right-in / right-out.

At the western property line there is an existing guardrail on site and an existing fence on the adjoining parcel. At the southern property line a low retaining wall exists. The existing pylon sign is situated at the eastern property line at the entrance from Sykesville Road.

Properties to the north and south are zoned General Business. The northern adjoining two parcels host a residence with a gazebo, garage, and parking lot. The southern adjoining parcel hosts a vacant residence. The adjoining property to the west is a 2.46-acre open space parcel owned by the Piney Ridge Village Homeowner's Association (see plat attached). Piney Ridge Village lies in the R-10,000 zoning district and is built with single-family town houses. Properties across Sykesville Road lie in the B-G, General Business zoning district.

The subject property is located in the Freedom Priority Funding Area and a Growth Area. It is in the Freedom Existing / Final public water and public sewer areas.

❖ **Plan History:**

A 1989 site development plan for a High's Dairy Store on the property was approved by the Planning and Zoning Commission (see plan attached). The plan only utilized parcel 254. In 2005, a change-of-use certificate was issued for the site for a New York J & P Pizza. There was no site development plan that accompanied the change-of-use. Expansion of the parking lot to the north adjoining property occurred following the change-of-use.

In 2010, a site development plan for Illiano Plaza Eldersburg on the subject property plus the adjoining parcels to the north and south was approved by the Planning and Zoning Commission (see plan attached). At the time, both parcel 254 and parcel 336 were under the same ownership. Following the sale of parcel 254 in September 2017, the developer of Illiano Plaza Eldersburg chose to allow the site plan approval expire on February 25, 2018.

❖ **Plan Review:**

The concept site plan was subject to citizen involvement at the September 25, 2017 meeting of the Technical Review Committee. One citizen signed in and voiced a desire for buffering the Piney Ridge Village community from the Dunkin Donuts building and drive-thru. Light

trespass, noise, and privacy are all concerns of residents in the adjoining subdivision. Five emails and multiple phone calls came to Development Review with similar concerns, one from the Association Manager for Piney Ridge Village. Written communications and photographs from citizens are attached. The developer has communicated a willingness to work with the area residents to address their concerns.

The developer proposes to utilize the existing building for two new uses; a Dunkin Donuts and a retail operation. Dunkin Donuts will occupy 1,800 square feet on the south side of the building and include a drive-thru service. The retail establishment will occupy 2,550 square feet on the north side of the building.

Parking requirements for a fast food establishment are 14 spaces for every 1,000 square foot of floor area. Requirements for a retail store are 1 space for every 200 square feet of floor area. Parking calculates to 26 spaces for the Dunkin Donuts plus 13 spaces for the retail use for a total of 39 required spaces.

There are 24 existing parking spaces on-site. With the reconfiguration of the site to include a drive-thru, the developer proposes 19 parking spaces on-site. A variance request was submitted for relief from the required number of parking spaces from 39 to 19. The Zoning Administrator granted the request on September 15, 2017 (see decision attached).

Fourteen stalls are depicted at the front parking lot including one handicap space. A two-way drive aisle is proposed at the north side of the building providing access to and from the rear parking lot. Curbing and blacktop is proposed on the northern adjoining property to accommodate the two-way drive aisle. A written agreement was submitted by the northern adjoining property owner granting permission for the work on her property.

Five parking spaces, a dumpster, and a loading area are depicted in the rear lot. The drive-thru is proposed as a single lane around the rear of the building with the order board and pick-up window at the south side of the building. No by-pass lane is proposed.

Without an easement being provided or proposed, both Engineering Review and Development Review questioned how the existing vehicular connection to the southern adjoining property will be addressed. The developer proposes a post and chain fence to restrict vehicular access.

The previously approved site plan, Illiano Plaza Eldersburg, utilized three properties and was designed to allow future vehicular connections to both south and north adjoining properties. Drive aisles and curbs were extended to the property lines (see plan attached). MD Route 32 has a median and inter-parcel connectivity from Piney Ridge Parkway would enable north-bound traffic on MD Route 32 to access businesses on the west side of the roadway via Piney Ridge Parkway.

The 2001 Freedom Community Comprehensive Plan does not depict a planned service road at the subject property or the adjacent General Business-zoned properties. A 2006 site plan for Southern Automatic Transmission, 6320 Sykesville Road at the corner of Piney Ridge Parkway and Sykesville Road, includes an existing "service road easement" which was granted to the County Commissioners of Carroll County (see plan attached). It was a Planning Commission condition of approval of the site development plan (see minutes attached).

Engineering Review's comment letter dated September 19, 2017 states, "According to Section 5.1.1 of the Carroll County Design Manual for Roads and Storm Drains, a Traffic Impact Study shall be required." This is based on the number of peak hour trips. On October 23,

2017, a waiver request from the requirement was submitted by the engineer, on behalf of the owner, to the Department of Public Works. The request was approved by the Deputy Director of Public Works on November 2, 2017. The State Highway Administration (SHA) has reviewed the plan. The existing access from MD 32 meets the current commercial entrance standard and SHA has no objections to the proposal.

The proposed land use is consistent with the 2001 Freedom Community Comprehensive Plan, as stated by the Bureau of Comprehensive Planning in their review.

Building elevations are shown on sheets 3 and 4 of the drawing set. Building height is annotated as 17'-2". Building materials are block, brick, and a standing seam metal roof. Predominate colors are annotated as "Bittersweet Stem," "Sand dollar," "Smokey Topaz," with "Obstinate Orange" trim and roof. A photometric plan is included on sheet 6. Four pole lights are depicted at a height of 21 feet in addition to building lighting. Lighting levels at the property lines are acceptable. The existing 14-foot high pylon sign is proposed to be reused.

The plan is exempt from the Floodplain and Water Resources codes. Forest Conservation does not apply to this project. The Landscape Manual requires a 15-foot wide landscape screen at the west property which is depicted on the plan. Landscaping is required at the full length of the drive-thru. The developer obtained written consent from adjoining property owners to secure an exemption from Landscape Manual requirements at the drive-thru at the north and south property lines.

The Bureau of Resource Management has granted concept Stormwater Management approval. Stormwater management (SWM) will be addressed by utilizing the existing SWM system and adding a drywell.

The site plan will be tested and reviewed for adequacy of public facilities in accordance with Chapter 155 of the Code of Public Laws and Ordinances of Carroll County Maryland.

Discussion:

Laura Matyas presented the staff report.

Mr. Patel, Owner and Mr. Jeff Ziegler, CLSI, were present.

Mr. Yeo asked how many vehicles this plan will allow for in queuing.

Mr. Ziegler stated about ten.

Mr. Yeo stated there will probably be more than ten cars during the busy time in the morning. Mr. Yeo cautioned this may cause problems or become hazardous.

Mr. Yeo asked if the parking spots in the back could be restricted for employees only as a suggestion to limit congestion issues. Mr. Yeo suggested making a double drive thru lane.

Mr. Yeo addressed having a solid barrier along the western side to prevent headlights from causing any issues.

Mr. Soisson stated his concerns with the parking lot and the screening as well.

Both Mr. Yeo and Mr. Soisson stated they were surprised the parking waiver was approved. Mr. Yeo stated he would like to see the comments from the waiver as it addresses the queuing onto Route 32 when the plan comes back.

Decision:

Concept Plan Review, no action was required.

CONCEPT SUBDIVISION REVIEW

SUBJECT: P-17-0016 – Hedchar Estates Resubdivision of Parcel B
LOCATION: North side of Streaker Road, west of Shawns Drive, E.D. 14
OWNER: Streaker Road Holdings, LLC, 1235 Seron Court, Eldersburg, MD 21784
LLC members: Joe Delenick, Stephen Green, Wes Kane
DEVELOPER: Same as owner
SURVEYOR: CLSI, 439 East Main Street, Westminster, MD 21157
ZONING: Conservation
ACREAGE: 17.13 acres
WATERSHED: South Branch Patapsco
NO. OF LOTS: 4 lots
FIRE DISTRICT: Winfield
MASTER PLAN: Conservation, Public – 2001 Freedom Community Comprehensive Plan
PRIORITY
FUNDING AREA: Outside
DESIGNATED
GROWTH AREA: Freedom
SEWER/WATER
DISTRICT: Outside

❖ Action Requested:

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 Major Subdivision Plan. **No action is required.**

The plan is before the Planning and Zoning Commission per Ordinance No. 2013-10 for consideration of a request for modification to the maximum permitted length for a use-in-common driveway from 1,250 feet to 1,325 feet. **Action is required.**

❖ Existing Conditions:

The subject property is undeveloped land in the Conservation zoning district. In 1986, the long, narrow property was platted as “Parcel B Future Relocated Route 97” in Hedchar Estates (see plat, attached). Streaker Holdings LLC acquired the parcel from the County Commissioners of Carroll County on June 20, 2014. Although inside the Freedom Designated Growth Area, it lies outside the Priority Funding Area and water and sewer service areas.

Gently rolling open land comprises the southern three-fourths of the lot and steep slopes, a stream, a 100-year FEMA floodplain, and forest lie at the northern portion. A tree line edges the eastern property line and a majority of the western property line has a tree screen as well.

The subject property and adjoining properties to the west, east, and north are zoned Conservation. To the east and west lie established subdivisions with single-family residences (see plats, attached). Across Streaker Road to the south, properties are zoned Agriculture.

❖ **Plan Review:**

The developer proposes to create four residential lots of subdivision that will be served by private well and septic systems. Proposed access will be from a 12-foot-wide use-in-common (UIC) drive from Streaker Road. A mailbox cluster is depicted at the entrance. The length of the UIC requires a pullover which is shown in front of Lot 3. At 1,325 feet in length, the drive exceeds the maximum 1,250 feet permitted in the Development Review Manual. On February 22, 2018 the project engineer, on behalf of the developer, submitted a modification request to permit the additional 75 feet of length.

Ordinance No. 2013-10, passed on November 14, 2013, amended the Code of Public Local Laws and Ordinances of Carroll County Chapter 155.025 adding section “L”. Determination of a modification to the length of a use-in-common driveway lies with the Planning and Zoning Commission.

📖 **§ 155.025 IN-FEE ACCESS STRIPS; USE-IN-COMMON DRIVEWAY STANDARDS AND CRITERIA.**

(C) **Maximum number of users.** The maximum number of users for a UIC driveway, including subdivision lots, remaining portions, remainders, and off conveyances, if applicable, is seven in the “A” and “C” Districts and five in the Residential Districts.

(L) **Modifications.** Where the Planning Commission finds that because of unusual circumstances of shape and topography or other physical features or conditions of the proposed subdivision, or because of the nature of adjacent developments, extraordinary hardship may result from strict compliance with the UIC design requirements of this § [155.025](#) and the Development Review Manual, there may be granted a modification when requested by the subdivider or developer. However, no such modification shall be granted which will have the effect of nullifying the intent and purpose of the Master Plan, the zoning regulations, this chapter or any other pertinent rules, regulations or laws of the county. Prior to considering such requests, the Planning Commission shall refer the matter for technical agency review, which will include the Office of Public Safety, which may request that the Fire Chief of the first due fire department provide input. In granting modifications, the Planning Commission will consider the comments from the technical review agencies and may require such conditions as will, in its judgment, secure substantially the objectives of the standards of the requirements so waived or [Chapter 155](#), Development and Subdivision of Land modified. The applicant shall submit a written request for a modification to the county. The request shall include the specific conditions necessitating a modification and include supporting documentation. Any modification for a particular subdivision or development shall be noted on the final plat and appear in the records of the Division.

(2004 Code, § 103-11) (Ord. 04-14, passed 4-20-2004; Ord. 09-01, passed 4-7-2009; Ord. 2013-10, passed 11-14-2013)

On February 22, 2018, a waiver request package was distributed to the Bureau Chief of Resource Management, Office of Public Safety, Bureau Chief of Comprehensive Planning, Bureau Chief of Roads, Engineering Review, and the Zoning Administrator for comment. Agencies responses indicated no objections to the request (see letters attached).

In accordance with the Zoning Code, minimum lot size in the Conservation zoning district is 3.0 acres, lot width is 300 feet, and setbacks are 50 feet at front, side, and rear lot lines. The Zoning Administrator determined the lots' widths as running parallel to the proposed UIC drive. In Hedchar Estates Resubdivision of Parcel B, Lots 1, 2, and 3 are 3.00 acres, 3.02 acres, and 3.13 acres. Lot 4, the northernmost lot, is 7.77 acres and will host environmental easements. The plan was reviewed by the Bureau of Comprehensive Planning and determined consistent with the 2001 Freedom Community Comprehensive Plan designation of Conservation, Public.

A Floodplain Easement, Forested Water Resource Protection Easement, and Forest Conservation Easement are proposed to encumber the northern portion of Lot 4. To satisfy the requirements of stormwater management, a grass channel at the shoulder of the UIC and a stormwater discharge to the existing Forest Conservation Easement on the Mueller adjoining property, "Resulting Land of Pine Brook Farm II" (see plat attached), will be constructed. A right-to-discharge agreement from Paul Mueller was submitted. Forest Conservation is proposed to be addressed with both on-site retention and off-site banking. The side yard of Lot 1 is screened at Streaker Road in accordance with Landscape Manual requirements.

The plan was subject to citizen involvement during a regularly held meeting of the Technical Review Committee on March 27, 2017. No citizens signed in or spoke regarding this project.

The project is subject to the provisions of Concurrency Management, Chapter 156 of the Code, and will be tested prior to presentation of the plan to the Commission for approval of the Preliminary Plan. At the Concept stage, all facilities and services are adequate.

Discussion:

Laura Matyas presented the staff report.

Joe Delenick and Stephen Green, owners and Jeff Ziegler, CLSI were present.

The Commission discussed the surrounding roads and if they are private, public or approved use-in-common driveways.

Decision:

On motion of Mr. Hoff, seconded by Ms. Cheatwood and carried, the Commission voted to extend the permitted length for a use-in-common driveway from 1,250 feet to 1,325 feet.

RECESS

The Commission waived the recess.

CONCEPT SUBDIVISION REVIEW

SUBJECT: P-17-0058 – Condon Property

LOCATION: West side of Ridge Road (MD Route 27), north of West Liberty Road (MD Route 26), E.D. 9

OWNER: Charles Burgess Condon & Hearl G. Condon, 205 Flower Court, Mt. Airy, MD 21771

DEVELOPER: Same as owner

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

ZONING: Agricultural

ACREAGE: 54.36 acres

WATERSHED: Double Pipe Creek & Lower Monocacy River

NO. OF LOTS: 5 lots + Remaining Portion

FIRE DISTRICT: Winfield

MASTER PLAN: Agriculture & Village Residential

PRIORITY

FUNDING AREA: Outside

DESIGNATED

GROWTH AREA: Outside

SEWER/WATER

DISTRICT: Outside

❖ Action Requested:

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 Major Subdivision Plan. **No action is required.**

❖ Existing Conditions:

The subject property is comprised of four parcels of undeveloped land in the Agricultural zoning district. Two off-conveyances were processed through the County and created in 2017. All four parcels and the two off-conveyances are owned by the Condons. The land is gently rolling open cropland with the exception of the northernmost parcel being wooded.

The property is outside of Designated Growth Areas, Priority Funding Areas, and water and sewer service areas.

The subject property and adjoining properties to the west, north, and south are zoned Agricultural. Adjoining the south along Ridge Road are General Business-zoned (B-G) properties hosting a Napa Auto Care Center, a J&P Pizza, and a family medical center. Across Ridge Road to the east are additional businesses as well as single-

family residences in the R-40,000 zoning district. All properties are served by well and septic systems.

❖ **Plan Review:**

The developer proposes to utilize the available yield of the four parcels to create five residential lots of subdivision and a Remaining Portion. Lots are depicted in a concentrated area near a proposed 12-foot-wide use-in-common (UIC) drive at Ridge Road (MD Rt. 27). With this proposal, additional subdivision lots from the multiple parcels will not be attainable and lot yield will be exhausted. Remaining acreage from all parcels will be consolidated with the Remaining Portion. Lots will all be served by private well and septic systems.

The State Highway Administration has reviewed the plan. While there is no objection to the access point, additional information is requested at the Preliminary Plan stage. Code permits a maximum of seven users on a use-in-common driveway in the Agricultural district. The plan proposes 6 users; five lots and the Remaining Portion. The use-in-common drive will necessitate a name in accordance with Chapter 155.025(D) of the Code of Public Local Laws and Ordinances of Carroll County. A Declaration of Maintenance Obligations for the shared drive will need to be recorded.

The plan was reviewed by the Bureau of Comprehensive Planning and determined consistent with the 2014 Carroll County Master Plan designations of Agriculture and Village Residential.

The plan is exempt from the Floodplain and Water Resources codes. No landscaping is required. Forest Conservation will be addressed with on-site retention on the Remaining Portion. Requirements for stormwater management will be met with drywells, a wide shoulder at the UIC, and a swale to convey runoff downhill towards Liberty Road. Whereas the swale will convey stormwater southward onto the Condon off-conveyance, a right-to-discharge will be provided by Mr. Condon to protect the diversion.

The plan was subject to citizen involvement during a regularly held meeting of the Technical Review Committee on October 23, 2017. One citizen signed in and was seeking information on the plan proposal.

The project is subject to the provisions of Concurrency Management, Chapter 156 of the Code, and will be tested prior to presentation of the plan to the Commission for approval of the Preliminary Plan. At the Concept stage, all facilities and services are adequate.

Discussion:

Laura Matyas presented the staff report.

Linda Alexander, CLSI, was present.

There was no further discussion.

Decision:

Concept Plan Review, no action was required.

FREEDOM COMMUNITY COMPREHENSIVE PLAN – DISCUSSION OF ACCEPTANCE

Secretary Eisenberg, Mary Lane and Darby Metcalf updated the Commission on the status of the Freedom Plan. Secretary Eisenberg reviewed the updates that have been made to the website, including the Approved Land Use Map.

Secretary Eisenberg reviewed Scott Miller's comments from the last meeting. Secretary Eisenberg clarified B-NR code language in reference to Mr. Miller's request. Ms. Lane stated that retirement communities are considered Residential and nursing homes/assisted living facilities are considered Institutional and would be allowed in all Commercial Districts.

Secretary Eisenberg reviewed the major changes that have occurred since the Plan was remanded by the Board of County Commissioners.

Secretary Eisenberg stated the water and sewer portion of the Plan needs to be updated according to the Buildable Land Inventory language.

Ms. Lane reviewed updated school adequacy numbers assuming maximum buildout.

Mr. Yeo suggested including a section as a recommendation that refers to properties that were removed but that should be corrected to accurately reflect what is on the ground at that time.

Mr. Yeo asked for clarification of the percentage of commercial that is allowed in the PUD.

Ms. Lane stated that 20 percent is allowed in Residential High only.

Mr. Yeo asked if the Commercial Districts can have the same classifications when zoning language is discussed (Low, Medium, and High/1, 2, and 3)

The Commission stated they would like a joint meeting with the Board of County Commissioners and discussed the timing and goal of the meeting.

On motion of Mr. Yeo, seconded by Ms. Cheatwood and carried, the Commission voted to Accept the Plan with changes and adjustments that were outlined in today's meeting.

PUBLIC COMMENT

Beth Gray, citizen in the Freedom Area, commended the Commission on their work on the Freedom Plan. Ms. Gray expressed her concerns about roads infrastructure in the Freedom Area and what can be done to alleviate congestion if and when these large properties are developed.

Mr. Yeo stated there are answers to the concerns about some intersections that staff would be able to help with.

ADJOURNMENT

On motion of Mr. Canale, seconded by Mr. Wothers and carried, the Commission adjourned at approximately 12:15 p.m.

Secretary

Approved