



Carroll County Development Review Division

Within Planning & Land Management Department

As of October 15, 2025

Responsibility Highlights

- Lead review of residential, commercial, and industrial plans to assure compliance with all Federal, State, and local laws and present to Planning Commission
- Process and track development plans (submittal → approval)
- Provide development review services to municipalities
- Clearinghouse for adequate facilities tests and tracking of rate of proposed development
- Coordinate monthly Technical Review Committee (TRC) meetings and Design & Architectural Review Committee (DARC)

Code Chapters

- Chapter 155 Development and Subdivision of Land
- Chapter 156 Adequate Public Facilities and Concurrency Management
- Chapter 161 Development Rights and Responsibilities

Website



www.carrollcountymd.gov/development-review

Checklists & Forms



www.carrollcountymd.gov/government/directory/planning-land-management/development-review/checklists-and-forms/



Development Review Division

Residential Plans Approved Countywide

January 1 to December 31, 2024

District	1	2	3	4	5	Totals
Residential Site Plans & Subdivisions in Unincorporated County						
# of Plans	6	1	1	2	3	13
# of Units	6	2	1	2	8	19
Residential Plans Recorded in Municipalities						
# of Plans	0	1	0	0	0	1
# of Units	0	6	0	0	0	6

Development Review Division

Non-Residential Plans Approved Countywide

January 1 to December 31, 2024

District	1	2	3	4	5	Totals
Site Plans in Unincorporated County						
# of Plans	1	4	4	4	6	19
Site Plans in Municipalities						
# of Plans	2	1	4	1	0	8

Development Review



Cont@ct Us

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Website: www.carrollcountymd.gov/development-review

Notable Projects in Process

District 1:

- Mountain Brook Phase 1, P-24-0048
- Bear Branch Solar, S-25-0010

District 2:

- Ethiopian Orthodox Tewahedo Church (EOTC), S-20-0030
- Patriots Overlook, P-24-0006

District 3:

- Chick-Fil-A Westminster, S-23-0001
- Chaberton Solar Pine Rock, S-25-0012

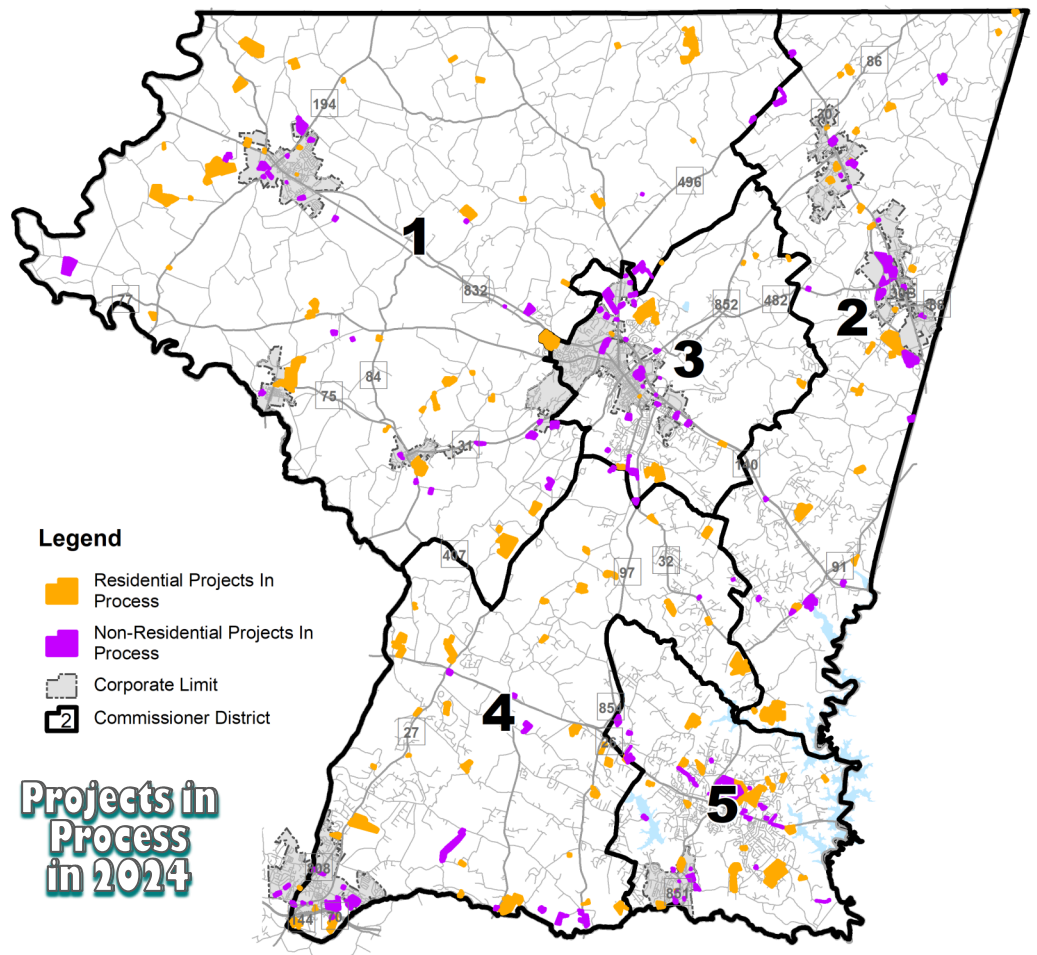
District 4:

- Trust Auto, S-22-0014
- Buffalo Ridge, P-24-0020

District 5:

- Harvest Creek, P-22-0042
- Eldersburg Corporate Park, S-23-0022

Note: To learn more about individual projects, see below to find out how to access the Developments in Process interactive map.



Developments in Process Interactive Map

Visit the interactive map for more information on any development plan in process. Click on a project on the map for the project name, file number, acreage, view of site plan, # of lots, and more.

carrollco-md.maps.arcgis.com/apps/webappviewer/index.html?id=aaaab50240df464483c94a1899569312

