

Carroll County Comprehensive Planning Division

Within Planning & Land Management Department

As of October 16, 2025

Overview

The Comprehensive Planning Division is responsible for developing and implementing the County Master Plan (Plan) and supporting documents as envisioned by the citizens of Carroll County. Functions of the Division are designed to ensure County laws, policies, projects, and other short/long-range land use planning initiatives conform with and implement the Plan.

Division functions include:

- water, sewer, transportation, bicycle/ pedestrian, and land use planning;
- coordination with municipal, regional, state, and federal governments;
- providing professional support and guidance to County Boards and Commissions; and
- providing Geographic Information System (GIS) mapping services for land use planning related matters.

Responsibility Highlights

- Work with citizens to help them understand planning and how sustainably implementing smart planning can help improve their community and life.
- Advise the Board of County Commissioners in the creation and amendment of laws, policies, and maps that guide the future physical development of the County.
- Work with other governments, departments, and Divisions to ensure the County Plan is being implemented as the public had envisioned.
- Provide professional planning guidance to the Board of County Commissioners, Planning and Zoning Commission, Board of Zoning Appeals, and the Historic Preservation Commission.
- Provide professional Plan consistency review related to new development projects that are being considered in the county.
- Assist in forecasting county population change.
- Assist citizens and businesses in the processing of rezoning requests for their property.

Code Chapters

- Chapter 155 Development and Subdivision of Land
- Chapter 158 Zoning Regulations

Websites

Comprehensive Planning Division Website



← www.carrollcountymd.gov/government/directory/planning-land-management/comprehensive-planning/



2014 Carroll County Master



→ www.carrollcountymd.gov/media/10991/master-plan-2014-adopted-january-2-2020.pdf



What is Planning? *Sustainably guiding Carroll County's physical development (what you physically see)!*

Cont@ct Us

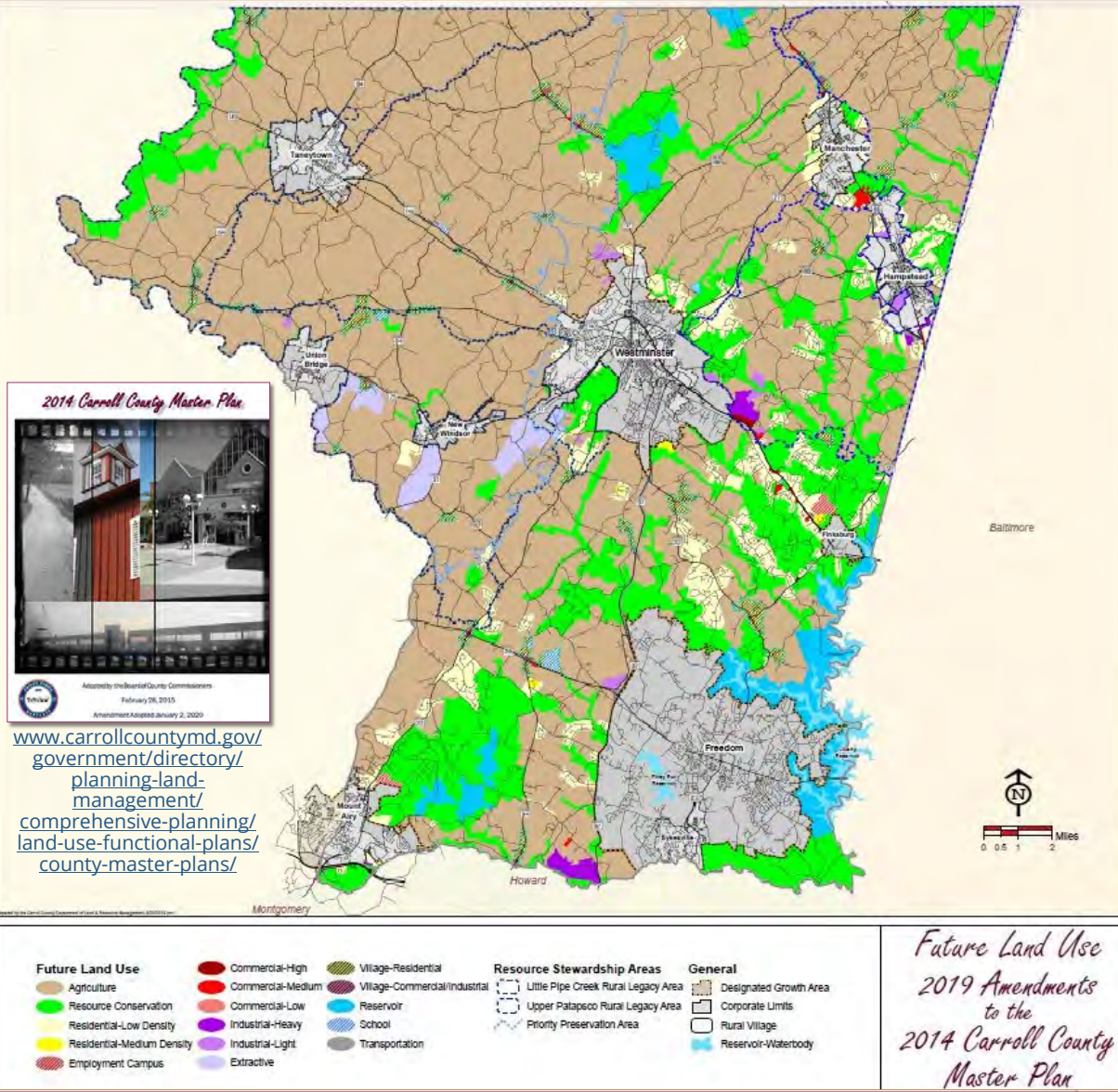
Division Manager—Clare Stewart

Phone: 410-386-5145

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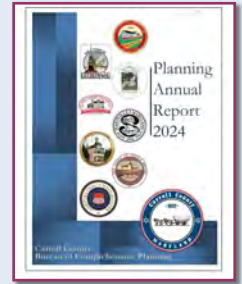
Website: www.carrollcountymd.gov/government/directory/planning-land-management/comprehensive-planning/

Generalize Future Land Use - Carroll County Master Plan



Projects Recently Completed

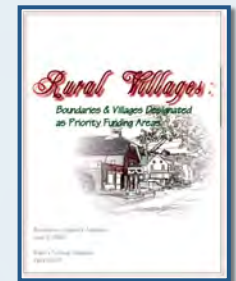
2024 Planning Annual Report



Housing Study



Rural Villages Report



2025 Projects in Progress

Update to the County Master Plan

Carroll County 2035 Master Plan



Finksburg Bicycle and Pedestrian Planning and Feasibility Study



Planning has been referred to as the real-life Sim City!

Other Resources



- [Finksburg Corridor Plan](#)
- [Finksburg Façade Improvement Program](#)
- [Freedom Community Comprehensive Plan](#)
- [Municipal Comprehensive Plans](#)
- [Annexations](#)
- [Demographics](#)
- [Rezoning: Piecemeal or Comprehensive](#)
- [Planning Annual Report](#)

Boards & Commissions supported by Division staff:

- [Carroll County Planning & Zoning Commission](#)
- [Carroll County Historic Preservation Commission](#)

Existing Use of Land Inventory



All resources here can be found on the Comprehensive Planning Division website. Scan the QR code on the front or type in/click on the web address to visit the site.

