

# Carroll County Bureau of Comprehensive Planning

Within Department of Planning & Land Management

As of March 31, 2024

## Overview

The Bureau of Comprehensive Planning 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 Bureau are designed to ensure County laws, policies, projects, and other short/long-range land use planning initiatives conform with and implement the Plan.

Bureau 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 bureaus 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 Website



← [www.carrollcountymd.gov/government/directory/planning-land-management/comprehensive-planning/](http://www.carrollcountymd.gov/government/directory/planning-land-management/comprehensive-planning/)



### Carroll County Master Plan



→ [www.carrollcountymd.gov/media/10991/master-plan-2014-adopted-january-2-2020.pdf](http://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

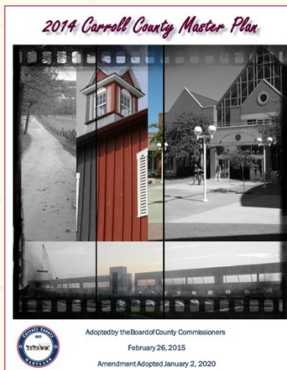
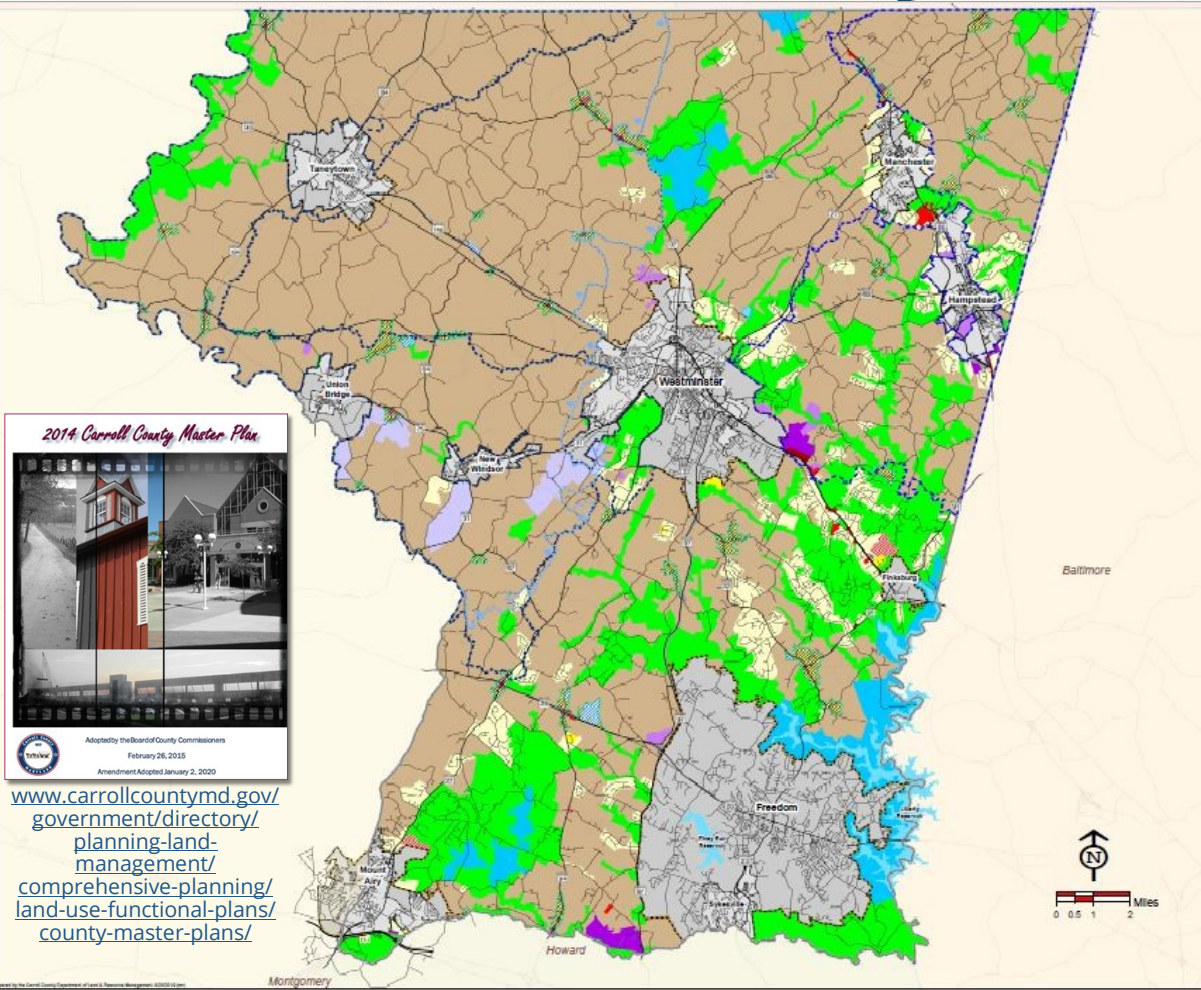
**Bureau Chief—Mary Lane**

**Phone:** 410-386-5145

**Email:** [CompPlanning@CarrollCountyMD.gov](mailto:CompPlanning@CarrollCountyMD.gov)

**Website:** [www.carrollcountymd.gov/government/directory/planning-land-management/comprehensive-planning/](http://www.carrollcountymd.gov/government/directory/planning-land-management/comprehensive-planning/)

# Generalize Future Land Use - Carroll County Master Plan



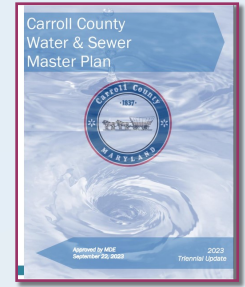
[www.carrollcountymd.gov/government/directory/planning-land-management/comprehensive-planning/land-use-functional-plans/county-master-plans/](http://www.carrollcountymd.gov/government/directory/planning-land-management/comprehensive-planning/land-use-functional-plans/county-master-plans/)

Future Land Use	Resource Stewardship Areas	General
Agriculture	Little Pipe Creek Rural Legacy Area	Designated Growth Area
Resource Conservation	Upper Patapsco Rural Legacy Area	Corporate Limits
Residential-Low Density	Priority Preservation Area	Rural Village
Residential-Medium Density		Reservoir-Waterbody
Commercial-High		
Commercial-Medium		
Commercial-Low		
Industrial-Heavy		
Industrial-Light		
Employment Campus		
Village-Residential		
Village-Commercial/Industrial		
Reservoir		
School		
Transportation		
Extractive		

*Future Land Use  
2019 Amendments  
to the  
2014 Carroll County  
Master Plan*

## Projects Recently Completed

Triennial Water and Sewer Update to the **Carroll County Water and Sewer Master Plan**



## County Transportation Master Plan

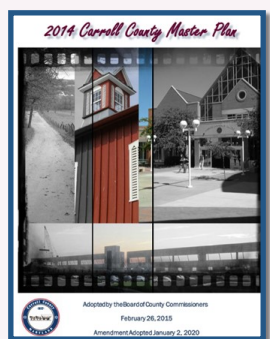


## Economic Development and Land Use Study



## Projects in Progress

2024



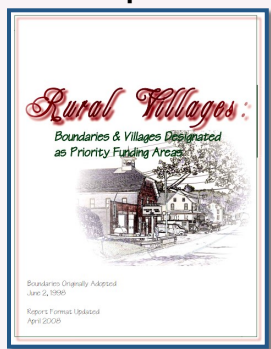
**Update to the County Master Plan**

### Housing Study



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

### Rural Villages Report



## 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 Bureau staff:*

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

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