

OFFICIAL MINUTES
Carroll County Planning and Zoning Commission
Work Session
Carroll County Master Plan

January 9, 2012

Location: Carroll County Office Building

Members Present: Charles M. Chadwick, Vice Chair
Melvin E. Baile, Jr.
Alec Yeo
R. Wayne Barnes
Richard J. Soisson

Members Absent: Dennis Wertz, Chairman
Richard S. Rothschild, Ex-Officio
Cynthia L. Cheatwood, Alternate

Present with the Commission were the following persons: Tom Devilbiss and Kelly Martin, Department of Land Use, Planning, and Development; Daphne Daly, Bureau of Planning; and Clay Black, Bureau of Development Review.

The Commission began its review of Chapter 12: Housing.

Ms. Daly indicated that staff had updated the data in the chapter to reflect the latest available information.

Mr. Devilbiss reviewed the Board's original goals included in their recommendations related to the Housing Chapter.

(Commissioner Frazier entered the meeting.)

There was considerable discussion regarding paragraphs two and three. Ms. Daly noted that information available from the Census might provide more accurate data than what is cited from the 2005 Housing Study.

Commissioner Frazier suggested that the current housing trend and economic situation has increased the availability of affordable housing.

Revisions were made throughout the first several paragraphs. After discussion, it was the consensus of the Commission to retain the last paragraph before The Challenge To Carroll County section, which had been suggested for deletion in the marked up document.

Commissioner Frazier indicated she had no real issue with that paragraph.

Mr. Black explained that multi-family housing (unless age restricted) and planned unit developments are only permitted in the R-7,500 and R-10,000 zoning districts.

After discussion, it was the consensus of the Commission to delete the entire last paragraph before The Choice: Policies & Recommendations.

The Commission spent considerable time discussing the three recommendations in the document, as well as the additional recommendation suggested in the marked up document. Revisions were made to Recommendations A & B, but it was the consensus of the Commission to allow Recommendation C to remain as written.

It was the consensus of the Commission to not add the proposed Recommendation D from the marked up document.

With regard to the Commissioners' recommendations regarding accessory dwelling units, Mr. Black mentioned that he would be coming to the Commission at a future meeting with proposed amendments relating to accessory dwelling units.

The Commission discussed the Fiscal Impact section and the need to encourage commercial and industrial development to increase tax revenues to offset the costs associated with residential uses.

Public Comments

Mr. Jay Hull, licensed realtor, indicated it was his understanding that the State of Maryland was limiting public utility lots until the year 2014.

Mr. Devilbiss clarified that there are several municipalities under Consent Agreements with the Maryland Department of the Environment which is limiting their ability to develop lots because of water supply capacity issues.

The next Commission meeting is scheduled for Tuesday, January 17, 2012. The meeting adjourned at approximately 8:10 p.m.

Secretary

Approved