

**ORDINANCE NO. 2025-09**

**AN ORDINANCE TO ADOPT A TEMPORARY DEFERRAL CONCERNING  
CLUSTER SUBDIVISIONS IN THE FREEDOM DESIGNATED GROWTH AREA OF  
CARROLL COUNTY UNTIL JUNE 18, 2026, PENDING CONSIDERATION AND  
ADOPTION OF SUCH LEGISLATION AS THE BOARD OF COMMISSIONERS OF  
CARROLL COUNTY, MARYLAND MAY CONSIDER ADVISABLE TO PROMOTE  
PUBLIC HEALTH, SAFETY, AND WELFARE.**

**WHEREAS**, The Board of Commissioners of Carroll County, Maryland ("the Board"), has enacted and codified the "Code of Public Local Laws and Ordinances of Carroll County, Maryland"; and

**WHEREAS**, the Board is authorized under the Local Government Article and Land Use of the Annotated Code of Maryland to enact and amend ordinances; and

**WHEREAS**, the Board desires to review existing requirements for cluster subdivisions in light of changing consumer demand, and changes to existing infrastructure in the County to evaluate the suitability and economic, social and environmental risks; and

**WHEREAS**, to advance the public health and safety, the Board desires to obtain additional information regarding the possible adverse effects cluster subdivisions proposed have on residential uses, adequate public facilities, and infrastructure; and

**WHEREAS**, the Planning Commission and Staff need additional time to finalize a recommendation, and the Board of County Commissioners then needs the time to have the required public hearing and possibly adopt a zoning text amendment to address this matter; and

**WHEREAS**, the Board desires to impose a six (6) month deferral on the processing, reviewing, and approval of future applications of cluster subdivisions in the Freedom Designated Growth Area, to give the Planning Commission and County staff time to study the matter and

recommend possible enactment of legislation on this subject. Provided, however, any project submitted for review to the County Development Review Division prior to December 1, 2025 is not subject to this deferral Ordinance but may be subject to any amendments to any other portion of the Carroll County Code of Ordinances excluding Chapter 158.

**NOW, THEREFORE, BE IT ENACTED** by the Board that Title XV Land Use Chapter 155.036.1 – Temporary Deferral on Cluster Subdivisions in the Freedom Designated Growth Area is added as follows:

#### **ARTICLE I**

##### Cluster Subdivisions – Temporary Deferral

There shall be a temporary deferral on the processing, reviewing, and approval of all Cluster Subdivisions in the Freedom Designated Growth Area as defined in § 155.036 of the Code for a period of six (6) months starting with the effective date of this Ordinance. However, any project submitted for review to the County Development Review Division prior to December 1, 2025, which was in compliance with all zoning and subdivision requirements in effect on that date shall not be deferred and shall be reviewed, processed, and approved in accordance with those requirements.

#### **ARTICLE II. SEVERABILITY.**


Should any provision, section, paragraph, or subparagraph of this ordinance, including any code, or text adopted hereby, be declared null and void, illegal, unconstitutional, or otherwise determined to be unenforceable by a court having jurisdiction; the same shall not affect the validity, legality, or enforceability of any other provision, section, paragraph or subparagraph hereof, including any code or text adopted hereby. Each such provision, section, paragraph, or subparagraph is expressly declared to be and is deemed severable.

**ARTICLE III. EFFECTIVE DATE.**


This Ordinance shall become effective 12/18, 2025.

ADOPTED 12/18/25

ATTEST:

  
Vivian Daly, County Clerk

THE COUNTY COMMISSIONERS OF  
CARROLL COUNTY, MARYLAND,  
a body corporate and politic  
of the State of Maryland

 (SEAL)  
Joseph A. Vigliotti, President


\_\_\_\_ (SEAL)  
Michael R. Guerin, Vice-President

\_\_\_\_ (SEAL)  
Thomas S. Gordon III, Commissioner

 (SEAL)  
Kenneth A. Kiler, Commissioner

 (SEAL)  
Susan W. Krebs, Commissioner

Approved for legal sufficiency:

  
Timothy C. Burke, County Attorney