

ORDINANCE NO. 2025- 78

**AN ORDINANCE TO ADOPT A TEMPORARY DEFERRAL CONCERNING
PLANNED COMMERCIAL CENTERS IN THE FREEDOM DESIGNATED GROWTH
AREA OF CARROLL COUNTY UNTIL AUGUST 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 the Land Use Article of the Annotated Code of Maryland to enact and amend ordinances; and

WHEREAS, the Board desires to review existing requirements for planned commercial centers in light of changing consumer demand, and changes to existing infrastructure in the County to evaluate their 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 planned commercial centers proposed have on residential uses, adequate public facilities, roads 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 eight (8) month deferral on the processing, reviewing, and approval of planned commercial centers in the Freedom Designated Growth Area,

to give the Planning Commission and County staff time to study the matter and consider possible enactment of legislation on this subject.

NOW, THEREFORE, BE IT ENACTED by the Board that Title XV Land Use Chapter 155.092.1 – Temporary Deferral on Planned Commercial Centers in the Freedom Designated Growth Area is added as follows:

ARTICLE I

Planned Commercial Centers – Temporary Deferral

There shall be a temporary deferral on the processing, reviewing, and approval of all Planned Commercial Centers in the Freedom Designated Growth Area as defined in § 158.002 of the Code for a period of eight (8) months starting with the effective date of this Ordinance.

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


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 (SEAL)

Approved for legal sufficiency:


Timothy C. Burke, County Attorney