

**Janice R. Kirkner, Chair**  
Michael Kane, Vice Chair  
Peter Lester  
Matthew Hoff  
Steven Smith  
Ralph Robertson  
Richard J. Soisson, Alternate  
Tom Gordon, III, Ex-officio  
Daphne Daly, Secretary



**Planning & Zoning Commission**  
Carroll County Government  
225 North Center Street  
Westminster, Maryland 21157

410-386-5145  
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**\*\*REVISED\*\***

**MEETING AGENDA**

**Planning & Zoning Commission of Carroll County, MD**

**June 18, 2024**

**9:00 AM**

**Reagan Room (003)**

**PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE.**

**TO HAVE AN ORDERLY MEETING PLEASE ADHERE TO THE FOLLOWING RULES:**

- ***SPEAKERS MUST SIGN IN to make public comment.***
- ***Speakers must talk into microphone to facilitate audio and video recording.***
- ***Comments will be strictly limited to 3 minutes per speaker.***
- ***Citizen testimony is NOT a question-and-answer session.***
- ***Questions may be directed to staff after the meeting.***
- ***If any individual fails to comply with these rules, the Planning and Zoning Commission Chair may call the person out of order and may require him/her to leave the meeting.***

- 1. Call to Order/Welcome**
- 2. Establishment of Quorum**
- 3. Pledge of Allegiance**
- 4. Review and Approval of Agenda**
- 5. Review and Approval of Minutes (~~June 5, 2024~~) (May 21, 2024)**
- 6. Commission Member Reports**
  - A. Commission Chair
  - B. Ex-Officio Member
  - C. Other Commission Members
- 7. Administrative Report (Daphne Daly)**
  - A. Administrative Matters
  - B. Extensions
  - C. BZA Cases
  - D. Other

8. **Concept Site Plan S-23-0022 Eldersburg Corporate Park** Owner: Long Meadow Farm 21784 LLC, 741 Klees Mill Road, Westminster, MD 21157; Developer: St. John Properties Inc., 2560 Lord Baltimore Drive, Baltimore, MD 21244; located at the terminus of Progress Way, south of Bennett Road; Tax Map 76 Grid 6 Parcel 245; C.D. 5 – REVIEW OF CONCEPT SITE PLAN, NO ACTION REQUIRED (David Becraft) Contact 410-386-2134 or [dbecraft@carrollcountymd.gov](mailto:dbecraft@carrollcountymd.gov) (30 minutes)

**Public Comment for Item #8**

9. **Concept Site Plan S-23-0035 Colonial Pipeline Substation Building Replacement** Owner/Developer: Colonial Pipeline Company, 929 Hoods Mill Road, Woodbine, MD 21797; located at 929 Hoods Mill Road, Woodbine, MD 21797; Tax Map 77 Grid 15 Parcel 67; C.D. 4 – REVIEW OF CONCEPT SITE PLAN, NO ACTION REQUIRED (David Becraft) Contact 410-386-2134 or [dbecraft@carrollcountymd.gov](mailto:dbecraft@carrollcountymd.gov) (15 minutes)

**Public Comment for Item #9**

10. **Special Report GRO-22-0012 Bark Hill Park Walking Trail** Owner / Developer: County Commissioners of Carroll County, 225 N. Center St., Westminster, MD 21157; located at 515 Peace N Plenty Drive, Union Bridge, MD 21791; Tax Map 36 Grid 16 Parcel 325; C.D. 1 – DETERMINE CONSISTENCY WITH THE MASTER PLAN. (David Becraft) Contact 410-386-2134 or [dbecraft@carrollcountymd.gov](mailto:dbecraft@carrollcountymd.gov) (15 minutes)

**Public Comment for Item #10**

11. **Special Report Rocky Acres, Parcel A** Owner / Developer: Donald & Marie Haga, 3719 Niner Road, Finksburg, MD 21048; located between 3576 and 3686 Niner Road, Finksburg, MD 21048; Tax Map 63, Grid 6, Parcel 428; C.D. 2 – REQUEST FOR MODIFICATION TO THE APPROVED PRELIMINARY PLAN, PARCEL A. (David Becraft) Contact 410-386-2134 or [dbecraft@carrollcountymd.gov](mailto:dbecraft@carrollcountymd.gov) (15 minutes)

**Public Comment for Item #11**

12. **Special Report S-20-0010 Long Reach Farms Lot 20** Owner: Stavlas Properties LLC, 11310 Judah Way, Marriottsville, MD 21104; Developer: Same as owner; located at 55 Liberty Rd., Long Reach Farm Lot 20, located on the south side of Liberty Road, east of Klees Mill Road; Tax Map 68 Grid 19 Parcel 25; C.D.4 – REQUEST FOR MODIFICATION TO THE APPROVED SITE PLAN; SIGN NOT SHOWN ON THE PREVIOUSLY APPROVED PLAN. (Amy Barcroft) Contact 410-386-2335 or [abarcroft@carrollcountymd.gov](mailto:abarcroft@carrollcountymd.gov) (20 minutes)

**Public Comment for Item #12**

13. **Text Amendment: Developer's Rights and Responsibilities Agreements (DRRA's)** Work Session - The Board of County Commissioners are considering legislation that would allow for the County to enter into a DRRA with a developer and have asked for the Planning and Zoning Commission's recommendations for related amendments to the Carroll County Code of Ordinances. (Mary Lane/Daphne Daly) Contact- 410-386-5145 – [mlane@carrollcountymd.gov](mailto:mlane@carrollcountymd.gov) (60 minutes)

**Public Comment for Item #13**

**14. General Public Comment**

**15. Adjournment**

**No evening meeting in July**

**Next Day Meeting: Tuesday July 16, 2024, 9:00 AM- Reagan Room**

*ACCESSIBILITY NOTICE:*

*The Americans with Disabilities Act applies to the Carroll County Government and its programs, services, activities, and facilities. Anyone requiring an auxiliary aid or service for effective communication or who has a complaint should contact The Department of Citizen Services, 410.386.3600 or 1.888.302.8978 or MD Relay 7-1-1/1.800.735.2258 as soon as possible but no later than 72 hours before the scheduled event.*