

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

December 12, 2011

Location: Carroll County Office Building

Members Present: Dennis Wertz, Chairman
Charles M. Chadwick, Vice Chair
Melvin E. Baile, Jr.
Alec Yeo
R. Wayne Barnes
Cynthia L. Cheatwood, Alternate

Members Absent: Richard J. Soisson
Richard S. Rothschild, Ex-Officio

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 continued its review of Chapter 9: Facilities & Services, beginning with the section: The Choice: Policies & Recommendations.

Mr. Devilbiss discussed the adopted six-year Community Investment Plan (CIP) and how that relates to the Master Plan. He noted that the only major construction project included in the CIP is the Mount Airy Middle Replacement facility. The majority of the CIP focuses on maintenance and replacement items related to infrastructure. Mr. Devilbiss suggested that the Commission may wish to add a general policy related to this subject.

There was considerable discussion regarding providing the necessary road infrastructure in advance of need for good planning and as an economic development tool. Staff reviewed the traffic impact study process for development projects. The Commission discussed developing more detailed road improvement plans within the community comprehensive plan documents. Mr. Devilbiss explained that there is a recommendation related to that issue in the Transportation chapter.

Mr. Chadwick suggested that each subheading should include information regarding how the infrastructure relates to adequate public facilities.

Ms. Daly reviewed language which was drafted at the beginning of the chapter referencing standards under Chapter 71.

The Commission requested that the following language be removed from this chapter and placed in the Transportation chapter: "Access controls and corridor preservation studies/provisions along major and minor arterials, as defined in the Carroll County functional classification system, will be implemented to maintain a high level of service and to promote the movement of freight and people. Techniques can be utilized to minimize and concentrate access points."

The Commission did not review the sections related to Fire and EMS. These sections will be considered once comments have been received from the Carroll County Volunteer Emergency Services Association.

Further discussion will occur regarding the Fiscal Impact section when the final draft is completed.

The Commission discussed possible work session dates in January, 2012.

Mr. Wertz noted that no citizen comment was provided because there were no citizens present and no communications had been received since the previous work session.

Mr. Devilbiss indicated that the Commission would be focusing on Employment/Economic Development during their work session on December 20.

The Commission adjourned at approximately 8:50 p.m.

Secretary

Approved