

Mr. Randy Bachtel, BPR, explained that when the previous plan was reviewed, the Commission would not allow the developer to utilize use-in-common driveways. He noted that if the developer was permitted to utilize use-in-common driveways from the three access points with adequate sight distance on Mineral Hill Road, the houses could face toward Mineral Hill Road. Mr. Bachtel requested direction from the Commission regarding the utilization of use-in-common driveways.

Mr. Varga questioned whether the Commission was comfortable with Mr. Wertz, as Commission Chairman, approving the revised preliminary plan without the project coming back before the full Commission.

Mr. Chadwick made a motion, which was seconded by Mr. Barnes, and subsequently withdrawn.

Decision:

Pursuant to Chapter 103, the Commission, on motion of Mr. Soisson, seconded by Mr. Barnes, and unanimously carried, approved access to the houses from Mineral Hill Road from single-use drives and use-in-common driveways and the Commission Chairman, Planning Director, or Acting Director may approve the preliminary and final subdivision plans for the Estates at Liberty Reservoir subject to staff approvals.

PUBLIC COMMENTS

There were no public comments.

REVISED BUILDABLE LAND INVENTORY

Ms. Daphne Daly, Bureau of Planning, noted that the last complete update of the Buildable Land Inventory (BLI) was done in 2005. The BLI is used to determine the number of residential and non-residential opportunities that are available. Ms. Daly reviewed the purpose and use of the BLI. She explained that the appendices in the report provide exhaustive information regarding how these numbers have been derived. Ms. Daly noted that these numbers are planning numbers to provide a general idea of what might occur. She explained that the numbers she was presenting are medium range estimates, but low and high numbers are provided in the appendices. Ms. Daly indicated that the full BLI will be available on the website in the next few weeks. Hard copies will be available upon request.

WORK SESSION – 2012 CARROLL COUNTY MASTER PLAN UPDATE

Before the work session began, Mr. Tom Devilbiss, Secretary, reviewed the role of the Planning Commission in the Community Investment Plan based on Article 66B. He asked Ms. Daly to address some questions raised during the Buildable Land Inventory (BLI) discussion.

Ms. Daly provided additional information regarding some questions that were posed during the BLI discussion. She indicated that 5,100 acres are currently zoned industrial; 2,800 acres are zoned commercial. Ms. Daly explained that the BLI lists the amount of that acreage that has some development potential: 2,100 acres of industrially zoned land and approximately 700 acres of commercially zoned land—the balance has been developed.

Ms. Daly distributed a chart detailing how she had arranged the potential criteria for locating additional economic development opportunities that the Commission had developed into three categories: opportunities, challenges, and constraints. Opportunities were mapped in green, challenges were mapped in yellow, and constraints were mapped in red. Different criteria layers were turned on and off at the request of the Commission.

Mr. Devilbiss noted that development within the towns or within designated growth areas is covered under other community comprehensive plans. He indicated these plans would need to be updated or requested for update if opportunities for employment uses were found.

There was considerable discussion regarding how to proceed with the review of the entire County and whether to do a test area and take that area to the public for comment. The Commission decided to begin its grid by grid review of the County at the next work session scheduled for Monday, January 30, 2012.

The meeting adjourned a approximately 3:45 p.m.

Secretary

Approved