



Welcome & General Info

Driving Ideas

From June through September 2024, work sessions were held with the Board of County Commissioners and Planning & Zoning Commission to receive input on the key issues they felt were most essential to tackle with the Master Plan update. This input led to the formation of the plan’s “Driving Ideas” – the most important areas to study and develop recommendations around to prepare for the next ten years. These driving ideas are:

Housing Options for Households of all Kinds

The escalation of housing prices, low inventory of housing for sale or rent, and relative lack of housing diversity in the County have contributed to a challenging housing situation for people of all ages and needs. The Master Plan, through insight gained from a Housing Study conducted in 2024, will need to consider the existing housing needs of County residents, as well as the projected housing needs of the next generation of Carroll Countians, in order to be able to provide the high quality of life for which Carroll is known.



An Economy that Supports the Community

A strong local economy that operates across many industries and at many different scales provides the kind of opportunities that enable communities to thrive. It helps to cultivate and retain a robust local workforce and grow the local tax base, which in turn helps fund the excellent schools and public safety on which Carroll County prides itself. Local businesses and local tourism also contribute to the creation of amenities and leisure options that young people and families want and can afford. The Master Plan update will need to consider how land use policies and practices can strengthen the local economy to fully realize these benefits.

Infrastructure that Meets the Needs of Tomorrow

Infrastructure is the framework that holds up our communities and keeps them running – it is the roadways and walkways that move people to and from places, the clean water that comes from the tap and the treatment of sewage, the communications network that connects people to information and each other, and it is the energy that powers homes, businesses, and schools across the County. Without safe and reliable infrastructure systems, the quality of life in Carroll County would suffer. Yet, new roadways, expanded or contracted public water and sewer service areas, and energy distribution systems require a change in the landscape that can be controversial. The Master Plan will need to consider how these systems can be maintained or enhanced to deliver the quality of services that are expected – particularly amid revenue and regulatory constraints and opposition to change.



A Commitment to Rural Carroll County

For over fifty years, Carroll County has been investing in programs and policies that ensure the long-term viability of the agriculture industry and the preservation of agricultural and conservation land. The County has achieved over 80% of its 100,000-acre goal for land preservation. This investment has allowed Carroll to retain its strong rural and small-town character – a major reason why so many people love living in and visiting the County. The Master Plan will need to consider the ways in which the commitment to rural Carroll influences land use policies that meet the needs and desires of Carroll Countians into the future.

Working Together to Plan the Future

Planning for the future of Carroll County is a venture that must be undertaken in collaboration first and foremost with the citizens of the County. It also involves cooperation between County and municipal elected officials and staff, and the partnership of State and regional agencies, to achieve mutual goals. Carroll County has a long history of leadership in land use and planning, and the Master Plan stands as a testament to the value of forethought and locally driven solutions. The Master Plan will need to consider how the County can work in partnership with all stakeholders to balance the need for growth and change that keeps communities healthy with the retention of the characteristics that make Carroll a special place to call home.

