

2016 Freedom Community Comprehensive Plan FAQ

1. **What is the Freedom Community?** -The Freedom Community Planning Area (CPA) is located in southeastern Carroll County and comprises approximately 44 square miles. Morgan Run, a branch of the Liberty Reservoir, forms the northern boundary of the CPA; the Liberty Reservoir and Baltimore County line the eastern boundary; the South Branch of the Patapsco River and Howard County line the southern boundary; and MD 97, the western boundary.
2. **What is the Freedom Community Comprehensive Plan?** – The Plan integrates the goals and objectives of the Freedom Community and sets the direction for development. The plan also contains the major elements required by the state planning process, as well as additional elements.
 - 1) Vision Statement & Goals
 - 2) Plan Purpose & Legislative Authority
 - 3) Public Input
 - 4) Demographic Trends
 - 5) Housing
 - 6) Economic Development
 - 7) Land Use (Including Future Land Use)
 - 8) Tourism, Cultural and historic Resources
 - 9) Public Facilities and Services
 - 10) Transportation
 - 11) Environmental and Sensitive Areas
 - 12) Water Resources
3. **What is the Plan’s timeline?** – The elements of the Plan will continue to be reviewed by the Planning Commission. When all elements have been endorsed by the commission, they will be incorporated into a single document and accepted by the Planning Commission. The draft plan will then be referred to the state Clearinghouse Review Committee, referred to as the 60 Day Review Process. At the end of the 60 days a public hearing will be held to solicit official comment. Following this review and comment period, the Planning Commission will approve the plan, and transmit it to the Board of County Commissioners for their consideration.
4. **How can I learn more?** – Subscribe to our email service to receive notifications on all upcoming events and meetings [Email Service](#) . Comments may also be submitted at [Public Comments](#) .
5. **What is existing land use?** - The current usage of the land.

6. **What is future land use (FLU)?** - The designation given to a particular piece of property for how it is intended to be used in the future and is the basis for consideration for its zoning once the plan is Adopted.
7. **What is zoning?** - A major tool in implementing a comprehensive plan. It comprises the regulatory directives placed on land that determine the allowable uses for real property. A Comprehensive Plan does not establish zoning.
8. **What is the Planning and Zoning Commission?** - The Land Use Article of the Annotated Code of Maryland delegates planning and zoning regulatory powers to several counties and municipalities. Among several of the delegated powers is the authority to create a planning commission to prepare comprehensive plans, zoning ordinances, and subdivision regulations and to guide development within this framework. The seven-member Carroll County Planning and Zoning Commission was formed on August 10, 1959. All members are citizens of Carroll County and represent all areas of the County.
9. **How is Zoning Changed?**

Piecemeal Rezoning - A zoning map amendment 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.

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.

Comprehensive Rezoning - 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 comprehensive rezoning may be suggested for consideration by an individual, but can only be pursued on the recommendation of staff or the Board of County Commissioners

(see Section 223-200 Comprehensive rezoning, Carroll County Code of Public Local Laws and Ordinances). A finding of change in the character of the neighborhood or mistake in the existing zoning is not required.

10. **What is GIS?** - Geographic Information Systems is computer software that interprets, analyzes, and maps data.
11. **What are Elements?** - Chapters based on thematic topics required by the annotated code of Maryland's Planning process.