

General Questions

1. Why is the Bureau of Comprehensive Planning rewriting the Freedom Community Comprehensive Plan?

The Carroll County Bureau of Comprehensive Planning is updating the 2001 Freedom Community Comprehensive Plan to meet Maryland's Land Use Article of Code, which requires jurisdictions to update their master plans, and in this case, small area plan, every ten years. For further detail, please see "[See why we are updating the Plan: Maryland Department of Planning's 10 Year Cycle Review Checklist](#)" at freedomareaplan.org.

2. Why does the plan not start looking at increasing the growth area now to start protecting the ability to grow in the future?

The Planning Commission considered expanding the boundaries of the Designated Growth Area (DGA) at several worksessions. However, there was general agreement that the current size of the growth area is sufficient to meet the County's needs for the foreseeable future. The Freedom DGA has adequate infrastructure to accommodate new development, and any changes in conditions may be assessed in ten years when the Plan is again updated.

3. Why wasn't a fiscal analysis done prior to the start of the review? Why isn't the Tischler & Associates report being used as an additional planning tool?

A fiscal analysis is not a required element of a Master/Comprehensive Plan, and is typically more appropriate at the time of development review, when more necessary details about a development are known. The Tischler & Associates report, prepared 20 years ago, has been reviewed by planning staff. The Tischler report looked at various growth scenarios and did not make specific land use recommendations. However, the more recent EDLENS study, in 2007, identified clusters for commercial, industrial and employment based lands that would help to achieve the County's long standing economic goals. This study was used during land use discussions by the Planning Commission throughout the process.

4. How were the future land use designations made?

The land use designations were made by the Planning Commissioners at numerous public meetings and worksessions between September, 2015 and August, 2016. The Planning Commission reviewed land use in the Freedom area on a parcel-by-parcel basis, and the decisions that came out of this analysis were the will of the majority of the Commissioners. It is worth noting that nearly every decision was arrived at by consensus and unanimous votes. All meetings and votes were at regularly scheduled Planning Commission meetings and worksessions, under the category of "Land Use"

on the agenda. The videos and minutes of these meeting are available on the Carroll County website.

5. According to the Rezoning Request section of the Carroll County Government Department of Planning website:

A zoning map amendment (piecemeal) rezoning process typically is requested by an individual property owner or contract purchaser of property. It is a request to change the zoning on a property based on one of two findings that would support a zoning change:

a substantial change in the character of the neighborhood; or

a mistake in the existing zoning classification.

Provide examples which show how those findings apply to the Beatty property. Provide same for Gibson and Wolf properties.

The sections cited above are **not** applicable to land use designation changes made through the Master Plan process; they reflect the procedure for a zoning map amendment. Because such a request is initiated outside of the comprehensive planning and implementation process, the petitioner must demonstrate that one of these two conditions exists through the petition for zoning map amendment.

A **comprehensive** rezoning can occur following the adoption of a comprehensive plan or at any other time as appropriate, and serves to implement the future land use recommendations contained in that plan. In formulating the plan, the Planning & Zoning Commission (Planning Commission) will have carefully considered and studied the area, its current and planned needs, and the interests of the public and individual property owners. Thus, the land use recommendations contained in that plan are deemed to have come out of a "comprehensive" process, and zoning changes that implement the recommendations are considered valid and consistent with the plan. A finding of change in the character of the neighborhood or mistake in the existing zoning is **not** required.

6. The Bureau of Comprehensive Planning fully admits it has not accomplished the vision given to them by the citizens of Carroll County since the 2001 plan was adopted yet they continue to allow poor planning decisions to move us farther from our goals. Why aren't these concerns being addressed more aggressively?

A lack of progress on implementing the Boulevard District.

Following the adoption of the 2001 Plan, the prior Boards of County Commissioners chose not to proceed with implementation of the Boulevard District.

A lack of progress on the physical renovations planned for MD 26.

A prior Board of County Commissioners reallocated funds for the improvement of MD 26 to another transportation project.

Lack of a “town center” in Eldersburg; citizens feel the community is series of traffic lights, disjointed and unappealing commercial buildings surrounded by fields of asphalt and marked by formula architecture, corporate color schemes and gaudy signs.

Prior planning efforts in this regard have consistently been met with opposition by the community.

Displeasure that shopping center signs, fast food chain outlets or auto repair shops are the most visible landmarks to identify their community.

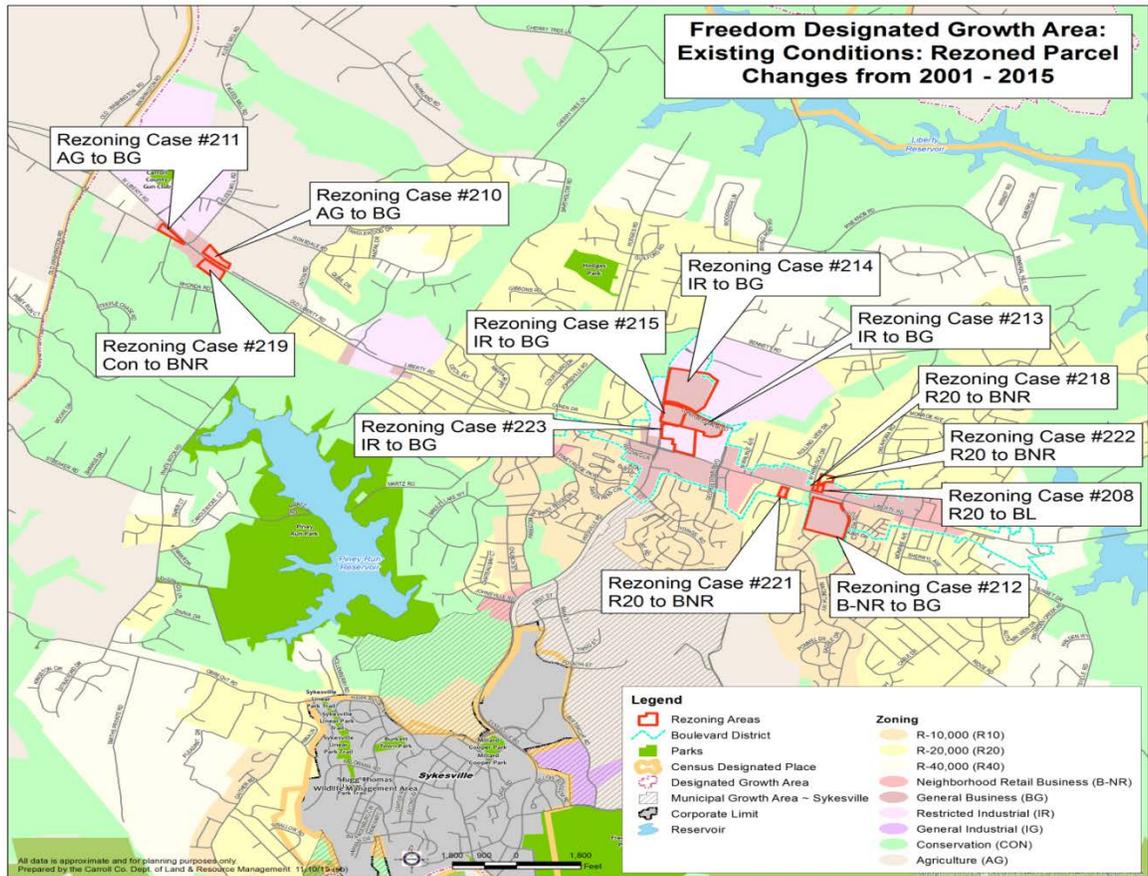
Prior planning efforts in this regard have consistently been met with opposition by the community.

Failure to attract full occupancy to the Warfield Complex and the lack of coordinated effort between the County, State and Sykesville.

Efforts to develop the Warfield Complex are ongoing, and have involved a coordinated effort between the County, State and Town of Sykesville.

7. The proposed rezoning of scattered and small parcels on MD26 between Liberty Reservoir and MD 97 to commercial use is questionable and counter to the goal of establishing an improved identity to the South Carroll area. By doing so, doesn't the Plan supports further "strip commercial" uses along the MD 26 and MD 32 corridors and less likelihood of improving the identity of the area?

The discussion of the difficulty is establishing the Boulevard zoning district is an acknowledgement of the wishes of the Boards of County Commissioners not to implement this recommendation of the 2001 Plan. Many of the parcels in the MD 26 corridor have already been rezoned (see map below). Other properties, while still zoned residential and industrial, have been used for commercial purposes for many years as a result of conditional use approvals. The designation of commercial land on the Future Land Use (FLU) map does not stretch from the reservoir to MD 97. Rather, it is concentrated in the center of this area, in the vicinity of the MD26/MD32 crossroads, where this type of development currently exists.



8. Will additional community meetings be held in the Eldersburg area, and efforts should be made to more broadly communicate the proposed Plan Update process to South Carroll residents?

Additional community meetings will be held in the Freedom community over the next several months. For more information regarding the Plan process, please see freedomareaplan.org. The Bureau of Comprehensive Planning staff has made every effort to explain the process at regular meetings, worksessions, and community outreach meetings.

9. How have we fared in the last 15 years since the 2001 Master Plan Update?
 - a. Have we reached our zoning capacity?

No, we have not reached our zoning capacity for the Freedom Area; however the 2001 Plan did not have a comprehensive rezoning as a method of implementation. Even with the 2001 Plan not reaching its buildout, this is no rationale for not re-evaluating the designation of land uses based on current conditions, refocused plan goals, and other considerations. The information

below, which can also be found at freedomplan.org in the endorsed Elements, provides information regarding changes in the last 15 years.

b. Ag Preservation goals?

As a Designated Growth Area, the 2001 Plan did not include goals for Ag Preservation (see page 31 of 2001 Plan). These goals are set countywide and reaffirmed in the 2014 Carroll County Master Plan.

c. Population estimates?

2001 Plan estimate for 2015: 37,103 (page 24 of 2001 Plan)

Actual 2015: 31, 799 (American Community Survey)

School enrollments?

The 2001 Plan did not make interim projections, but estimated additional students based on current pupil generation rates and the total available number of housing units based on 1996 zoning categories. The total number of additional students at buildout was projected to be 1,396; the actual decline in enrollment between 2001 and 2015 was 1,617.

d. Dwelling units?

2001 Plan estimate for 2015: 13,684 (page 24 of 2001 Plan)

Actual 2015: 10,824 (American Community Survey)

Employment goals?

No employment goals were established in the 2001 Plan, rather estimates were given for 2015: 14,890 (page 24 of 2001 Plan)

Actual: 10,244 (U.S. Census 2010)

e. New non-residential goals? Please clarify this question. We are unsure of what is being asked.

10. What is the lot yield not yet realized but approved under the current land use designations? Lot yield is a function of zoning determined during the development review process on a case-by-case basis. Based on the zoning as of 2015, the Department of Land and Resource Management calculated a Buildable Land Inventory for the Freedom Area as 4,020 potential new lots. (Please see <http://ccgovernment.carr.org/ccg/compplanning/BLI/> for more information on the BLI)

11. What is the lot yield potential under the proposed designations?

The Department of Land and Resource Management is working with the Department of Planning to develop the Buildable Land Inventory (BLI) based on the Planning Commission's concurred upon Future Land Use (FLU) map. This data will be available once the Planning Commission has Concurred on the Land Use Element text of the Plan. We will be sure to send you this directly once it is complete.

12. What is the basis for each of these land designation change requests?

There are many factors in the decision making process for assigning future land use designations. These include, but are not limited to, the availability of infrastructure and public facilities, consistency with the goals of the Plan, surrounding land uses. This information is being compiled and prepared into a useable format. We anticipate that this will be posted on the website in the near future. The Land Use Element text that will support the Future Land Use Map is still under development.

13. How has our neighboring Town of Sykesville been involved in the process and what considerations have been made with respect to the potential for growth in their growth area?

The Bureau of Comprehensive Planning has discussed the progress of the Plan regularly with Town staff and the Town Planning Commission. On November 4, 2015, a joint meeting was held between the County and Town Planning Commissions, where the Freedom Plan update was a major topic of discussion. Our planning liaisons update the town's PC regularly at their PC meetings that county staff attends. The Town's adopted Master Plan has been used, particularly during the development of the Public Facilities Element, regarding their potential for growth.

14. What is the rationale for changing the underlying zoning on properties that were given a conditional use by the Board of Zoning Appeals years ago? Provide a list of current conditional uses in place in the Freedom district.

As stated, there are a number of properties, particularly in the MD 26 corridor and currently zoned residential and industrial, that have received conditional use approvals from the Board of Zoning Appeals for commercial uses over the past 15 years. There have also been numerous piecemeal rezonings over the same period in this area to commercial zoning districts. These actions led to the construction of various facilities such as the old Wal-Mart at 1320 Liberty Road that was a BZA approval from an Industrial Use to a Commercial Use. This structure fundamentally changed the built nature of the property. The office complex in the 1000 block of Liberty Road is zoned R-20,000, and has a BZA approval for offices. These structures are not intended to serve a residential purpose and as long as they exist can no longer serve a residential need. These actions have fundamentally changed the character of the immediate area, influencing the market for additional commercial uses. The Planning Commission decisions to designate these properties as commercial land uses are recognition of these changes. A map showing the rezonings is posted on freedomplan.org, page 13 of endorsed Element 6. As stated under question 11, information regarding land use designations based on conditional uses is under development.

A request has been placed with the Office of Administrative Hearings for a listing of all conditional uses in the Freedom Area.

15. How have the appropriate county agencies been engaged in the process and what feedback have they given?

The appropriate County agencies have been consulted throughout the Plan development process. As publically stated all Elements have been transmitted to the appropriate County agencies prior to distribution to the Planning Commission, and their comments in their respective areas of expertise have been incorporated into the document. This includes the Departments of Land and Resource Management, Public Works, Economic Development, Recreation and Parks, Public Safety, Public Library, County Attorney, Citizens Services, Board of Education, Bureaus of Utilities, Zoning Administration, and Development Review.

16. Are buffers required as transitions between zones?

Buffering provisions are part of Chapter 157: Landscape Enhancement of Development. These provisions do not address separation between different zoning districts (zones); the purpose of the requirements “is the aesthetic and environmental enhancement of new development”. Separation requirements are part of Chapter 158, the Zoning Code. See below:

§ 158.040 DISTANCE REQUIREMENTS.

(A) Any uses or buildings subject to compliance with this section shall be located at least 200 feet from:

- (1) Any lot in a Residence District;
- (2) Any lot of less than three acres occupied or intended to be occupied by a dwelling not located on the same lot as the said use or buildings;
- (3) Any lot occupied by a school, religious establishment, or institution for human care; or
- (4) The curtilage area within a lot of three or more acres improved by a dwelling.

This section is applicable to a number of uses, particularly industrial uses. Some heavy industrial uses and other uses that have a greater impact on neighboring properties are required to provide two times the separation from the uses listed above. This is accomplished not through the plan but through the development review process.

17. When clustering lots in the R-20,000, why is unbuildable acreage allowed to be considered when clustering?

Unbuildable acreage is not considered under the clustering provisions. See below:

§ 155.095 CLUSTER SUBDIVISIONS.

(A) Conditions requisite to approval in “R” and “H” Districts. In the Heritage, R-40,000, R-20,000, and R-10,000 Districts, the Planning Commission may authorize the division of tracts or parcels of land into lots for R District uses, and lots and yards may be smaller than otherwise required in the R Districts in Chapter 158, provided that the following conditions are met:

- (1) The total number of lots and dwelling units may not exceed the number that would be permitted if the area were developed in conformance with its topographic

characteristics and the normal minimum lot size requirements in the zoning district in which they are located.

In other words, a cluster plan can only be as dense as a conventional plan would yield.

For further information regarding the administration of the clustering provisions, contact Clay Black, Chief, Bureau of Development Review.

Streaker/Obrecht Road Property Question

18. Is this property still being considered for Employment Campus land use designation?

No. The property in question was preliminarily considered for Employment Campus land use designation by the Planning Commission based on a comprehensive assessment of the County's employment land and projected employment needs that was performed in 2007. Following numerous discussions, it was agreed on June 21 that this property should remain in the Agricultural land use designation.

General Economic Development Questions

19. Since as your committee members have stated, "Freedom cannot possibly supply the amount of commercial/industrial property the county requires", why aren't you looking into more commercial property along Route 140 and other areas with infrastructure already intact?

The Planning Commission and Board of County Commissioners addressed this issue during consideration of the Carroll County Master Plan, which was adopted in 2015. Areas with public water and sewer availability, including those within the boundaries of municipalities and their identified Municipal Growth Areas (including along Route 140) have been identified for future development. The Freedom Designated Growth Area was not included in that analysis, and is therefore being considered now.

20. What percentage of property is already zoned commercial both in the county and in the Freedom district?

The percentage of commercially zoned land in the entire County is approximately 1.2%; in the Freedom area it is approximately 1.45%.

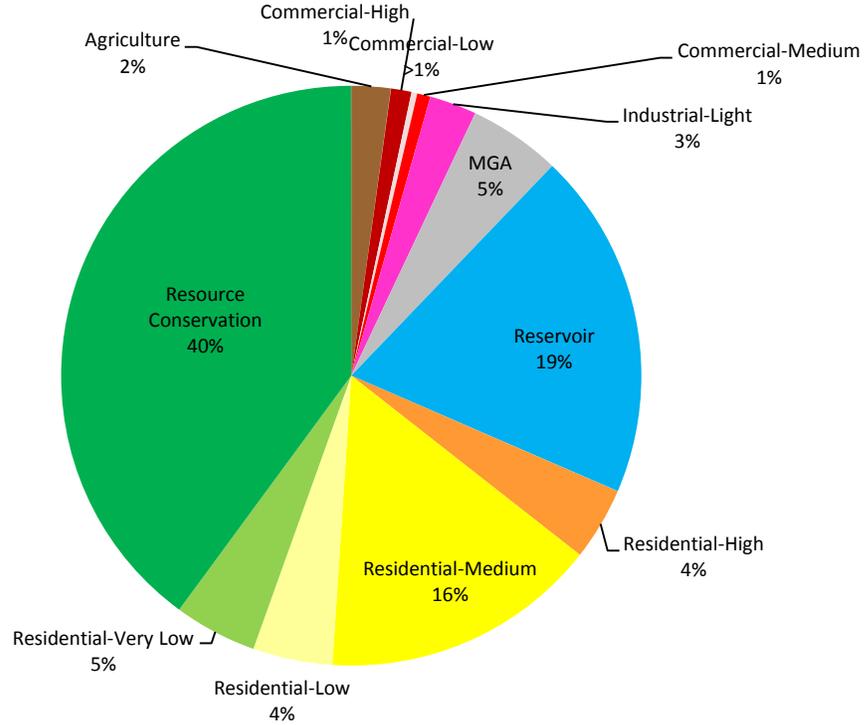
21. Why do you believe all 14% of the requested commercial properties have to be located in Freedom?

In the County Master Plan, the Board of County Commissioners (BCC) set a 15% goal for the future commercial/industrial tax base. It was envisioned that this goal would be met by the development of commercially/industrially zoned properties throughout the County, but primarily within the Designated Growth Areas (DGA), which have the infrastructure capacity to support growth. There are 9 DGAs in Carroll County. Freedom has been a Designated Growth Area since 1964. The BCC goal of 15% will be distributed throughout the DGAs, including Freedom.

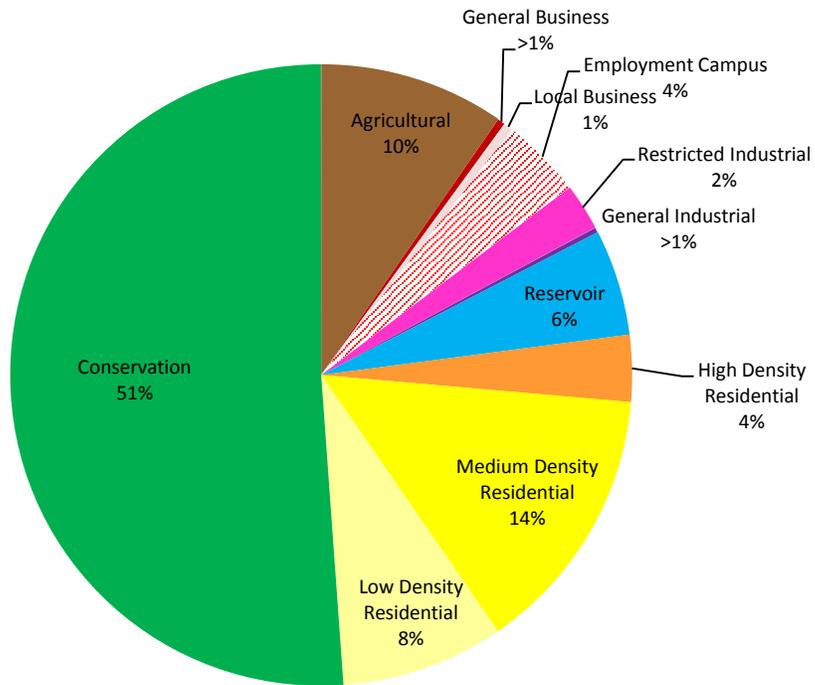
22. The Department of Economic Development was unable to provide a comprehensive list of available commercial properties and/or land in the County. How can the County justify and encourage commercial sprawl into residential areas because “there isn’t enough commercial property” if there isn’t a clear and concise record of what properties are available? What consideration is being given to the effects of this review on the Warfield Complex?

As stated, information regarding current available commercial property in the County is the responsibility of the Department of Economic Development. As shown at the July 13th Community Outreach meeting, this Plan proposes only minor changes to employment land, (see charts below) in spite of the Board of County Commissioners’ mandate in the 2015 County Master Plan to increase employment land in the Designated Growth Areas. The Department of Planning, as part of this planning effort, has thoroughly looked into this issue and has determined that the vacancy rate within the Freedom Area is approximately 6%, which includes the redevelopment of the former Wal-Mart site. This is well within the range of the surrounding jurisdictions’ vacancy rates, meaning that Freedom does not have a “glut” of available properties, and that it is a balanced market. It would be highly likely that the remaining vacant commercial/industrial lands would have a high absorption rate in the area. Warfield is proposed to be an employment campus development with a mix of commercial retail uses to support the businesses and over 125 residential units.

2016 Freedom Future Land Use



2001 Freedom Future Land Use



23. Is there any possibility that all the vacant properties along Route 26 in Eldersburg will be filled to capacity in the next 40 years?

The Planning Department has conducted a survey of the vacant commercial buildings in the MD26 and MD32 corridors. Based on the preliminary results of this windshield survey, the vacancy rate in this area is relatively low. This analysis will be made available when complete. In addition, the Carroll County Department of Economic Development provided information from a CoStar report regarding commercial vacancies in the Freedom area. The following charts show vacancy rates on retail properties in the 21784 area code.

Retail: Including Old Walmart



Retail: without Old Walmart, since the center is nearly fully leased.

24. Where is the data to back up need for more commercial properties vs. continuing with industrial properties?

The Planning staff has worked closely with the Department of Economic Development throughout development of this Plan, particularly Element 6. The Planning staff and Planning Commission have responded to this question publicly on several occasions, most recently at the July 13 Community Outreach meeting, where the following answer was given and distributed:

The Planning Department has conducted a survey of the vacant commercial buildings in the MD26 and MD32 corridors. Based on the preliminary results of this windshield survey, the vacancy rate in this area is relatively low. In addition, the Carroll County Department of Economic Development provided information from a CoStar report regarding commercial vacancies in the Freedom area.

Below is the official response from the Department of Economic Development regarding vacancy rates in the Freedom area:

The Department of Economic Development maintains the commercial/industrial inventory using Costar. Costar is the real estate industry's most comprehensive database of commercial real estate information and activity. Virtually all of the leading commercial real estate firms in the US and UK use Costar to manage inventory. According to Costar, they canvass 500,000 properties a day (field research) and make 10,000 calls a day to commercial real estate professionals to update and obtain new information.

A query on Costar for the 21784 zip code shows 229 properties (industrial/commercial, retail). The average age of this group of properties is 44 years old.

Number of leasing deals in the 21784 zip code:

YTD	22
2015	47
2014	28
2013	24
2012	34

The Department did furnish a Costar report to a resident upon request. The statement made to the citizen was that while Costar is considered the multiple list for commercial real estate, it may not contain every single square inch of property at a given moment – because lease deals change, businesses move out suddenly or sublet space, etc. In short, real estate fluctuates every day and therefore a Costar query on one day can result in a different report the following day or even within an hour! Even with an increase in staffing (we have five working in ED administration) there is absolutely no way that Carroll County ED individuals

could do field research every day on every single commercial property throughout the County. That is why so many ED agencies use Costar to manage inventory.

ED is not encouraging sprawl into a residential area. The area in question is a 115 acre property zoned **currently zoned industrial** – and has been zoned that way for over 40 years, well before the surrounding residential development occurred. Whether the property maintains industrial zoning or if it is changed to commercial, our department’s mission - to increase the tax base to help reduce the tax burden on residents - will remain the same. We encourage business development so that our schools, public safety and other critical needs are adequately funded and our local economy remains stable.

25. Wouldn’t your efforts be better spent in attracting viable businesses to existing vacant properties thereby increasing revenue for the county?

The County’s Department of Economic Development is charged with this task, and those efforts are ongoing.

26. I want to know what you are going to do to get some more jobs in this County, especially in the town of Eldersburg. Why aren’t you targeting more residential and business zoning for the Freedom designated area? What are you doing to attract more shopping opportunities? How is the Plan implementing job creation?

It has long been recognized that there is a need for greater employment opportunities in Carroll County, and that has been a commonly heard concern during development of both the County Master Plan and this Plan. The need for more employment land in the County’s Designated Growth Areas has been a guiding principle in the development of these land use plans. The nine Designated Growth Areas, including Freedom, were established in the 1964 Plan, and reaffirmed in every subsequent land use plan. Concentrating development in these areas is critical to the County’s vision of preserving our bucolic viewsheds, agricultural heritage, and rural fabric. The County, through the Department of Planning and the Department of Economic Development, facilitates opportunities for job creation in these areas with suitable infrastructure. The Department of Economic Development is specifically charged with promoting Carroll County as an ideal location for prospective industries and businesses. The proposed future land use map designates additional land for both employment and residential uses.

27. Is there enough commercial area to allow for more retail growth?

The Future Land Use (FLU) proposal includes additional land for commercial purposes. In 2001, 247 acres were designated for commercial purposes; the proposed FLU is 273 commercial acres. As stated earlier, relatively few of these properties are currently vacant. The need for specific types of businesses is market driven, making it difficult to know with certainty if there will be enough retail space to meet the demand. The Plan will be updated in 10 years, as required by state law, to reassess the land use needs of the Freedom area.

28. What plan does the county have long term for the Freedom Area after the few larger parcels get developed over the next 10 years?

As stated earlier, the state requires the County to update the Plan every ten years. Demographic, market, and other changes in the area that would necessitate additional employment lands can be assessed at that time.

29. How will the county meet its goal of a 15% Commercial/Industrial tax base when the residential component keeps growing?

It is the intention of the Planning Commission that by more properly designating the employment land use designations to reflect the changes in the market since 2001 and the current needs of the citizens, the Commercial/Industrial tax base will grow to its full potential. Additionally, the County will continue to pursue its tax based goals in other areas of the County including the Warfield Complex.

30. What is the impact of increases in Commercial/Industrial land on current similarly designated properties?

The impact of increases in employment land uses on similarly designated properties depends on numerous factors, including but not limited to: the specific location of each property; the size of each property; the specific use, out of the hundreds of allowable uses that materializes; and market forces at the time the property develops. It is worth noting that the low vacancy rate (6%) in the Freedom area, as reported by the County's Department of Economic Development, indicates a high absorption rate for new businesses in the future. This vacancy rate is comparable to surrounding jurisdictions.

31. What is the potential impact on major long-planned projects such as the Warfield Complex?

The re-designation of limited Commercial lands in the FLU are not expected to impact the Warfield Complex, which is envisioned as an Industrial/Employment Campus, with a small retail component to serve the immediate needs of the employment based center

as well as the residential proposal of 125 plus units. Since this is a fluidly developing site, it is hard to determine at this time all future impacts.

32. What is the impact of additional raw land available vs. land in need of redevelopment?

See answer to #6 above.

This exceeds the scope of the comprehensive plan and falls more in line with market studies.

Residential Development Questions

33. Does the plan include enough residential development to avoid more school closures?

The decision to close schools is made by the Carroll County Board of Education. While it is not the responsibility of the Planning Commission to make these decisions, the Public Facilities Element of this Plan, which is still under development, will consider the future adequacy of schools in the Freedom area. Preliminary estimates based on current demographic and enrollment trends, as well as the proposed future land use, indicate that the potential residential development in the area will not result in the existing schools being over capacity. This topic will be the subject of a future community outreach meeting when this analysis is completed.

34. Why does the county have zoning laws that restrict the ability to build anything other than single family homes?

The Carroll County Zoning Code, Chapter 158, allows dwellings other than single-family homes. Two-family dwellings are permitted as a conditional use in the R-10,000 District, and as a permitted use in the R-7,500 District. Also, the R-10,000 and R-7,500 Districts permit Planned Unit Developments (PUD), which allow single-family, two-family, and multi-family structures. PUDs must be approved by the Planning Commission. The R-10,000 and R-7,500 Districts generally correspond to a Residential-High land use designation.

Beatty Property Questions

35. Why is this single property, located in a residential area along Bennett Road, being considered to become the largest commercially zoned spot in all of Freedom?

The property in question, which is proposed to be split between medium density residential and commercial, with a residential buffer along Bennett Road, is currently

zoned industrial. It abuts a larger area of industrial land to the west, which contains a number of commercial uses. The property has public water and sewer availability, and the change from industrial to commercial is at the request of the property owner.

36. Why do you feel it necessary to accumulate commercial properties in areas that cannot possibly meet your quantity needs and lack infrastructure?

All properties considered for commercial land use designation are evaluated based on a number of criteria. In the case of the property in question, it has had an industrial land use designation since 1977, which requires similar infrastructure. The Beatty property has water and sewer service available. It is not intended that this single property will meet all of the County's needs for commercial development, but it is part of a long range plan that anticipates future needs.

37. Was a significant reason for the change in designation for the Beatty property because it was requested by the owners?

A significant reason for the change in land designation of the Beatty property to a less intensive use is **not** because it was requested by the landowners. There are many factors in the decision making process for assigning future land use designations. These include, but are not limited to, the availability of infrastructure and public facilities, consistency with the goals of the proposed Plan, and compatibility with surrounding land uses. The appropriateness of the current land use designation (Industrial) of the Beatty property was brought to the attention of the Planning Commission at the beginning of the Plan development process by the property owners. After much discussion and deliberation at numerous meetings between September, 2015 and July, 2016, the majority of the Planning Commission members chose to designate the property Commercial-High. High density residential, also requested by the property owner, was discussed and rejected.

38. How do you choose which businesses get exempt from the below grade and berm requirements other businesses had to adhere to?

Carroll County has no requirement for below grade and berm; therefore no exemption is applicable. The Carroll County Code does include buffering and landscape requirements, and in some instances, in order to effectuate enhanced separation from surrounding uses, the Planning Commission has requested additional tools for a smoother transition. Master Plans are not regulatory instruments; there is no ability for plans to impose conditions on specific properties. The Carroll County

Code has limited ability to require supplemental buffering above and beyond the requirements of Chapter 157 (Landscape Enhancement of Development).

39. With the potential new development proposed on Bennett Road, how will the additional traffic be handled at the traffic light at Bennett and Rte. 32? Current traffic is already blocking residents driveways at peak traffic times and unsafe for children.

There will be multiple points of ingress and egress from the property; Bennett Road will not bear the brunt of the additional traffic. Site plan review for the property will include a comprehensive traffic impact analysis, and the results of this study will be reviewed by all interested parties. The specific recommendations and requirements for traffic will be the result of this analysis.

Gibson Property Questions

40. The original property has been labeled low density since before 1998. Why is the property changed to medium density on the proposal, and why is there discussion for the property to be designated high density?

The Planning Commission originally considered medium density at the request of the property owner, and considered this designation to be appropriate because of its location within the County's Designated Growth Area, proximity to public water and sewer, and access to MD 32. The property was reconsidered by the Planning Commission in June at the request of the property owner, and for the reasons listed above, the high density designation was agreed to.

41. If the property is designated to be high density, how are you planning to address road changes, would route 32 be the access to the property?

The property does have access to MD 32, and the specific ingress/egress issues would be considered at the time of subdivision and at site plan review.

42. At the moment the land is designated to have individual septic fields but it is my understanding that high density would require public sewer. How would that impact our sewer system, and is it even possible?

Development of this property at high density would require public water and sewer. Because of Senate Bill 236, it is not possible for this property to develop with septic at the density for which it is currently zoned. The property is currently in the priority water service (W-3) area, and water is available. As sewer capacity becomes

available, it could be considered for sewer service. This underscores the logic of the Planning Commission in supporting the high density designation for this property.

43. I am confused by the Bureau of Comprehensive Planning claims that Senate Bill 236 affects the ability to leave the Gibson property low residential. If the developer supplies waste water treatment on the property it could remain low residential and not be an added burden to our limited sewer service. Senate Bill 236 provides counties and municipalities the option to adopt a growth tier map that identifies where residential major and minor subdivisions may be located in their jurisdiction and what type of sewerage system will serve them. As of January 2016 Carroll County had not adopted a growth tier map. When will one be adopted?

Adoption of a tiers growth map is at the discretion of the Board of County Commissioners. This law has existed since 2012 and this Board and prior Boards have not taken action on this issue.

44. Why would you consider high density in the Freedom elementary school district which is the smallest elementary school in the Freedom area? How would that impact the school's enrollment?

The Board of Education annually prepares an Educational Facilities Master Plan (EFMP) for submittal to the State. This Plan indicates that in 2020, Freedom Elementary will be at 78% capacity. The five elementary schools in the Freedom area, collectively, are also projected to be at 78% in 2020. In Carroll County, a single home generates 0.18 elementary students per household, based on the current elementary school enrollment divided by the total number of households. It is highly unlikely that the students generated from the additional density to the Gibson property would cause inadequacy. However, at the time of subdivision of the property, a concurrency management test for school adequacy would be required.

45. Why does it need to be changed at all? It seems that all the surrounding communities are low density and the Gibson land would be better suited to be low density.

The proposal for changing the land designation from low density to high density was considered at the request of the property owner. As stated in the answer to Question 19, it was given this designation because of its location within the heart of a Designated Growth Area, availability of water, close proximity of sewer in the area, and access off MD 32. Because of Senate Bill 236, it can no longer be developed as low density.

Liberty Road/Transportation Questions

46. What will happen to Liberty Road? What are the plans to improve its appearance?

Liberty Road (MD 26) is a state highway. Improvements to this road are the responsibility of the State Highway Administration. The Carroll County Code, through the development review process, does impose landscaping, buffering and design guidelines, which would impact new commercial development. However, the ability of the County to effectuate aesthetic improvements is limited.

47. When will we know what new road connections will be approved? Macbeth, Georgetown, Bennet, Monroe, etc.

The Transportation Element of the Plan is under development, and will be the subject of a future community outreach meeting.

48. How can we get rid of roadside billboards? They're the biggest eyesores in the county (not just Freedom)

The Carroll County Zoning Code (Chapter 158) regulates new billboards in the County. They are permitted in the business and industrial districts, a maximum 10 feet in height, and a maximum area of 32 square feet. There are also setbacks and separation requirements imposed. Any further restrictions would require an amendment to the Zoning Code.

49. Why wasn't the Monroe Ave extension removed from the plan as directed by Commissioners Gouge, Jones and Minnich? Why isn't the County able to place hands on the Bailey, Whitney, Cox study that supports this decision or the recorded meeting where the directive was given? Why are you ignoring the verifiable results of this important study?

The Monroe Avenue extension will be addressed in the Transportation Element. The Whitney, Bailey, Cox & Magnani (WBC&M) study has been previously reviewed by staff and has been provided to the transportation consultant for further analysis. The 58th Board of County Commissioners was briefed on this issue by Steve Horn, Planning Director, on March 13, 2008 and April 24, 2008. Review of the video from these two meetings indicates that Mr. Horn stated Planning staff's intention not to include the portion on Monroe under discussion in the future Plan, but he also stated that the discussion should be part of a more comprehensive discussion on transportation facilities. He stated that the deletion of Monroe would most appropriately be accomplished as part of the Freedom Plan update, following a public process "where everyone will get the opportunity to review and comment in an

organized fashion, better than proposing a road network in a piecemeal fashion". There was no directive given by the Commissioners regarding this road, and the 2001 Freedom Plan was never amended to remove it. The official Board of County Commissioners minutes reflect this summary of events. Removal of Monroe Avenue from the Freedom Comprehensive Plan would have required Planning Commission consideration and recommendation, a public hearing, and Board of County Commissioners' action. There is no record of such actions taking place. Again, consideration will be given to this issue during consideration of the Transportation Element.

50. According to the commission procedure, only after a property is rezoned is there a traffic analysis performed. Why?

A transportation analysis of the Freedom area is being conducted as part of the Comprehensive Plan Update. Pennoni and Associates has been retained to conduct this analysis, and has worked in conjunction with the Baltimore Metropolitan Council's transportation planners to evaluate future transportation needs in Freedom. At the May 17 Planning Commission meeting, the consultant presented a status report of the work being conducted. Analysis is ongoing, taking into consideration the concurred upon future land use map. Regarding a property specific traffic analysis, this type of study requires knowledge of the specific use being proposed, ingress and egress, and site layout, which is not yet known at the time of either future land use designation or rezoning.

51. Walking paths and bike lanes. Need to know more.

Walking paths and bike lanes will be addressed in the Public Facilities and Transportation Elements of the Plan, which are under development and will be the subject of a future Community Outreach meeting. The Freedom Bicycle and Pedestrian Master Plan and Assessment was certified by the Planning Commission in 2014, and is available for review on the County website.

52. How have the proposed land use changes been aligned with the Consolidated Transportation Program?

The CTP is Maryland's six year capital budget for transportation projects and this is a long range land use plan. The Bureau of Comprehensive Planning works closely with the State Highway Administration on the Highway Needs Inventory, Regional Long-Range Transportation Plan, CTP Priority Letter, and the TIP and the status of ongoing projects throughout the County. As you are aware two of the County's top priorities for capacity enhancing projects that we consistently present each year for inclusion are the MD 32 and MD 26 projects. Possible impacts to state roads are being addressed in our transportation element which is still currently under development.

Public Facilities

53. The current growth model being proposed could potentially raise property taxes and water/ sewer rates. How can this be justified without a fiscal analysis, such as the Tischler Report?

The future water and sewer issues will be addressed in the Public Facilities Element, which is under development, (as stated during the staff presentation at the July 13th Community Outreach meeting). The fiscal analysis provided in the Tischler report 20 years ago compared four growth strategies. The conclusion drawn by the Tischler report was that The Development Corridor scenario, which assumed a corridor along a state highway (not specified) in the southeast area of the County with a concentration of residential and industrial development, would yield the best results for the County. Other than the designation of a Development Corridor along one of the 3 State highways in the Southeast area of Carroll County, the report makes no specific locational land use recommendations.

54. What analysis was used to forecast the impact on roads/traffic, public safety, schools, and water/sewer?

The forecast of the impact of changes in land use designations on public facilities will be included as part of the Public Facilities and Transportation Elements, which are under development. This was discussed during the staff presentation at the Community Outreach meeting on July 13th.

55. I could find no analysis in the proposed Plan document of the impacts of proposed rezonings on Adequate Public Facilities (APF) requirements (water, sewer, school capacity, etc.) nor does there appear to have been any fiscal impact of the proposed land use changes. The lack of APF and fiscal analysis in the draft Plan makes it appear that the rezonings are arbitrary.

As stated at Planning Commission meetings and the July 13 Community Outreach meeting, the analysis of the impact of the proposed land use designations on public facilities in the area is ongoing, and will be distributed to the Planning Commission for their consideration when it is complete. The analysis is based on the concurred upon FLU, and could not have preceded the Planning Commission's agreement on land use designations. It must be noted, however, that an analysis of the impact on public facilities is not an Adequate Public Facilities (APF) test on a property-by property basis. This type of detailed analysis will require information regarding the actual use and density/intensity that is proposed on each property, and will be conducted at the time of subdivision, as required by Chapter 156 of the Carroll County Code. If you review the minutes and video of Planning Commission meetings since September, 2015, you will see that the changes to land use designations were thoroughly discussed based on a number of established criteria, and were in no way arbitrary.

56. It was stated at a recent meeting that schools within the Freedom district are only at 78% capacity. So as all of these new developments are erected (Mineral Hill, three along Bennett Road, to name a few), it would seem to cause even more of an overcrowding at these schools. Please back up this 78% capacity claim.

The Board of Education annually prepares an Educational Facilities Master Plan (EFMP) for submittal to the State. This Plan indicates that in 2020, Freedom Elementary will be at 78% capacity. The five elementary schools in the Freedom area, collectively, are also projected to be at 78% in 2020. In Carroll County, a single home generates .18 elementary students per household. It is highly unlikely that the students generated from the additional density to the Gibson property would cause inadequacy. However, at the time of subdivision of the property, a concurrency management test for school adequacy would be required.

The EFMP may be found on the Board of Education website. (www.carrollk12.org/admin/facilities/planning/Pages/EducationalFacilitiesMasterPlan) This projections included in this document are considered the official student projections for Carroll County. The following table provides further information from this document regarding schools at all levels in the Freedom area.

**Existing Schools and Enrollment Data and Projections
Freedom CPA**

School	Acres	# of Students: State-Rated Capacity	2015 Actual Enrollment (FTE)	Projected September Enrollment				
				2016	2017	2018	2019	2020
<u>Elementary</u>								
Carrolltowne	18.0	588	466 (79%)	442	430	426	424	409 (70%)
Eldersburg	30.0	570	477 (84 %)	461	453	439	433	430 (75%)
Freedom	9.6	525	458 (87 %)	435	431	413	419	407 (78 %)
Piney Ridge	13.9	571	595 (104 %)	569	583	562	541	553 (97 %)
Linton Springs ¹	116.0	731	592(81%)	579	560	530	534	539 (74%)
Total	177.5	2,985	2,588(87%)	2,486	2,457	2,370	2,351	2,338(78%)
<u>Middle</u>								
Oklahoma Road	32.9	845	745 (88 %)	716	675	642	584	599(71 %)
Sykesville ²	8.5	745	803 (108 %)	812	764	794	769	751(101%)

¹ The boundaries for Linton Springs Elementary are partially outside the Freedom CPA.

² The boundaries for Sykesville Middle are partially outside the Freedom CPA.

**Existing Schools and Enrollment Data and Projections
Freedom CPA**

School	Acres	# of Students: State-Rated Capacity	2015 Actual Enrollment (FTE)	Projected September Enrollment				
				2016	2017	2018	2019	2020
Total	41.4	1,590	1,548(97%)	1,528	1,439	1,436	1,353	1,350 (85%)
			<u>High</u>					
Liberty	51.0	1,138	1,100(97%)	1,096	1,089	1,029	1,002	936 (82%)
Century ³	65.0	1,362	1,092(80%)	1,087	1,107	1,097	1,101	1,073 (79%)
Total	116.0	2,500	2,192(88%)	2,183	2,196	2,126	2,103	2,009 (88%)

Source: Carroll County Board of Education 2016-2025 Facilities Master Plan. The State Rated Capacity, actual enrollment, and projected enrollment numbers for elementary schools are only for grades K through 5. The capacities for middle schools are functional.

57. Please explain, in detail, where the two current high schools will be re-located? The current designation of land where Liberty and Century High Schools are was known as “public” land according to the 2001 Master Plan Map. Now the designation is relabeled as “Resource Conservation”. If the properties are allowed to become commercial or industrial, how will the county be able to purchase new land in the area?

There are no plans to relocate either Liberty or Century High School. The future land use designations assigned to these properties, as well as other school properties, were made by the Planning Commission to reflect the surrounding land use designations in the area. Text describing this designation practice will be included in the Land Use Element, which is under development and has not yet been distributed to the Planning Commission. With the adoption of the 2014 County Master Plan, the designation of “Conservation/Public Use” no longer exists; all schools within the County’s jurisdiction (not municipalities) were assigned land use designations that were compatible with the surrounding areas. The Planning Commission has followed this practice since the update of the Finksburg Plan in 2013 followed by the Master Plan in 2014 and is a practice in other local jurisdictions, including Howard, Harford, and Baltimore Counties.

58. What are the current usage and capacity of the wastewater treatment plant under the current plan and the capacity under the proposed plan?

According to the Adopted Water and Sewer Master Plan (<http://ccgovernance.carr.org/ccg/compplanning/Functional/WaterSewer/>) the Freedom WWTP, owned by MES, has a design capacity of 3.5 mgd. It has a 3 year

³ The boundaries for Century High are partially outside the Freedom CPA.

average flow of 1.25 mgd. The Plan states that this serves 6,755 acres of the Freedom Area and 8,479 equivalent dwelling units. The capacity under the proposed plan is under development as part of the Public Facilities Element, which has not yet been distributed to the Planning Commission.

59. What are the plans for increased open space and recreational facilities in the Freedom District?

Discussion of recreational facilities will be included in the Public Facilities Element, which is under development. The Maryland Department of Natural Resources' longstanding goal for Program Open Space for counties has been 30 acres per 1,000 residents. The County's land holdings currently exceed the threshold, with 50 acres of parkland per 1,000 residents. Since the 2001 Plan, the state has increased its holdings in the Freedom Area in both the Morgan Run NEA and Patapsco Valley State Park. This issue will be addressed further during Planning Commission discussions regarding the Public Facilities Element.

60. What is the precedent setting basis for changing land use for schools in the Freedom District and who recommended these changes? How was the proposed land use determined?

The land use designations were agreed to by consensus of the Planning Commission at several of their regularly scheduled meetings and worksessions. Several options were discussed, but the Commissioners agreed to designate the land uses for schools to be compatible with surrounding land use designations. The Planning Commission has followed this practice since the update of the Finksburg Plan in 2013 followed by the Master Plan in 2014 and is a practice in other local jurisdictions, including Harford, Baltimore, and Howard Counties.

Environmental Resources

61. Is the County working with the Army Corp of Engineers or other environmental agency to protect Snowdens Run? If no, why not? This class III-P stream is an anomaly in our area as it has been identified as one of the only trout breeding tributaries of the Liberty Reservoir. What is being done to protect this valuable part of our environment?

There are many Use Class III and III-P waterways in the Freedom Area and Carroll County, according to the most recent Maryland Surface Waters data provided by Maryland Department of the Environment (MDE). MDE does not impose any further land use or zoning restrictions on land because of this use. The chart below from MDE's website defines Use Class III and III-P streams. Carroll County regulates stream buffers through Chapter 154 of the County Code. Stream buffers are determined on a case-by-case basis, irregardless of zoning or land use, and include many factors. Since there is no development plan that has been submitted for the

Beatty property, a buffer has not been determined at this time. Your question has been forwarded to Tom Devilbiss, Director, County Department of Land and Resource Management, for further information.

The following table shows the individual designated uses included in each use class grouping.

Designated Uses	Use Classes							
	I	I-P	II	II-P	III	III-P	IV	IV-P
Growth and Propagation of fish (not trout), other aquatic life and wildlife	✓	✓	✓	✓	✓	✓	✓	✓
Water Contact Sports	✓	✓	✓	✓	✓	✓	✓	✓
Leisure activities involving direct contact with surface water	✓	✓	✓	✓	✓	✓	✓	✓
Fishing	✓	✓	✓	✓	✓	✓	✓	✓
Agricultural Water Supply	✓	✓	✓	✓	✓	✓	✓	✓
Industrial Water Supply	✓	✓	✓	✓	✓	✓	✓	✓
Propagation and Harvesting of Shellfish			✓	✓				
Seasonal Migratory Fish Spawning and Nursery Use			✓	✓				
Seasonal Shallow-Water Submerged Aquatic Vegetation Use			✓	✓				
Open-Water Fish and Shellfish Use			✓	✓				
Seasonal Deep-Water Fish and Shellfish Use			✓	✓				
Seasonal Deep-Channel Refuge Use			✓	✓				
Growth and Propagation of Trout					✓	✓		
Capable of Supporting Adult Trout for a Put and Take Fishery							✓	✓
Public Water Supply		✓		✓		✓		✓