

Janice R. Kirkner, Chair
Michael Kane, Vice Chair
Peter Lester
Matthew Hoff
Steven Smith
Ralph Robertson
Richard J. Soisson, Alternate
Tom Gordon, III, Ex-officio
Daphne Daly, Secretary



Planning & Zoning Commission
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

410-386-5145
MD Relay service 7-1-1/800-735-2258
plancomm@carrollcountymd.gov

REVISED
MEETING AGENDA
Planning & Zoning Commission of Carroll County, MD
October 15, 2024
9:00 AM
Reagan Room (003)

PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE.

TO HAVE AN ORDERLY MEETING PLEASE ADHERE TO THE FOLLOWING RULES:

- ***SPEAKERS MUST SIGN IN to make public comment.***
- ***Speakers must state their name, address, and talk into microphone to facilitate audio and video recording.***
- ***Comments will be strictly limited to 3 minutes per speaker.***
- ***Citizen testimony is NOT a question-and-answer session.***
- ***Questions may be directed to staff after the meeting.***
- ***If any individual fails to comply with these rules, the Planning and Zoning Commission Chair may call the person out of order and may require him/her to leave the meeting.***

1. Call to Order/Welcome

2. Establishment of Quorum

3. Pledge of Allegiance

4. Review and Approval of Agenda

5. Review and Approval of Minutes (August 7, 2024)

6. Administrative Report (Daphne Daly)

- A. Administrative Matters
- B. Other

7. Concept Subdivision Plan - P-22-0042 – Harvest Creek - Description: subdivision to create 137 new residential lots for single family dwellings as a cluster subdivision with open space parcels. Owner: Juanita Zabel & Jeanette Birger et al, 6933 Ridge Road, Marriottsville MD 21104; Developer: Elm Street Development, 5074 Dorsey Hall Drive, Ellicott City, MD 21042; located at 7020 Ridge Road, Marriottsville, MD 21104 & the adjoining Parcel C; Tax Map 79, Grid 2 & 3, Parcels 57 & 232; C.D. 5 – CONCEPT PLAN REVIEW, NO ACTION REQUIRED. (Kierstin Marple) Contact kmarple@carrollcountymd.gov 410-386-2722 (30 minutes)

Public Comment for Item #7

8. **Concept Site Plan - S-23-0028 – Primrose School Childcare Facility** – Description: A 13,500 square-foot building for childcare; Owner: Tract Z1 Property, LLC, 9405 Parsley Drive, Ellicott City, MD 21042; Developer: Primrose Schools, P.O. Box 322, New Castle, NH 03854; located north of Dickenson Road, east of Hemlock Drive; Tax Map 74, Grid 7, Parcel 30; C.D. 5 - CONCEPT PLAN REVIEW, NO ACTION REQUIRED. (David Becraft) Contact dbecraft@carrollcountymd.gov – 410-386-2134 (15 minutes)

Public Comment for Item #8

9. **Final Subdivision Plan - FX-23-0003 – Bradley’s Overlook** – Description: subdivision to create 4 new residential lots; Owner: Cherrytree LLC, 112 S. Main Street, Mount Airy, MD 21771; Developer: CBI Homes, LLC, T/A Catonsville Homes, 112 S. Main Street, Mount Airy, MD 21771; east side of Cherry Tree Lane; Tax Map 68 Grid 10 Parcel 580; C.D.05 - REQUEST FOR APPROVAL OF FINAL PLAN IN ACCORDANCE WITH CHAPTER 155. REQUEST FOR APPROVAL OF FINAL PLAN IN ACCORDANCE WITH CHAPTER 156. (David Becraft, Jr.) Contact dbecraft@carrollcountymd.gov – 410-386-2722 (15 minutes)

Public Comment for Item #9

10. **Annexation Petition – Len Stoler on Route 140, Westminster, MD** - Introduction of Annexation Resolution No. 24-09 (Annexation No. 78), High Falcon Realty Corp., enlarging the corporate boundaries of the City of Westminster by annexing certain property containing ± 6.2426 acres, contiguous to and adjoining the City’s existing corporate boundaries, consisting of real property located at 1001 Baltimore Boulevard, Westminster, Maryland 21157, also identified as tax account number 07-027621, Map 0046, Grid 0016, Parcel 0693. (Hannah Weber) Contact hweber@carrollcountymd.gov – 410-386-5145 (15 minutes)

Public Comment for Item #10

11. **General Public Comment**

BREAK

12. **Master Plan Work Session: Buildable Land Inventory (BLI), and Water and Sewer Planning** – Presentations on tools that will support the Master Plan Update. (Daphne Daly) Contact ddaly@carrollcountymd.gov – 410-386-5145 (1.5 hours)

13. **Adjournment**

Next Evening Meeting: Wednesday, November 6, 2024, at 6:00 PM - Reagan Room

Next Day Meeting: Tuesday, November 19, 2024, at 9:00 AM – Reagan Room

ACCESSIBILITY NOTICE:

The Americans with Disabilities Act applies to the Carroll County Government and its programs, services, activities, and facilities. Anyone requiring an auxiliary aid or service for effective communication or who has a complaint should contact The Department of Citizen Services, 410.386.3600 or 1.888.302.8978 or MD Relay 7-1-1/1.800.735.2258 as soon as possible but no later than 72 hours before the scheduled event.